A SURVEY ON PLAN TYPOLOGIES IN APARTMENT BLOCKS: THE CASE OF NECATİBEY NEIGHBOURHOOD, ANKARA (1920s-1960s)

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ABSTRACT

A SURVEY ON PLAN TYPOLOGIES IN APARTMENT BLOCKS: THE CASE OF NECATİBEY NEIGHBOURHOOD, ANKARA (1920s-1960s)

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This study aims to investigate the development of apartment blocks in the Necatibey neighbourhood in Ulus, which is one of the oldest residential areas in Ankara. The area contains some of the first examples of apartment block from Early Republican Period, presenting remarkable examples of Ankara's modern heritage. The neighbourhood surrounded by Anafartalar, Hisar Parkı, and İpek Streets has been selected as the research area, and for convenience of examination, the buildings are classified according to ten-year time periods between 1920-1970. By selecting four buildings constructed in each period, 20 apartment blocks have been examined in detail among 45 apartment blocks, focussing on typical floor plans and street-facing facades. The aspects examined in selected buildings include the relationship between plot and mass, placement of circulation cores, open and semi-open spaces, spatial organization of units, elements such as light shafts, ventilation shafts, etc., and the dominant architectural style. An attempt has been made to catalogue the characteristic features in standard survey forms containing general information and analysis of these apartment blocks. The comparative analysis of apartment plans and facades has helped to identify the aspects in which apartment life has shown both transformations and continuity in the neighbourhood over a period of fifty years. The research shows that apartment block types have undergone significant changes with respect to the arrangement of their floor plans and building scales, as well as the preferred architectural style in each decade.

Keywords: Apartment block, Typology, Early Republican Period, Residential architecture, Necatibey Neighbourhood, Ulus district

ÖZ

APARTMAN BLOKLARINDA PLAN TİPOLOJİLERİ ÜZERİNE BİR ARAŞTIRMA: NECATİBEY MAHALLESİ ÖRNEĞİ, ANKARA (1920'ler-1960'lar)

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Bu çalışma Ankara'nın en eski yerleşim yerlerinden biri olan Ulus'taki Necatibey Mahallesinde apartman yapılarının gelişimini incelemeyi amaçlamaktadır. Alan, modern mirasın dikkate değer örneklerini sunan, Erken Cumhuriyet Dönemine ait ilk apartman bloklarını barındırmaktadır. Anafartalar, Hisar Parkı ve İpek caddeleri tarafından sınırlandırılmış bu mahalle çalışma alanı olarak seçilmiş ve inceleme kolaylığı sağlamak amacıyla binalar 1920-1970 arasındaki onar yıllık zaman aralıklarına göre sınıflandırılmıştır. Her dönem için dört apartman bloğu seçilerek kırk beş apartman bloğu arasından toplamda yirmi bina tip kat planları ve ön cephelerine odaklanılarak detaylı olarak incelenmiştir. Binalarda incelenen konular: parsel ve kütle ilişkileri, dolaşım çekirdeği tasarımları, açık ve yarı açık alanlar, dairelerin mekansal organizasyonları ve mimari stilin yanı sıra apartman bloklarındaki ışıklık, havalandırma bacası vb. elemanları içermektedir. Karakteristik özellikler, apartman bloklarına ait genel bilgileri ve analizleri içeren standart formlarda gösterilmeye çalışılmıştır. Apartman plan ve cephelerinin karşılaştırmalı analizleri, elli yıl içinde apartman yaşamının değişime uğradığı ve süreklilik gösterdiği alanların belirlenmesine yardımcı olmuştur. Araştırma, apartman bloğu tiplerinin onyıllar boyunca; kat planı düzeni, bina ölçeği, mimari stil ve benzeri konular bakımından dikkate değer değişimlere uğradığını göstermektedir.

Anahtar Kelimeler: Apartman bloğu, Tipoloji, Erken Cumhuriyet Dönemi, Konut mimarisi, Necatibey Mahallesi, Ulus semti

To My Family

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CHAPTER 1

INTRODUCTION

As one of the major types of residential architecture in a city, the apartment block, is a symbol of transition towards collective living, even though there might not be any specific evidence about a particular apartment block's roots (Öncel 2014, 343). The main principles here is to bring together more than one unit in the same building, which leads to immense differentiation in the structuring of daily life and social communication by affecting the relationships between both people and units.

Like many other cities, apartment blocks have been extensively used in residential areas in Ankara, starting from the Early Republican Period. Since Ankara was chosen as the capital of the new nation state, apartment blocks started to spread as the representation of a new way of life; they became the vital elements that influenced Ankara's transformation from a town into a metropolitan city. While they were seen as the very symbol of westernization in early decades, they rapidly became the prevalent building type in the city. For this reason, starting from the first examples, development of apartment blocks in Ankara constitutes an area that deserves particular attention.

1.1. The Aim of the Study

This study aims to survey the development of the plan typologies in apartment blocks that started to appear extensively in Ulus district. As one of the first areas that included high-rise residential blocks, Necatibey Neighbourhood, has been chosen as the study area. It is a triangular area bounded by Anafartalar Street, Hisar Parkı Street, and İpek Street, and is adjacent to the ramparts of Ankara Citadel (Figure 1.1).

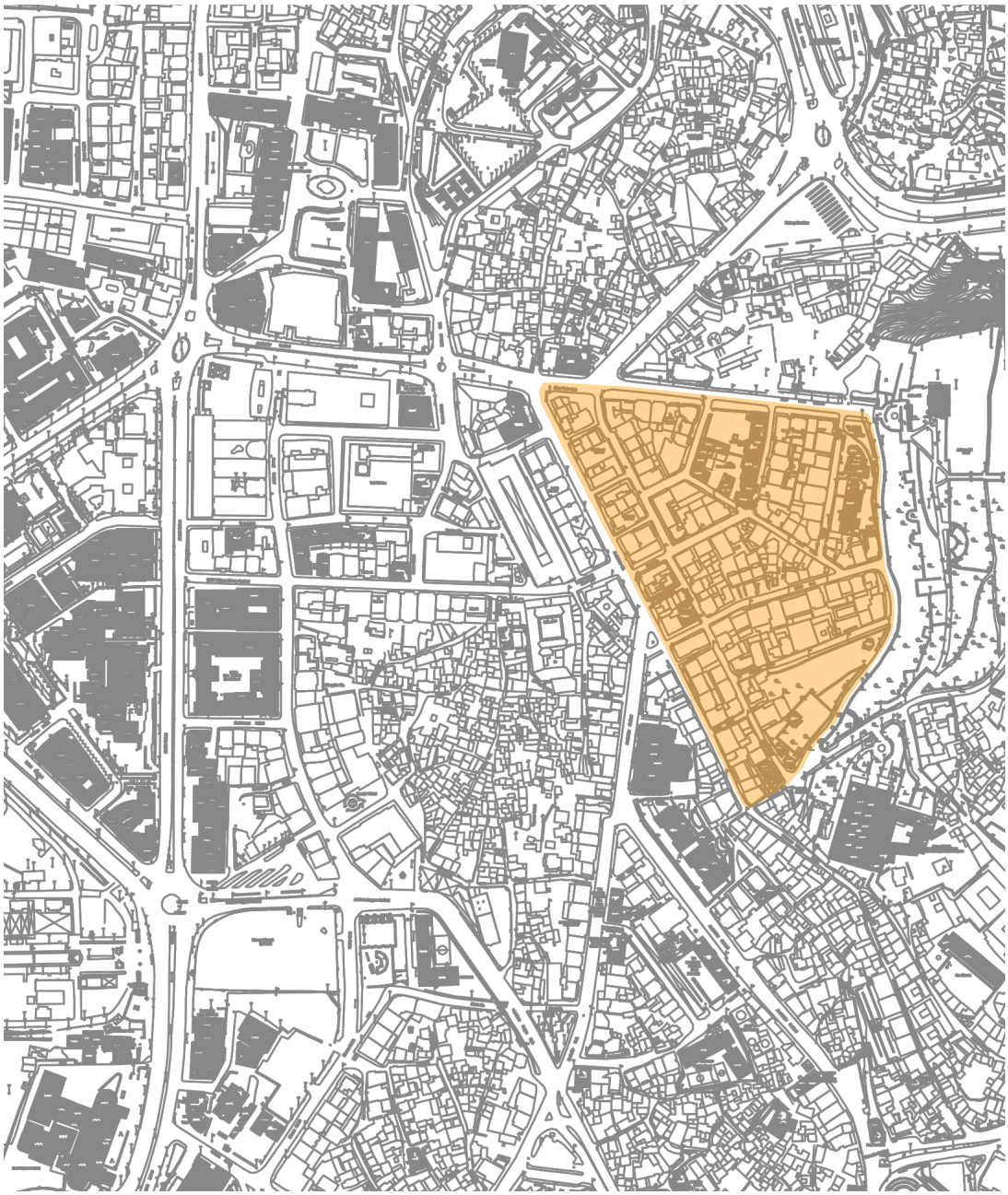


Figure 1.1 Research area.

The area contains 155 buildings, 92 of which originally had a residential function. Being in the middle of commercial activities, the buildings in the neighbourhood have seen considerable change in their functions, scales, and architectural language over the decades. Today, except for few blocks, most apartment buildings have been converted to hotels or office blocks as a result of functional shift in Ulus district from residential to commercial. Despite these transformations, the original designs of the apartment blocks still represent the character of apartment life over the periods considered.

The primary goal of the thesis is to discover both the similarities and differences between the spatial organizations of blocks built in different decades. By analysing floor plan typologies, it is expected that the alterations and historical stratifications according to the decades between 1920-1970 will be observed. The plot use, design of the building core, open space, and plan arrangements in units are fundamental aspects of analytical studies. These aspects will be evaluated regarding the spatial organization, placement, scale, physical quality, style, density which are evaluation criteria in understanding the ongoing life in these buildings.

Another goal of the study is to draw attention to the modern heritage in the Necatibey Neighbourhood. Apartment blocks, which were built in the Early Republican Period in Ankara, and particularly in Ulus, are important products of civil architecture representing the modernization process, and transformation of lifestyles.

Balamir (2014, 45-46) points out that although the majority of the population have adopted the idea of modernity, there is lack of interest in the modern heritage. Because of the increasing importance of saving modern heritage, this thesis will attempt to compile and to document the examples from the Republican Period, both from the literature and through field study. Especially early examples of apartment blocks in the area that reflect the modernization process in both the architectural design of residential buildings and the lifestyle of society. One of the first objectives of this study is to contribute to enhancing social awareness as to the value of modern residential buildings by documenting them.

1.2. Methodology

Except for the introduction and conclusions, the thesis consists of three chapters which are, respectively, based on historical, theoretical, and analytical studies. The first section contains the history of the selected area; its development as a settlement, population changes, social and economic conditions, as well as its architectural fabric. The historical context of Necatibey Neighbourhood is considered from two perspectives: the late Ottoman Period, starting from the late 19th century; and the Republican Period, which includes the urbanization of the city and the planning activities in the area. In addition, the section contains the development of apartment life in Turkey.

The main sources on the historical context of Ankara are the studies by Sevgi Aktüre and Tuğrul Akçura which were concerned with the period before the Republic. The studies by Gönül Tankut, Tansı Şenyapılı, and Sibel Bozdoğan have been important guides in the understanding of the historical, economic, and socio-political context of Ankara in the first years of the Republic. The work of Falih Rıfkı Atay, Refik Halit Karay, Taylan Esin with Zeliha Etöz, which placed particular emphasis on the history of the area in their books and articles, are the main sources of information on Necatibey Neighbourhood.

Furthermore, the old maps and city plans of Ankara have acted as important visual sources on which to base this study, as have old photographs in this chapter.

The second part is built upon the theoretical information on the typology concept and examination of plan typologies. In this part of the thesis, Ayşe Derin Öncel's book and the articles by Yasemin İnce Güney on typological studies are used as its main guides. The methods used in the plan analyses are essentially based on these comprehensive works.

This chapter also encompasses the detailed analyses of selected 20 apartment blocks under the headings of plot use, building core, open space, and spatial organization of units. The block analyses are classified according to the time periods defined by the five decades between 1920-1970. Additionally, the architectural movements, which have influenced the design of the buildings, are examined in the analysis studies. İnci Aslanoğlu's book on the Early Republican Period includes both the historical background and the characteristics of prevalent architectural styles.

The final part contains both an evaluation of apartment block typologies regarding selected themes, and a visual reading on plan schemas which were collected from 45 apartment blocks.

Gülsüm Nalbantoğlu, Yeşim Nalcıoğlu, and Gamze Kefu have conducted studies on apartment buildings in different parts of the selected area. Nalbantoğlu examines the apartment blocks, which were constructed between 1923 and 1950, in terms of their plan drawings and facade designs. She prepared catalogues including basic information on the selected buildings. The study contains the information on some of apartment blocks which do not have any formal documentation in literature or archives.

Nalcıoğlu's study focuses on the smaller triangular area in the neighbourhood which is bounded by Konya Street on the south rather than Anafartalar Street. Her study contains surveys and detailed analyses which indicate the conditions of the apartment blocks in terms of their construction dates, original and current functions, necessities of their preservation, etc. She also categorizes both plan schemes and facade drawings of apartment blocks and single family houses, according to their typical characteristics.

Kefu analyses the selected apartment blocks on Anafartalar Street by focussing on the issue of conservation. The study contains detailed analysis tables, which contain considerable amounts of data on the selected blocks, mainly in terms of examining the physical conditions and current dispositions of the buildings.

These works (see Figure 1.2), which are used as helpful sources, mainly contain the historical classifications, valuations, and basic information about the identities of the buildings. This thesis is expected to contribute by enhancing the number of documented apartment blocks while analysing their typical block plans in detail.

Another important study is the catalogue of the "Sivil Mimari Bellek Ankara 1930-1980" exhibition, which is organized and edited by Nuray Bayraktar. The study contains a collection of civil architecture products that are principally formed by apartment blocks and their detailed analyses. It has been one of the extensive guides leading the analysis in this thesis.

Apart from the literature, site visits and archive studies form the a significant part of the research herein; the drawings and other documents obtained from the Municipality Archive are used as primarily sources in the analyses. Particularly in some cases, incompatibilities are detected between previous works and official documentation.

Insufficient knowledge about architects, construction dates or first owners of apartment blocks in previous studies and official archives compelled this research to look for alternative sources of such information, such as old photographs, or verbal communication with local people, etc.

Unfortunately, it is not possible to find all the desired information on some of the apartment blocks, especially that from the 1920s and 1930s in official archives, and

even amongst listed buildings. Additionally, there is a considerable amount of misleading information about them, for instance, faulty plan drawings, incorrect architect names, contradictory project dates, etc., in many of the previous studies. This thesis aims to collect useful and correct data in a standard manner, from all these studies by selecting and filtering them.

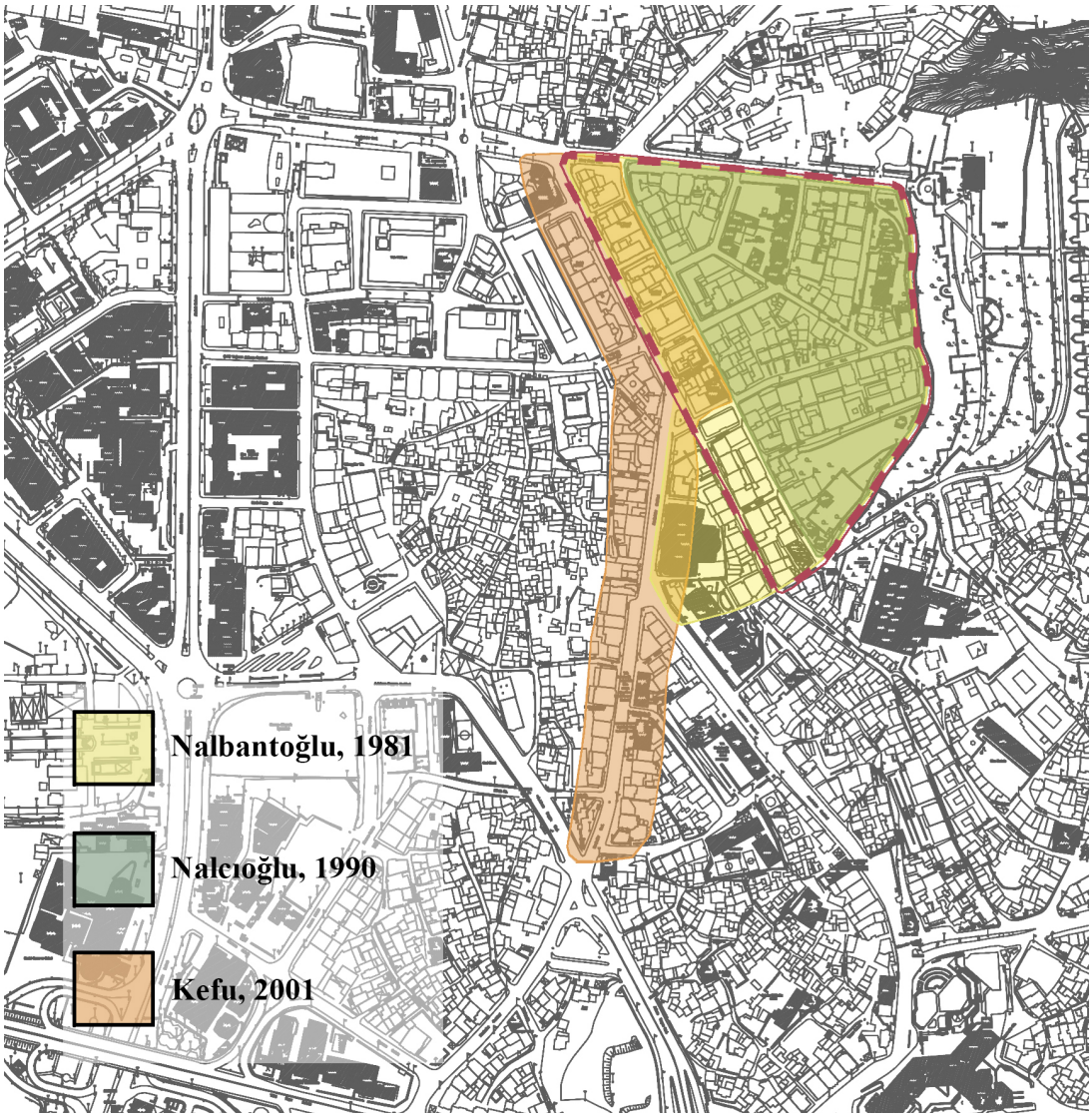


Figure 1.2 Research areas of previous studies.

CHAPTER 2

HISTORICAL CONTEXT OF NECATİBEY NEIGHBOURHOOD AND APARTMENT LIVING

Throughout history, Ankara has been one of the most important cities in Anatolia, having different names such as Ancyra, Engürü, Angora, etc. Although it is not possible to know the exact establishment date and the civilization, which founded the city, of archaeological studies that indicate that the city has been inhabited since the Paleolithic Period. Also, starting from the First Age, Ankara has been on the transportation network between eastern and western regions of Anatolia, which contains trade, military and post routes. In this way, the city has always protected its settlement status and its dynamism (Aktüre 2000, 4-7).

Ankara provides the basic requirements defining a habitable place by having cultivated land, being well defended against invasions and water sources in the nearby environment (Akçura 1971, 9). For this reason, many civilizations and states such as the Hittites, Phrygians, Lydians, Persians, Romans, Seljukids, Ahis, Ottomans, Turks and others have located around this strategically convenient region. In the 17th century, the city took its current name with formal acceptance of the word 'Ankara' by the Ottoman Empire (Aktüre 2000, 4).

Like many other Anatolian cities, Ankara has been under the influence of the two features that define Anatolia: a bridging function between east and west, and the unity provided by a well-defined peninsula. Because of these characteristics, Anatolia has been exposed to many impacts such as invasions, migrations, and wars over different periods. However, there has been a continuity in Anatolia despite these issues (Akçura 1971, 15).

2.1. The Development of Necatibey Neighbourhood in the Context of Ankara

2.1.1. Late Ottoman Period: The Construction of Railway Line and Its Aftermath

Aktüre (2000, 20) states that Ankara existed as a border town for a long time under the governance of the Ottoman Empire. Because of war, invasion and rebellions, its walls that formed a major part of its fortifications limited the development of the city until the 18th century. In particular, the increasing importance of seaways has resulted in a dramatic decrease of the dynamism of the trade routes that maintained the consequent dynamism of the city (Akgün 2000, 221-222).

According to Tekeli (2010), a turning point in the development of Ankara was the arrival of the railway line in Ankara, as the first phase of Baghdad Railway project, in 1892. Although it did not reach the east of Ankara, the railway led to the revival of the economy. More importantly, it had an influence on Ankara being chosen as a military headquarters during the Independence War.

The construction of the railway provided an opportunity for the growth of agricultural activities and husbandry. However, the weakening of governmental administration resulted in migration from the city and serious financial fluctuations (Ortaylı 2000, 207-208). However, being a central province in the region reduced the negative effects of the prevalent political situation and prevented the collapse of city life (Yavuz 2000, 195).

Another significant factor that supported the growth of the city was the woollen industry in the area. Until the 19th century, production and trade of angora wool was of particular importance with the continuing demand for wool by the international market. Also, information from 1812 indicates that there was yarn and fabric production, with approximately 1000 weaving looms. According to different estimations, Ankara had 30,000 to 50,000 inhabitants at the end of 18th century (Akçura 1971, 19). This means that Ankara was an important centre in Anatolia during this period.

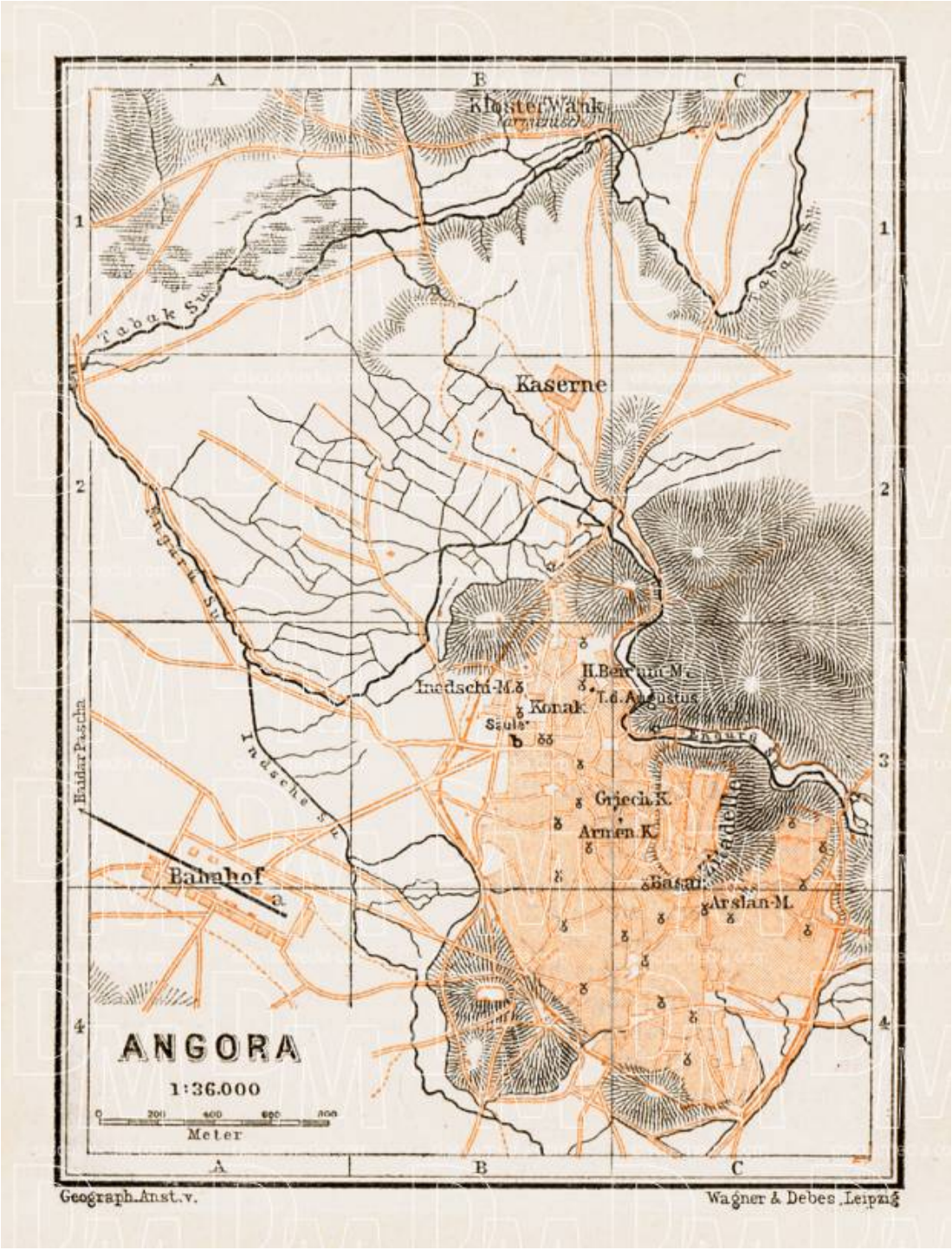


Figure 2.1 Historical city map of Ankara in 1914, then Agora by Wagner & Debes.

In the 19th century, commercial agreements devastated the commercial life of the Ottoman Empire, and destroyed the wool industry in Ankara. On the other hand, because of the wars, fires and economic depression, the urban functions of the city deteriorated and Ankara became a 'burned' city, which suffered from extensive malaria and other diseases (Akçura 1971, 19).

The Necatibey Neighbourhood is an old area which is situated near the citadel in Ulus district and bordered by Anafartalar, Hisar Parkı, and İpek Streets. Along with the dynamic social life in Ulus, Anafartalar had a special place due to its relationship with famous market places (Kefu 2001, 21). Bilgi (2010, 36) states that the main commercial areas in the city were Atpazarı, Samanpazarı, Koyunpazarı, Tahtakale, and Karacaoğlan Marketplace and their environs, which are located in and around the Ulus district.

Apart from these, the area is located between various important historical places like the Roman Theatre, Monumentum Ancyranum (Temple of Augustus and Rome), and Ankara Citadel, which was the city centre until the Republican Period (Figure 2.2).

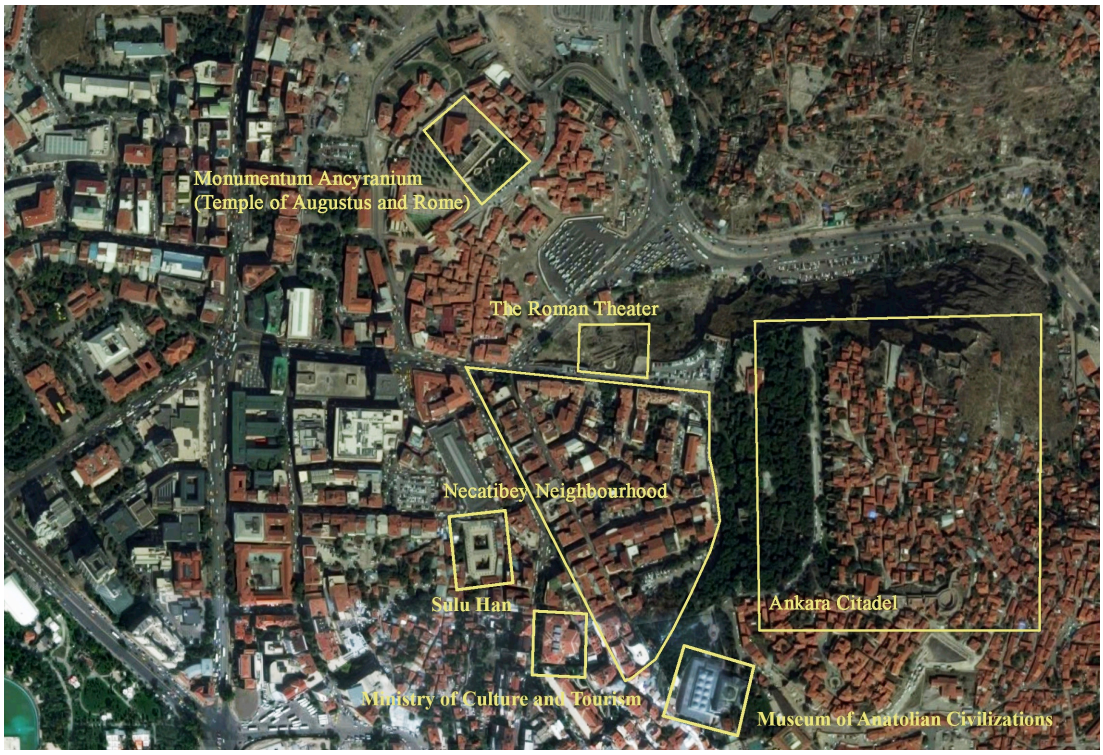


Figure 2.2 Historical places in the vicinity Necatibey Neighbourhood.

Like other traditional Ottoman towns, Ankara also consisted of neighbourhoods, which were distinguished from each other by their mosque (Güçhan 2001, 125). Since there were a number of different ethnic minorities inhabiting Ankara, not only mosques but also churches and synagogues are the determinants of these neighbourhood regions.

In Necatibey Neighbourhood, the existence of a catholic church shows that the area had been a Christian settlement until the 1916 fire (Nalcıoğlu 1990, 37-39). In 1928, St. Therese Church was built in the region of the French college, which was destroyed with the great fire of 1916. St. Clement French College was under the directorship of the 'Brothers of Christian Schools' or, in other words, the 'Christian Brothers'. After the fire, at the request of nuns who were working as French teachers at the college, the street was named 'Kardeşler Street' (http://www.ankarakatolik.com/tr/).

Taylan Esin and Zeliha Etöz mention the existence of an Armenian population in Ankara before the fire. It is stated that many Catholic Armenian families were living in Hisardibi (Necatibey) Neighbourhood (Esin & Etöz 2015, 149).

Falih Rıfkı Atay also states that, before the fire in 1916, Christians had numerous mansions, taverns, hotels, and restaurants on the west side of the citadel, which faces the railway station (Atay 2013, 408). According to his depictions, this area, which Necatibey Neighbourhood is located within, had a prestigious character with a dynamic social life.

Refik Halit Karay, who was another famous writer and journalist in the early years of Turkish Republic, also mentions the wealth of Christian families in the same area by emphasising their mansions with crystalline chandeliers, marble stairs, and grand pianos (Esin & Etöz 2015, 150).

The big fire in 1916, which is known as '*harik-i kebir*' in old Turkish, was one of the most important incidents in the area. According to Esin and Etöz, the fire started at Hisar Parkı, which was an Armenian neighbourhood, and spread to the bazaars around Bedesten in the south (Esin & Etöz 2015, 77). In the 1924 map, the area is seen as an empty space, named '*Harik Mahali*', which means the fire area (Figure 2.3; Photograph 2.1).

Photograph 2.1 The view from Ankara Citadel to the fire area after 1916 (http://www.radikal.com.tr/yazarlar/ayse-hur/resmi-tarihin-yazmadigi-1916-ankara-yangini-1374274/).

Atay (2013, 408) states that when he visited Ankara again in 1923, except for vineyard houses, there was not any trace of the Christian neighbourhood between the city centre and railway station, but rather there was only a two-sided wetland, a graveyard, and the fire area that always raised dust. According to Atay, everything representing civilization disappeared with the fire (Atay 1963, 46) (Photograph 2.2; 2.3).

Photograph 2.2 The view of the Armenian neighbourhood before the 1916 fire **(**https://www.academia.edu/11912062/).

Photograph 2.3 The view of the Armenian neighbourhood after the 1916 fire (https://www.academia.edu/11912062/).

After the fire, the area radically transformed in social meaning; the Armenians who lost their properties abandoned the area. Except for the Catholic Church, there is not any trace remained from the old structure of neighbourhood (Esin & Etöz 2015, 76).

2.1.2. Republican Period: 'Planning Ankara'

Before being the capital, the city had approximately 20,000 inhabitants who were commonly engaged in agriculture and husbandry (Yavuz 2000, 233). While focussing on the citadel and the south and west sides of the hill, the city was bordered by the railway station in the west. Inhabitants suffered from the water scarcity and environmental pollution that was the result of a lack of infrastructure (Şenyapılı 1997, 83-88). Considering the rural appearance of the residents, it would be better to describe Ankara as a big town rather than a city (Akgün 2000, 221-222).

After the Independence War, a new nation state started to be built with the proclamation of the new Republic. Tekeli (2006, xiii) states that the Turkish Republic was the name of an ideal, which represented the creation of a new nation as well as a new government. According to Bozdoğan (2015, 82-83), the aim was to create a modern and secular nation state while breaking all connections with the Ottoman Empire and Ottoman identity. In this way, the reforms were intended to

create the new legal framework required for a modern state whilst eliminating the remains of the old. In parallel with these, Kezer (2015, 17) states:

> Indeed, the founding fathers of the republic considered building a new capital in Ankara to be integral to their twin goals of modernizing the country and forging a new political order. They fervently believed that producing a new built environment that physically and metaphorically stood apart from that of its Ottoman predecessor and provided a model site for enacting the modern way of life and reaffirming the new cultural values would lend their revolution a tangibility that discourse alone could not.

The occupation of İstanbul, and desire to eliminate governmental duality resulted in the necessity for a new capital city. On the other hand, this new capital had to be chosen from within the central part of Anatolia to allow for easier transfer of munities and better warfare management. In 1923, Ankara, the *de facto* headquarters of the Independence War, became the official capital of the Turkish Republic (Kartal 2013, 75-88).

The strategic location of Ankara and the existence of the railway are the main reasons for the selection of the city as a Military Headquarters during the Independence War. This crucial issue led to Ankara being selected as the capital of the newly born Turkish Republic (Atay 2013, 483-484).

Another important factor that influenced the selection of Ankara was its convenience as a city to re-establish through the requirements of the new-born Turkish Republic. The new capital was expected to present the appearance of a modern state via its modern environment. Finally, by standing out among other alternatives, Ankara was officially announced as the capital city of the new government in 1923 (Tankut 1988, 93-104).

In the first years of the Republic, bureaucrats, military personnel, and government workers moved from Istanbul to this new capital. As a result, an emergent need for shelter showed up in the city (Güney & Wineman 2008, 627-646).

On the other hand, substandard environmental conditions became a topical issue. Local and new inhabitants were complaining about the insufficient infrastructure of the city. Also, it was believed that the success of new regime would be identified with the success in improvement of public facilities in the city (Tankut 1988, 93-104).

In 1924, to tackle these problems, the existing municipality was reformed as Ankara Şehremaneti, which had been the local administration model of Ottoman İstanbul since the mid-19th century. But Ankara Şehremaneti proved to be considerably different from İstanbul in practice. İstanbul had an old urban structure that remained from the Ottoman Empire; for this reason, the working area of İstanbul Şehremaneti was built environments in general. In other words, the rehabilitation and partial restoration of old buildings were common issues in the city. On the other hand, the old core of Ankara needed to be extended because of the increasing population. Şehremaneti had to study the planning of Ankara (Tankut 1988, 93-104).

In this same year, a group of military officers from the Department of Mapping prepared a coloured map of Ankara, which showed the development of Ankara in first years of the republic (Figure 2.3). According to this map, Ankara was surrounded by marshland areas. İstiklal Street in the west, and Hatib Brook (Bentderesi) in north and east, formed the boundaries to the settled areas of the city. In south, Hacettepe Neighbourhood was the last settlement. The only building outside the city was the railway station, which was located on west side of the city, and the road named İstasyon Street provided access to the station from the city centre (Günel & Kılcı 2015, 78-104).

One of the remarkable parts of this map is the fire area, which is drawn as an empty region. As mentioned previously, the great fire in 1916 destroyed almost all the buildings in Necatibey Neighbourhood. Contrary to other pink areas shown on the map, this district is shown as a white area that was closed to construction activities (Günel & Kılcı 2015, 78-104).

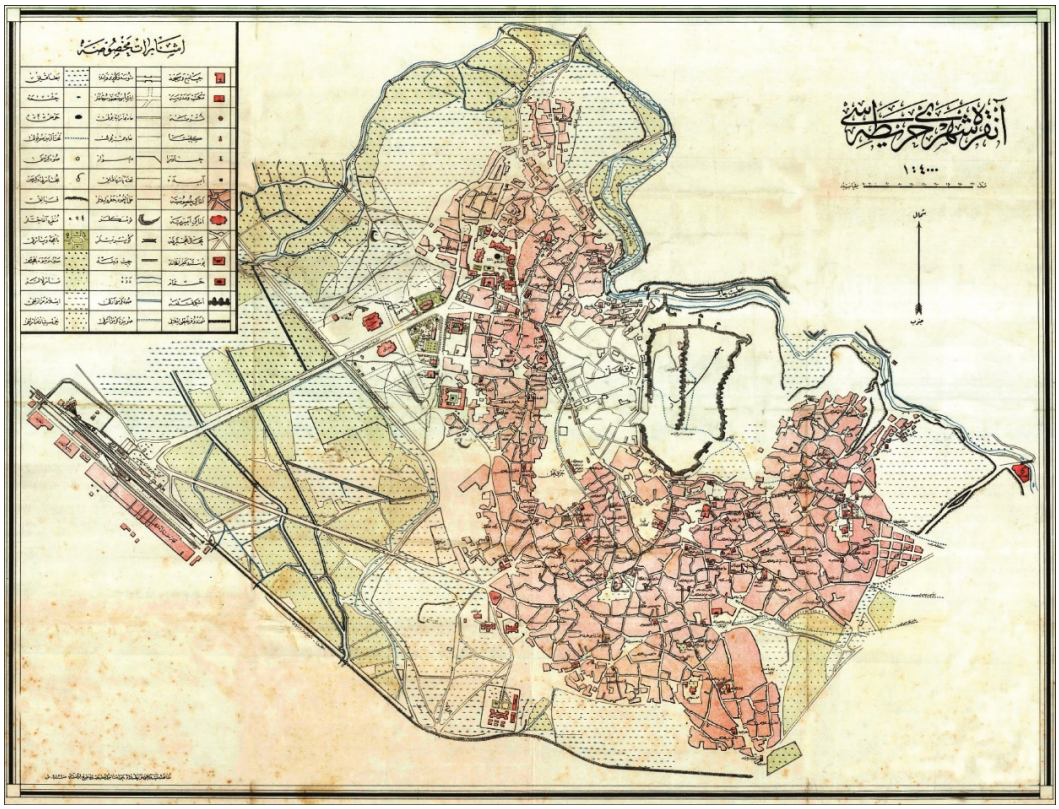


Figure 2.3 1924 map of Ankara which was drawn by military officers (Günel & Kılcı 2015, 78-104).

Between 1924-1930, Ankara Şehremaneti took on many tasks including the drainage of marshland areas, responding to emergent need for shelter, the establishment of various factories, etc. (Cengizkan 2004, 18-19).

The emergent need of immigrants for governmental and residential buildings led to rapid urbanization. In 1925, Şehremaneti expropriated four million square metres of land that covered the southern part of the railway station, including the fire area and Yenişehir. The first residential buildings were constructed in these areas as rental-houses, whose purchase was financed via an eight-year payment plan. Taşhan square (Ulus) and Yenişehir (Kızılay) became prominent places during this transformation (Nalbantoğlu 1981, 13).

Şehremaneti also studied the planning of Ankara and put the Lörcher Plan, as drawn up by Carl Christoph Lörcher in 1924, into practice (Figure 2.4).

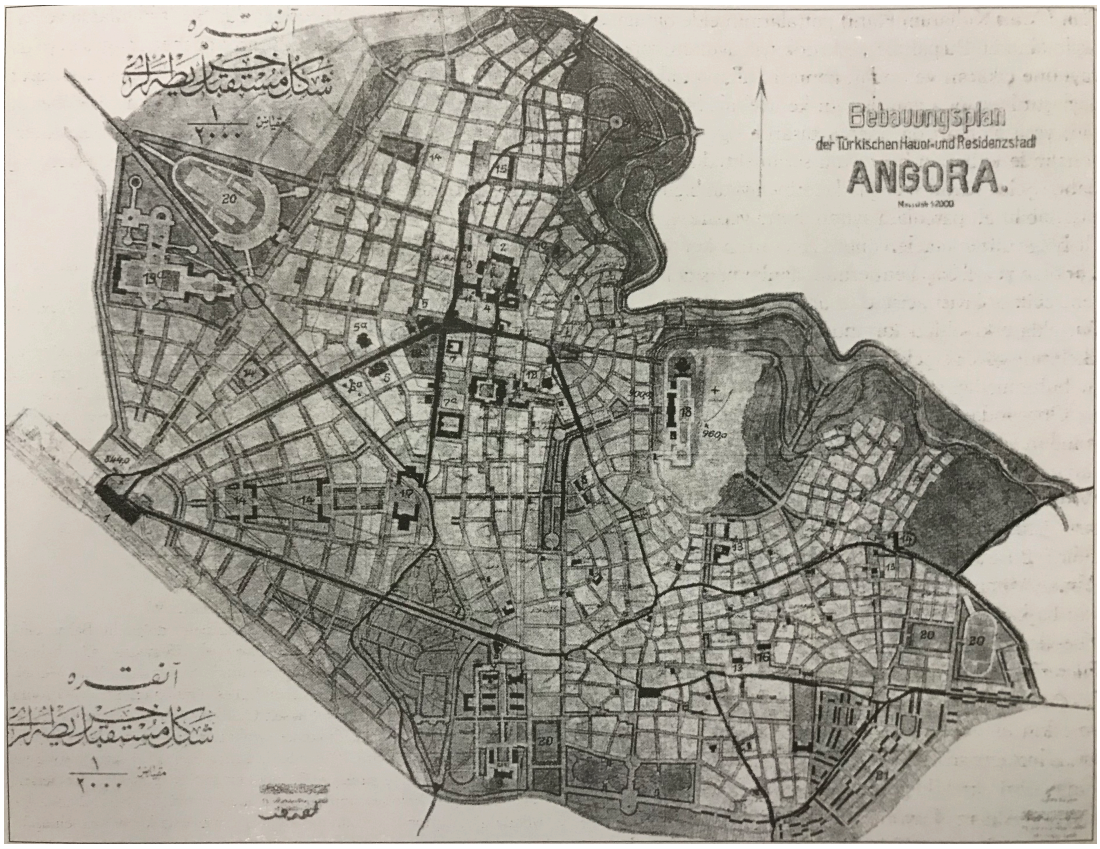
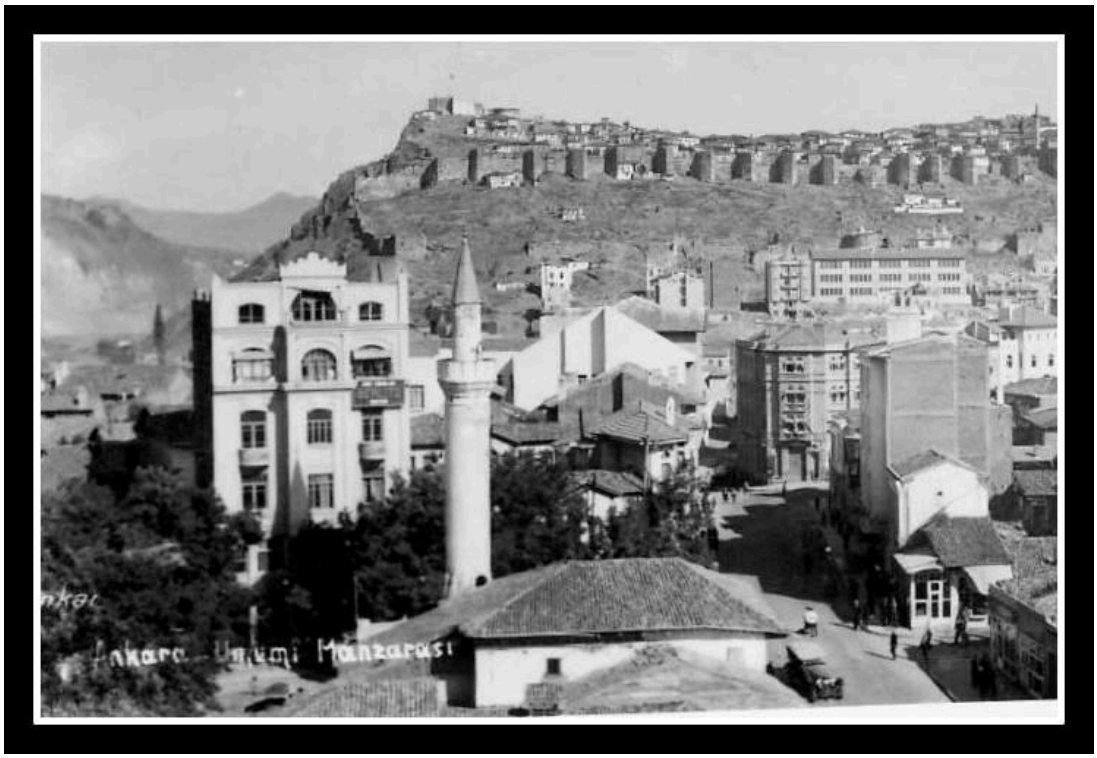


Figure 2.4 Ankara city plan, as drawn by Christopher Lörcher in 1924 (Cengizkan 2004, 39).

Cengizkan (2004, 39) claims that Lörcher's plan remained in force for only five years, but it was nevertheless deterministic in terms of the development of Ankara by framing the further city plans. Lörcher proposed the creation of a new city centre, which would be developed in Yenişehir. In this way, the integrity of the new city centre would be provided for whilst still preserving the old centre (Cengizkan 2004, 57).

Compared with its current appearance, the Necatibey Neighbourhood consisted of smaller city blocks and had a significantly different organization in Lörcher's city plan. Anafartalar, Hisar Parkı, Konya, and Alataş Streets are visible axes located in these same areas (Figure 2.4).



Photograph 2.4 The view of Ankara Citadel and Necatibey Neighbourhood before 1938 (https://www.flickr.com/photos/galpay/7613939044/).

Due to the rapid population growth, which could in no way have been predicted by Lörcher, Ankara required a new city plan. Şehremaneti organized a competition as to the planning of Ankara in 1928. Among its three serious participants, the German architect and city planner Hermann Jansen won the competition, and subsequently directed the development of the city between 1928-38 (Tekeli 2010).

In his proposal, Jansen aimed to leave the citadel as a major landmark; he planned the city as having circular form which surrounded the citadel (Günay 2006, 71; Nalcıoğlu 1990, 21-22).

Günay (2006, 71-72) states that Jansen's proposal was based on a simple diagram. A main arterial road (Atatürk Boulevard) was proposed to connect the old city (Ulus) and new city centres (Yenişehir). He suggested an industrial zone between the railway station and the old city centre, and indicated Cebeci and İskitler would become urban areas. Further, he envisaged vineyard houses in Çankaya (Figure 2.5).

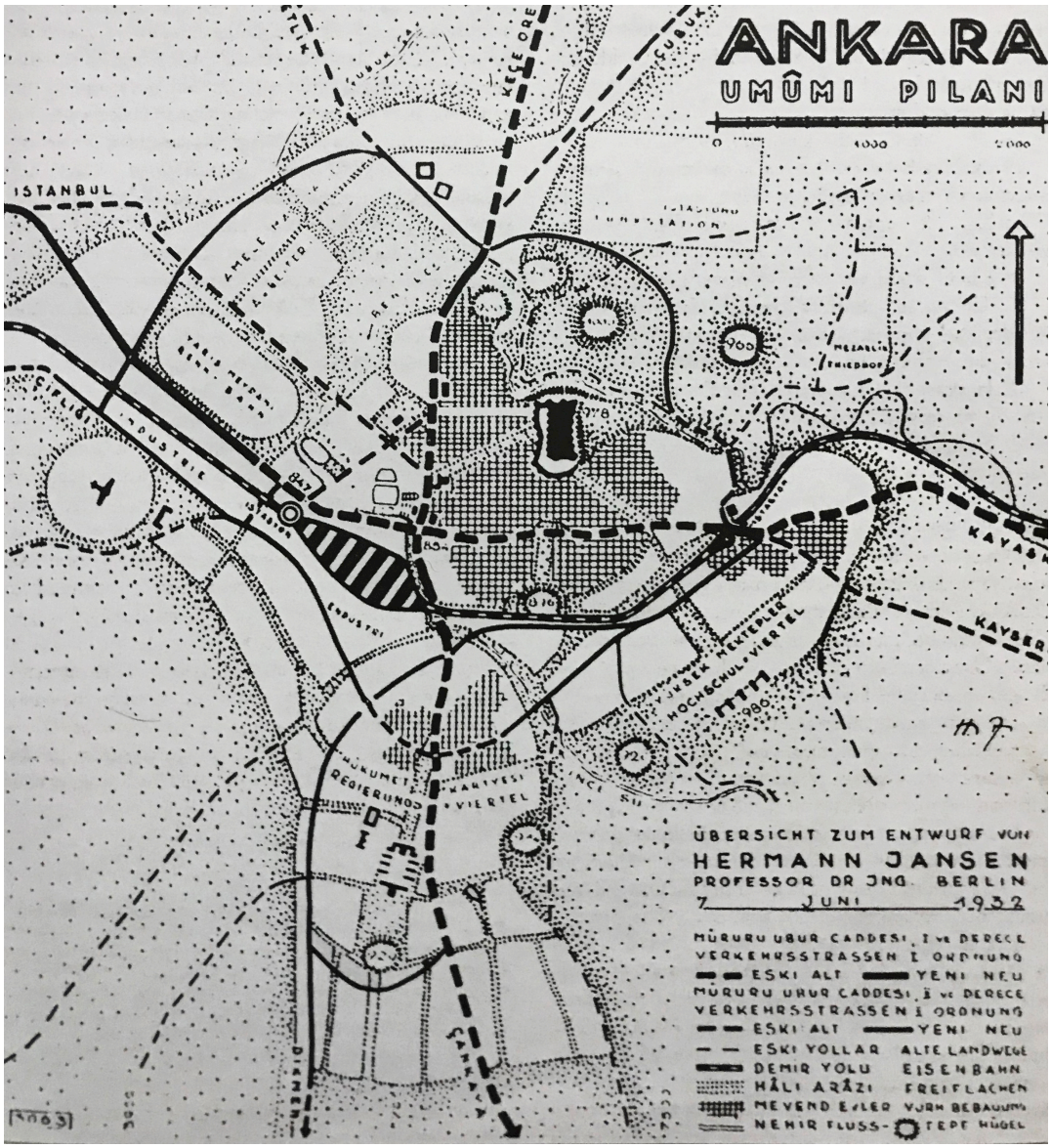


Figure 2.5 City plan for Ankara as drawn up by Hermann Jansen in 1932 (Cengizkan 2004, 109).

In the execution plan for the Necatibey Neighbourhood, as drawn up by Jansen in 1938, the area gained its current appearance with the exception of the city blocks between Anafartalar and Konya Streets (Figure 2.6).

According to this plan, the residential buildings were organized around communal gardens which had the potential to define a major public space. Considering the shape and size of the blocks envisaged by Jansen, one can immediately note the influence of perimeter block concept. Hisar Parkı Street, Alataş Street, and a small part of Konya Street, were designed as green pedestrian roads. Also, it can be seen

from the map that large parts of various blocks are reserved as green areas and children's playgrounds (Figure 2.6).

The information acquired from cadastral files in the Municipality archive shows that members of the first parliaments, such as Süleyman Sırrı Bey (İçöz), Rifat Bey (Dolunay), and famous figures such as Mehmet Emin Yurdakul, were dwelling in the area. This indicates the prestigious position of the neighbourhood during the early years of the republic.

In the 1930s, an economic crisis broke out that deeply affected the building trade in the country. Because of this crisis, a scarcity of building materials arose. On the other hand, the continuingly rapid increase in population led an escalation in demand for housing in Ankara. Accordingly, the production of housing remained insufficient and land speculation resulted in a substantial increase in rents during this period (Nalbantoğlu 1981, 73-75).

Bademli (1985, 15-16) states that the application of the city plan by the Municipality started to go beyond the scope of Jansen's design. The attempts to change the plan resulting in particular from the land speculation mentioned above, affected planning activities in a negative way. After all these problems, Jansen submitted his resignation in 1939.

The city's development nevertheless continued for a while, albeit without any kind plan. Finally, Yücel and Uybadin's plan came into force in 1957. In this plan, the neighbourhood was for the most part conserved as a residential area. However, the commercial activities on Anafartalar Street was preserved, and the blocks between Anafartalar Street and, southern part of Konya Street, were considered as commercial areas in this plan. In this way, the intense commercial activity in Anafartalar Street played a destructive role in determining the residential characteristics of the area. New commercial buildings were constructed by demolishing the old residential areas. On the other hand, new construction rules such as increasing building heights up to six storeys above the ground floor, and giving permission for the construction of complete plots at ground floor level that destroyed the green parkland areas of Jansen reduced the quality of the environment (Nalcıoğlu 1990, 61).

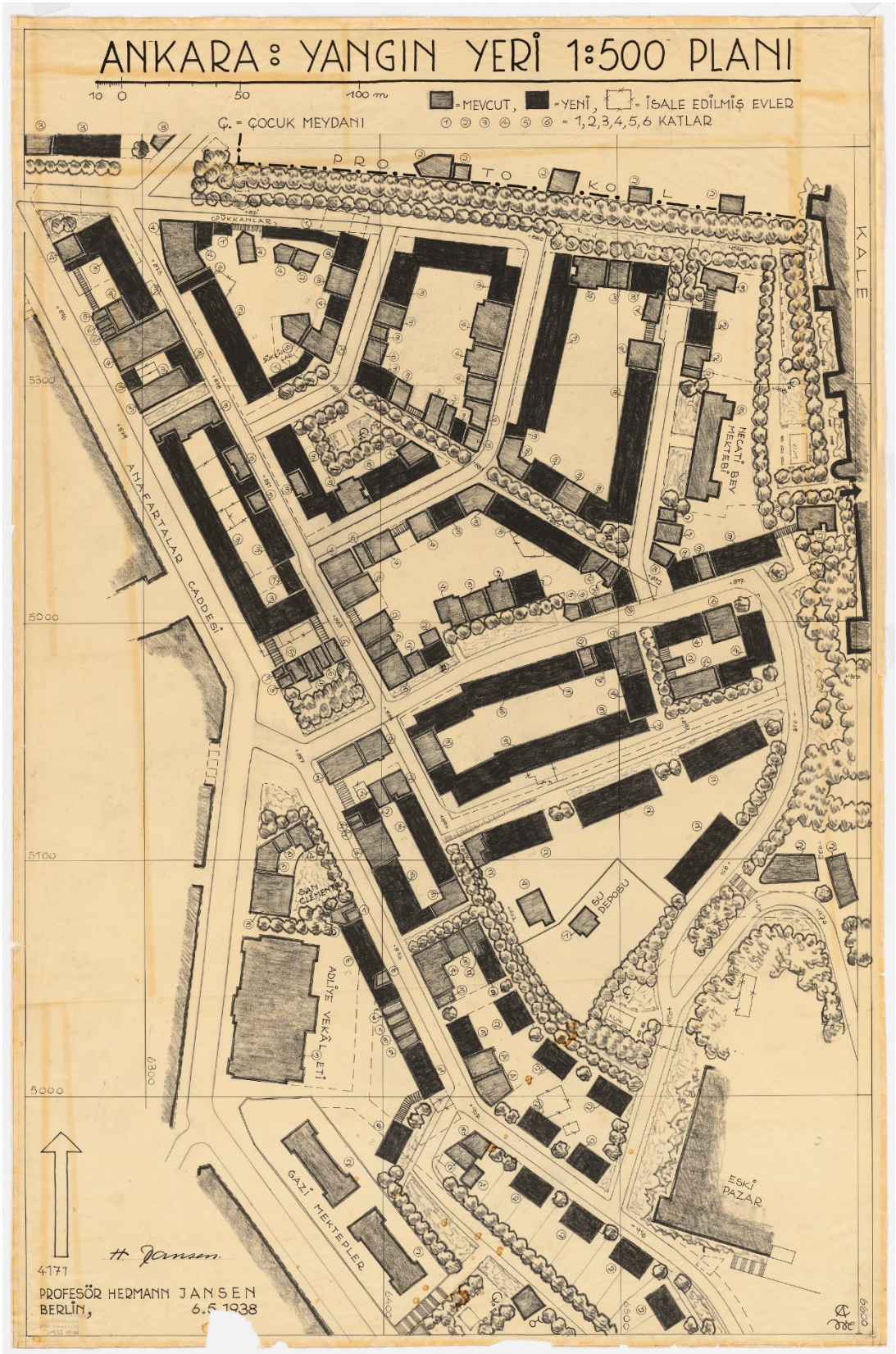


Figure 2.6 Execution plan for Necatibey Neighbourhood (fire area) by Hermann Jansen as of 1938 (Architekturmuseum - TU Berlin).

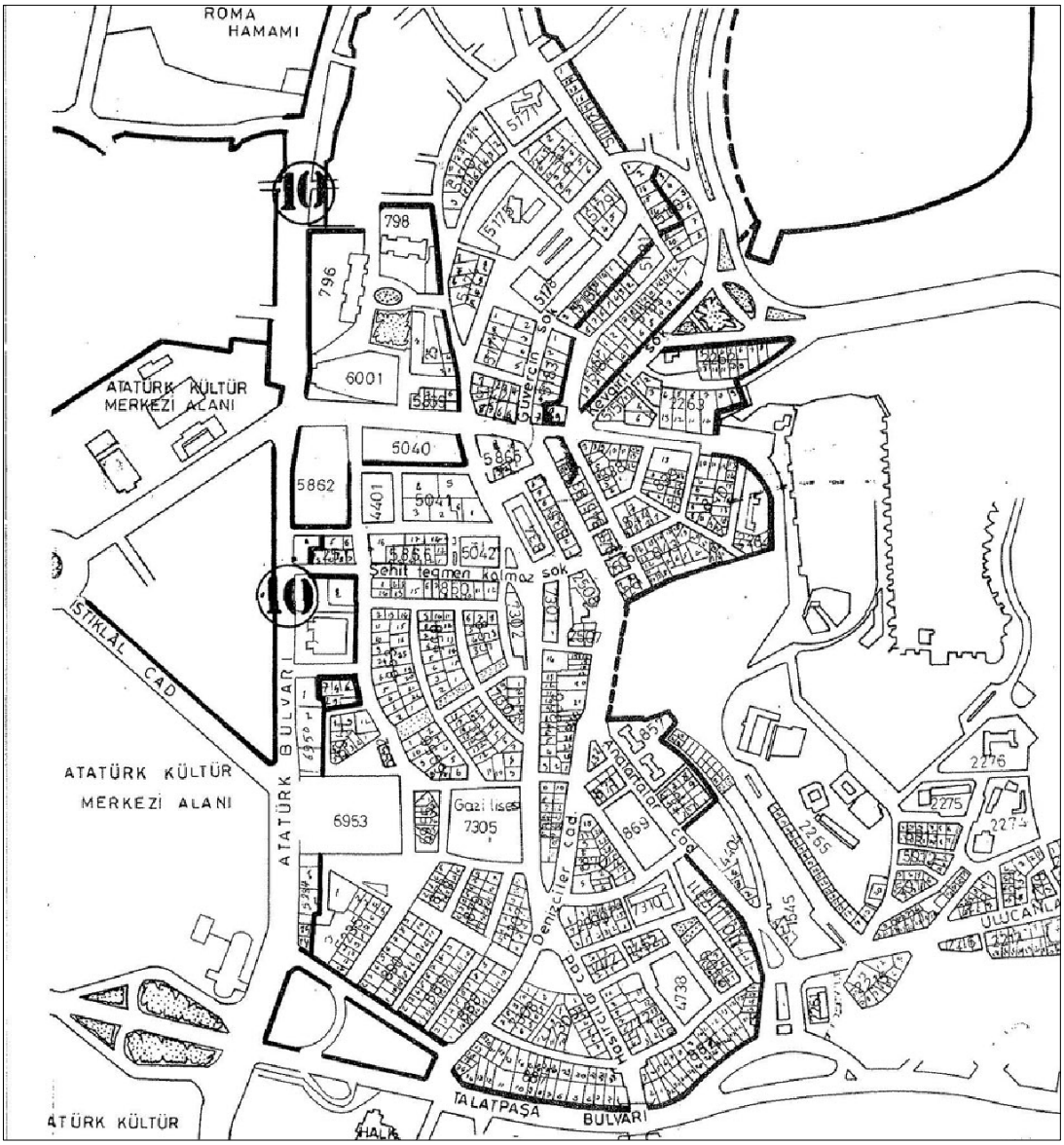
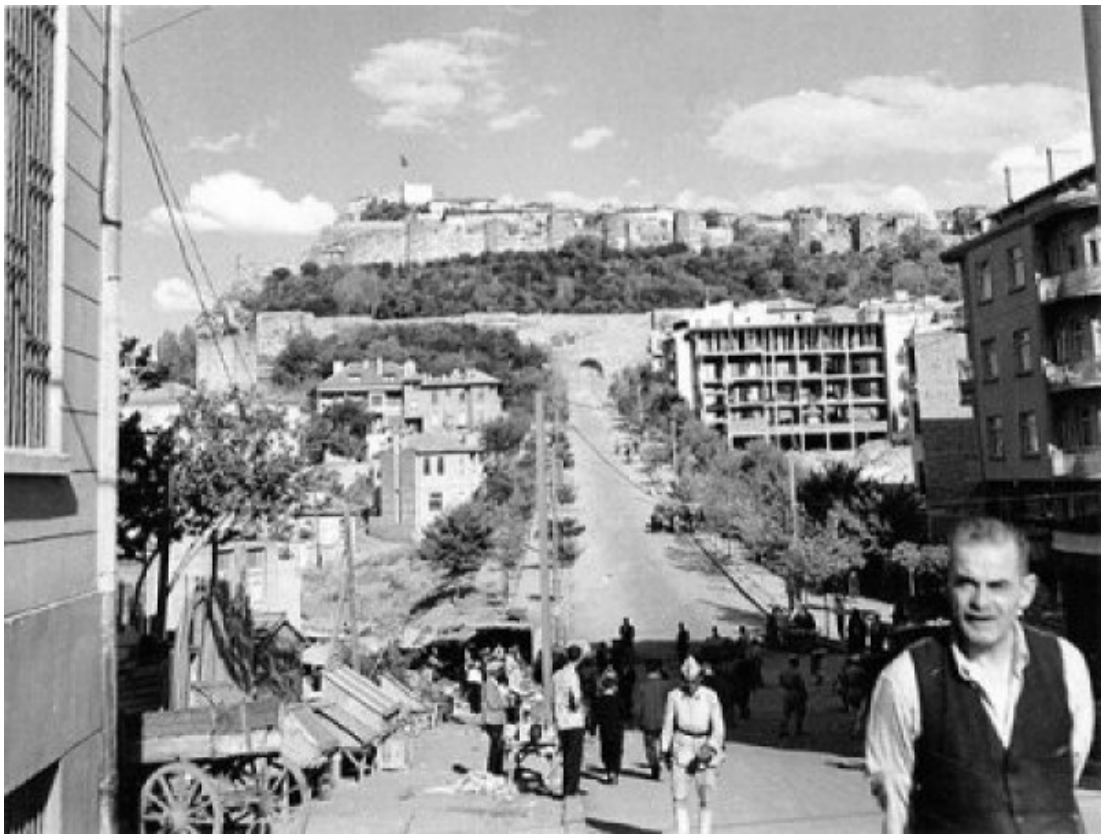


Figure 2.7 Old city in the Yücel-Uybadin plan, 1957 (Ulus Tarihi Kent Merkezi Çevre Düzenleme Yarışması Yarışma Şartnamesi, 30)

Bademli states that some planning activities attempted to hold to the existing pattern of the old city. The district was announced as a 'protocol area' and certain regulations were formed to allow for its preservation such as the renovation of old buildings, enlargement of roads, etc. However, these regulations could not be put into practice and Ulus started to lose its importance and status with the further development of Yenişehir and Çankaya after the 1940s. Ulus district became a degenerating area which appealed mostly to low income groups (Bademli 1985, 16).



Photograph 2.5 A view of Hisar Parkı Street.

Until this period, the area had only residential apartment blocks with shops on their ground floors. This limited commercial activity led the construction of multi-storey buildings for commercial purposes. A third of the buildings constructed during this period had purely commercial functions. However, residential buildings were still formed around 60% of the existing buildings (Nalcıoğlu 1990, 227).

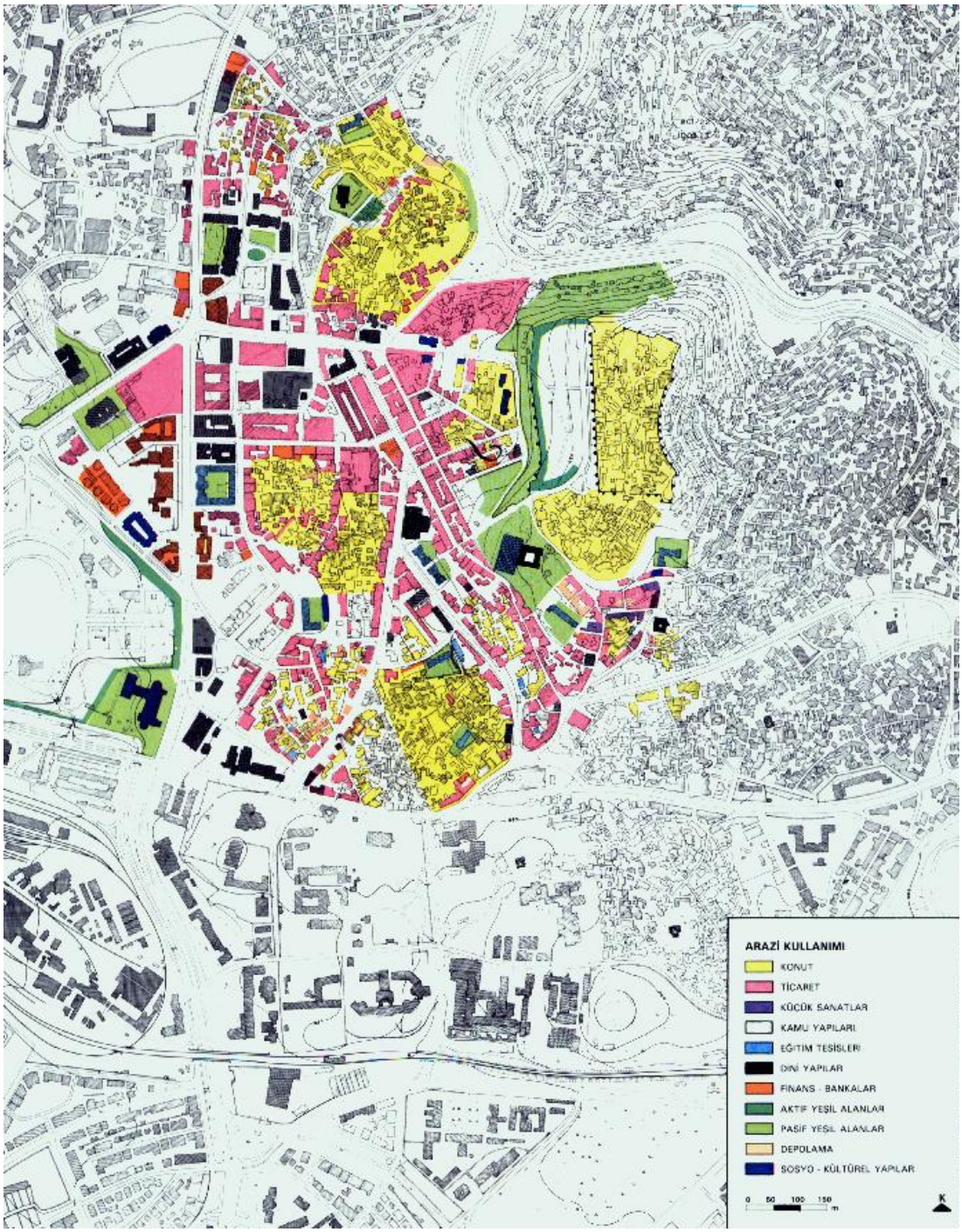


Figure 2.8 Land use analysis of Ulus district (Ulus Tarihi Kent Merkezi Çevre Düzenleme Yarışması Yarışma Şartnamesi, 36).

According to the construction dates for the apartment blocks in formal documentation obtained from the Municipal Archive, no further residential buildings were constructed in the area after the 1960s. The existing residential buildings were turned into commercial complexes in time, and the construction of new commercial buildings, which are definably huge blocks compared with apartment buildings, was

started. Today, the area shows only commercial characteristics, with the exception of just a few isolated streets.

2.2. Historical Development of Apartment Block

2.2.1. Introduction of the Apartment Blocks in the Late 19th Century in İstanbul

Apartment life in Turkey is one of the truly important symbols of westernization. Particularly with the spread of apartment blocks, it was not only the physical appearance of cities but also the social life and cultural behaviour of inhabitants that were deeply affected by changes in housing supply matters. Privacy, women's roles in social life, neighbourhoods, and family structure have been the major issues affected by these influences (Güney & Wineman 2008, 627-46).

Öncel (2010, 4-5) states that the first buildings constructed to establish a collective living were described as "Maison" or "Han" on the cadastral maps from 1876. These buildings were located in larger plots and were themselves larger than other residential buildings. She states that their names were changed to that of "Appartments" in the cadastral maps of 1905, as prepared by Goad.

Apartment block is a residential building type which contains more than one family in itself. In general, they have one entrance, a vertical circulation core, and a common space provides access to separate flats (Nalcıoğlu 1990, 93).

According to the studies conducted by Aktuna (2003, 36), until the end of the 18th century, dwelling environments consisted of only traditional private houses. With the intensification of commercial activities, the number of inhabitants and the working population started to increase in İstanbul. Inadequate transportation infrastructure, coupled with population growth and rising land prices, provided a basis for the construction of apartment blocks.

In line with these developments, the government created a number of legislative regulations. Öncel (2014, 10-11) states that the Tanzimat Edict of 1839 allowed non-Muslim minorities to build houses without restriction. Following this development, while traditional Turkish houses were continuing to be built, the first apartment blocks also started to be constructed by foreign minorities in İstanbul (Aktuna 2003, 3).

Kıray (1979, 3) also states that with the emergence of the middle class, which included middle-income merchants and workers of foreign-dependent organizations, apartment blocks began to be built in the 1880s. Since this group mainly consisted of foreign individuals, the first apartment blocks intended for their use appeared in non-Muslim neighbourhoods.

2.2.2. First Apartment Blocks of the Early Republican Period in Ankara and Ulus

Since the Early Republican Period, rapid urbanization started with fundamental changes in residential areas throughout the country. The developments in residential environments were basically shaped by political regulations, technological advancements and socio-economic conditions. For example, on the one hand the spread of private cars enabled the enlargement of city boundaries and rapid urbanization, whilst on the other the regulations on zoning laws caused distinct changes in housing supply policies such as the law of flat ownership, mass housing law, etc. (Mutdoğan 2014, 1-2).

Apartment buildings in Ankara emerged as a response to this urgent need to provide shelter for the bureaucrats, military personnel, and government workers who had to move from Istanbul to the new capital in the first years of the Turkish Republic (Güney & Wineman 2008, 627-646). Nalbantoğlu points out that the first apartment blocks were constructed as the products of government investment such as I. and II. Evkaf apartmanları, Çocuk Esirgeme Kurumu Kira Apartmanı, etc. (Nalbantoğlu 2000, 254).

Along with government investment, early apartment blocks were built by wealthy families before the enactment of the flat ownership law. As a consequence, apartment blocks were named after their investors. For example, it is possible to find apartment blocks from the Early Republican period with names such as Refik Bey apartmanı, Kınacı kira evi, Mühendis Ragıp Kira evi, etc., in Ankara (Aktuna 2003, 70). Since private flat ownership was not legally possible, the apartment blocks of this period were usually owned by a single family who shared the block with tenants or other members of their family (Nalbantoğlu 1981, 40).

In the forthcoming periods, the increase in land prices that accompanied Jansen's city plan and the population growth due to from rapid industrialization resulted in insufficient provision of housing. These problems provided a basis for the introduction of legal regulations on housing policies and the appearance of different housing supply methods. For example, with the regulations on the flat ownership law, the number of property developers sharply increased in housing production (Boyacıoğlu 1993, 113-127).

CHAPTER 3

A FRAMEWORK FOR TYPOLOGICAL AND STYLISTIC ANALYSIS

3.1. 'Typology' in Architecture

"Ultimately, we can say that type is the very idea of architecture, that which is closest to its essence. In spite of chances, it has always imposed itself on the feelings and reason as the principle of architecture and of the city."

Aldo Rossi (1982, 41)

Considering its etymology, the word 'type' was used in Ancient Greek as 'typto', meaning 'to beat' or 'to mark'; typto was a method of marking a coin with certain figures. After the invention of the press, the term began to be identified with copying, printing, etc. The word 'typology', which became the name of comparative studies on features of objects in the 19th century, refers to the method of duplication (Madrazo 1995, 28; Güney 2007, 3-18).

One of the most important theoreticians of architecture, Quatremère de Quincy, made a particular differentiation between "type" and "model" in his work *Encyclopédia*, a differentiation which is valid today: "The word 'type' represents not so much the image of a thing to be copied or perfectly imitated as the idea of an element that must itself serve as a rule for the model…" (Rossi 1982, 40).

Moneo (1978, 23) claims that being repeatable is significant to an architectural object. According to him to question the typology in architecture is the same thing with to question the character of architecture itself, because the architect starts to create with 'types' as only methods known by him/her, even if he/she destroys them later.

Typology in architecture is a huge subject that includes many perspectives, from urban scale to building facades. Its definition differs according to the requirements of certain buildings or spatial systems. Among all building types, houses have a particularly large number of determinants such as climate, geography, material, technology, etc., that occur in associated typologies (Bingöl 2015).

Güney (2007, 3-18) states that typology is a comparative study which is interested with the physical characteristics of the built environment. It gives useful data by which to identify buildings and to note the variations of a given building type in other conditions. She states that it can not only help us recognize and discover basic types but also enhances our ability to note the similarities between architectural artefacts by recognizing the invisible connections between them.

Because of the great complexity of urban environments, which includes a number of elements, systems, and dynamics, their readings are also a complicated issue. Typo-morphological studies help to determine the different elements by which they are structured, such as streets, quarters, urban blocks, building plots, etc. (Leite & Justo 2017, 1175).

Urban morphology studies divide into various headings; which are mainly geography, architecture, philosophy, and science. While Conzen is interested in urban morphology as a presentation of geographical characteristics; Caniggian School considers the architectural structure of the city. Space Syntax, which was introduced by Hillier, examines the morphology of cities in a scientific way. Lastly, Henri Lefebvre regards the space as a social existence and attributes the space a social explanation (Sima & Zhang 2009, 1).

From a small room to a city plan, the entirety of the scales of the built environment are the subjects of typo-morphological studies. In this study, typology is used as a reading tool to identify the physical differences and similarities between apartment blocks built over the fifty-year period of interest.

3.2. Typological Themes for an Analysis of Apartment Blocks

In this section it is tried to mention the themes that have influenced the formation of apartment block typologies and the methods for the analysis of typical floor plans.

Analysis on plan organizations is carried out on four main themes and from several point of views such as the size of spaces, the relation between different functions, the quality of units in terms of lighting and ventilation, etc. Plot use, circulation core, open spaces and unit arrangements are determined as four themes to analyse floor plan types.

3.2.1. Plot Use

The tables in the analysis include a section which examines the relationship between the mass and the plot. The aim of these analyses is to determine the proportion of open area on the ground by calculating the land occupancy ratio (LAR), the placement of the building in the plot, the interaction between adjacent blocks, the existence of any garden(s) on the grounds, and the effect of the shape of the plot on the design of the building.

In order to understand the influence of plot morphology on the spatial organization of a given apartment block, Öncel (2010, 147-168) divides the examples into four types in Galata district: attached from one side, attached from two opposite sides, corner blocks, and attached from three sides. She evaluated the typologies considering the location of the plot in the cadastral block. For example, according to her findings, buildings attached from one side, which are generally located on the endpoint of a block, have the advantage of being able to take natural light in their spaces, and because of the longitudinal shape of their plots, the units in these types of blocks are mostly organized around a corridor.

In this study, Öncel's classification system is adapted to allow for the evaluation of building shapes in the neighbourhood. Since there is no example of a building that is attached from three sides among the selected cases, the plot use characteristics are examined in three groups. The first group consists of apartment blocks that are attached to the next buildings on two opposing sides; this, of course, means they have only front and rear facades. The second group contains the blocks in corner plots; generally, these blocks have two adjacent street-facing facades. The final group of blocks are attached to the next building from one lateral side, and have three facades. There are no detached apartment blocks in the area because of the attached order.

Figure 3.1 An analysis table from Öncel's study (2010, 160).

3.2.2. Circulation Core

Access to units in the apartment blocks is provided by a circulation core which has vertical and horizontal circulation parts. While stairs and lifts are components of vertical access, storey landings and corridors enable access to units in the horizontal plane.

Building cores are evaluated in terms of the number of units on each floor, which is actually the most significant determinant on the placement of the core in the plan. The location of the core in the block plan differs according to the placement of its units. For instance, in a block containing two identical units on each floor, the circulation core is located in the central part of the building. The ventilation and lighting of the core are also affected by the number of units.

The size and location of any light shafts, the shape of the stairs, existence of a waste disposal chute or elevator, amongst other factors can influence design. In addition, the ratio of the core size to the total plan area in the floor plan of the block is examined to determine the volumetric change with time.

3.2.3. Open Space

Open spaces in apartment blocks can be defined as the balconies, courtyards, and terraces that service the inhabitants of the units. These open spaces provide access to

the external environment whilst providing a degree of privacy and control over outdoor conditions (Kennedy & Buys 2015, 319).

By analysing the ratio of open spaces to the total plan area, the study aims to compare the various decades considered in terms of the importance of balconies in daily life. In addition, the functions of the rooms which they service within the units will be examined to observe changes in usage habit of open spaces.

3.2.4. Unit characteristics

The term 'unit' refers to an individual flat within an apartment block. Öncel (2010, 263) examined the plan typologies and interior designs of units according to the existence and placement of the sofa in the spatial arrangements.

Güney also carried out her study on the unit arrangement typologies by examining the relations between spaces which form the unit. According to Güney (2009, 129) the design of the unit, reflects the daily life in it. She conducted the spatial analyses in terms of privacy and publicity.

In this study, unit characteristics are analysed also according to their circulation patterns; namely, the organization of spaces around a main hall or a corridor is indicative of different typologies. On the other hand, spaces are classified according to their privacy levels, while the living rooms, dining rooms, guest rooms, lounges, halls, and corridors are considered as public spaces; bedrooms are regarded as private spaces. The design of the living rooms, the proportions and locations of the kitchens, the arrangements of the bedrooms, and the wet areas, are the principal aspects of unit analyses.

The number of entrances to the units is another analysis topic, as this has a significant influence on the spatial arrangement in the unit. The existence of any second or third entrances, and the spaces that they service, are indicative of lifestyle of the inhabitants living in the unit.

3.3. Architectural Styles

3.3.1. First National Style

In the first years of the Republic, there was a return to the classical Ottoman Architecture as a result of Nationalist ideals. Aslanoğlu states that one of the main

goals of this movement was purifying the national architecture of foreign influences. Vedat Tek and Mimar Kemalettin, architects who studied in western countries, were the progenitors of this movement. Arif Hikmet (Koyunoğlu) and Giulio Mongeri are some of other architects who followed them (Aslanoğlu 1980, 13).

Photograph 3.1 Ankara Palas, designed by Vedat Tek and Mimar Kemalettin, 1927 (http://ankarapalas.com.tr/hakkimizda/tarihce/).

Sözen (1984, 27-30) claims that the First National Style emerged as a reaction to the westernization movement, after the foundation of 'II. Meşrutiyet'. There are different views on the time period defining this style, but these all focus mainly on the 1910s and 1920s (Alsaç 1976, 2; Aslanoğlu 1980, 13).

Ünsal (1973, 35) states that architecture was interpreted as the art of facade design in those years. Imitating the features in monumental Ottoman architecture such as projected eaves, domes, plaster ornaments on ceilings or using ornamented arches even in concrete frame buildings were expected features in new buildings. However, the characteristics of plan organization distinctive of Turkish architecture had not yet been determined. For this reason, the First National Style is not visible on plan schemes of buildings.

Aslanoğlu (1980, 14) states that the common architectural features of this style are symmetrical order, tower structures on the corners or at the middle part of the building, mouldings emphasising storey lines on the facade, crown gate, stone-covered facade, etc. Nalbantoğlu also defines the basic style characteristics as the use of pointed, semi-circular or segmental arches, domes, Ottoman column capitals, mouldings decorated with reliefs, stone rosettes and ornamented tile panels. In addition, the search for symmetry and main facades, which were given special importance, characterize this style of buildings, including apartment blocks (Nalbantoğlu 1981, 37).

3.3.2. Cubic Style

The search for a common approach in architecture resulted in the emergence of the Modern Movement, which was based on rational and functionalist ideas. At the beginning of the 1920s, this style started to show its influence on the West.

Goldhagen defines the formal treatment of the modern architecture as being those of a flat roof, transparency provided by large glass surfaces, asymmetrical design in both plan and elevation, horizontal strip windows, a free-flowing plan, and the search for geometrical order in mass design (Goldhagen 2005, 144).

The arrival of the modern architecture in Turkey was delayed because of the nationalist ideals that were dominant in the 1920s. While the International Style gave a place to Neo-classical Architecture as a reflection of the dictatorial regimes in certain European countries like Germany and Italy in the 1930s, the number of modern buildings in Turkey continued to increase during this decade. The basic reason for this difference is the strong idea of democracy in the country (Aslanoğlu 1980, 40-43).

Because of economic issues, various difficulties emerged with the construction of modern buildings in Turkey. Arif (1931, 365) states that due to the absence of flat roofing materials and the problems encountered in the construction of iron-strip windows, modern architecture remained localised within Turkey. It could be said that the practice of modern architecture, which was called ‘Cubic Architecture’ then in Turkey, was limited in the 1930s.

Nalbantoğlu states that the movement widely influenced the residential architecture of this period. With the help of the regulations set out by a code named "Belediye *Yapı ve Yollar Kanunu*" in 1933, the use of glass surfaces, flat roofs, and horizontal mouldings changed the view of the streets in Ankara. She also added the round corner treatment that is common to apartment blocks of the period (Nalbantoğlu, 1981, 89).

3.3.3. Second National Style

Turkish architecture was influenced by the Nationalist Movement that spread around the world in the 1940s. As a result, a certain willingness to create a domestic architecture appeared among Turkish architects (Aslanoğlu 1980, 45).

These architects were attempting to find an approach that was rational, consistent, and reflected the contemporary lifestyle of the Turkish nation, rather than imitating the old Ottoman style (Aslanoğlu 1980, 45). On the other hand, the practice of the Cubic Style was not satisfying Turkish architects. The scarcity of building materials and the reaction to the dominance of foreign architects were other strong reasons for the search for a defining national style (Nalbantoğlu 1981, 125).

In the 1940s, the search for a nationalist manner of architecture was supported by architectural journals, academicians, and also by government. Sedad Hakkı Eldem, other defenders started to study the formal characteristics of the National Style by analysing traditional Turkish houses (Nalbantoğlu 1981, 128-129).

The fundamental facade treatments of this style are projected large eaves, narrow and long window proportions, a projected middle part on the front facade, and the use of cut stone.

3.3.4. International Style

According to Özer (1964, 73), the Nationalist approach could not comply with the new architectural themes of the 20th century. In the face of the requirements of buildings with bigger scales than residential buildings like monuments, city halls, and commercial blocks, proportion, mass order, and details became the major problems of this movement. On the other hand, the time between 1952-1962 has been the period in which Turkish architecture was highly influenced by foreign

examples. Özer states that the approach called the International Style, Rationalism, or Functionalism became prevalent in the 1950s (1964, 76-77).

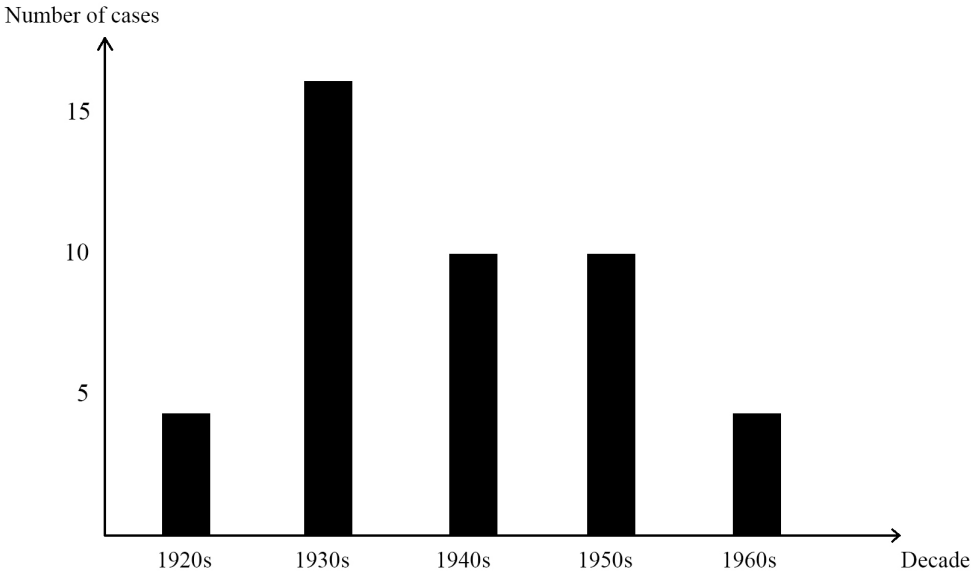
Yavuz (1973, 31) points out the transformation of the Turkish economy in 1950; while the economy was based on agricultural activity in previous architectural stages, industrialization started to affect the development of cities. Concordantly, Bozdoğan (2015, 323) claims that the rapid modernization of the Turkish economy, and the extraordinary urbanization as a result of mass migration, led to the gain in power of modern architecture after the 1950s in a real sense.

Associated with these technological developments, basic geometric forms, modular facade arrangements, and large glass surfaces started to become prevalent again (Nalcıoğlu 1990, 35; Yavuz 1973, 32).

3.4. Typological Reading of Selected Apartment Blocks

In this part of the study, typical floor plans and facade characteristics are analysed through determined typological aspects. For practical reasons, by selecting four apartment blocks from each decades, 20 buildings are analysed in detail among examined 45 apartment blocks in the neighbourhood (Figure 3.2) (Table 3.2). There are different amount of examples from each period, due to the changes on the construction activities in the area (Table 3.1).

Table 3.1 The graphic showing the number of cases from the time periods.



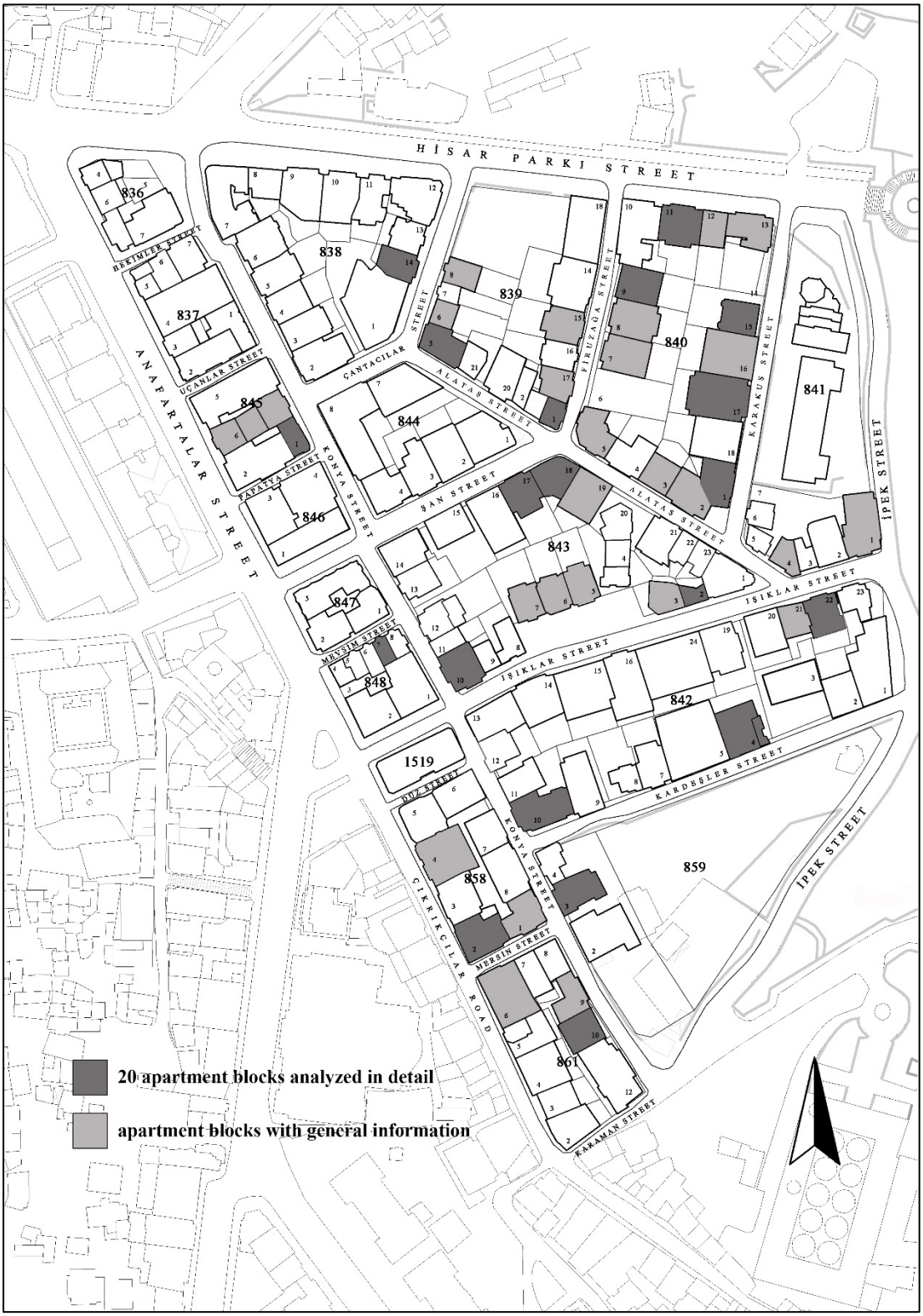


Figure 3.2 Selected apartment blocks' locations on the map.

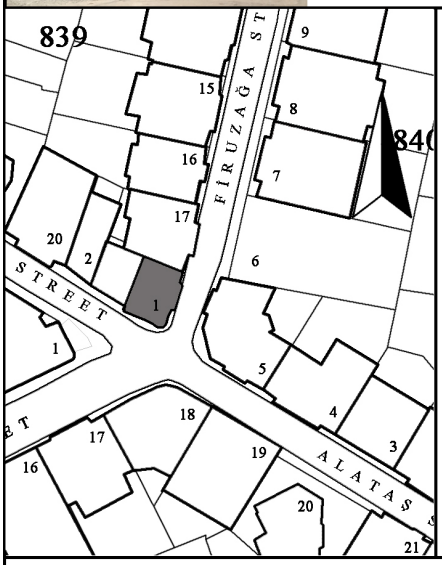
Table 4.2 Apartment blocks researched in chronological order.

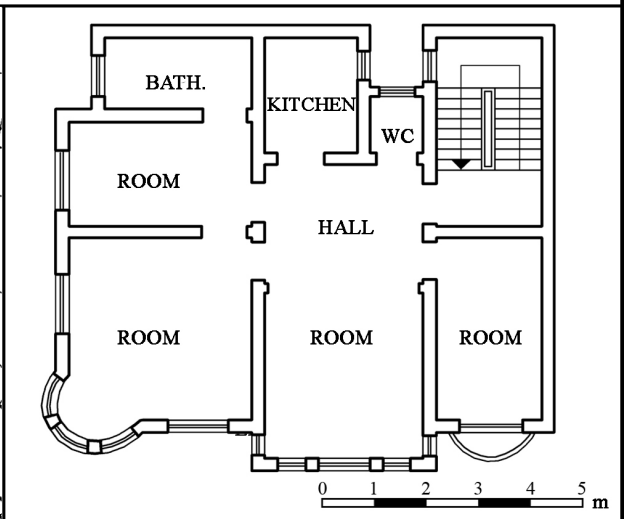
	Date	Cadastral	Architect	Name	Sources
1	1924	848-7	Unknown	Daldal Apartmanı	Nalbantoğlu (1981, 63-65), Kefu (2001, 150-156)
2	?	842-22	Unknown	Özgün Han (current)	Nalbantoğlu (1981, 48-50), Nalcıoğlu (1990, 95)
3	?	839-1	Y. Müh. Adnan Canbek	Salih Çelebi Apartmanı	Municipality Archive, Nalbantoğlu (1981,56-58)
4	?	843-10	Unknown	A.T.T. Bankası Apartmanı	Municipality Archive
5	1930	839-17	Unknown	Ragıp Bey Apartmanı	Municipality Archive
6	1930	840-3	Mimar Halim	Rıfat Bey Apartmanı	Municipality Archive
7	1930	845-1	Mimar Halim	Süleyman Sırrı Bey (İçöz) Apartmanı	Municipality Archive, Bayraktar (2014, 14-15)
8	1931	840-12	İnşaat Ustası Hırant	Pınar Apartmanı	Nalbantoğlu (1981, 102-103)
9	1932	840-15	Mimar Halim	Ahmet Şahin (Çamlıca) Apartmanı	Municipality Archive, Bayraktar (2014, 16-17)
10	1934	839-15	Unknown	Bay Kazım Apartmanı	Municipality Archive, Nalcıoğlu (1990, 104)
11	1934	843-6	Unknown	Kardaşlar Apartmanı	Municipality Archive
12	1934	843-18	Mimar Halim	İnci Apartmanı	Municipality Archive, Nalbantoğlu (1981, 104-105)
13	1934	861-9	Esat Engin	H. Çelebi Apartmanı	Municipality Archive
14	?	839-8	Unknown	Yaşar Akdemir Apartmanı	Municipality Archive
15	1936	861-6	Unknown	Unknown	Nalbantoğlu (1981, 106-107)
16	1936	843-5	Mimar Halim	Unknown	Municipality Archive, Nalbantoğlu (1981, 108-109)
17	1936	839-6	Unknown	Unknown	Municipality Archive, Nalcıoğlu (1990, 94)
18	1937	840-11	Fen Mesulü H. Kurtuluş	Halit Kurşuncu Apartmanı	Municipality Archive, Bayraktar (2014, 33), Nalbantoğlu (1981, 110-111)
19	1937	843-7	Unknown	Arık Apartmanı	Municipality Archive, Nalbantoğlu (1981, 108-109)
20	1938	858-4	Y. Mimar Hamit	Osman Avunduk Apartmanı	Municipality Archive, Nalbantoğlu (1981, 46-47)
21	1939	843-3	Y. Müh. Adnan Canbek	Ilgar Apartmanı	Municipality Archive
22	1940	845-6	Y. Mimar Bekir İhsan	Salti ve Franko (Yüzbaşıoğlu ve Kardeşleri) Apartmanı	Municipality Archive
23	1941	843-17	Mimar Hidayet	Unknown	Municipality Archive
24	1942	840-1	Mimar Hidayet	Unknown	Municipality Archive, Nalbantoğlu (1981, 135-136)
25	1942	840-9	Nazım Arman	Recep Vahyi Oğuz Apartmanı	Municipality Archive, Nalbantoğlu (1981, 137-138), Nalcıoğlu (1990, 109)
26	?	858-1	Unknown	Unknown	Municipality Archive
27	1947	839-5	Muhittin Binar	Fahrettin Tiritoğlu Apartmanı	Municipality Archive
28	1948	840-2	Nazım Arman	Alataş Apartmanı	Municipality Archive
29	1948	840-7	Unknown	M. Canlı Apartmanı	Municipality Archive, Bayraktar (2014, 44-45)
30	1948	842-21	Unknown	İrfan Akça'nın Bekâr Evi	Municipality Archive
31	1949	840-5	Unknown	İbrahim Atlas Apartmanı	Municipality Archive, Nalbantoğlu (1981, 98-99)
32	1950	841-1	Unknown	İsmail Yaman (Hoşgör) Apartmanı	Municipality Archive
33	1951	840-13	Y. Mimar Zeki Gökay	Ali Diker ve Esat Ağırtan Apartmanı	Municipality Archive
34	1952	858-2	Mimar Zeki Gökay	Tiftik (Kınacı) Apartmanı	Municipality Archive, Bayraktar (2014, 70-71)
35	1953	842-10	Mimar Zeki Gökay	Erciyes Apartmanı	Municipality Archive
36	1954	840-16	Y. Mimar Macit Arel	Mazhar Gençer Apartmanı	Municipality Archive
37	1954	841-4	Mimar İhsan Okan	H. Faik Karamehmet Apartmanı	Municipality Archive, Nalcıoğlu (1990, 95)
38	1954	843-19	Unknown	Şahabettin Binici Apartmanı	Municipality Archive
39	?	840-8	Unknown	Unknown	Municipality Archive, Nalcıoğlu (1990, 110)
40	1957	843-2	Unknown	Unknown	Municipality Archive
41	1957	861-10	Fahri Yetman	Mehmet Kazazoğlu Apartmanı	Municipality Archive, Bayraktar (2014, 120-121)
42	1962	842-4	Rifat Ünal	Mustafa Sabuncu Apartmanı	Municipality Archive, Bayraktar (2014, 178-179)
43	1965	840-17	Fehmi Doğan, Mehmet Ünal	İstiklâl Apartmanı	Municipality Archive
44	1966	838-14	Hilmi Bener	Nilüfer Apartmanı	Municipality Archive
45	1966	859-3	Mehmet Savaş	Buket Apartmanı	Municipality Archive

3.4.1. 1920-1930

Table 3.3. General information for 839/1.

Building name: Salih Çelebi Apartmanı
Date: 1920s (?)
Architect: Y. Müh. Adnan Canbek
Cadastral: 839/1
Construction technique: Iron I beams and brick filling
Number of floors: 4
Current function: Commercial
Style: Historical (First National Style)





TYPICAL FLOOR PLAN (Municipality Archive)

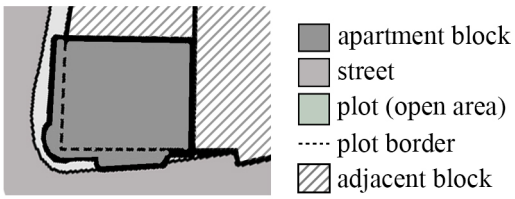
Salih Çelebi Apartmanı is located at the intersection of Alataş and Firuzağa Streets. Because of the location of plot, the design of the block is adapted to the corner, which has two adjacent facades facing the roads. It has a square shape with a semi-circular surface on the corner. The use of semi-circular arches, horizontal subdivisions, and the tower structure on the corner of the block indicates the characteristics of the First National Movement (Aslanoğlu 1980, 14).

Unfortunately, the exact date of construction is not recorded in any formal documentation, however Nalbantoğlu and Nalcıoğlu confirm that the building belongs to 1920-1930 period. (Nalbantoğlu 1981, 56-57; Nalcıoğlu 1990, 14) There is one simple unit on each floor, and the block has only three units and a shop on the ground floor. Site studies show that the apartment block is in a good condition in terms of physical appearance.

According to studies by Nalbantoğlu, the original owner of the block was a cook who had his own restaurant in the district in 1920s, and the building still belongs to his family. Today, the building is not being used for residential purposes.

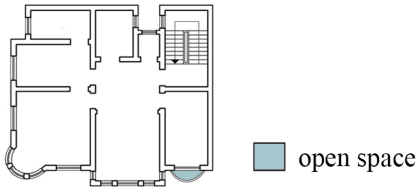
Table 3.4. Typological analysis of the floor plan, 839/1.

PLOT USE



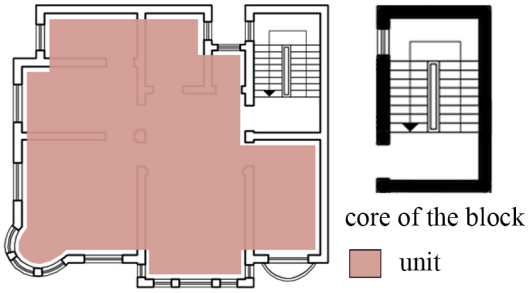
The block, which has a square shape with a curvilinear corner, is settled to a corner plot by touching all its borders. On the roadside, it has projected surfaces which exceed the limits of the plot. There is no open area on the ground.
Land occupancy ratio is greater than 1.

OPEN SPACES



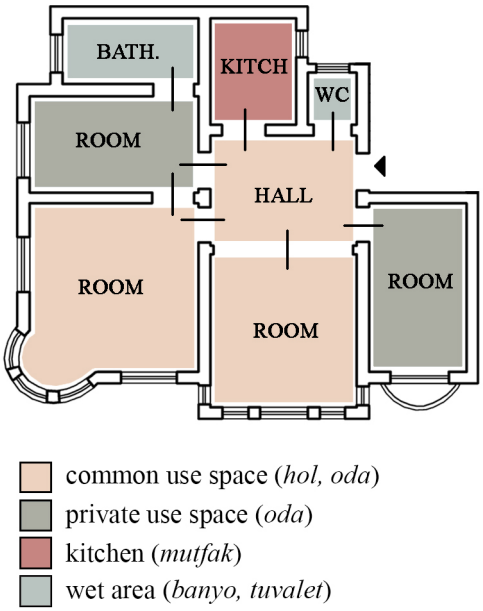
There is one semi-circular balcony on each floor which is the only open space in the floor plan. There is one opening to this balcony from the unit, and this gives access to a bedroom. Open spaces form 1% of the plan schema.

ORGANIZATION OF CORE AND UNITS



The circulation core, which takes approximately 13% of floor plan, is located at the corner of the building. It has a window opening to a light shaft, which also provides ventilation for the WC and kitchens.
The core consists of a two-flight staircase with rectangular landings connecting these flights. There is a narrow stairwell between them.
Since there is only one unit on each floor, it is not possible to make any comparison between the different arrangements of the units.

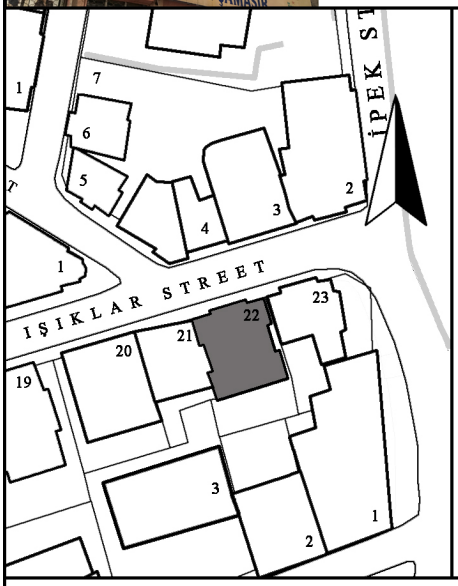
SPATIAL ORGANIZATION IN UNIT

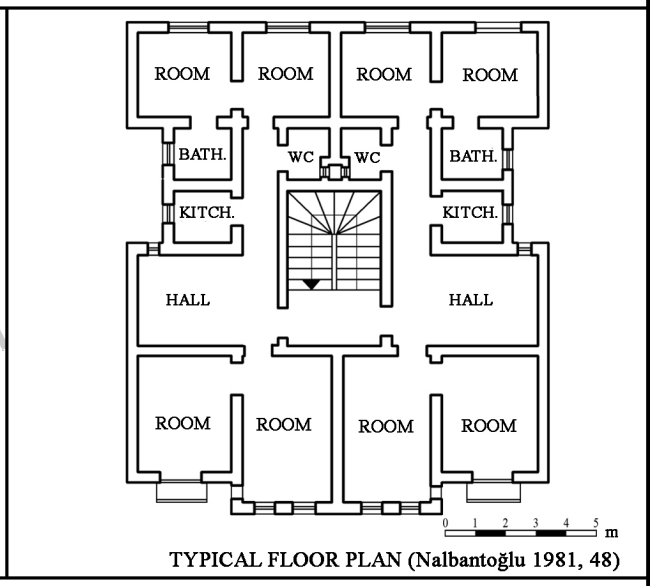


The unit consists of four rooms including living rooms and bedrooms, a bathroom, a WC, and a kitchen, which are connected with a hall in centre of the plan. Except for bathroom, all rooms can be directly accessed from the hall. The bathroom is located in one of the bedrooms. It is possible to say rooms are not arranged according to their privacy levels; rather, there is a 'free attitude' in the spatial organization. However, there is continuity between the more common spaces. Living rooms are the largest spaces and they have lots of windows compared with other spaces in the unit. The bathroom, WC, and kitchen form a service zone at the farthest part of the block. The kitchen and WC receive daylight via the light shaft.

Table 3.5. General information for 842/22.

Building name: Özgün Han (Current name)
Date: 1920s (?)
Architect: Unkown
Cadastral: 842/22
Construction technique: Reinforced concrete frame (?)
Number of floors: 6
Current function: Commercial
Style: Historical (Neoclassical Style)





TYPICAL FLOOR PLAN (Nalbantoğlu 1981, 48)

This building is located on Işıklar Street in the Necatibey Neighbourhood. Although there is no information about the construction date, Nalbantoğlu and Nalcıoğlu confirm that the building belongs to 1920-1930 period (Nalbantoğlu 1981, 48; Nalcıoğlu 1990, 96). Information from the architect and engineer regarding the building is not recorded in official documentation.

The ornamented columns and buttresses, stone surfacing and projected middle section of the facade are characteristic of the Neo-classical style; French balconies and balusters indicate the effect of Westernization.

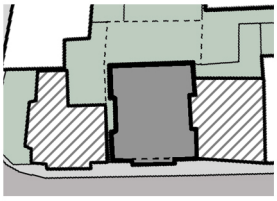
According to site studies, the building requires minor repairs.

There are two symmetrical units on each floor; the block has a shop on ground floor and ten units in total. According to Nalbantoğlu, the building originally was designed to accommodate the French living in Ankara. However, the block is named 'Özgün Han' and is currently being used as a commercial complex.

Since it is not possible to obtain the original drawings, there is no available information on the original functions of the ground or top floors.

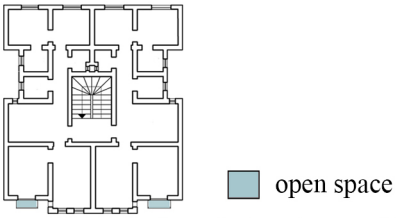
Table 3.6. Typological analysis of the floor plan, 842/22.

PLOT USE



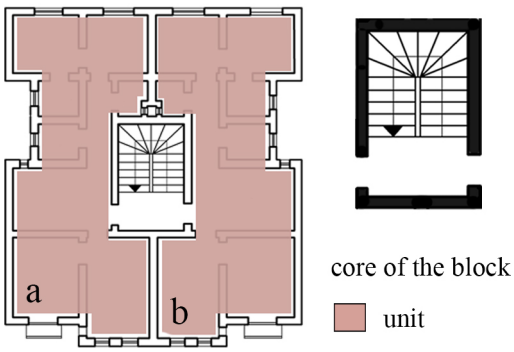
This block basically has a rectangular shape with a cantilevered front facade and indentations for light shafts on both lateral facades. It is placed in the area by touching three borders of the plot, and there is a backyard behind it. On the roadside, it has a projected surface which exceeds the limits of the plot.
Land occupancy ratio is greater than 1.

OPEN SPACES



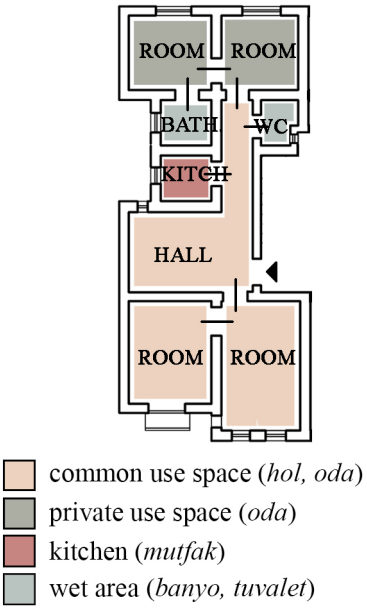
Two rectangular balconies, which are located symmetrically on the front facade, form the open areas of the block. These service the living rooms in the units.
Open spaces form approximately 1% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The rectangular-shaped circulation core, which takes up 10% of the floor plan, is located in the middle of the building. It does not have any natural lighting or ventilation.
The core of the block consists of a two-flight winding staircase and a rectangular storey landing that provides entrance spaces for the units.
The block contains an airshaft, which provides ventilation for the WCs. Kitchens and bathrooms receive sunlight from the light shafts located at lateral sides of the block.
There are two identical units which are symmetrically located around the core.

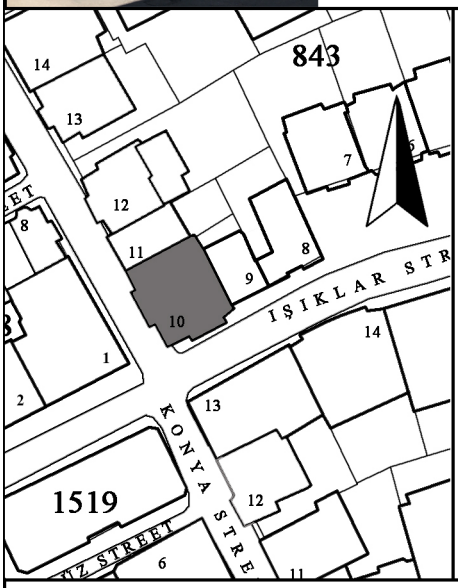
SPATIAL ORGANIZATION IN UNIT

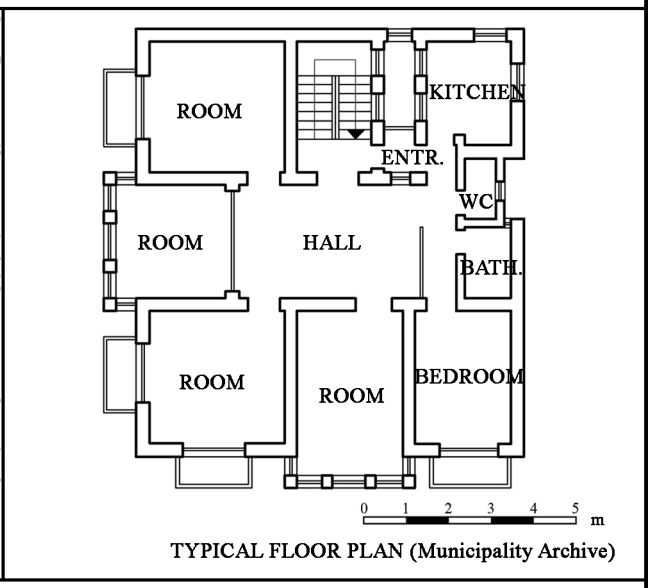


The selected unit has same spatial order as other units in the block, consisting of four rooms including living rooms and bedrooms, a bathroom, a WC, and a kitchen, which are connected to a hall in the centre of the plan. Except for the bathroom, all rooms have direct access from the hall. Unlike the other examples from 1920, the central hall has an extension that functions as a corridor, providing passage to more private spaces in the unit. It can be said that the spaces are arranged according to privacy, and there are three zones in the unit. Living rooms are larger than the other spaces, and are located at the front of the unit. The bathroom, WC, and kitchen form a service zone in the middle section of the block. However, the positions of their entrances ruin the perception of togetherness. Bedrooms form the private zone at the back side of the building. Hall, kitchen and bathroom receive sunlight via light shafts.

Table 3.7. General information for 843/10.

Building name: A.T.T. Bankası Apartmanı
Date: 1920s (?)
Architect: Unkown
Cadastral: 843/10
Construction technique: Reinforced Concrete
Number of floors: 3
Current function: Commercial
Style: Historical





TYPICAL FLOOR PLAN (Municipality Archive)

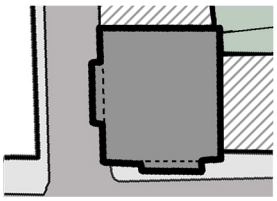
The A.T.T. Bankası Apartmanı is located at the intersection of Konya and Işıklar Streets. Accordingly, the block has two adjacent facades, which include cantilevered surfaces. Unfortunately there is no information available as to its construction date or the identity of the architect/engineer. Nalcıoğlu shows that the building belongs to the 1920-1930 period in her study. According to official documentation in the Municipality archive, the apartment block was designed for Adapazarı Türk Ticaret Bankası.

Compared with coevals, the facades display a simple treatment with their rectangular and unornamented windows and balconies. It should be noted that a symmetrical design approach has been taken. The building is in a good condition in terms of physical appearance.

Each floor has only one unit; accordingly, the building consists of two units and a shop. Today, it is being used for commercial purposes.

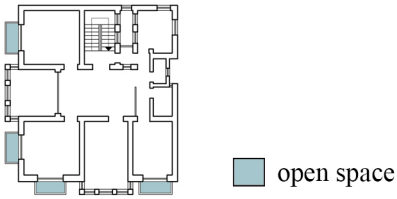
Table 3.8. Typological analysis of the floor plan, 843/10.

PLOT USE



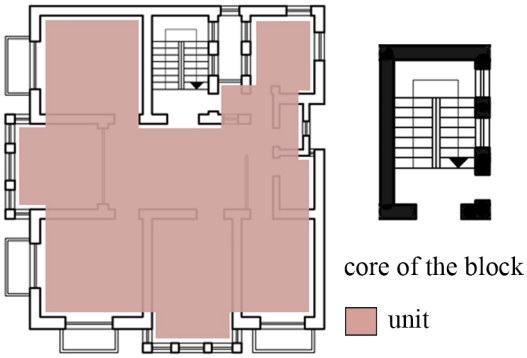
The block, which has a square shape with projected surfaces, is settled in the area by touching all borders, and it completely covers the plot. On the front facades, projected rectangular consoles exceed the plot boundaries. Unlike the other blocks from the 1920s, this building does not contain curvilinear surfaces.
Land occupancy ratio is greater than 1.

OPEN SPACES



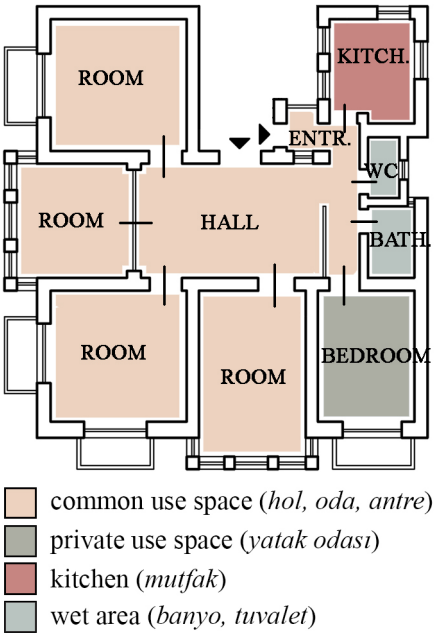
There are four rectangular balconies located symmetrically on the front facades, which service the living rooms and bedroom in the unit.
Open spaces form approximately 7% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core, which takes 6% of the floor plan, is located on the lateral side of the building. It has two windows opening to a light shaft, which also services the kitchen and entrance hall in the unit.
The stairs have two flights of stairs with a half landing in a rectangular space. There is no stairwell between flights.
Since there is only one unit in each floor, it is not possible to make any comparison between the arrangements of units.

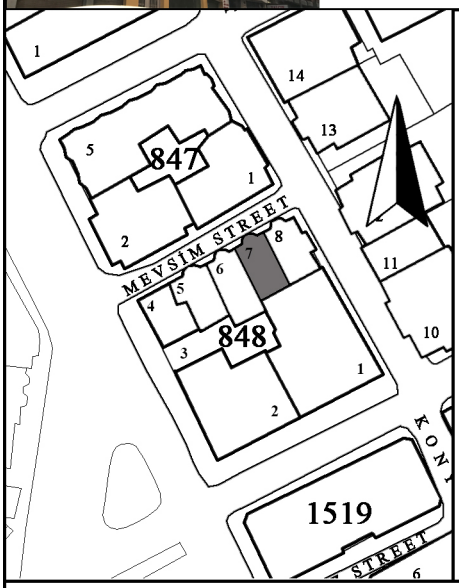
SPATIAL ORGANIZATION IN UNIT

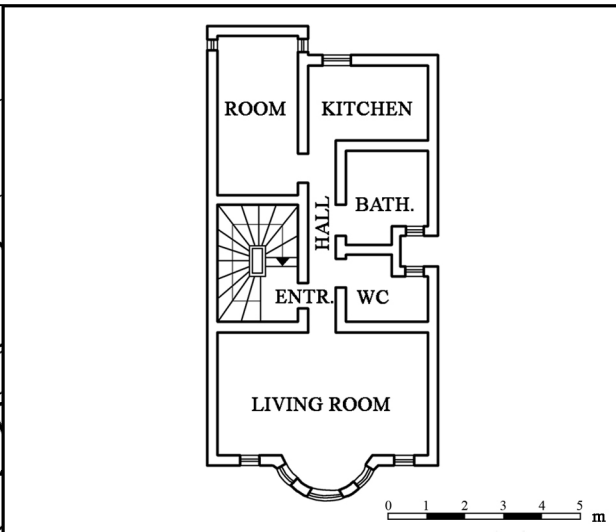


The unit consists of a bedroom, a bathroom, a WC, a kitchen, and four rooms which are connected via a hall in the centre of the plan. All rooms can be directly accessed from the hall, but a secondary corridor connects the kitchen, bathroom, WC, and bedroom. Unlike other examples from the 1920s, this corridor provides a connection to more private spaces. Another significant feature of the unit is the second entrance, which opens into the kitchen. The rooms, which are possibly used as living rooms or guest rooms, are larger than other spaces and are located on the front sides of the unit. The bathroom, WC, and kitchen form a service zone at the furthest part of the block. The hall, which takes up 19% of the unit, occupies the largest space.

Table 3.9. General information for 848/7.

Building name: Daldal Apartmanı
Date: 1924 (?)
Architect: Unkown
Cadastral: 848/7
Construction technique: Steel construction
Number of floors: 4
Current function: Commercial
Style: Historical (Neoclassical Style)





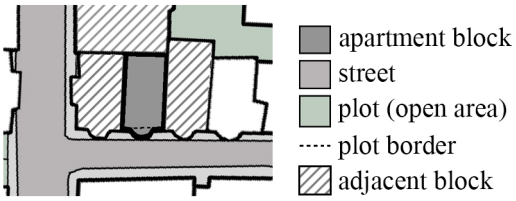
TYPICAL FLOOR PLAN (Nalbantoğlu 1987, 63)

This building is one of four identical apartment blocks in Mevsim Street, which is connected to Anafartalar Street. Today, information regarding the architect/engineer, the construction date and the drawings are not available in the Municipality archive. According to investigations by Kefu, the building was constructed around 1924. Nalbantoğlu and Nalcıoğlu also verify the period of the buildings as being the 1920-1930s (Kefu 2001, 150) (Nalcıoğlu 1990, 14)

The same four facades have semi-circular cantilevers, ornamented balustrades, and horizontal subdivisions. The plans show a variety of layouts depending upon the size and location of the plots; however, the spatial organization and space sizes are very similar to each other. While Daldal Apartmanı is in a good physical condition, the adjacent blocks require major repairs. Nalbantoğlu claims that, originally, the buildings were probably built to be rented to small income groups or bachelors, considering the features of the units (Nalbantoğlu 1981, 63). Today, the ground floors are used for commercial purposes, while the upper floors are used as storage for the shops.

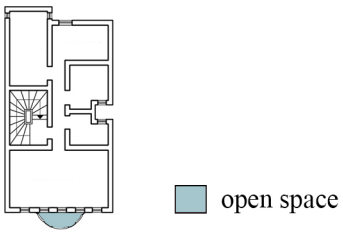
Table 3.10. Typological analysis of the floor plan, 848/7.

PLOT USE



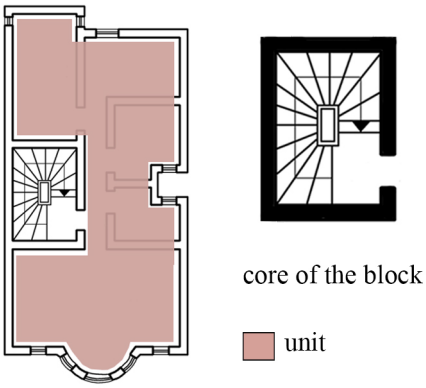
The block basically has a rectangular shape with a cantilevered semi-circular part on front facade. It is settled to the area by touching all borders of the plot and is attached on three sides to the adjacent buildings. Like other examples from this period, it exceeds the limits of the plot on the road side.
Land occupancy ratio is greater than 1.

OPEN SPACES



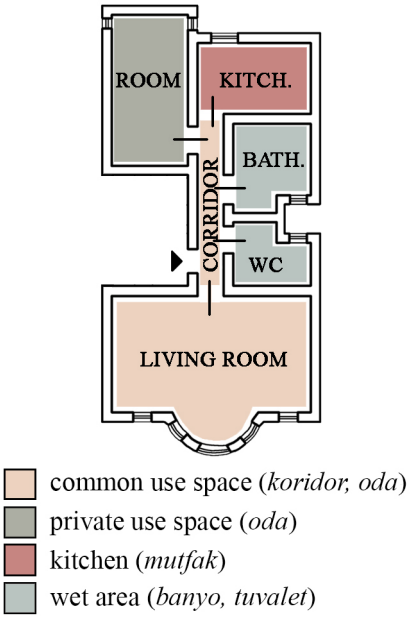
The only balcony in the building is located on the fourth floor and takes a semi-circular shape. For this reason, it is not possible to make a proportional evaluation of open areas in a typical floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core forms 10% of the floor plan, and is located on the side of the building. It has one entrance door opening to the unit on each floor.
The core has a window that opens onto a light shaft, which means it does not take direct sunlight.
The stairs consist of winding a staircase with a quarterpace landing; there is no other component in the core of the building.
The block contains an airshaft which gives service to a WC and bathroom.
Since there is only one unit on each floor, it is not possible to make comparison between the arrangements of units.

SPATIAL ORGANIZATION IN UNIT

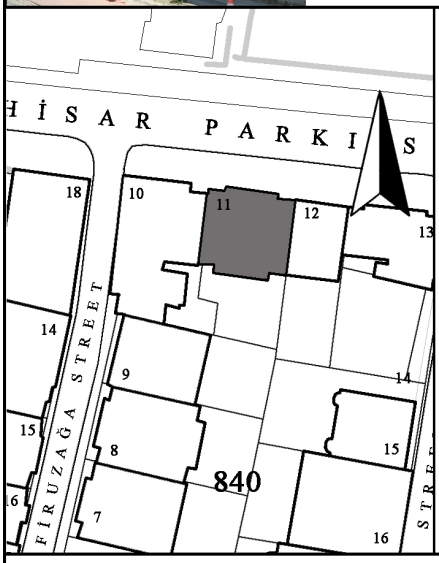


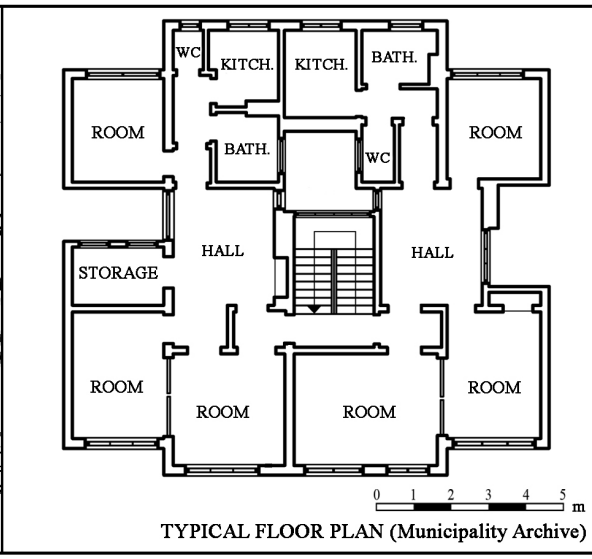
The unit consists of a bedroom, a living room, a bathroom, a WC, and a kitchen which are connected via a corridor in the centre of the plan. All rooms can be directly accessed from this corridor. Contrary to the other cases, it is possible to see a search for privacy in the design of this unit. The bedroom is located at the end of the corridor, and service areas remain between the bedroom and living room. The living room is the largest space, at 40% of the floor plan, and it has numerous windows compared to other spaces in the unit. The bathroom, WC, and kitchen form a service zone at the side of the unit. Because of the location method of the block, no rooms take direct sunlight except for the living room on the front facade.

3.4.2. 1930-1940

Table 3.11. General information for 840/11.

Building name: Halit Kurşuncu Apartmanı
Date: 1937
Architect: Fen Mesulu H. Kurtuluş
Cadastral: 840/11
Construction technique: Reinforced concrete frame
Number of floors: 5
Current function: Residential
Style: Modern (Cubic Style)





TYPICAL FLOOR PLAN (Municipality Archive)

Halit Kurşuncu Apartmanı is located on Hisar Parkı Street, which meets the stairs of Ankara Citadel. This building is one of the few apartment blocks still used for residential purposes.

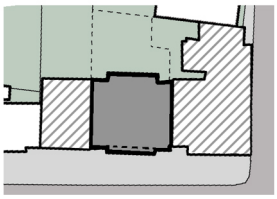
There are two units on each floor, and the apartment block consists of eight units in total. On the basement floor there is a laundry room and coal cellars that belong to units.

Because of attached order, the building has two facades. It may be noted that there some effort has been made to gain a symmetrical appearance to the building. On the other hand, unit plans do not resemble each other; in other words, their floor plans do not show symmetric regulation. The roadside facade has a simple appearance compared to other buildings from the 1920s and 1930s. It is observed from site surveys that Kurşuncu Apartmanı does not require any restoration or renewal.

The shape of the block does not have curvilinear surfaces; it has an ‘H’-like shape, a design which was prevalent in the 1930s and 1940s.

Table 3.12. Typological analysis of the floor plan, 840/11.

PLOT USE

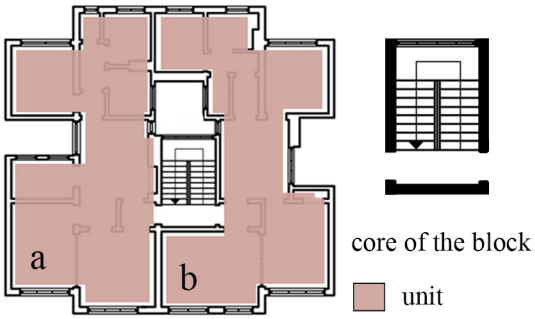


The block has an 'H' shape with cantilevered front and back facades and indentations on both lateral facades. It is placed in the area by touching three borders of the plot, and there is a backyard behind it. On the roadside, it has a projected surface which exceeds the limits of the plot.
Land occupancy ratio: 0.57.

OPEN SPACES

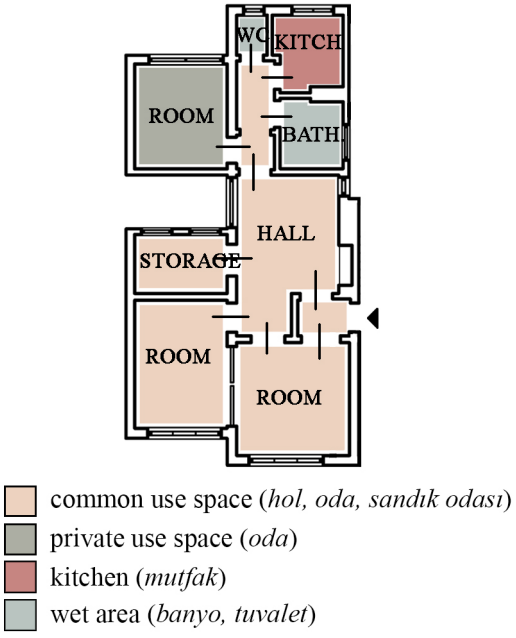
There are two rectangular balconies which are the only open spaces of the floor plan. They give service to the living rooms in each unit. Since they are not visible on the floor plans, it is not possible to make a proportional analysis.

ORGANIZATION OF CORE AND UNITS



The circulation core forms 6% of the floor plan, and is located in the middle of the building in a square space. It contains a two-flight staircase and half landings in addition to storey landings. Since there are two units on each floor, there are two entrance doors to the units from the core.
The core does not receive direct sunlight, but rather has a large window which opens onto a light shaft. That shaft also gives service to a WC, bathroom, and halls in the units.
Even though there are some differences like storage room, or location of bathrooms, etc., there is partially symmetrical order in the arrangements of the units on the floor plan.

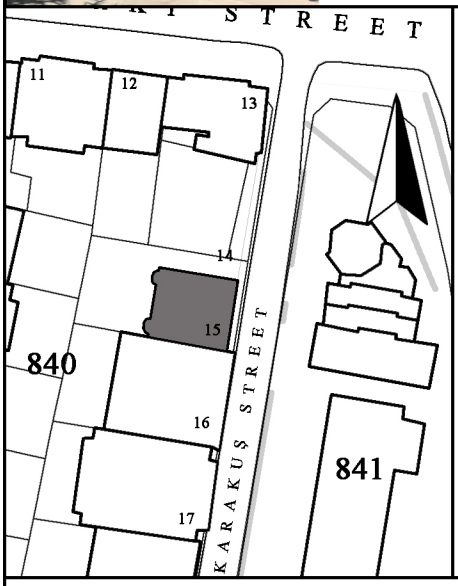
SPATIAL ORGANIZATION IN UNIT

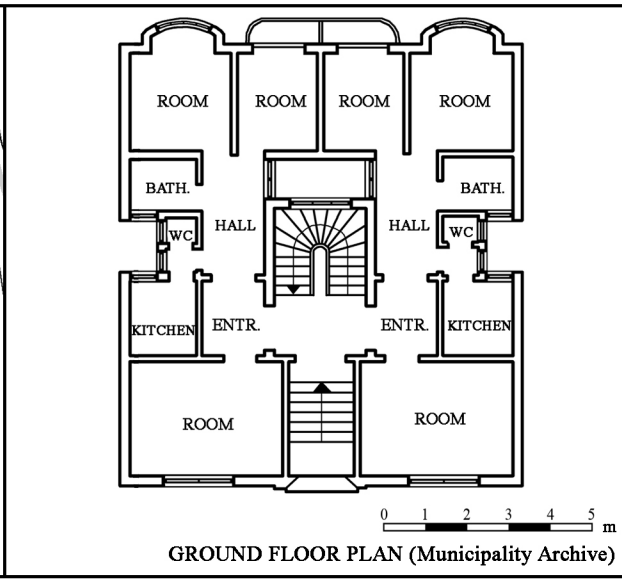


The selected unit consists of a bedroom, a bathroom, a kitchen, a WC, a storage room, and a living room that has two rooms divided by a separator. The storage room and living room are directly connected to a central hall, whilst the bedroom and service spaces are located on a secondary corridor which opens into the hall. There has been an effort towards privacy in the unit arrangement. Although there is no secondary entrance to the unit, there are two doors in the entrance hall that provide a division; while one of these opens into the main hall, the other opens directly into the living room. It could be inferred that the second door is designed for guests, which was apparently designed with the aim of increased privacy. Except for the main hall, bathroom and storage, all spaces receive direct sunlight.

Table 3.13. General information for 840/15.

Building name: Ahmet Şahin (Çamlıca) Apartmanı
Date: 1932
Architect: Mimar Halim
Cadastral: 840/15
Construction technique: Reinforced concrete frame
Number of floors: 3
Current function: Residential
Style: Modern (Cubic Style with historical features)





GROUND FLOOR PLAN (Municipality Archive)

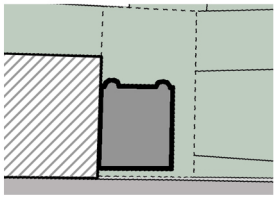
Ahmet Şahin (Çamlıca) Apartmanı is located on Karakuş Street in Necatibey Neighbourhood. While being perceived as a simple and prismatic block from the roadside, the back facade has semi-circular cantilevers and balconies. In this way, the building has a different sense of design. Considering the simple plan order and facade organization, this building is an important representative of civil architecture in the Early Republican Period (Bayraktar, Batuman & Ayhan, 2014, 17).

In plan drawings, the block has two facades as a result of the attached order in the area. However, it has been observed that there are windows on the north facade of the building, which were probably added later. According to site studies, the building has slight material deterioration and requires minor repairs.

There are two identical units on each floor, including the ground and basement floors; the block has eight units in total. This building is one of the few apartment blocks still being used for residential purposes in the area.

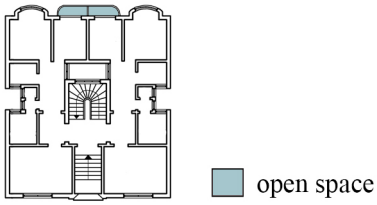
Table 3.14. Typological analysis of the floor plan, 840/15.

PLOT USE



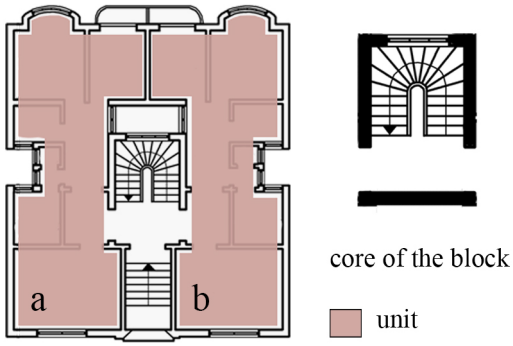
The block has a rectangular shape with two semi-circular cantilevered surfaces on the rear facade and indentations on both lateral facades. It is settled to the area by touching only the left border of the plot, with two gardens on the right and back sides. The block originally had front and back facades, but the windows on the lateral facade were opened later. Land occupancy ratio: 0.42.

OPEN SPACES



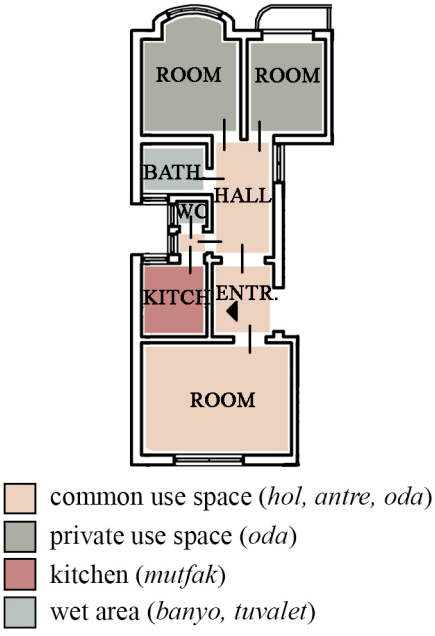
There are two elliptical balconies on each floor that service the bedrooms. They are located adjacent to the back facade of the block. Open spaces form 2% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core takes 11% of the floor plan, and it is located in the middle of the building. It consists of a two flights of stairs with storey landings in a rectangular area. There is a stairwell between flights.
The core has a window that opens onto a light shaft, so it does not take direct sunlight. The main halls of the units also use this light shaft.
The block contains two additional light shafts which also provide ventilation for the WCs, bathrooms, and kitchens.
There are two identical units on each floor which are arranged in a symmetrical order.

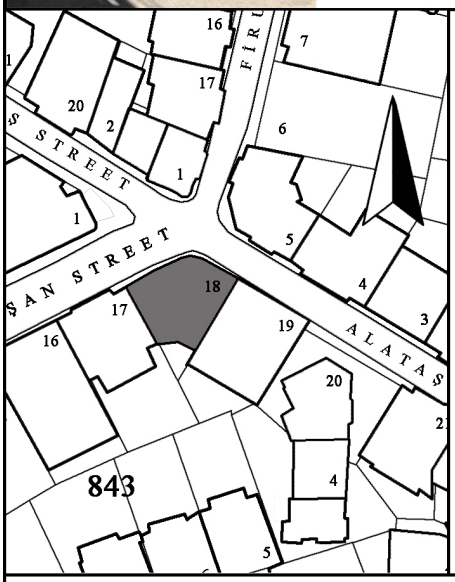
SPATIAL ORGANIZATION IN UNIT

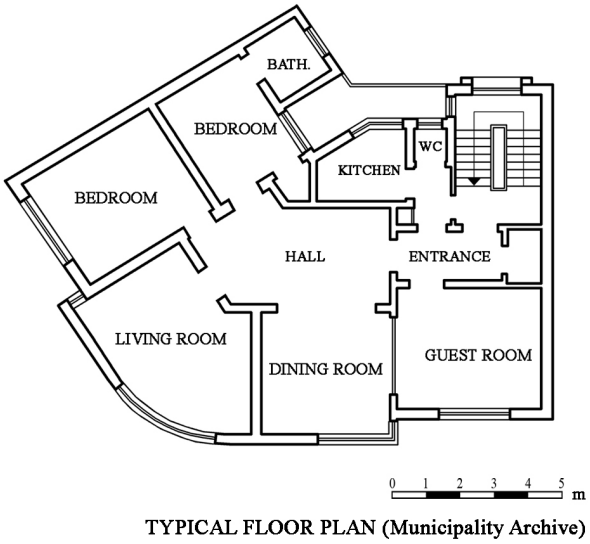


The unit consists of a living room, two bedrooms, a bathroom, a WC and a kitchen. Except for the living room, all spaces are connected to the main hall, which looks like a corridor with its rectangular shape. The living room opens onto the entrance hall. Contrary to other examples from the 1930s, the living room is a large, one-piece space. The kitchen and WC form a service core, and the bathroom is located between the bedrooms and this core. Only the living room and bedrooms take direct sunlight, while the rest of the spaces use light shafts. An effort towards privacy may be noted in the arrangement of the unit.

Table 3.15. General information for 843/18.

Building name: İnci Apartmanı
Date: 1934
Architect: Mimar Halim
Cadastral: 843/18
Construction technique: Reinforced concrete frame
Number of floors: 4
Current function: Commercial
Style: Modern (Cubic Style)





TYPICAL FLOOR PLAN (Municipality Archive)

İnci Apartmanı is located at the intersection of Şan and Alataş Streets. The shape of the building is that of a bent rectangle, which follows the shape of the road. Apart from this, the building displays a simple and unornamented character on the facade and plan schema.

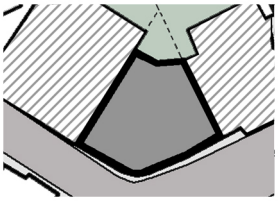
According to the official documents in the Municipality archive, the apartment building originally belonged to the famous poet Mehmet Emin Yurdakul. It is understood from official records that the building was inherited by his daughter, Metruke Hanım.

There is only one unit on each floor; in total, there are five units in the building. On the basement floor, there is a janitor room and top floor consisting of a small flat which has three rooms.

The ground floor of the building is still used for commercial purposes; on the other hand, upper floors have became non-functional and have been abandoned. It is possible to observe slight material deterioration on the facades.

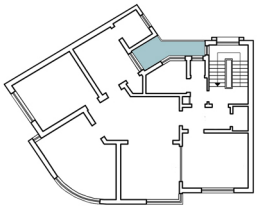
Table 3.16. Typological analysis of the floor plan, 843/18.

PLOT USE



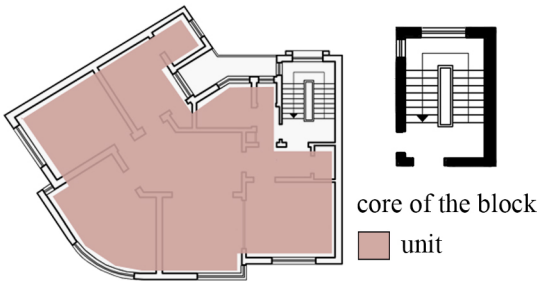
The shape of the block is a bended rectangle with a curvilinear front facade. It is located in the area by touching three borders of the plot, and there is a small backyard behind it. On the roadside, it has cantilevered surface which exceeds the limits of the plot.
Land occupancy ratio: 0.85.

OPEN SPACES



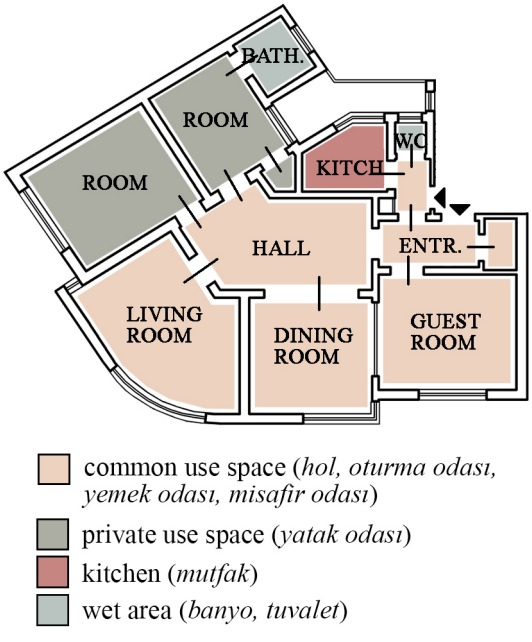
There is one balcony on each floor which is the combination of a square and a rectangle. It services both the bedroom and the kitchen. Open space forms approximately 5% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core takes 8% of the floor plan in a rectangular area, and is located at the corner of the building. It consists of a two-flight staircase and half landings in addition to storey landings. There is a linear stairwell between flights.
The core has a window which opens directly to the outside.
The block does not contain a light shaft; all spaces use direct daylight and fresh air from the outside.
Since there is only one unit on each floor, it is not possible to compare the arrangements of the units.

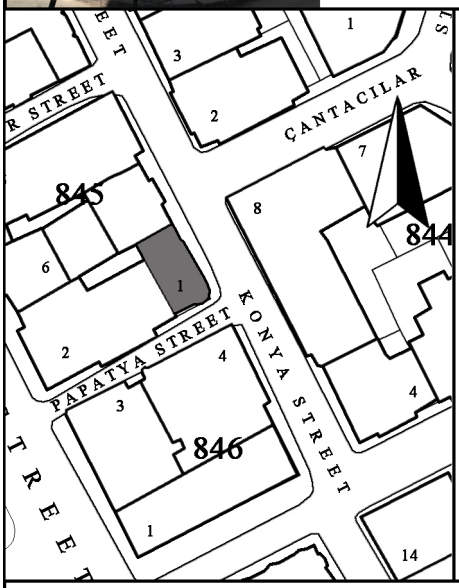
SPATIAL ORGANIZATION IN UNIT

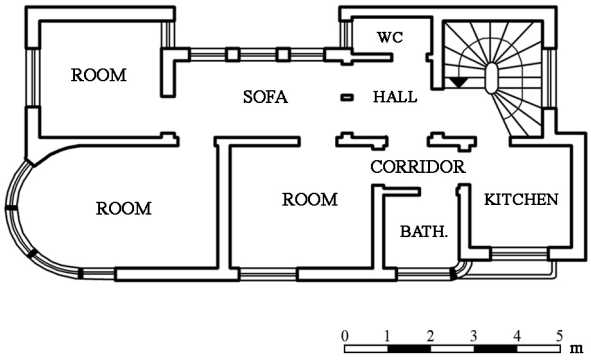


The unit consists of two bedrooms, a living room, a dining room, a guest room, a bathroom, a WC, and a kitchen. Bedrooms, living room and dining room open directly onto the main hall, while the guest room opens onto the entrance hall, and the kitchen and WC are connected to a secondary hall. The bathroom is located in one of the bedrooms. Dining room and guest room are divided with a hinged separator. It may be noted that the spaces are not arranged according to privacy; rather, there is a free attitude towards spatial organization, though there is still continuity between the more common spaces. The living room is the biggest space at 14% of the floor plan. Like most cases from this decade, the unit has two entrances, the second of which opens onto the hall, that is connected to the kitchen and WC.

Table 3.17. General information for 845/1.

Building name: Süleyman Sırrı Bey (İçöz) Apartmanı
Date: 1930
Architect: Mimar Halim
Cadastral: 845/1
Construction technique: Reinforced concrete frame
Number of floors: 4
Current function: Commercial
Style: Modern (Cubic Style)





TYPICAL FLOOR PLAN (Municipality Archive)

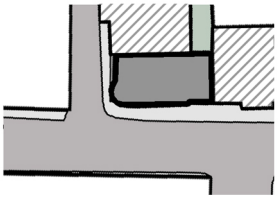
İçöz Apartmanı is located at the intersection of Papatya and Konya Streets. The building is one of the first apartment blocks of the Early Republican Period. It was designed for Süleyman Sırrı (İçöz) Bey, who was a member of parliament. The design of the block is specialized according to that of a corner plot, which has two adjacent facades facing the roads. The curvilinear surface at the corner and simple horizontal mouldings are the remarkable features of the facades. The building is in a good condition except for slight surface deteriorations.

The shape of the block is rectangular with a rounded corner. The spatial organization of the plan also shows simplicity. In this way, it represents the free approach of residential buildings in the modern period (Bayraktar; Batuman & Ayhan 2014, 15).

The block consists of four storeys, while the ground floor contains two shops, and there is one unit on each upper floor. Currently, the building has a commercial function.

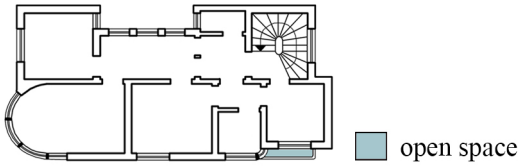
Table 3.18. Typological analysis of the floor plan, 845/1.

PLOT USE



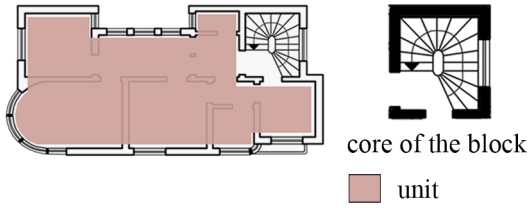
The block has a rectangular shape with a semi-circular corner. It is settled in a corner plot by touching all borders; due to this, the plot does not have an open area. The block is attached on two sides to adjacent buildings. The land occupancy ratio is greater than 1.

OPEN SPACES



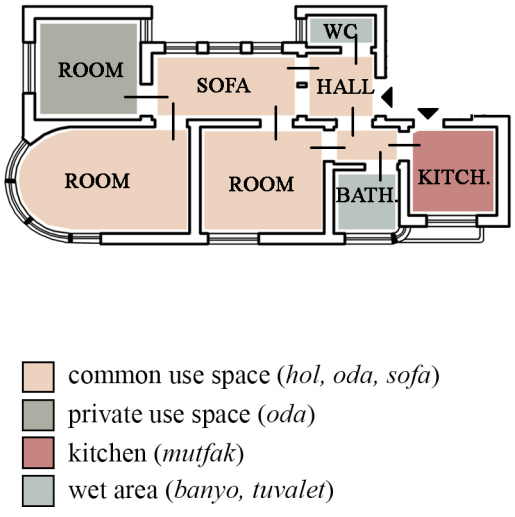
There is one linear balcony on each floor, which is the only open space of the floor plan. There is one opening to this balcony from the unit, which services the kitchen. Open spaces form approximately 1% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core, which takes approximately 8% of the floor plan, is located in the corner of the building. It consists of a winding staircase with a quarterpace landing in a square space.
The core takes sunlight via a window that opens onto a light shaft.
There is an elliptical stairwell in the middle of the core.
The block contains two light shafts, which also provide ventilation for the WC and sofa.
Since there is only one unit on each floor, it is not possible to make any comparison between the arrangements of the units.

SPATIAL ORGANIZATION IN UNIT

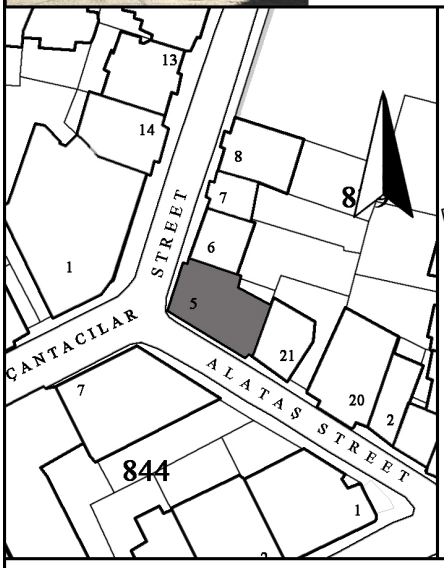


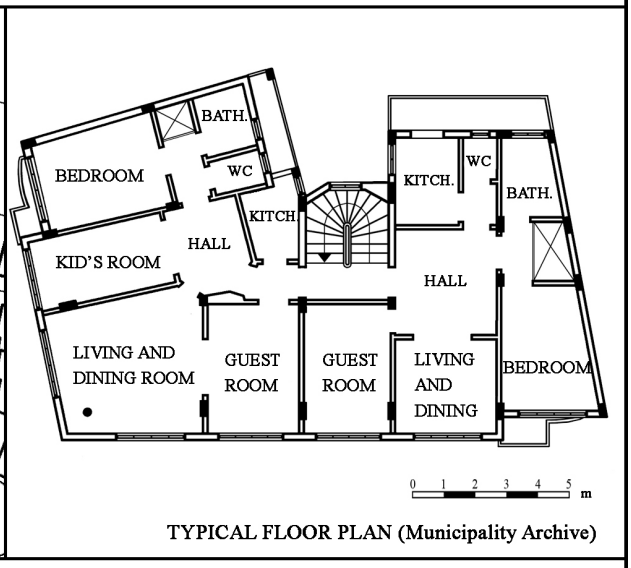
The unit consists of three rooms including living rooms and a bedroom around a sofa, a WC, a kitchen and a bathroom. The kitchen and bathroom form a service core which is connected to a secondary corridor. The WC opens onto the entrance hall, unlike other spaces. It is possible to say that spaces are not arranged according to privacy; rather, there is a free attitude in terms of spatial organization. However, there is still continuity between the more common spaces. For example, the second entrance to the unit opens to the secondary corridor, which includes service areas. Living rooms are the largest spaces, which take up 30% of the unit and have lots of windows comparing other spaces. The most significant feature of this unit is the existence of the 'sofa', which is an important element of old Turkish houses, independent from the hall.

3.4.3. 1940-1950

Table 3.19. General information for 839/5.

Building name: Fahrettin Tiritoğlu Apartmanı
Date: 1947
Architect: Muhittin Binar
Cadastral: 839/5
Construction technique: Reinforced concrete frame
Number of floors: 5
Current function: Commercial
Style: Modern (International Style)





TYPICAL FLOOR PLAN (Municipality Archive)

Tiritoğlu Apartmanı is located at the intersection of Alataş and Çantacılar Streets. The function of the block has become a commercial one, similar to many other buildings in the area.

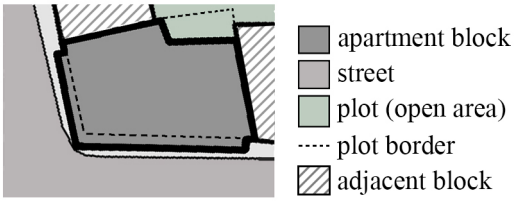
The block consists of six storeys, while the basement and ground floors contain two shops, and there are two units on each upper floor. Except for the penthouse, there were originally six units in the building.

The shape of floor plan of the block is formed from the merger of two trapezoidal forms. In this way, despite the attached order, the building has five facades, and with two of them facing the roads. These simple and unornamented facades represent a modern design approach; however, the shape of the balconies in the original drawings give the impression of the National style. It is no symmetrical order to the design of the building.

The block has already been renewed, and does not require any repair or restoration.

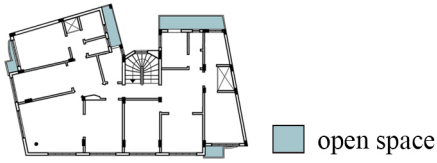
Table 3.20. Typological analysis of the floor plan, 839/5.

PLOT USE



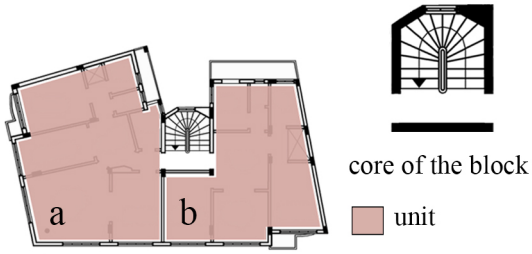
The block is a combination of two trapezoids with a rectangular form between them. It is settled to the area by touching three borders of the plot, and there is a small backyard behind it. On the roadside, it has a projected surface which exceeds the limits of the plot.
Land occupancy ratio: 0.92.

OPEN SPACES



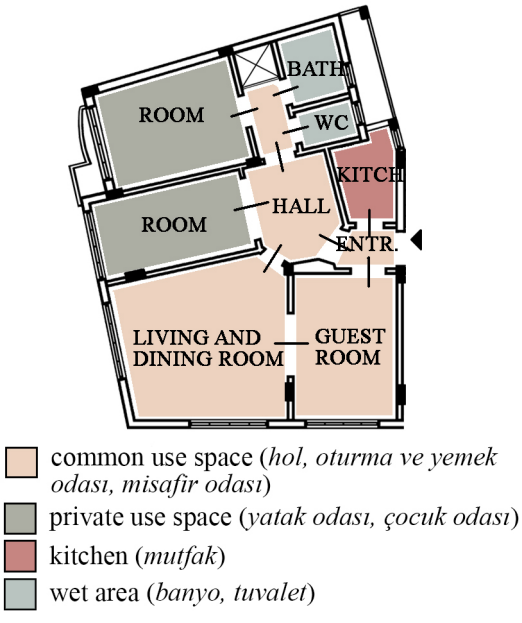
There are four balconies on each floor in two different manners. While on the back facades, the balconies show cubic characteristics, on the front facade, they have more complicated shapes with curvilinear edges. They service the bedrooms and kitchens. Open spaces form 7% of the floor plan in total.

ORGANIZATION OF CORE AND UNITS



The circulation core, which forms 7% of the floor plan, is located in the middle of the plan. It consists of a 'U'-shaped staircase and a rectangular storey landing in a rectangular area with two bevelled edges.
The core takes direct sunlight. Since all other spaces in the units also take sunlight directly, the block does not have a light shaft.
There are two different units on each floor which are not arranged in a symmetrical manner.

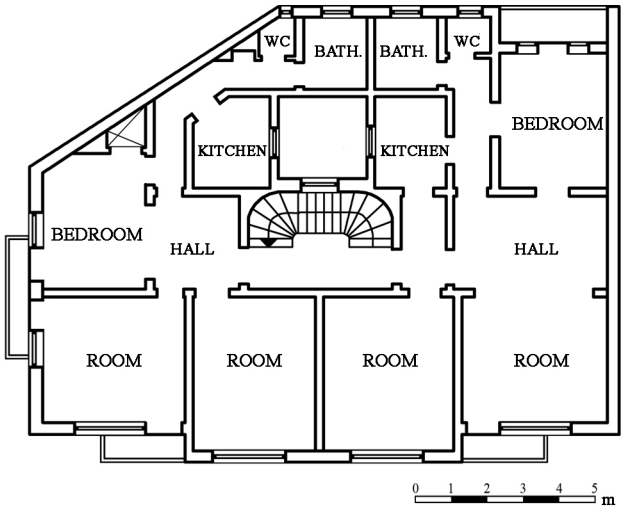
SPATIAL ORGANIZATION IN UNIT



The selected unit consists of two bedrooms, a living and dining room, a guest room, a bathroom, a WC, and a kitchen. Except for the bathroom, WC, and a bedroom, which are connected to a secondary hall, all other spaces can be directly accessed from the main hall. It is possible to say that there is continuity between more common spaces. In this unit, the location of the kitchen is different from previous examples; it is arranged near the entrance door, and is separated from the bathroom and WC. The living room is the largest space, which takes up 27% of the unit, and has large glass surfaces compared to other spaces in the unit. The bathroom, WC, and kitchen form a service zone at the back side of the block. Except for main hall, all spaces have windows facing the outside.

Table 3.21. General information for 840/1.

Building name: Unknown
Date: 1942
Architect: Mimar Hidayet
Cadastral: 840/1
Construction technique: Reinforced concrete frame
Number of floors: 3
Current function: Commercial
Style: Modern (Cubic Style)



TYPICAL FLOOR PLAN (Municipality Archive)

This apartment block, which does not have a name in official records, is located at Karakuş Street. Examining the map of the area, it may be noticed that this is one of the twin blocks on the corner plots.

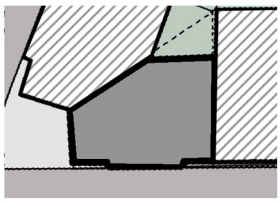
As distinct from other apartment buildings in corner plots, the block has three facades, one of which faces the back yard. The simple and unornamented facades with large transparent surfaces are indicatives of the Cubic Style. Contrary to the facades, the irregular pentagon shape of the plan does not show a complete symmetric treatment.

There are two similar units on each floor, and the block contains six units in total. In general, the building is in a good condition; but the plaster of the facade has deteriorated somewhat and requires simple repairs.

Similar to the twin block, various manufacturers use the building as workshops.

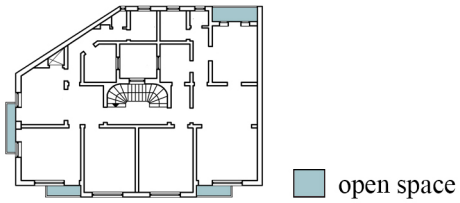
Table 3.22. Typological analysis of the floor plan, 840/1.

PLOT USE



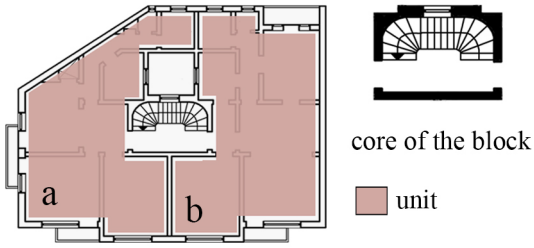
The block basically has a rectangular shape which has a bevelled corner. It is settled in the area by touching four borders of the plot, and there is a triangular backyard behind it. On the roadside, it has a projected surface which exceeds the limits of the plot. Land occupancy ratio: 0.85.

OPEN SPACES



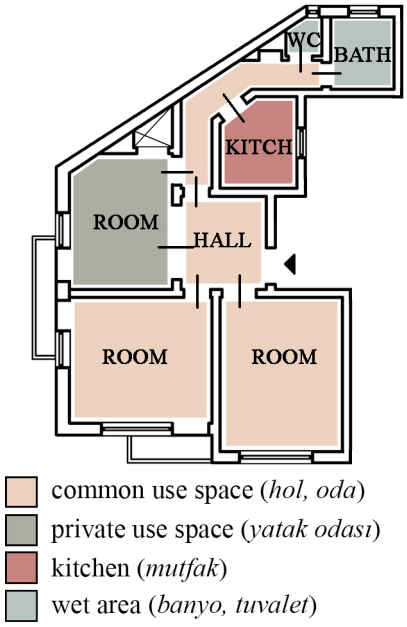
There are four rectangular balconies showing cubic characteristics on each floor. They service the bedrooms and living rooms. They are in a symmetrical arrangement on the front facade. Open spaces form 6% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core, which takes up 10% of the floor plan, is located in the middle of the block. It consists of a winding staircase, and a rectangular storey landing in a rectangular area. Contrary to other cases, the stairs have a linear character, rather than a 'U' shape.
The core has a window which opens onto a light shaft; it does not take direct sunlight. This shaft also services the kitchens.
There are two different units on each floor; however, it is possible to note a partial symmetrical order to the arrangements of spaces.

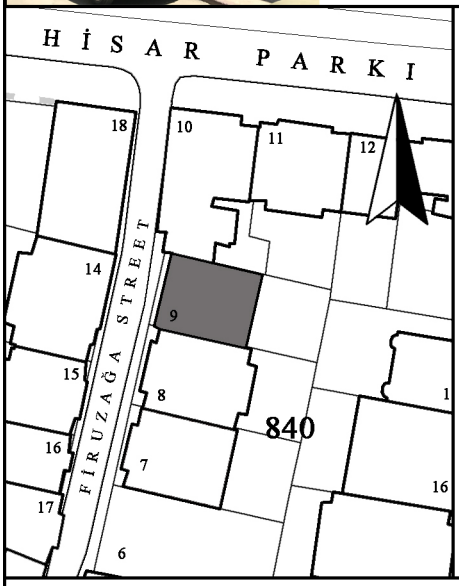
SPATIAL ORGANIZATION IN UNIT

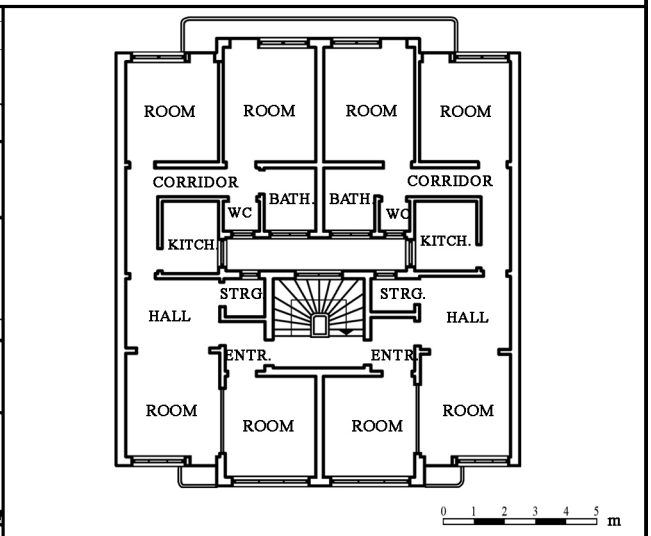


The unit consists of two rooms which are probably used as living rooms, a bedroom, a bathroom, a WC, and a kitchen. Except for the kitchen and wet areas, all rooms can be directly accessed from the hall. It is connected to a bedroom that is also connected to a living room. The bathroom, WC, and kitchen form a service core at the back side of the unit, and which open onto a secondary corridor. It is possible to say that spaces are not arranged according to privacy; rather, there is a free attitude towards spatial organization. The living rooms are the largest spaces among other rooms. The main hall and kitchen do not receive direct daylight, but the light shaft services the kitchen.

Table 3.23. General information for 840/9.

Building name: Bay Recep Vahyi Oğuz Apartmanı
Date: 1942
Architect: Nazım Arman
Cadastral: 840/9
Construction technique: Reinforced concrete frame
Number of floors: 4
Current function: Commercial
Style: Modern (Cubic Style)





TYPICAL FLOOR PLAN (Municipality Archive)

Bay Recep Vahyi Oğuz Apartmanı, which is known as Levent Apartmanı, is located on Firuzağa Street. Because of the attached order, the block has two facades facing the road and backyard.

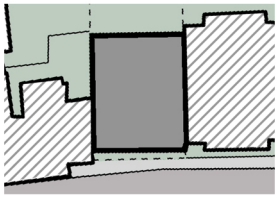
Considering the construction date of the block, simple and unornamented design of the facades is indicative of the Cubic Style.

Originally, there are two identical units on each floor, which are symmetrically placed. The block contains two shops on the ground floor, and six units in total.

The building seems to be newly restorated, and is in a good physical condition. Compared with images from 2014, it can be observed that the roof floor is constructed in a different way from the original. Today, the building is used for commercial purposes.

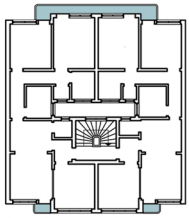
Table 3.24. Typological analysis of the floor plan, 840/9.

PLOT USE



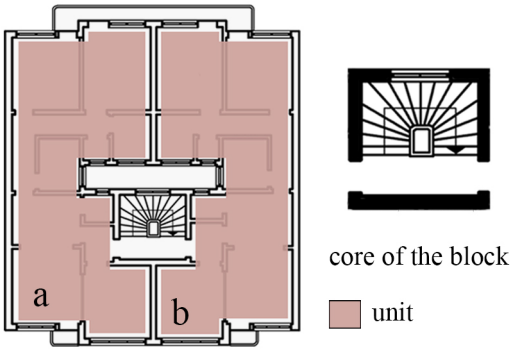
The block basically has a square shape with cantilevered surfaces on both the front and back facades. It exists in the area by touching two lateral borders of the plot, and there is a back yard behind it. Due to the attached order in the area, it has only front and back elevations.
Land occupancy ratio: 0.6.

OPEN SPACES



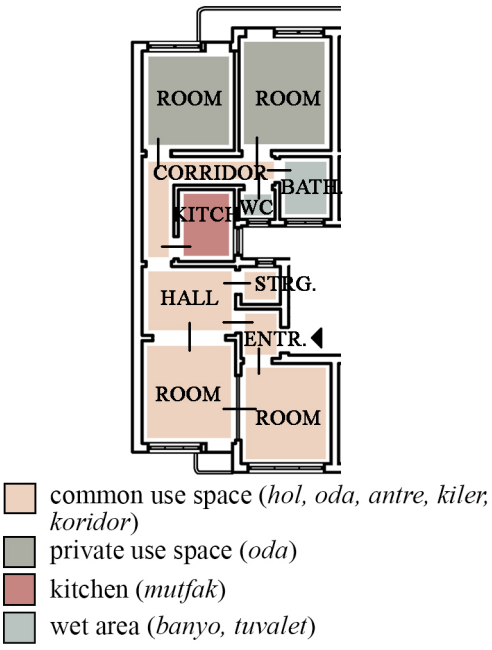
There are four rectangular balconies which have rounded corners on each floor. They service the bedrooms on back facade and living rooms on the front facade. Open spaces form approximately 5% of the floor plan.

ORGANIZATION OF CORE AND UNITS



Like many other examples from this period, the circulation core is located in a square area, which takes approximately 9% of the floor plan, and is located in the middle of the building. The core consists of a three-flight winding staircase, which is arranged around a square stairwell, and a rectangular storey landing.
The window of the core opens onto a light shaft which is also used by storage, kitchens, WCs, and the bathrooms of the units.
There are two identical units which are arranged symmetrically around the core.

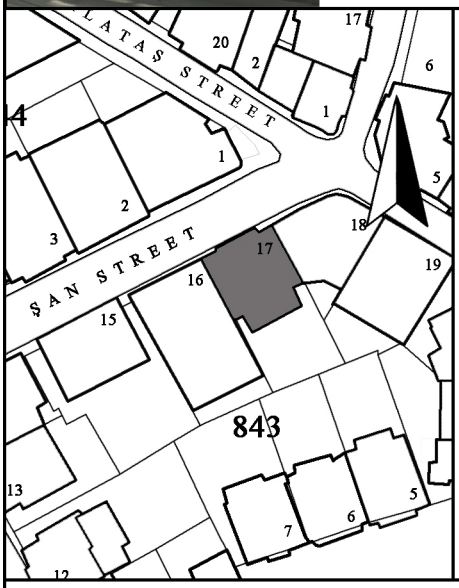
SPATIAL ORGANIZATION IN UNIT

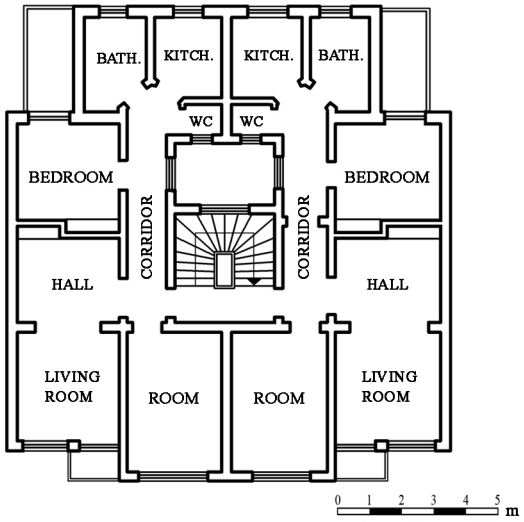


The unit consists of two bedrooms, a living room which is formed by a combination of two rooms with a separator, a bathroom, a WC, a kitchen, and storage. It is possible to say that spaces are arranged according to their privacy level. Significantly, there is a decrease in the number of spaces which are connected to main hall; only the storage and living room can be directly accessed from the hall. Bedrooms, wet areas, and kitchens open onto a secondary corridor. The living room is the largest space in the unit, and has another entrance from the entrance hall. This second entrance, which is designed for guests, also shows another attempt to provide more privacy to the occupants. The bathroom, WC, and kitchen form a service zone in the middle part of the plan around the light shaft.

Table 3.25. General information for 843/17.

Building name: Şan Apartmanı
Date: 1941
Architect: Mimar Hidayet
Cadastral: 843/17
Construction technique: Reinforced concrete frame
Number of floors: 5
Current function: Commercial
Style: Modern (Cubic Style)





TYPICAL FLOOR PLAN (Municipality Archive)

Şan Apartmanı is located on Şan Street. Because of the attached order, in a similar manner to most of the buildings in the area, the block has two facades facing the street and back yard.

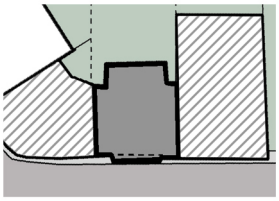
Both the plan schema and facades display a symmetrical characteristic. The simple and unornamented design of the facades is indicative of the Cubic style. The surfaces of the building shows a small amount of deterioration, but not to the extent that it requires overall repairs.

The block contains two symmetrical units on each floor, and there are six units in total. In addition, there are two shops with their mezzanine floors on the ground floor.

Today, the building is used for commercial purposes.

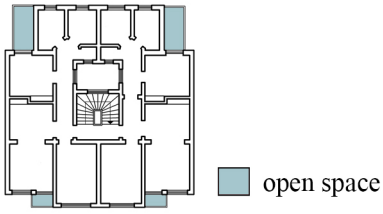
Table 3.26. Typological analysis of the floor plan, 843/17.

PLOT USE



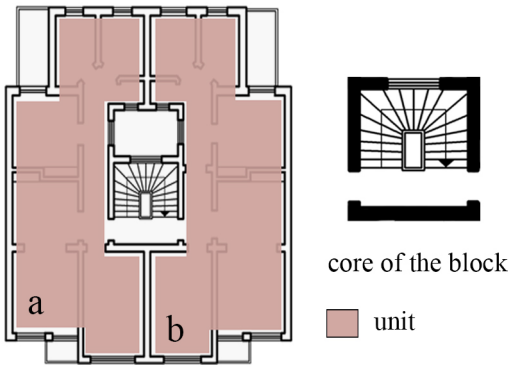
The block has a square shape with a cantilevered front facade and indentations on both lateral facades for balconies. It is settled in the area by touching three borders of the plot and there is a back yard behind it. On the roadside, it has projected surface which exceeds the limits of the plot.
Land occupancy ratio: 0.55.

OPEN SPACES



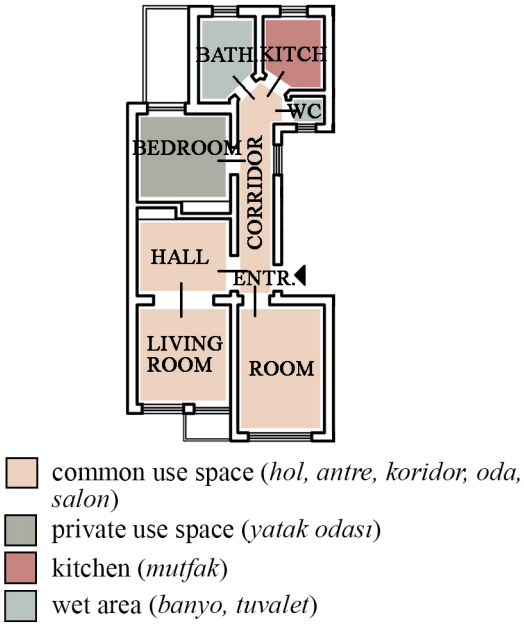
There are four rectangular balconies on the floor plan. The two balconies on the back facade are larger than the balconies on the front facade. They service the living rooms and bedrooms. Open spaces form approximately 6% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core is located at the centre of the building, in a square area, which takes up approximately 9% of floor plan. It consists of a three-flight winding staircase that is arranged around a rectangular stairwell and a linear storey landing.
The core gets daylight from a light shaft that is located in the middle of the block.
There are two identical units which are arranged symmetrically around the core.

SPATIAL ORGANIZATION IN UNIT

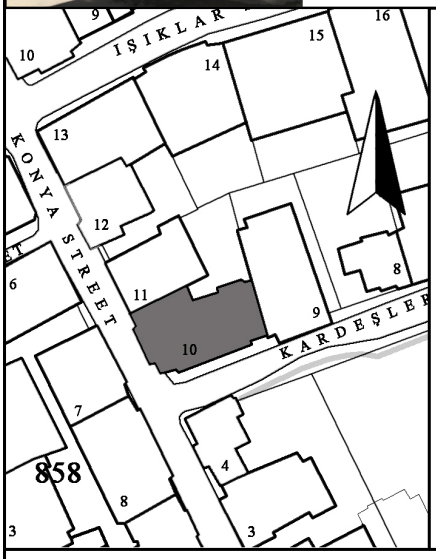


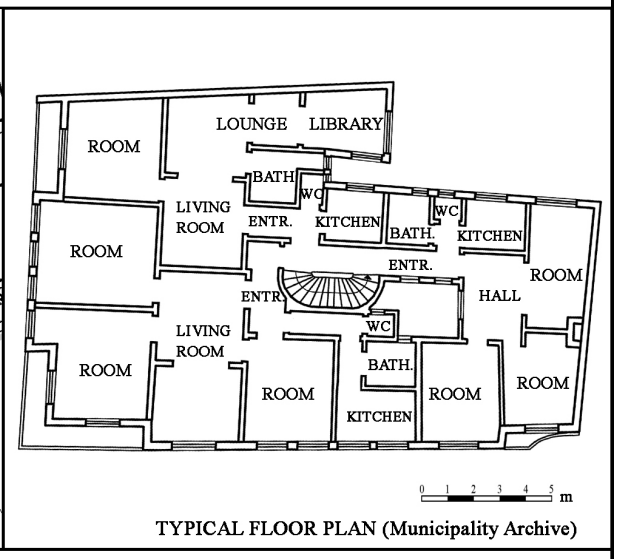
The unit consists of a living room, a guest room, a bedroom, a bathroom, a WC, and a kitchen which are connected via a corridor rather than a hall. This corridor is divided into two parts; the front part opens onto a living room and guest room, while the farthest part gives access to the bedroom and service areas. Accordingly, it is possible to note a spatial arrangement according to the functions of the rooms. However, spaces are not strictly organized according to their privacy levels. The living rooms are the largest spaces, and consist of two rooms. The bathroom, WC, and kitchen form a service zone at the farthest part of the block. Except for the WC and corridor, all spaces receive direct daylight.

3.4.4. 1950-1960

Table 3.27. General information for 842/10.

Building name: Erciyes Apartmanı
Date: 1953
Architect: Zeki Gökay
Cadastral: 842/10
Construction technique: Reinforced concrete frame
Number of floors: 4
Current function: Commercial
Style: Historical (Second National Style)





TYPICAL FLOOR PLAN (Municipality Archive)

Erciyes Apartmanı is located at the intersection of Kardeşler and Konya Streets. This is one of the biggest apartment blocks in the area. Contrary to the attached order, the indented shape of the building provides more surfaces for facades. Accordingly, three units on each floor naturally take sunlight.

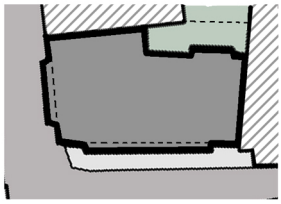
The facades have characteristics of the Second National Movement with large projected eaves, symmetrical ordering, and cantilevered surfaces. However, the plan schema does not have a symmetrical design.

Except for slight surface deterioration, the building does not require repair or renewal.

The block contains three shops on the ground floor and nine units on the upper floors in total. It is currently used for various commercial purposes.

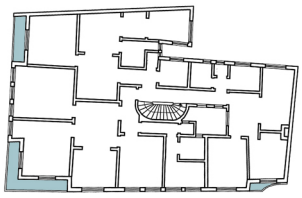
Table 3.28. Typological analysis of the floor plan, 842/10.

PLOT USE



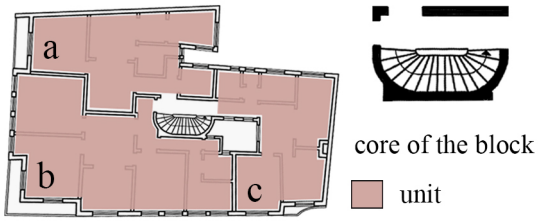
The block has an 'L' shape, and is situated on a corner plot. It is settled in the area by touching three borders of the plot, and there is a small back yard behind it. On the front facades, it has projected surfaces which exceed the limits of the plot.
Land occupancy ratio: 0.92.

OPEN SPACES



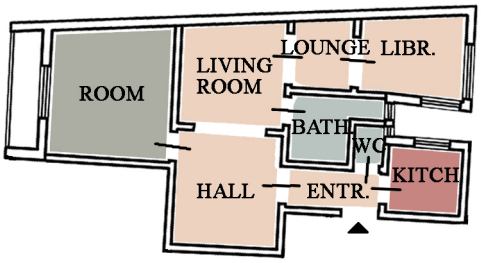
There are three balconies on the floor plan. While two of the balconies display cubic characteristics, the other contains a concave line. They service the living rooms and bedrooms in the units. Open spaces form approximately 4% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core takes up 7% of the floor plan and is located in the middle of the building. It consists of a semi-elliptical winding staircase and a rectangular storey landing which gives access to three units on each floor.
In contrast to later examples in the area, the core does not receive daylight.
The block contains a light shaft which services a WC, bathroom, hall and the entrances to the units.
There are three units on each floor which are organized in a different manner to each other. There is no symmetrical order in the plan schema.

SPATIAL ORGANIZATION IN UNIT

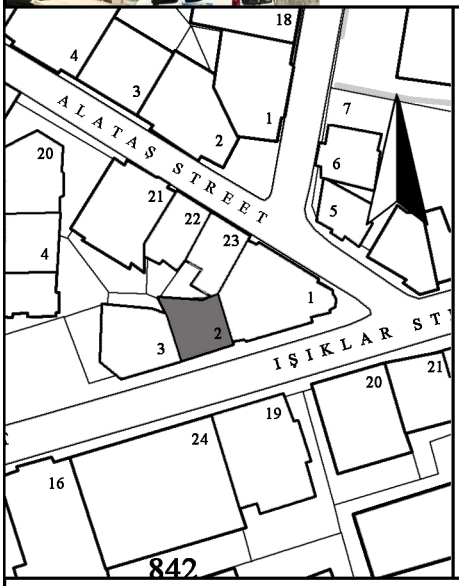


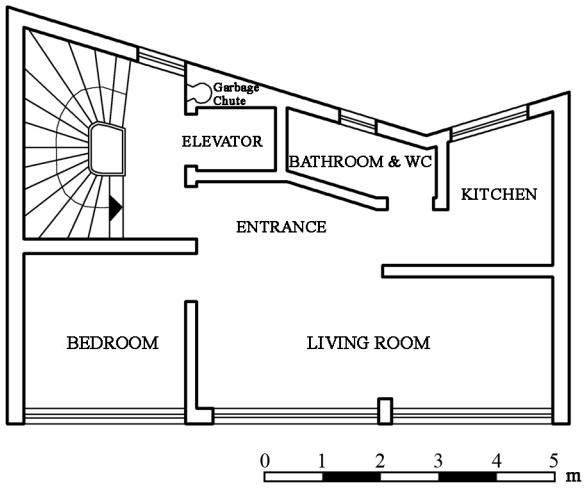
common use space (*kütüphane, dinlenme odası, salon, antre*)
private use space (*oda*)
kitchen (*mutfak*)
wet area (*banyo, tuvalet*)

The unit consists of a living room, a bedroom, a bathroom, a WC, and a kitchen. In addition to these usual spaces, there is a library and a lounge which are connected to the living room. Spaces are arranged according to their functions; for instance, the kitchen, WC, and bathroom are all located at the entrance of the unit. Also, there is continuity between the common spaces; the hall, living room, lounge and library form a continuous axis between service areas and the bedroom. The living room is the largest space with its specialized extensions (lounge, library). The hall, living room, and lounge do not receive sunlight or fresh air, since they are not located near the facade of the block. On the other hand the kitchen, WC, and bathroom take daylight from an opening which has a similar size to a light shaft. It can be inferred that, except for the bedroom and library, there are problems with receiving natural light in the unit.

Table 3.29. General information for 843/2.

Building name: Unknown
Date: 1957
Architect: Unkown
Cadastral: 843/2
Construction technique: Reinforced concrete frame
Number of floors: 6
Current function: Commercial
Style: Modern (International Style)





TYPICAL FLOOR PLAN (Municipality Archive)

This small apartment building is located on Işıklar Street. It shows different characteristics in its facade than other apartment blocks in the area. Large and continuous windows on the flat surface and the absence of balconies give the impression of a commercial building; however, it actually contains one studio apartment on each floor. The block comprises a shop on the ground floor and five units in total.

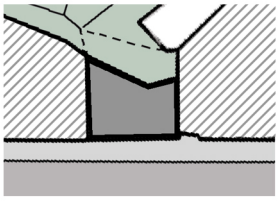
Considering its construction date, the simplicity of the facades with their large windows and plan order indicates the International Style.

The most important feature of the building is that it contains an elevator, which is unique among the apartment blocks in the neighbourhood.

The building is in good condition in terms of its physical appearance, and it does not require renewal or repair. Like many other buildings in the area, it is currently used for commercial purposes.

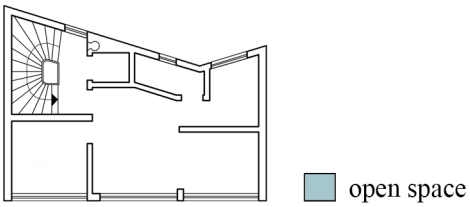
Table 3.30. Typological analysis of the floor plan, 843/2.

PLOT USE



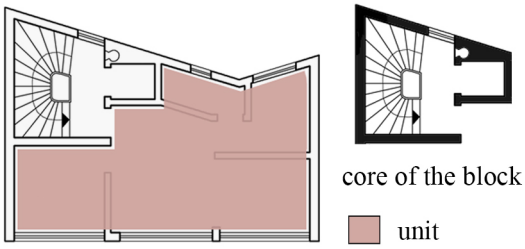
The block has a geometrical form which is designed in accordance with the shape of the plot. It is settled in the area by touching three borders of the plot and there is a back yard behind it. The geometrical shape of the building is cubic in style.
Land occupancy ratio: 0.67.

OPEN SPACES



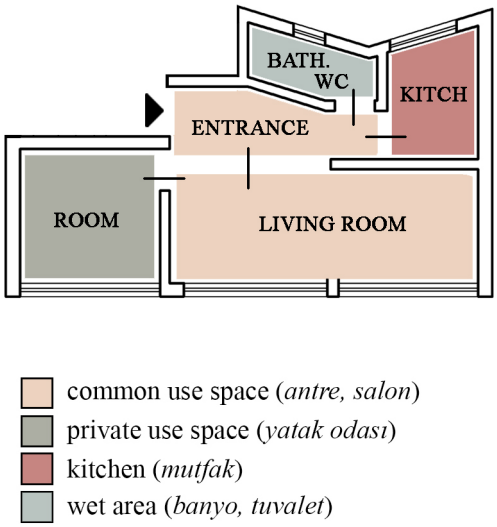
Since there is no open space within it, the apartment block could not be properly analysed.

ORGANIZATION OF CORE AND UNITS



The circulation core takes up 23% of the building, which consists of the stairs, elevator and a garbage chute. This block is the only building that includes an elevator among the selected buildings in the area.
The core receives direct daylight via windows facing the back yard.
The stairs consist of a winding staircase and a rectangular storey landing which are located in a trapezoid-shaped space.
The block does not contain a light shaft or airshaft.
Since there is only one unit on each floor, a symmetrical arrangement in the plan schema is not possible.

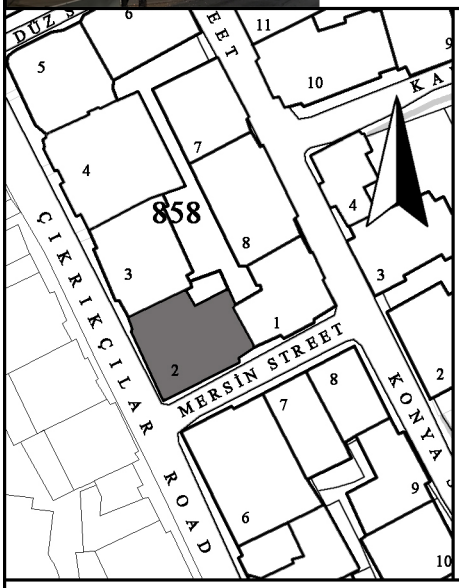
SPATIAL ORGANIZATION IN UNIT

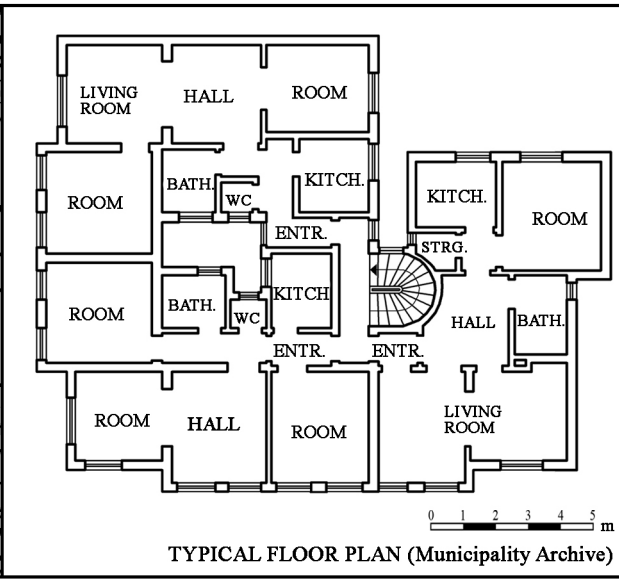


The studio apartment on the floor plan consists of a bedroom, a kitchen, a bathroom including a WC, and a living room, which are connected to an entrance hall in the centre of the plan. It is possible to note a partially open plan approach in the design of the unit. In contrasat to other examples in the area, all spaces receive direct daylight, including the entrance hall. Considering its location and position of its entrance door, the bedroom could be regarded as the most private area in the plan schema. The living room is the largest space, taking up 36% of the unit. The bathroom and kitchen form a service zone at the back side of the block.

Table 3.31. General information for 858/2.

Building name: Tiftik (Kınacı) Apartmanı
Date: 1952
Architect: Zeki Gökay
Cadastral: 858/2
Construction technique: Reinforced concrete frame
Number of floors: 6
Current function: Commercial
Style: Historical (Second National Style)





TYPICAL FLOOR PLAN (Municipality Archive)

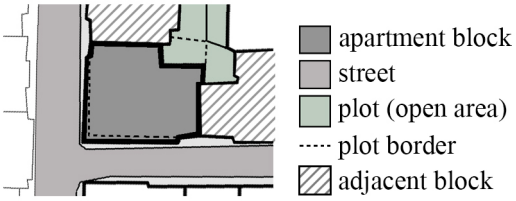
Tiftik Apartmanı is located at the intersection of Mevsim Street and Çıkrıkçılar Road, which is continuation of Anafartalar Street as a pedestrianised area. Because of its indented shape, the block has four facades. These facades show characteristics of the Second National Movement with large projected eaves, a symmetric design, and cantilevered surfaces. However, the plan schema does not have a completly symmetrical ordering; moreover, the additional unit behind the core destroys the perception of symmetry.

This four-storey apartment block originally contained three shops and a laundry room on the ground floor, and three units on each upper floor (Bayraktar, Batuman & Ayhan 2014, 71). Today, all parts of the building are used for commercial purposes.

The building has surface and material deterioration and requires restoration.

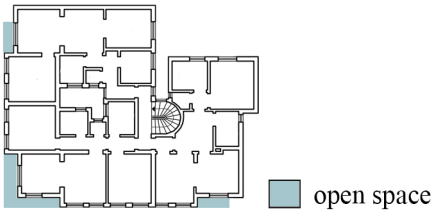
Table 3.32. Typological analysis of the floor plan, 858/2.

PLOT USE



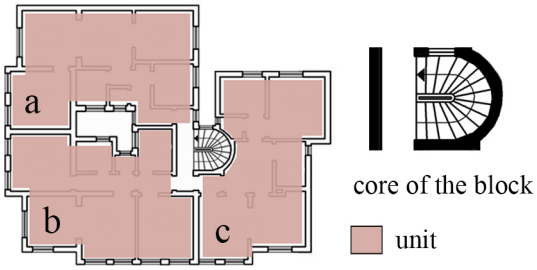
The block consists of two rectangular forms with a small opening between them. It is settled in a corner plot by touching three of its borders and there is a back yard behind it. The block has projected surfaces which exceed the limits of the plot on the road side.
Land occupancy ratio: 0.92.

OPEN SPACES



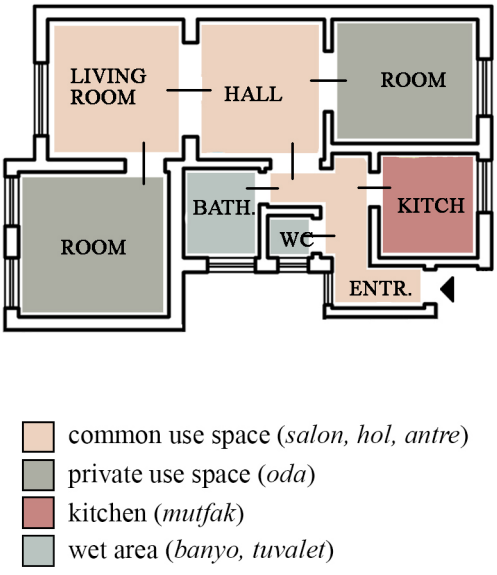
Although there are no balconies on the plan drawings, there are three balconies on the front facades of the building. Since they are not visible on the floor plans, it is not possible to do a proportional analysis.

ORGANIZATION OF CORE AND UNITS



The circulation core, which is located in the middle of the rectangular sections, takes up approximately 7% of the floor plan. It consists of a winding staircase in a semi-circular shape and a linear storey landing which provides horizontal circulation between the stairs and unit entrances.
The core receives sunlight from an opening which is similar to a light shaft.
The block contains a light shaft, which is used by the entrance hall, bathroom, WC, and kitchens of the units.
There are three units on each floor which are organized in a different manner to each other. There is no symmetrical ordering in the plan schema.

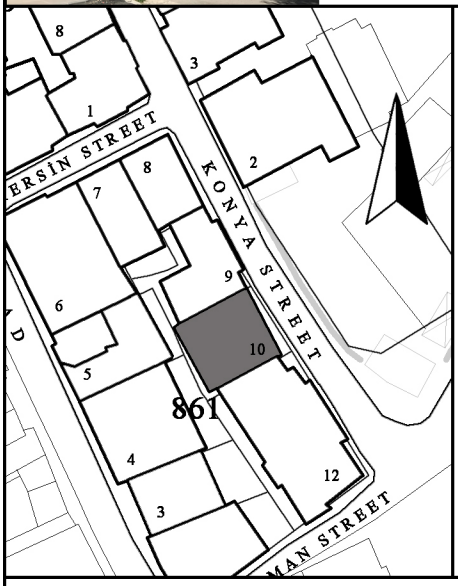
SPATIAL ORGANIZATION IN UNIT

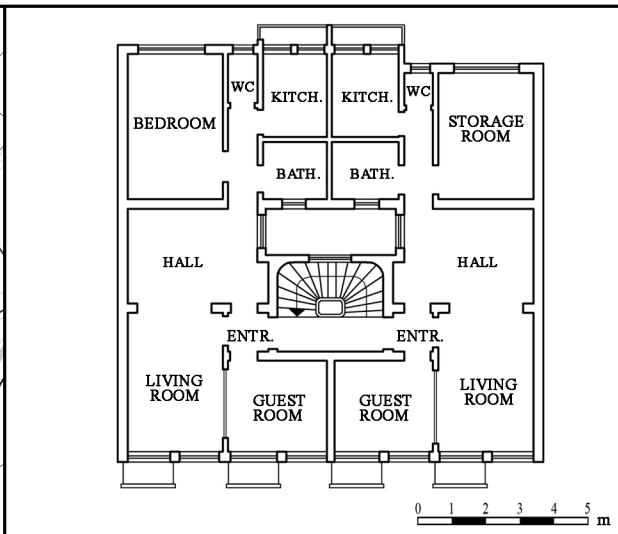


The unit consists of a living room, two bedrooms, a bathroom, a WC, and a kitchen. It is possible to say that the spaces are not arranged according to privacy; rather, there has been an attempt to arrange spaces according to their functions. Kitchen, WC, and bathroom form a service core around the entrance hall. It is possible to note the continuity between the common spaces; however, the bedrooms are located separately in the unit plan. The living room, which is integral to the hall, constitutes the largest space in the unit. The bathroom, WC, and entrance hall do not receive direct daylight; they have windows which open onto a light shaft. The large hall between the bedroom and living room does not have any windows, similar to many other examples in the area.

Table 3.33. General information for 861/10.

Building name: Bay Mehmet Kazazoğlu Apartmanı
Date: 1957
Architect: Fahri Yetman
Cadastral: 861/10
Construction technique: Reinforced concrete frame
Number of floors: 4
Current function: Residential
Style: Modern (International Style)





TYPICAL FLOOR PLAN (Municipality Archive)

Kazazoğlu Apartmanı is located on Konya Street. It is one of the rare examples of blocks which are still used for residential purposes in the area.

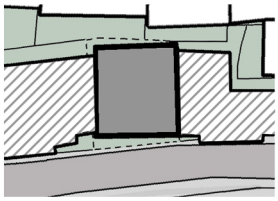
The building has two facades because of the attachment order. In contrast to the back elevation, the front facade has a simple and dynamic design with a staggered ordering of its balconies. Due to its simple design approach and distinctive facade, the building has an important place among the residential blocks of the modern period (Bayraktar, Batuman & Ayhan 2014, 121). A simple but original arrangement of the facade with modern balconies strongly indicates the International style.

The first basement floor and four upper floors contain units, whilst the second basement floor is used as a coal cellar. The building has eight units in total, which is a high number compared to other blocks in the neighbourhood.

The building has material deterioration and requires renewal.

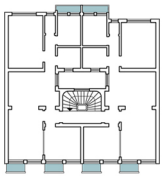
Table 3.34. Typological analysis of the floor plan, 861/10.

PLOT USE



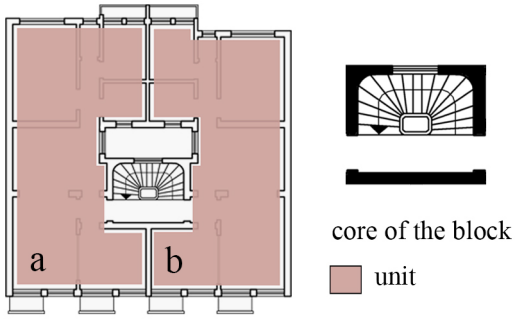
The block basically has a square shape with cantilevered square balconies on the front façade. It is settled in the area by touching the lateral borders of the plot and there is a back yard behind it.
Land occupancy ratio: 0.88.

OPEN SPACES



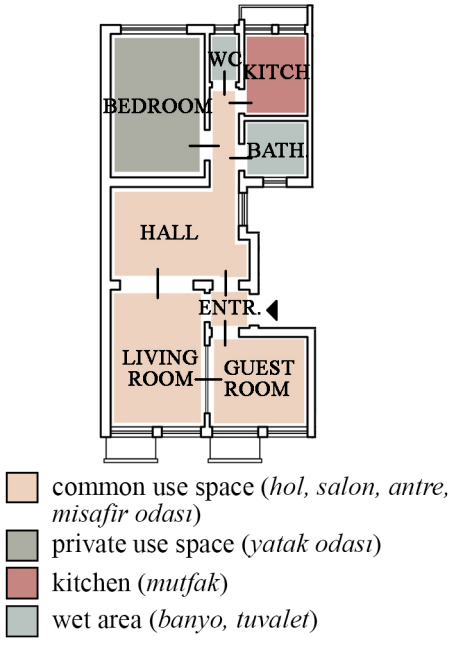
There are six rectangular balconies on the floor plan; four of these are located on the front facade and are staggered between each floor. The two balconies on the back facade are larger than the balconies on the front. They service the living rooms and kitchens. Open spaces form approximately 4% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core, which takes up approximately 8% of the floor plan, is located in the middle of the building. It consists of a three-flight winding staircase and a rectangular storey landing in a square space which has rounded corners. In this manner, it does not have cubic characteristics, contrary to both the plan and facade arrangements of the block.
The block contains a light shaft, which is used by bathrooms and halls in the units. It also provides both lighting and ventilation for the circulation core.
Two identical units are located around the core in a symmetrical manner on each floor.

SPATIAL ORGANIZATION IN UNIT

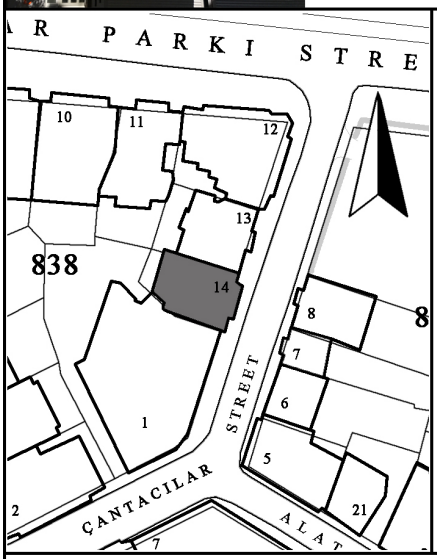


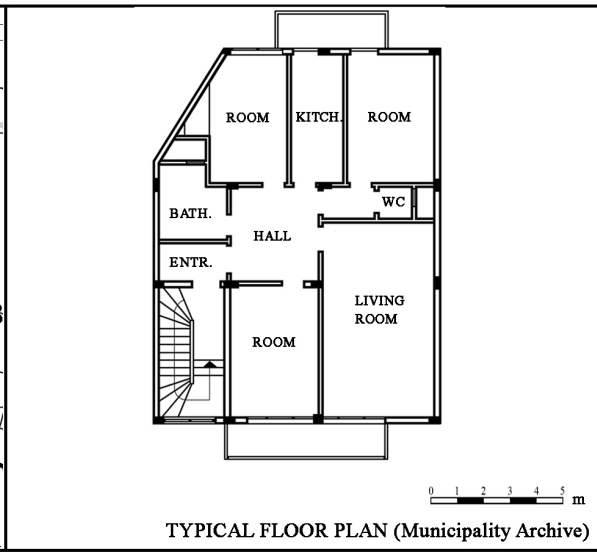
The unit consists of a living room, a guest room, a bedroom, a bathroom, a WC, and a kitchen. The entrance hall, living room, and guest room are directly connected to the main hall; the kitchen, bathroom, WC, and bedroom are located on a corridor. It may be noted that the spaces are arranged according to their privacy levels. While the living room and guest room - divided by a separator - are organized around the entrance; the service areas and bedroom are located at the farthest part of the unit. Contrary to most of the examples from this period, the kitchen is not situated near the entrance door. Except for the main hall, all rooms have natural lighting and ventilation.

3.4.5. 1960-1970

Table 3.35. General information for 838/14.

Building name: Nilüfer Apartmanı
Date: 1966
Architect: Hilmi Bener
Cadastral: 838/14
Construction technique: Reinforced concrete frame
Number of floors: 6
Current function: Commercial
Style: Modern (International Style)





TYPICAL FLOOR PLAN (Municipality Archive)

Nilüfer Apartmanı is located on Çantacılar Street, which is a centre of intense commercial activity. Like many other blocks in the area, it is no longer used for residential purposes. While the ground and first floors are used for commercial purposes, the upper floors are used as storage for the shop.

Because of the attached order, the building has two facades. There is no symmetrical ordering. Considering its construction date, its unornamented facades with simple projections indicate the International Style.

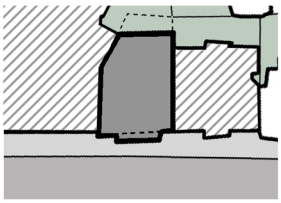
There is no basement floor, and the top floor contains a small unit.

There is one unit on each floor, and there are six units in total including ground and top floors. The plan order is characterised by its simplicity.

The building shows slight surface deterioration and requires simple repairs.

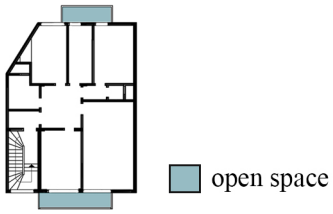
Table 3.36. Typological analysis of the floor plan, 838/14.

PLOT USE



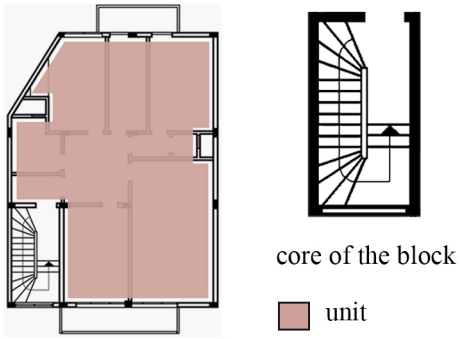
The shape of the block is designed according to the plot, which has a rectangular shape with a bevelled edge, and the building is settled in the area by touching three borders of plot with a back yard behind it. On the roadside, it has cantilevered balconies which exceed the limits of the plot.
Land occupancy ratio: 0.90.

OPEN SPACES



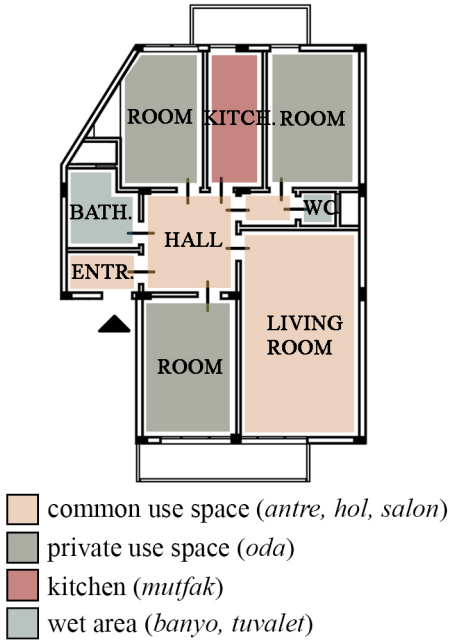
There are two rectangular balconies on each floor which form the block's open spaces. There are four openings to these balconies from the units, which service the living rooms, two bedrooms and kitchens. Open spaces take up 9% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core, which takes approximately 9% of the floor plan, is located at the corner of the building.
The stairs have a similar shape with a double return staircase in a rectangular area, and there are no openings between the flights.
Compared with other examples in the area, an important feature of the core is the direct connection to daylight and fresh air via large windows.
The block does not contain a light shaft, but there are two airshafts for ventilation of the WC and bathroom.
Since there is only one unit on each floor, it is not possible to compare the units.

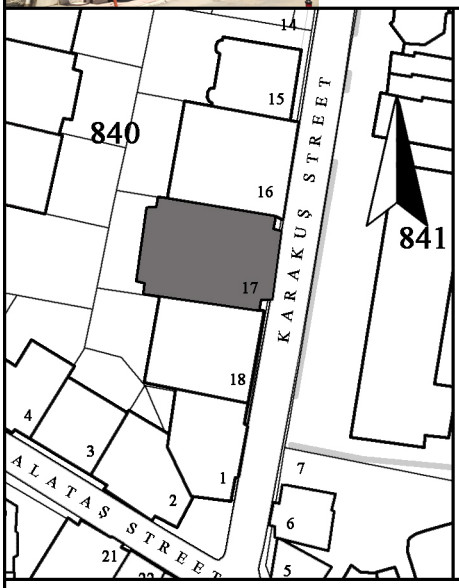
SPATIAL ORGANIZATION IN UNIT

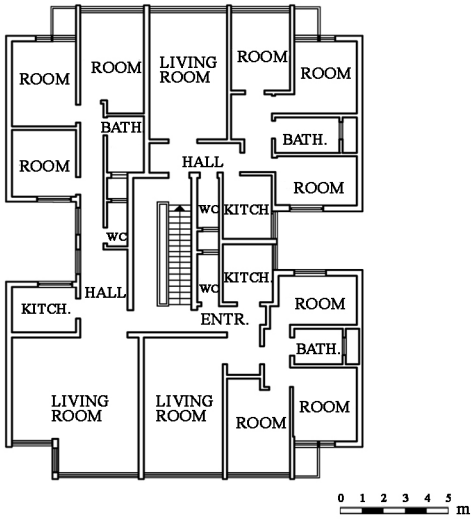


The unit consists of three rooms, a living room, a bathroom, a WC, a kitchen and an entrance, which are connected to a hall in the centre of the plan. Except for a small specialized corridor which opens onto the WC and a bedroom, the rest of the spaces have direct connections via the hall. It is possible to say that, contrary to the other examples of the period, the spaces are not arranged according to privacy, but rather there is a free attitude to spatial organization. However, there is still continuity between the more common spaces. The living room is the largest space in the unit, and is designed as an undivided room. Unexpectedly, the bathroom, WC and kitchen are located separately within the unit. Along with the wet areas, the entrance, main hall and small corridor do not receive direct daylight.

Table 3.37. General information for 840/17.

Building name: İstiklâl Apartmanı
Date: 1965
Architect: Fehmi Doğan, Mehmet Ünal
Cadastral: 840/17
Construction technique: Reinforced concrete frame
Number of floors: 5
Current function: Residential
Style: Modern (International Style)





TYPICAL FLOOR PLAN (Municipality Archive)

İstiklâl Apartmanı is located on Karakuş Street, which still has residential buildings in the area. This building is also still being used for residential purposes.

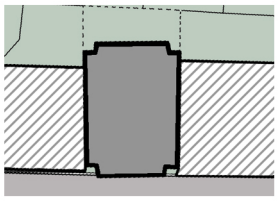
The block has five storeys and it encompasses three units on each floor. This building is one of the largest and most recent apartment blocks in the neighbourhood. This shows the direct relationship between the construction date and the size of the buildings.

Because of the attached order, the building has two facades like many other buildings in the area. These facades display characteristics of the International Style, especially in their long and horizontal windows that reflect the effects of modern architecture. The facades and floor plans are not designed in an entirely symmetrical order.

The building is in good condition in terms of its physical appearance, and does not require renewal or repair.

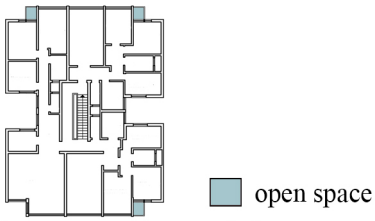
Table 3.38. Typological analysis of the floor plan, 840/17.

PLOT USE



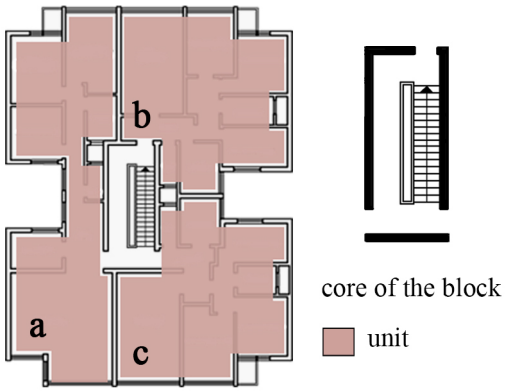
The block has a rectangular shape with cantilevered front and back facades and indentations on both lateral facades for lighting the spaces. It is settled in the area by touching three borders of the plot and the block has a back yard behind it.
Land occupancy ratio: 0.80.

OPEN SPACES



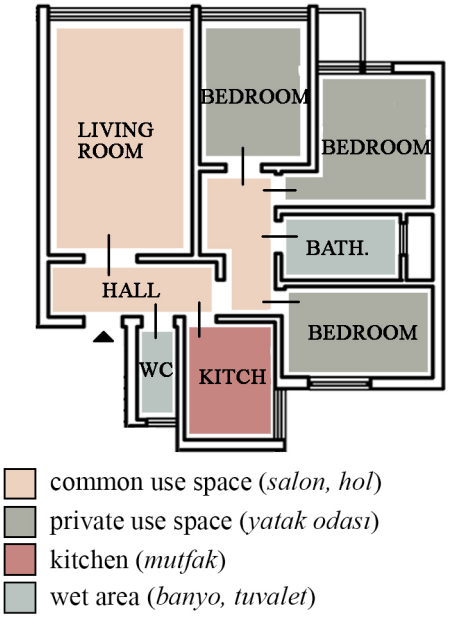
The open spaces of the apartment block consist of three square-shaped balconies, all of which have the same characteristics and can be used from the bedrooms of the units. Open spaces take up approximately 2% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The circulation core forms 8% of the floor plan, and is located in the middle of the building. It consists of a linear staircase with a linear landing and a garbage chute in a rectangular area.
Contrary to other examples from the 1960s, the core does not receive daylight.
The block contains two light shafts on lateral borders that provide lighting for the halls, bedrooms, and kitchens.
There are three units on each floor; while two of these have the same spatial organization in a symmetrical arrangement, the other unit has different characteristics.

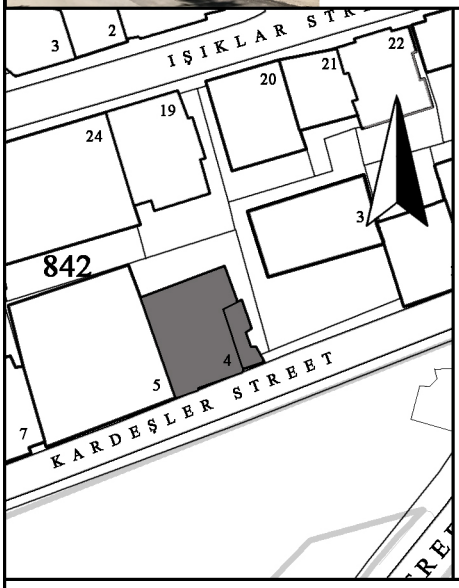
SPATIAL ORGANIZATION IN UNIT

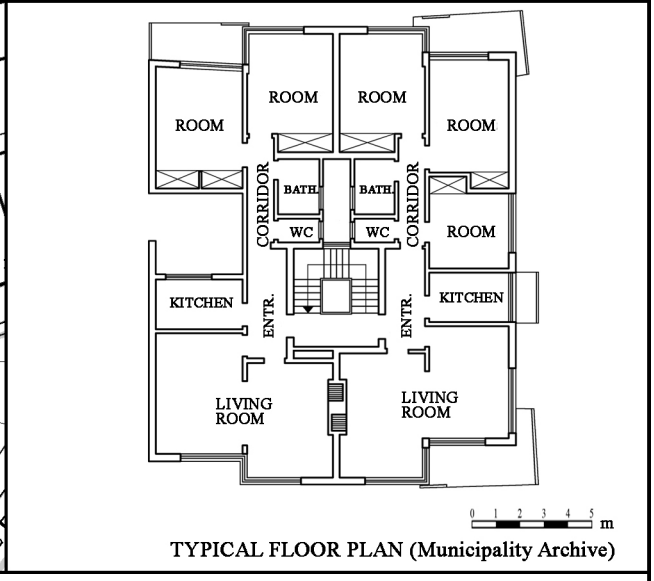


The unit consists of a living room, three bedrooms, a bathroom, a WC, and a kitchen. While the entrance hall opens into the living room, the WC, and kitchen, there is a secondary hall which provides access to the bedrooms and bathroom. It is possible to say that the spaces are arranged according to their privacy levels; the service spaces are also arranged according to their frequency of use. The living room is the largest space, which is designed as a monolith space. Two bedrooms and the living room receive direct daylight, but the other bedroom and kitchen have windows that open onto a light shaft. Two different airshafts provide ventilation for the WC and bathroom.

Table 3.39. General information for 842/4.

Building name: Mustafa Sabuncu (Şale) Apartmanı
Date: 1962
Architect: Rifat Ünal
Cadastral: 842/4
Construction technique: Reinforced concrete frame
Number of floors: 6
Current function: Residential
Style: Modern (International Style)





TYPICAL FLOOR PLAN (Municipality Archive)

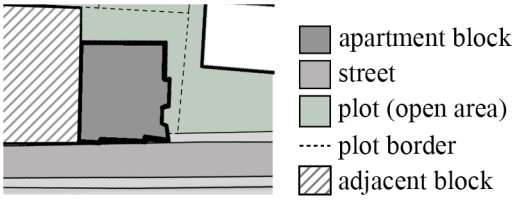
Mustafa Sabuncu (Şale) Apartmanı is located on Kardeşler Street, near to St. Therese Church. Due to the attached order, the block has three facades; it is attached from one side to the next building. All these facades have different designs, but it is possible to note the symmetrical design in both facades and the plan drawings. The shape of the block, and in particular the large balconies which are placed at different angles, reflect the modern architecture. Contrary to its simple and unornamented design, a coloured pattern is notable on one of the facades.

The other distinctive feature of the building is the cold store at the basement level that exists in its original design (Bayraktar, Batuman & Ayhan, 179).

The building consists of two shops on the ground floor, and two units on each upper floor. It has ten units in total. These units are still being used for residential purposes. The block is in good condition in terms of its physical appearance, and does not require renewal or repair.

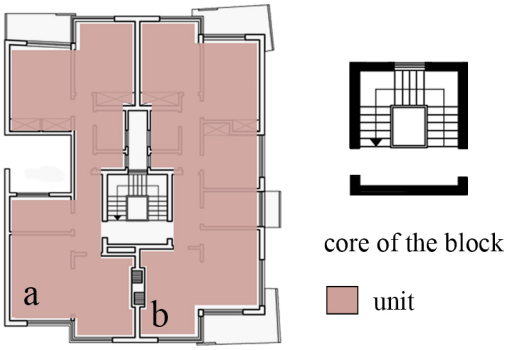
Table 3.40. Typological analysis of the floor plan, 842/4.

PLOT USE



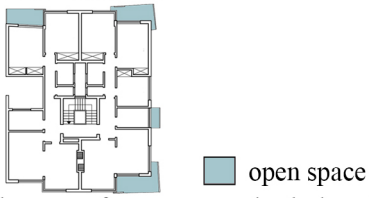
The block has a square shape with a cantilevered front facade and indentations on both lateral facades for balconies. It is settled in the area by touching three borders of the plot and there is a back yard behind it. On the roadside, it has a projected surface which exceeds the limits of the plot.
Land occupancy ratio: 0.65.

ORGANIZATION OF CORE AND UNITS



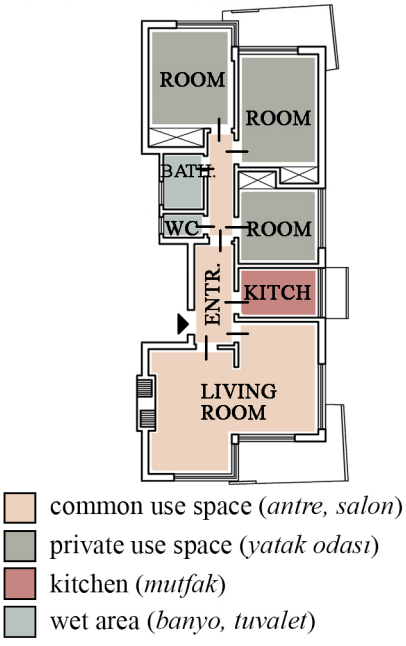
The square shaped circulation core, which takes up approximately 9% of the floor plan, is located in the middle of the building. It consists of a three-flight staircase which has two half landings, and a rectangular storey landing providing horizontal circulation. There is a square stairwell between flights.
The block has a linear light shaft at the centre of its plan that provides lighting and ventilation for the WC and bathrooms.
There are two units on each floor which are symmetrically designed, with some of their differences stemming from the location of the building in the plot.

OPEN SPACES



There are four rectangular balconies located at different angles to the plan. These balconies also provide dynamism to the facades of the building. They service the living rooms, kitchens, and bedrooms. Open spaces take up approximately 7% of the floor plan.

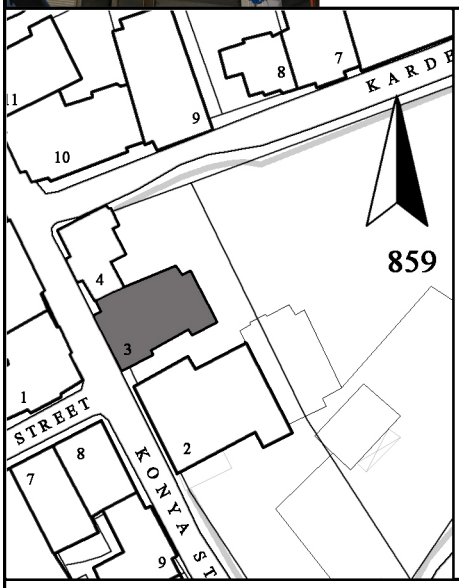
SPATIAL ORGANIZATION IN UNIT

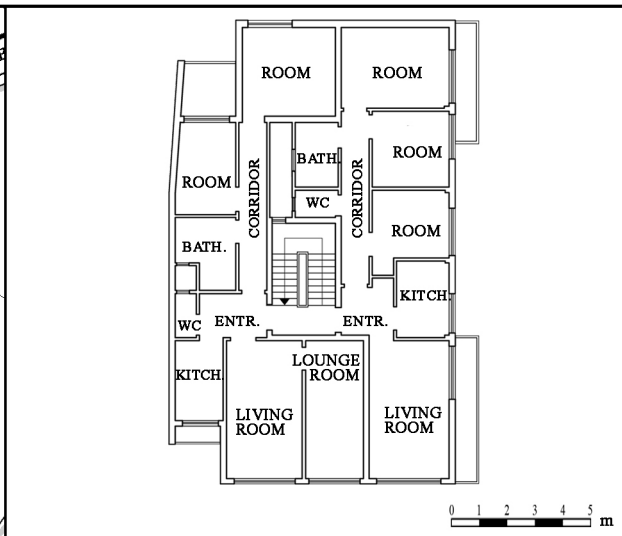


The unit consists of a living room, three bedrooms, a bathroom, a WC, and a kitchen which are located around a corridor. In the unit, there is no main hall in the plan schema. All of the spaces are arranged according to their functions in the order of their privacy levels; for example, all bedrooms and wet areas are located together in the second part of the corridor. The kitchen is separated from the wet areas, and is located, with the living room, near the entrance hall. Like all other examples, the living room is the largest area in comparison to the other spaces. Except for the WC and bathroom, all spaces use natural daylight and are ventilated via windows.

Table 3.41. General information for 859/3.

Building name: Buket Apartmanı
Date: 1966
Architect: Mehmet Savaş
Cadastral: 859/3
Construction technique: Reinforced concrete frame
Number of floors: 5
Current function: Residential
Style: Modern (International Style)





TYPICAL FLOOR PLAN (Municipality Archive)

Buket Apartmanı is located on Konya Street which is an area of intense commercial activity. However, the building is one of the rare blocks that is still being used for residential purposes in the area.

The shape of the block and windows on the facades are strongly indicative of the modern architecture. There is no noticable symmetrical order on the plan schemas or facades.

Because of the attached order, the block has three facades; it is adjecent to the next building form one side. All these facades have different designs.

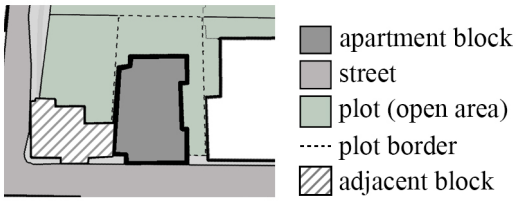
Each floor contains two units, though these units do not have the same plan ordering; the building consists of a shop on the ground floor and eight units on the upper floors.

There is a coal cellar, a blockhouse, a refuse storage, and a janitor room on the basement floor. In addition, There is a small unit on the top floor.

The building requires simple repairs because of slight surface deterioration.

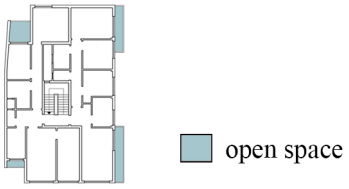
Table 3.42. Typological analysis of the floor plan, 859/3.

PLOT USE



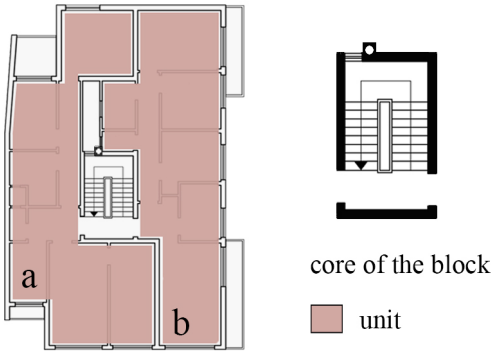
The block basically has a rectangular shape with projected and recessed surfaces on its facades. It is settled in the area by touching two borders of the plot, and there are open areas behind it. On the roadside, it has a cantilevered surface that exceeds the border of the plot.
Land occupancy ratio: 0.60.

OPEN SPACES



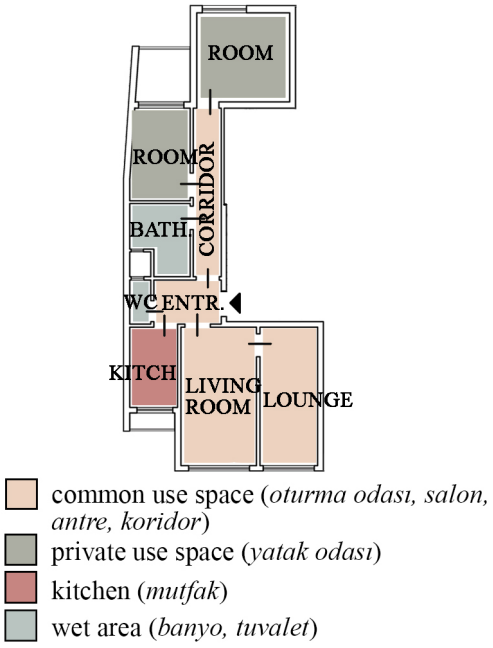
There are four open spaces; one has a square form whilst the other three balconies are rectangular in shape. All the open spaces have cubic characteristics like other elements of the building. They service the kitchens, living rooms, and bedrooms. The open spaces take up approximately 8% of the floor plan.

ORGANIZATION OF CORE AND UNITS



The rectangular circulation core takes up approximately 8% of the floor plan, and is located in the middle of the building. It consists of a two-flight staircase and a rectangular storey landing.
The block has a linear light shaft at the centre of its plan that provides lighting and ventilation for the corridor, WC, and bathrooms.
This shaft also includes a garbage chute which is accessed from the landing of the stairs.
There are two different units on each floor; however, they do not show any symmetrical ordering on the plan schema.

SPATIAL ORGANIZATION IN UNIT



The unit consists of a living room, a lounge, two bedrooms, a bathroom, a WC, and a kitchen, which are organized around a corridor. All of the spaces are arranged according to their privacy levels; for instance, all the bedrooms are located together at the farthest part of the corridor. While the bathroom is located near the private spaces, the WC and kitchen are arranged around the entrance of the unit. The living room is the largest space, which includes a separate lounge. Except for the corridor and wet areas, all spaces have natural lighting and ventilation.

CHAPTER 4

A PRESENTATION AND DISCUSSION OF APARTMENT BLOCK TYPOLOGIES IN NECATIBEY NEIGHBOURHOOD

This part of the study contains the findings of the examinations conducted in the previous section according to time periods. Findings include stylistic characteristics, plot use typologies, open space designs, core-unit relations and spatial organization in units. In this section, the findings are obtained through the analyses of the 45 buildings mentioned on the list.

4.1. A Thematic Evaluation

4.1.1. The 1920s: The First Apartment Blocks

a) Plot use: Analyses show that in this period, apartment blocks completely cover the plot in general. The land occupancy ratio is greater than 1 in three-quarter of the examples that were examined in detail. The majority of buildings have projections which exceed the borders of the plots (Photograph 4.1). Only a few examples have back yard behind the block.

Photograph 4.1 The apartment blocks which were constructed in 1924, on Mevsim Street.

b) Building core: The location of the circulation cores in the floor plan shows a certain variety according to the number of units on each floor. In the examples with one unit on the floor plan, the core is located at the corner or the side of the plan; however, in the examples with two units on each floor, the core is commonly in the middle of the plan. Most of examples have one unit on each floor. None of these cores include elevators.

The cores, which are usually organized in a rectangular space, are composed of only stairs and small landings which provide vertical and horizontal circulation. All of the stairs have at least two flights, but the landing characteristics show a certain variety in the cores, such as half-space or quarter-space landings, etc.

c) Open space: Except for a few cases, the balconies form approximately 1% of the floor plan in the 1920s. Usually they are organized in a symmetrical order on facades and service rooms or living rooms within the units. These balconies are commonly in semi-circular or rectangular forms (Photograph 4.2).

Photograph 4.2. The view of Özgün Han, 2017.

d) Spatial organization of units: Plan characteristics also show common features in this period. It is not possible to note the arrangement of rooms and service spaces according to privacy except for one case. Functionally undifferentiated rooms are organized around a central hall and have small kitchens, which are the same size as the bathrooms, with small windows open to light shafts are representative of examples of the associated characteristics. In addition, the location of the bathroom in the unit is remarkable in some cases from the period in that they open onto a room rather than the central hall of the unit (Table 4.3, 4.4). Living rooms are large and one-piece spaces, and it is possible to observe more than one living room in a unit. In one of the examples, the unit has two entrances, one of which opens into a kitchen, whilst the other provides access to the main hall (Table 4.3).

e) Architectural style: In this period, the "First National Style" is the prevalent approach in practice. Buildings have curvilinear surfaces and semi-circular projections on their front facades. Tower structures on the corner of blocks are very common features of these blocks. In addition to these, decorated mouldings,

ornamented reliefs, rosette windows, use of cut stones, and a search for symmetry on the facades are particular characteristics of this style (Nalbantoğlu 1981, 37). In addition, the facade arrangement of one of the examples indicates the Neo-classical Style. This shows the effect of foreign architects and master builders in the 1920s (Table 4.6).

Photograph 4.3. An apartment block designed with the First national Style in the 1920s, Salih Çelebi Apartmanı.

4.1.2. The 1930s: Introduction of Modernization

a) Plot use: Plot use in the 1930s shows significant differences from the 1920s. Three-quarters of apartment blocks from the period in the area have back yards behind them. Because of the attached order, and the use of light shafts on lateral sides, the buildings generally have an 'H' shape. The average land occupancy ratio is approximately 0.6. At this point, it would be helpful to mention "Belediye *Yapı ve Yollar Kanunu*", which came into force in 1933. This law regulated the distances between the buildings and the relations between buildings and the road (http://www.emlakmevzuati.com/wp-content/uploads/Kanunlar/2290.htm).

Considering the examples from the 1920s, it could be inferred that plot use became more regular, especially in terms of the areas reserved for pedestrian right of way.

b) Building core: While half of the examples studied have one unit on each floor, the remainder have two units. Similar to the ones which have one unit on each floor that were built in the 1920s, the core is located at the corner of the plan. In the examples with two units on each floor, the core is located to the side or in the middle of the plan. In 60% of selected examples, building cores have windows opening directly to the outside. All buildings, with only two exceptions, take daylight directly or via light shafts.

The building cores still consist of stairs and landings. All stairs have two flights, and most have half-space landings between flights. In later examples in particular, building cores do not have curvilinear walls. However, the shapes of the cores are not restricted to the more usual rectangular ones of the period.

Compared with the examples from the 1920s, one can see larger light shafts in the plan schemas. It is possible to refer to "*Yapı ve Yollar Kanunu*", as introduced in 1933, to explain the transformation of the light shafts. This code regulated the minimum sizes of these shafts in order to enhance the quality of spaces in the units.

c) Open space: It is possible to note an increase in the size of open areas compared with examples from the 1920s. The average open area in floor plans is approximately 3% of the total. Although the curvilinear designs are prevalent in three of the cases, in the remaining buildings, balconies have rectangular forms. These open spaces service living rooms and bedrooms in the units.

d) Spatial organization of units: In the 1930s, the spaces are still organized around a central hall regardless of the privacy level of the spaces. There are some examples in which kitchens do not receive direct sunlight. In three units, rooms are specialized as bedroom, living room, dining room, etc., while others are defined as only rooms. The most significant feature of this period is that there is more than one entrance to units. A third of the examples have secondary entrances to their kitchens, or on rare occasion, to the living room (Figure 4.1). Living rooms are most garish spaces, and in general include two rooms with a separator.

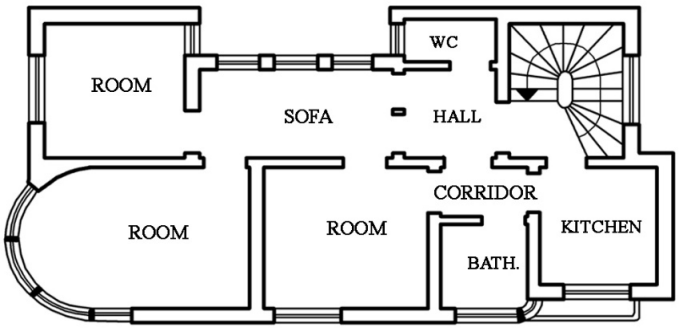


Figure 4.1 Typical floor plan of Süleyman Sırrı Bey Apartmanı, 1930.

e) Architectural style: In this period, the First National Movement, which has symbolic elements of Ottoman architecture such as domes, arches, etc., started to lose its influence upon building designs. Rather, the Modern Movement that represented a new and simple architecture became dominant in the design of apartment buildings under the influence of foreign architects. The buildings commonly bear the traces of cubic architecture in the 1930s (Nalbantoğlu 1981, 87-88).

Photograph 4.4 The view of Yüzbaşıoğlu ve Kardeşleri Apartmanı, 845/6.

4.1.3. The 1940s: Transition to the Second National Style

a) Plot use: In the examples from the 1940s, plot use shows a certain similarity with the previous decade, but there are simplifications in the shape of masses compared with the 1930s. Half of apartment blocks from this period have back yards behind them. Although there is a certain variety in the shape of plan schemas, the buildings generally have square or rectangular shapes. Average land occupancy ratio is approximately 0.8.

b) Building core: Except for one, all of the examples have winding stairs rather than half-space landings in two- or three-flight staircases. Compared with the 1930s, cores are in square shape rather than rectangular. 90% of examples take sunlight either directly or via light shafts.

Five of the ten examples have two units, whilst one has three units, and the remainder have one unit, on each floor. The density of the apartment blocks started to rise in this period.

c) Open space: There is a slight increase in the average ratio of open spaces, which constitute 4% of the total floor plan. Balconies show different characteristics in terms of their styles. Still, cubic lines are more common than curvilinear surfaces.

d) Spatial organization of units: In 80% of examples, spaces are arranged around the hall. However, there is a secondary corridor which opens into a bedroom and service spaces, in addition to a central hall, in 87% of these buildings. Rooms started to specialize according to their functions, and there is an effort to separate spaces regarding privacy. Most kitchens have direct relation to the outside in this period. There is not a dramatic difference from the 1930s in terms of the design of living rooms.

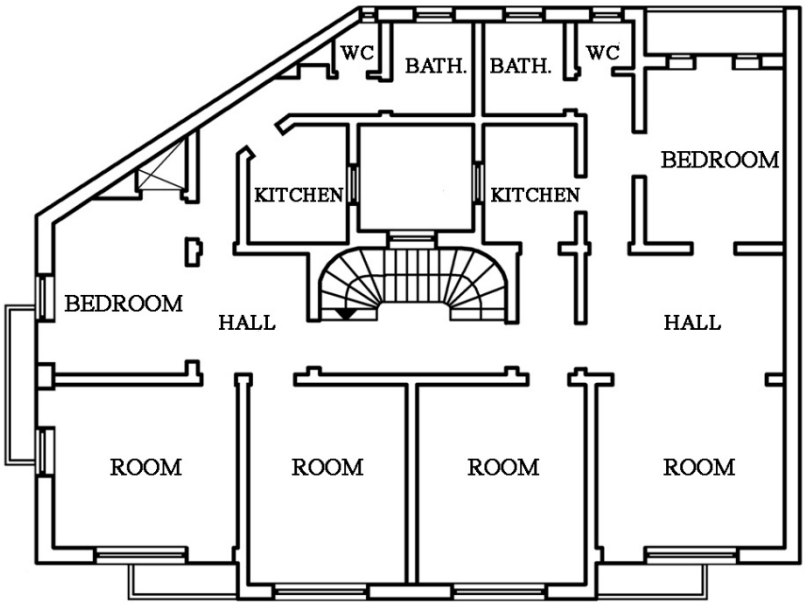


Figure 4.2 Typical floor plan of 840/1.

e) Architectural style: In this period, the Second National Movement became the prevalent approach, which bears the traces of national and regional elements such as projected eaves, consoled surfaces, symmetrical arrangement on facades, etc. (Photograph 4.5). Accordingly, the buildings have simple and unornamented facades compared with the First National Movement examples from the 1920, and were designed in a more traditional way than in the 1930s.

Photograph 4.5 The view of 858/1.

4.1.4. The 1950s: International Style and Search for a Universal Architecture

a) Plot use: Average land occupancy ratio of the apartment blocks is approximately 87%, which is higher than the 1930s and 1940s. Buildings on corner plots have an 'L' shape, whilst others commonly have a square or rectangular form. Compared with previous decades, there is a 'purity' of block plan schemas.

b) Building core: Core designs of this decade show certain differences from other periods. One of the examples contains both an elevator and a rubbish disposal chute for the first time in the area (Table 4.30). 80% of cores have windows which open either to a light shaft or directly to the outside. Contrary to the cubic style of the plans and facades, there are semi-circular lines in core designs and no dominant type of core among the examples. In addition, there is widening of the stairwells between flights in this period.

Three apartment blocks have three units, and two blocks have four units, on each floor. This indicates an increase in the number of families per apartment block. Half of the examples have a symmetrical order to the arrangement of their units.

c) Open space: The average ratio of open spaces is 4%, which is same as the 1940s. All balconies have rectangular or square forms and are in the cubic style. They usually service living rooms, guest rooms, bedrooms, and kitchens. In one of the examples, open spaces are used as dynamic elements of the facade arrangement in this period (Figure 4.7).

Photograph 4.6. Kazazoğlu Apartmanı, 861/10

d) Spatial organization of units: Some of the units still have an organization schema based around the hall connecting the spaces. However, they have specialized corridors that provide access to service spaces. In this way, the kitchen, WC, and bathroom are brought together and form a cluster in 70% of cases. On the other hand, in 40% of units there is a transformation in the function of the halls. These halls usually create passage between a lounge and living rooms by connecting one or two rooms in the units.

e) Architectural style: In the 1950s, the Second National Movement started to lose its influence on building style; rather, the International Style became dominant in later examples of this period. It is possible to read the associated simple design approach in both plans and facades.

Photograph 4.7. Erciyes Apartmanı, 842/10.

4.1.5. The 1960s: The End of Apartment Blocks

a) Plot use: All of the apartment blocks have back yards behind them. The buildings are located by touching at least two borders of the plots, including the road side. However, it is not possible to detect any analogy between the settlements of the blocks in the area. The average land occupancy ratio of this decade is approximately 0.8.

b) Building core: In this period, all building cores show various characteristics, and straight-run stairs appeared for the first time, as distinct from previous decades. Although there is an example with an elevator in the 1950s, the same is not found in the core of any of these examples. One building has a rubbish disposal chute in its core. Except for one case, all cores take sunlight. In addition, stairwells in these cases are larger than in other periods.

One example has one, two examples have two, and other example has three units on each floor. It is possible to note a certain symmetry in floor plans. All units have only one entrance.

c) Open space: There is a sharp increase in the ratio of open spaces in the floor plan from the 2-4% range of previous decades to 6%. All open spaces are arranged in a simple plan and facade arrangements of buildings. They service living rooms, bedrooms and kitchens.

Photograph 4.8 Mustafa Sabuncu Apartmanı.

d) Spatial organization of units: Units generally consist of three bedrooms, a living room, a bathroom, a wc, and a kitchen organized around a corridor which separates the spaces according to privacy level. There is only one unit that arranged around a hall. In this decade, Kitchens started to be located separately from wc and bathrooms, they came to near the entrance of the unit. Except for one case, living rooms are one-piece spaces as the largest part in the resident. All of the spaces take direct sunlight except for wet areas.

e) Architectural style: The Second National Movement completely lost its influences on the residential buildings. It is possible to observe the effects of the

International Style on all of the facades from this period. For example large-horizontal windows, large balconies, simple and unornamented facades etc.

Photograph 4.9 The facade view of İstiklal Apartmanı, constructed in 1965.

4.2. A Visual Reading and Comparison of Plan typologies

4.2.1. Plot Use and Mass Articulation

As mentioned before, plot use typologies are classified according to the location of buildings in a city block. Considering Öncel's study, the tables are constructed under three main categories:

a) Buildings placed in corner plots (Table 4.1),
b) Buildings attached from two opposing sides (Table 4.2),
c) Buildings attached from one side (Table 4.3).

Table 4.1 Buildings placed in corner plot, in chronological order.

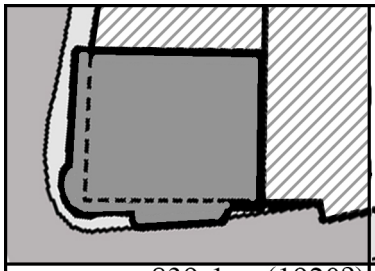
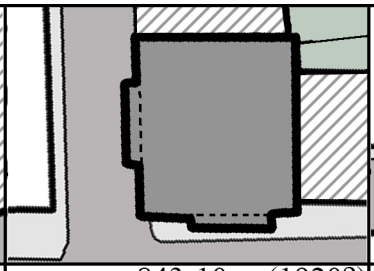
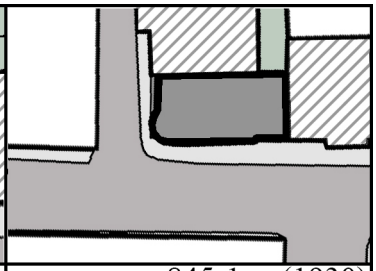
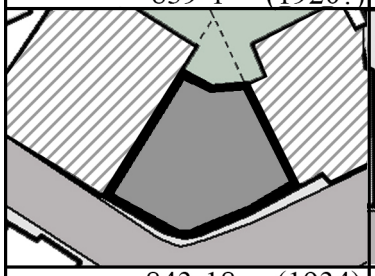
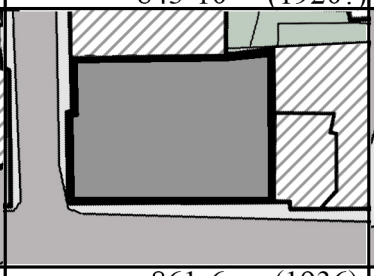
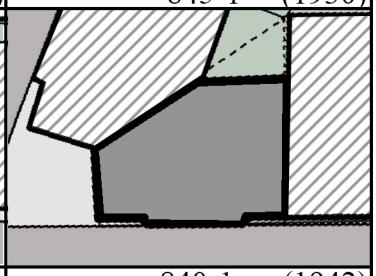
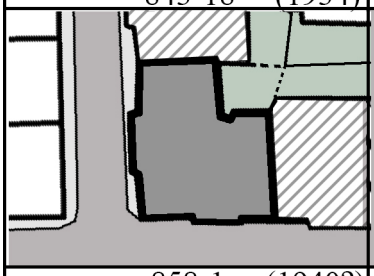
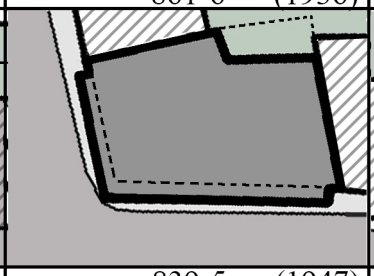
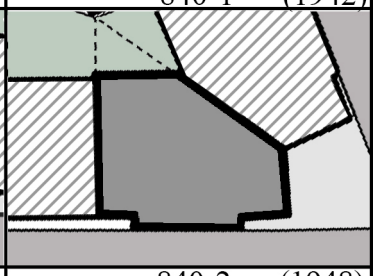
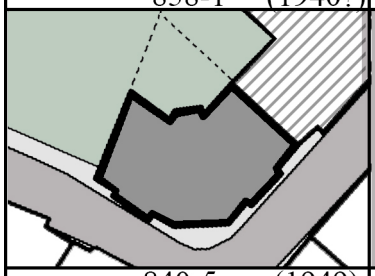
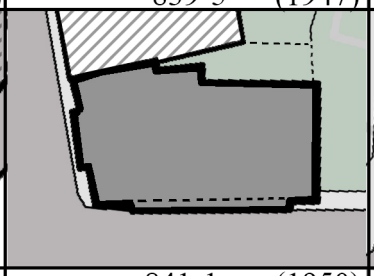
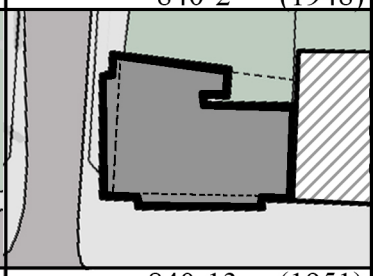
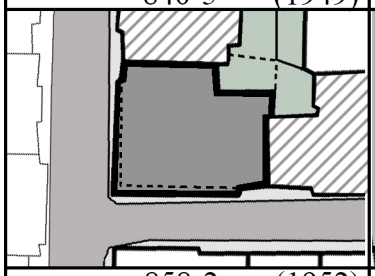
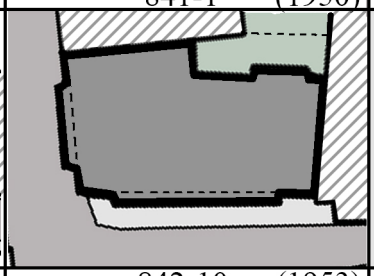
		
839-1 (1920?)	843-10 (1920?)	845-1 (1930)
		
843-18 (1934)	861-6 (1936)	840-1 (1942)
		
858-1 (1940?)	839-5 (1947)	840-2 (1948)
		
840-5 (1949)	841-1 (1950)	840-13 (1951)
		
858-2 (1952)	842-10 (1953)	-

Table 4.2 Buildings attached from two opposing sides, in chronological order.

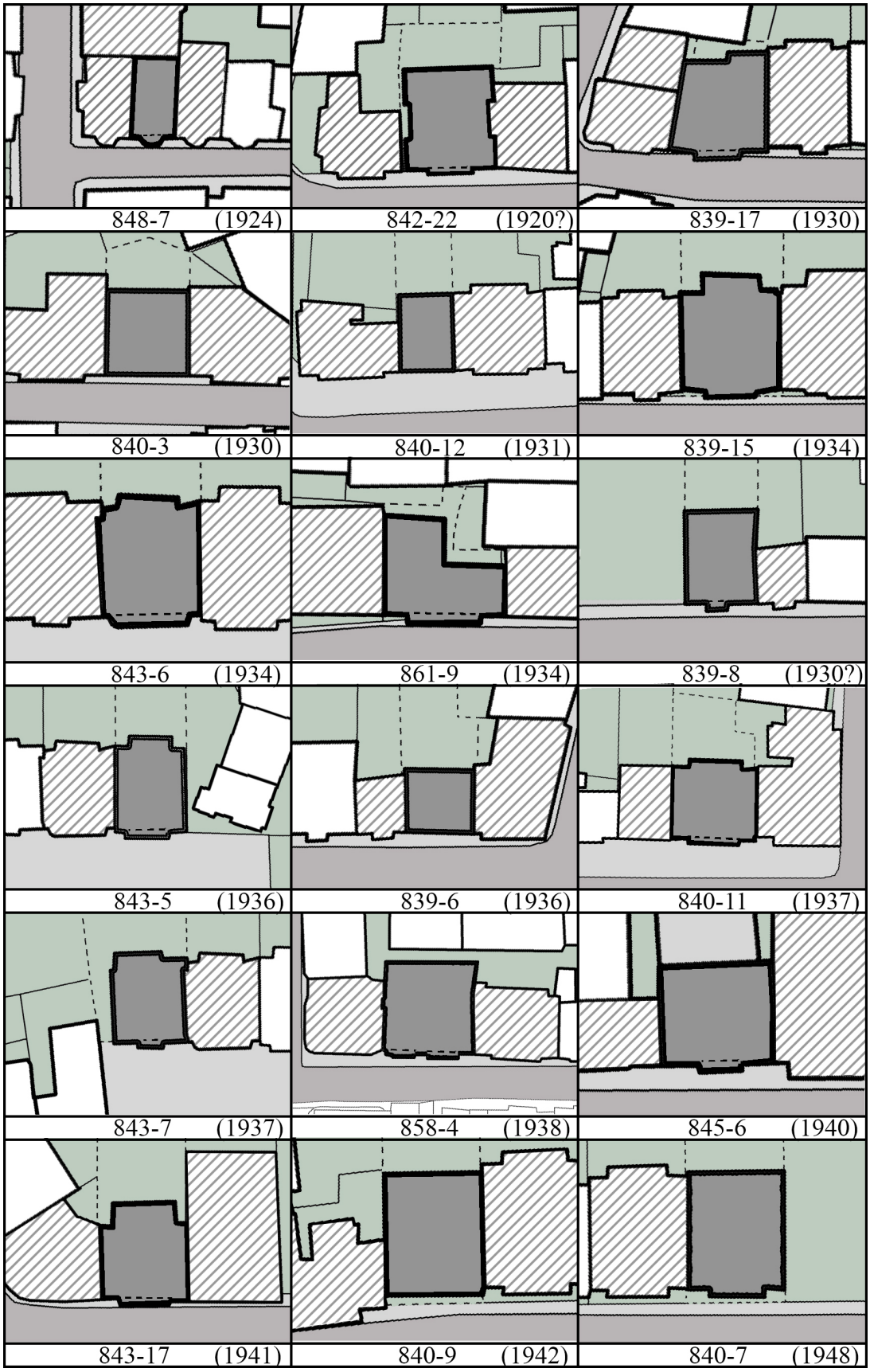


Table 4.2 continued.

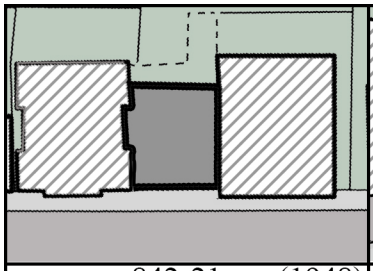
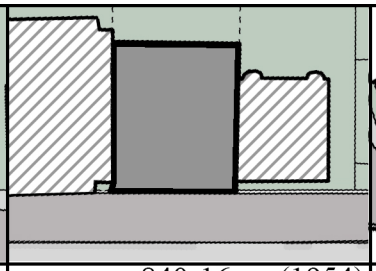
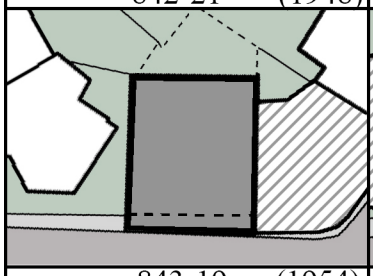
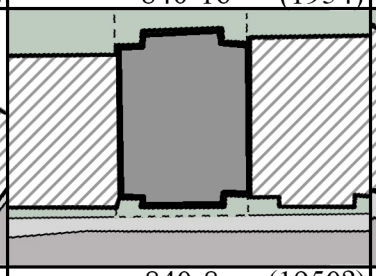
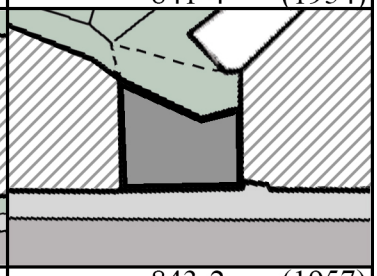
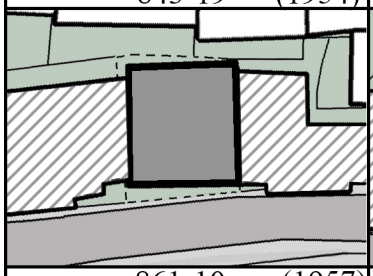
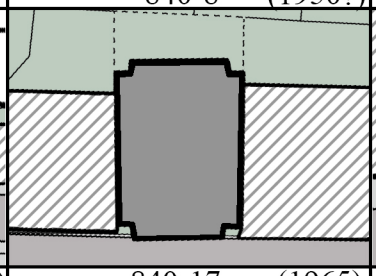
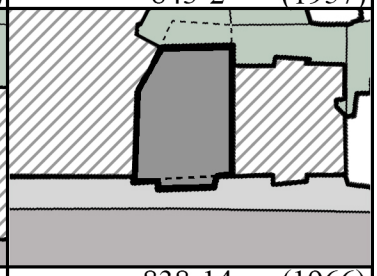
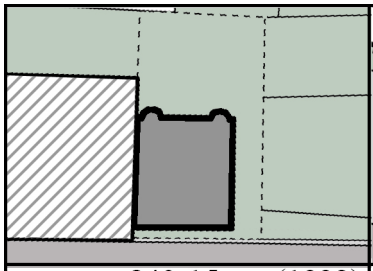
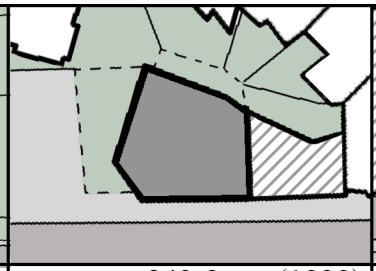
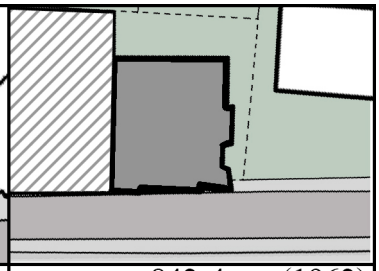
		
842-21 (1948)	840-16 (1954)	841-4 (1954)
		
843-19 (1954)	840-8 (1950?)	843-2 (1957)
		
861-10 (1957)	840-17 (1965)	838-14 (1966)

Table 4.3 Examples of buildings attached from one side, in chronological order.

		
840-15 (1932)	843-3 (1939)	842-4 (1962)
		
859-3 (1966)	-	-

When all tables are considered, it is possible to note that there is not a prevalent type regarding the mass articulation. However there is a simplification in the 1930s with the influence of 'Cubic Style'. During the following decades, all blocks have relatively simple scheme comparing with the first apartment block examples.

Plot use manners do not show huge differences, there are similar attitudes towards the placement of mass to plot in all decades. According to the tables, the location of plot is the determinant factor that affects the appearance of similar types. Particularly blocks in corner plots and attached to adjacent blocks from two opposing sides indicate the similar features in terms of the placement to the plot. For example, 'L' shaped masses are visible in corner plots in the 1940s and 1950s. Likewise, square or rectangular form with projected middle parts on front and back facades is a common scheme in attached order.

Another remarkable difference between the 1920s and following periods is the use of open space on the ground. While the average of land occupancy ratio in the early apartment blocks was greater than 1.0 (due to surpassing of parcel size by projections toward the street), this ratio decreased in following years. However, it is not possible to observe a regular change in the average of land occupancy ratios during the fifty years.

4.2.2. Circulation Core as Form and Space

Circulation cores of 45 apartment blocks are brought together in chronological order with the aim of comparing their forms and spatial arrangements. Although there is a remarkable simplification of the forms of building cores from the 1920s to 1960s, there are no prevalent typologies that can be identified with particular time periods. In most of the cases, building cores were designed according to the shape of the blocks and the core schemas had frequently been repeated in different periods.

Considering the spatial features of circulation cores, one can note that there is an increase in the complexity of their functions. In the 1950s, waste disposal chutes started to place within the core, and the elevator was introduced for the first time in one of the apartment blocks. Also, depending on the number of units on the floor plan, it is possible to observe the increase in the volume of horizontal circulation in the 1950s and 1960s.

Table 4.4. Core schemas of 45 buildings, in chronological order.

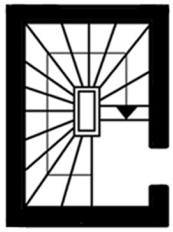
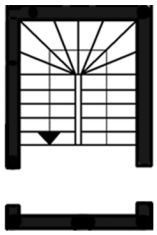
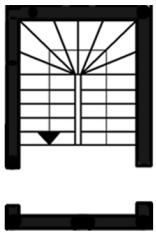
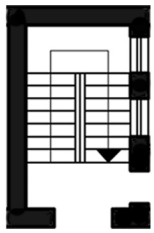
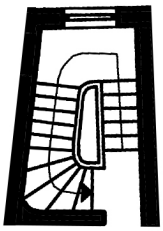
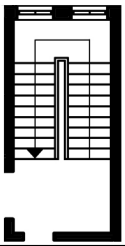
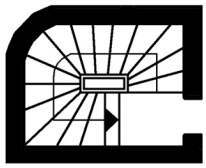
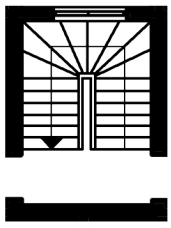
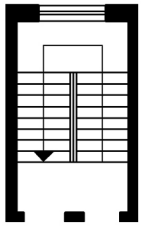
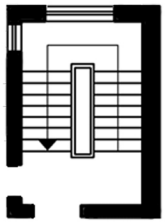
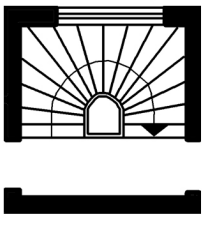
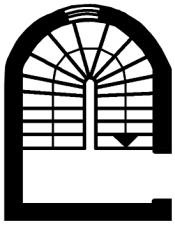
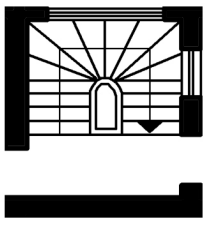
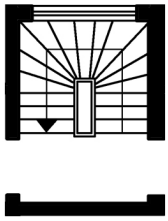
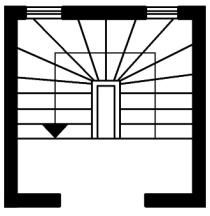
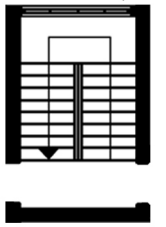
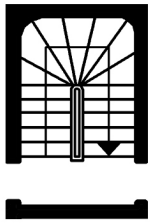
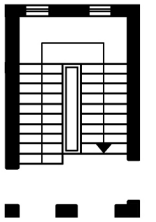
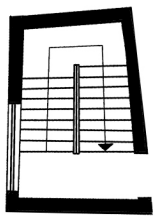
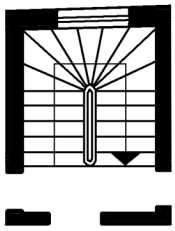
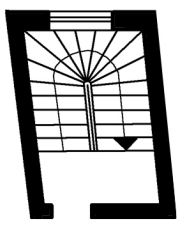
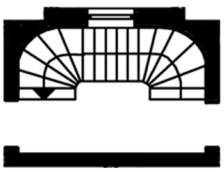
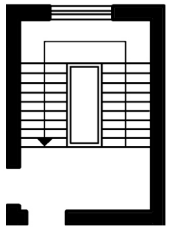
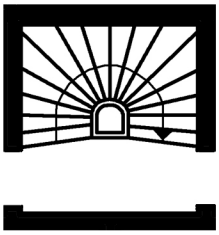
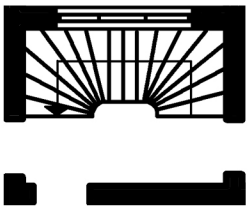
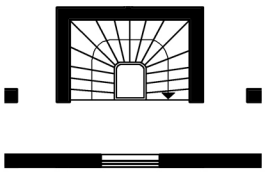
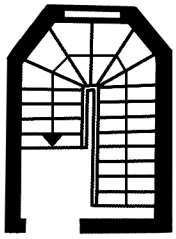
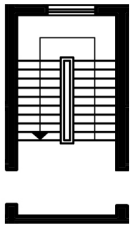
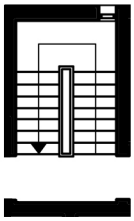
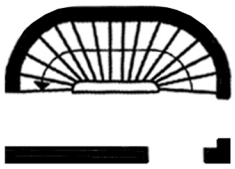
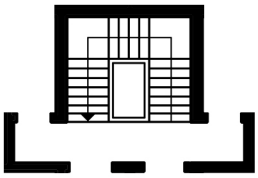
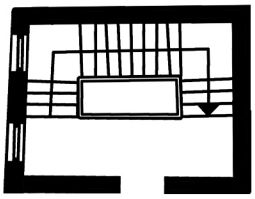
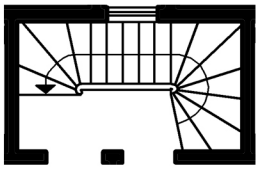
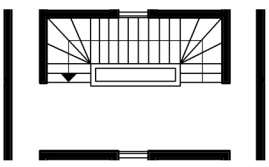
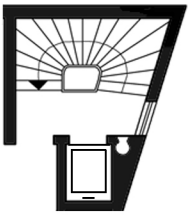
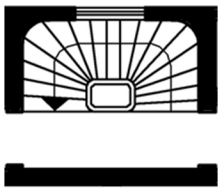
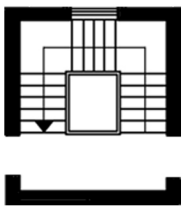
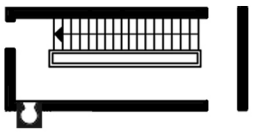
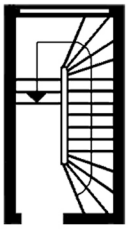
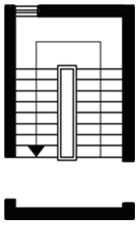
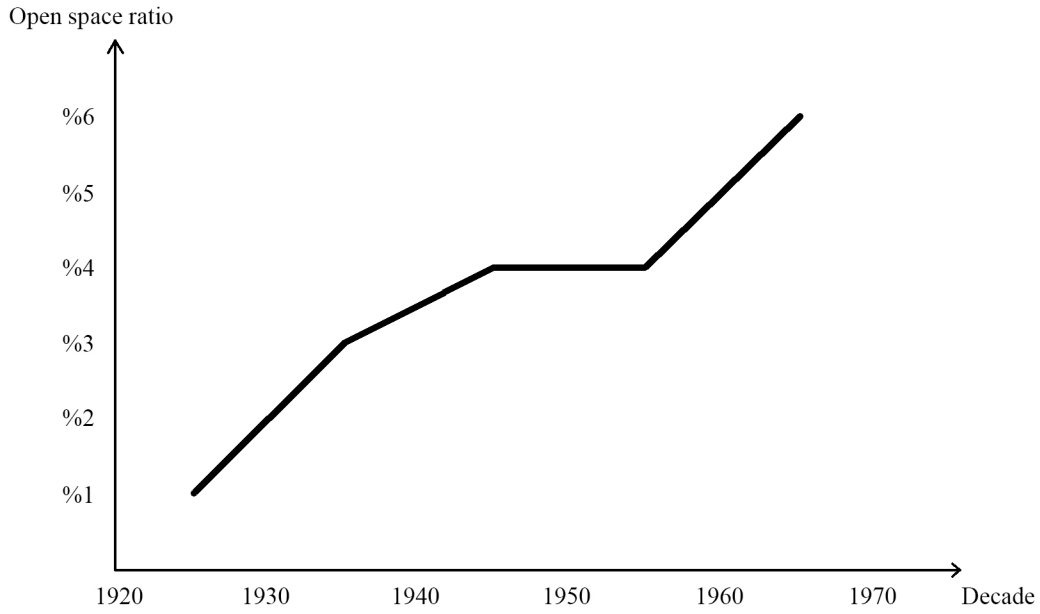
			
848-7 (1924)	842-22 (1920?)	839-1 (1920?)	843-10 (1920?)
			
839-17 (1930)	840-3 (1930)	845-1 (1930)	840-12 (1931)
			
840-15 (1932)	839-15 (1934)	843-6 (1934)	843-18 (1934)
			
861-9 (1934)	839-8 (1930?)	861-6 (1936)	843-5 (1936)
			
839-6 (1936)	840-11 (1937)	843-7 (1937)	858-4 (1938)
			
843-3 (1939)	845-6 (a) (1940)	845-6 (b) (1940)	843-17 (1941)

Table 4.4 continued.

			
840-1 (1942)	840-9 (1942)	858-1 (1940?)	839-5 (1947)
			
840-2 (1948)	840-7 (1948)	842-21 (1948)	840-5 (1949)
			
841-1 (1950)	840-13 (1951)	858-2 (1952)	842-10 (1953)
			
840-16 (1954)	841-4 (1954)	843-19 (1954)	840-8 (1950?)
			
843-2 (1957)	861-10 (1957)	842-4 (1962)	840-17 (1965)
			
838-14 (1966)	859-3 (1966)		

4.2.3. Open Space as an Outdoor Extension of Domestic Life

Table 4.5 Increase of the open space weight depending the time periods.



Even though it is not possible to make a typological analysis of balconies, it is possible to compare their ratios in the building plans. The average open space ratio in the floor plans gradually increases between the 1920s and the 1960s (Table 4.5). In all decades, open spaces service living rooms, bedrooms, and guest rooms; in later periods, kitchens begin to be designed with balconies, in addition to bedrooms and living rooms.

From the perspective of style, like other elements of facades, balconies show the characteristics of the style most prevalent to a given time period. While balconies in the buildings from the 1920s bear traces of the First National Movement, examples from the 1960s have balconies with a clear International Style.

4.2.4. Unit Arrangements and the Changing Circulation Patterns

Spaces are shaped around circulation spaces such as corridors, main halls and entrances. From the cases examined, the placement and proportions of these spaces are the main determinants of the plan types of units. The all unit plans in 45 apartment blocks are collected in a table in chronological order to follow the typological alterations.

Table 4.6 Circulation spaces in units in chronological order.

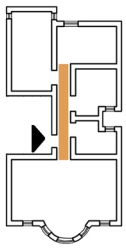
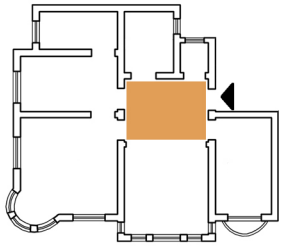
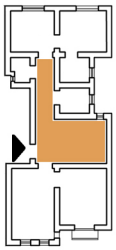
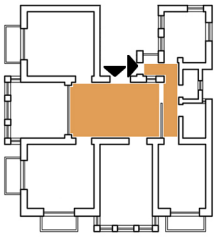
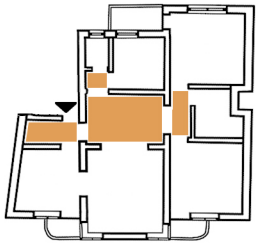
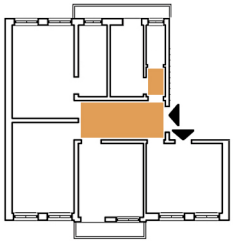
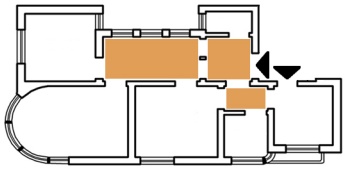
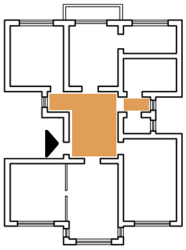
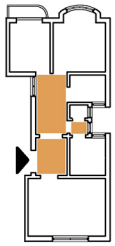
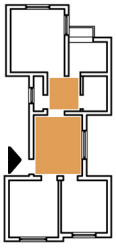
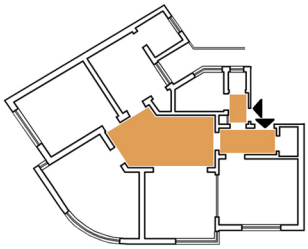
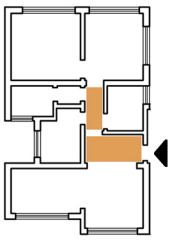
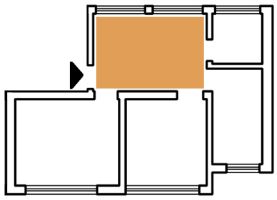
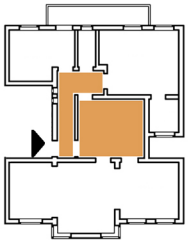
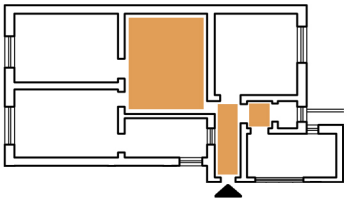
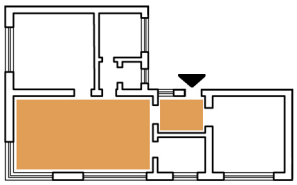
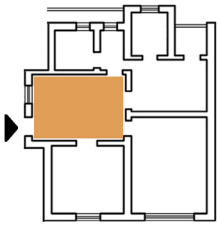
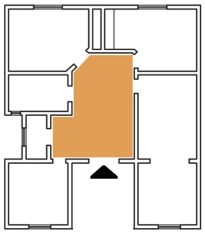
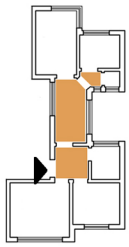
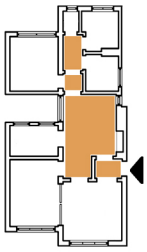
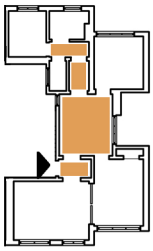
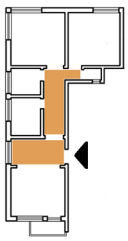
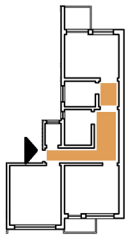
		
848-7 (1924)	839-1 (1920?)	842-22 (a,b) (1920?)
		
843-10 (1920?)	839-17 (1930)	840-3 (1930)
		
845-1 (1930)	840-12 (1931)	840-15 (a,b) (1932)
		
839-15 (a,b) (1934)	843-6 (a,b) (1934)	843-18 (1934)
		
861-9 (a) (1934)	861-9 (b) (1934)	839-8 (1930?)
		
861-6 (a) (1936)	861-6 (b) (1936)	861-6 (c) (1936)

Table 4.6 continued.

		
839-6 (1936)	843-5 (1936)	840-11 (a) (1937)
		
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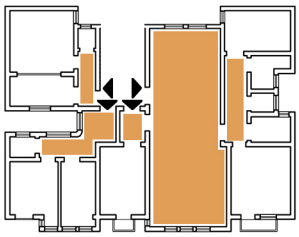	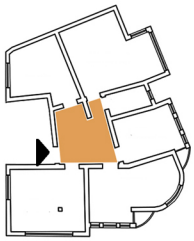	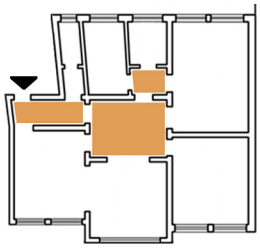
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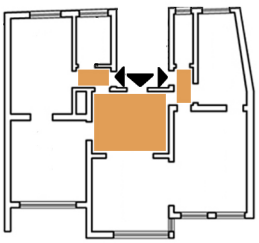	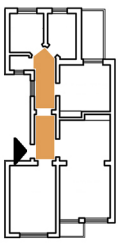	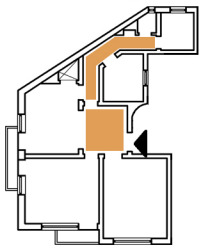
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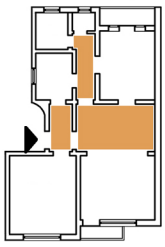
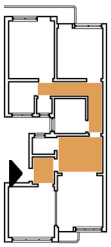
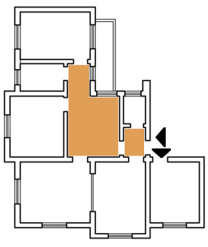
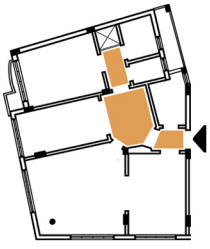
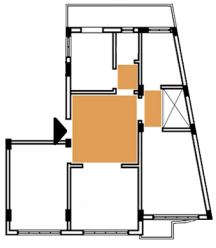
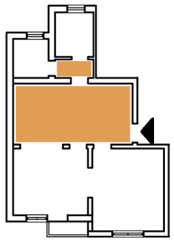
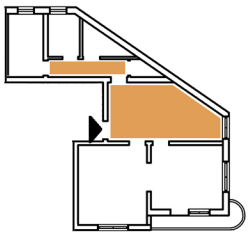
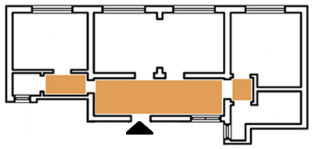
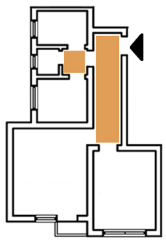
		
840-1 (b) (1942)	840-9 (a,b) (1942)	858-1 (1940?)
		
839-5 (a) (1947)	839-5 (b) (1947)	840-2 (a) (1948)

Table 4.6 continued.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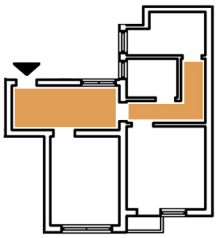	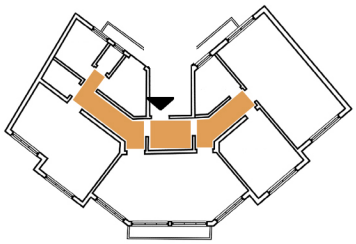	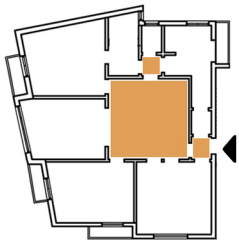
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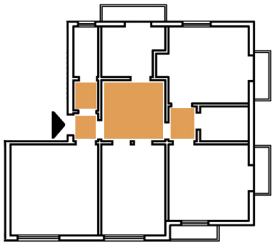	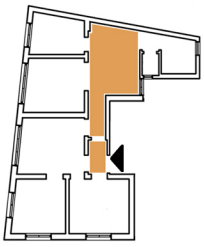	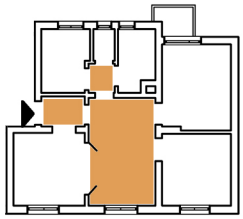
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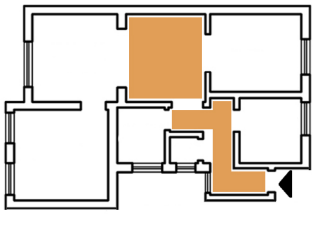	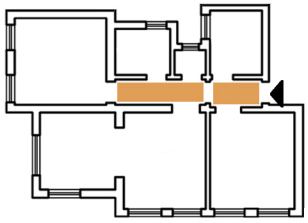	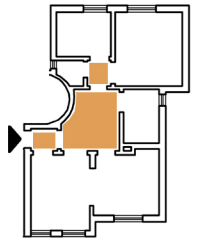
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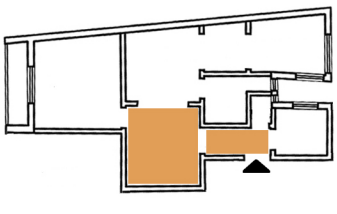	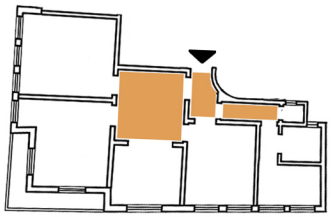	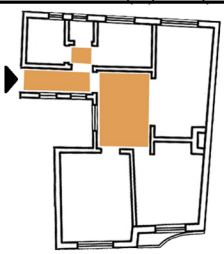
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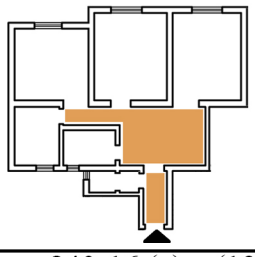
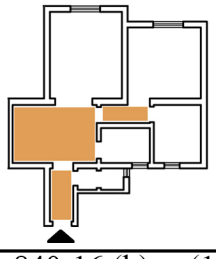
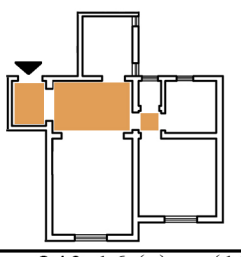
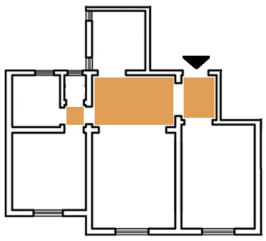
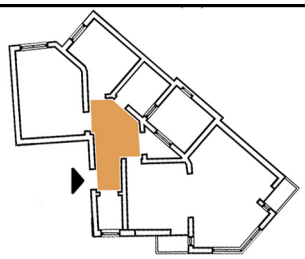
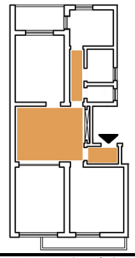
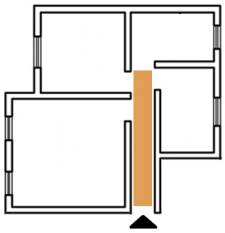
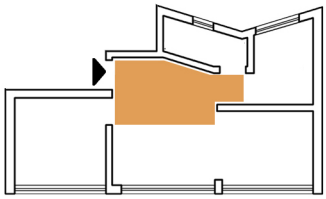
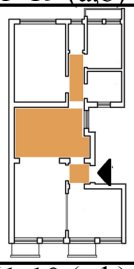
		
840-16 (a) (1954)	840-16 (b) (1954)	840-16 (c) (1954)

Table 4.6 continued.

		
840-16 (d) (1954)	841-4 (1954)	843-19 (a,b) (1954)
		
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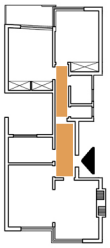	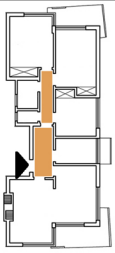	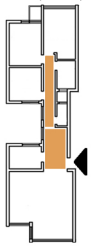
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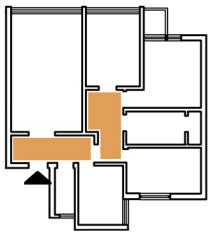
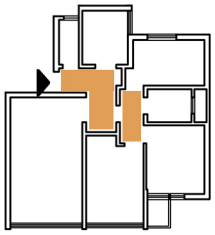
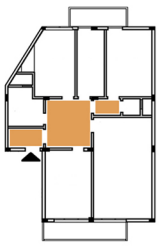
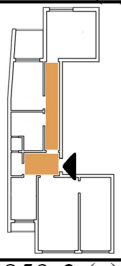
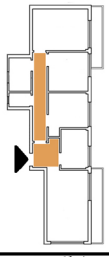
		
840-17 (b) (1965)	840-17 (c) (1965)	838-14 (1966)
		
859-3 (a) (1966)	859-3 (b) (1966)	-

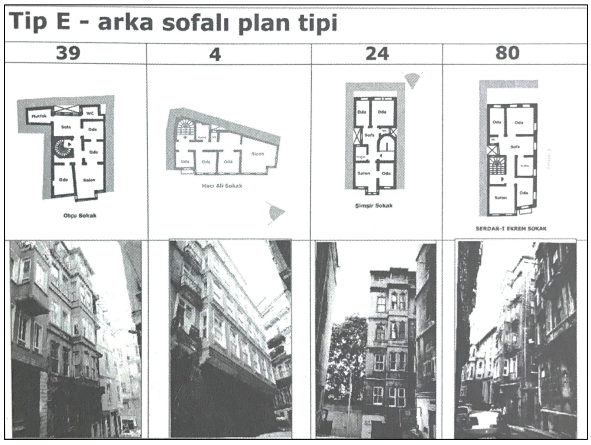
It is possible to note four basic unit types in the area. The first type of units has a large main hall at the centre of the plan. This type is commonly seen in the 1920s and 1930s. Although there are extensions of main halls in a few examples, these cannot be identified as corridors and these units are not arranged according to privacy level or the functions of the rooms (839-1; 839-6).

The second type contains a secondary corridor/hall after the main hall, which provides for the separation of private spaces from more common spaces. In some examples, this corridor splits service spaces such as the kitchen, bathroom, and WC from other spaces. This type of unit is mostly seen in the 1940s (839-5/a,b; 840-2/a,b).

In the 1950s, it is possible to note a change in the function of halls in some of examples. This type of unit has a main corridor and a secondary hall which only gives access to a living room. Uncharacteristically, they are spaces at the farthest part of the unit. It can be inferred that these halls are used as parts of living rooms or as lounges (858-2/a; 840-13/a).

Öncel also mentions this type of unit plan as being a 'plan type with back hall'. According to her analyses, these halls (sofas) are located at the rear section of the corridor and, considering their proportions, must be used as everyday living rooms. She claims that this kind of plan type must have emerged with the concern of adaptation to a new life style (Öncel 2010, 279-280).

Table 4.7 Examples of units with back sofa (Öncel 2010, 281).

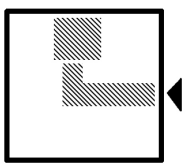
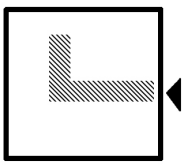


In the last type, there is no main hall in the unit, but rather there is a corridor providing access to all rooms. In these cases, the living room, kitchen, and WC are

located around the entrance section, while bedrooms and bathrooms in a few cases are placed at the farthest part of the corridor. This type is apparently representative of a 1960s style (824-4/a-b; 859-3/a-b).

However, it should be noted that it is not possible to make any sharp distinctions between time periods in terms of unit types; while there is a unit organized around a corridor in the 1920s, also there is an example with a main hall in the 1960s. The location of the plot, the number of units on each floor, and the number of spaces in the unit are the main reasons for this multiplicity. For instance, even though it belongs to the 1950s, a unit, which contains only one bedroom, is organized around a main hall. This study aims to reveal the prevalent design tendencies and transitions between decades.

Table 4.8 Circulation organizations in units.

Type 1	Type 2	Type 3	Type 4
			

At this point, it should be noted that the development of heating technology was one of the major determinants in the occurrence of these unit typologies. In earlier decades, the heating stove in the central hall was used as the main source of heat in the unit; together with the spread of central heating system in buildings, rooms could later be organized more around a corridor.

CHAPTER 5

CONCLUSION

This study has attempted to examine the similarities and, indeed, diverse features of apartment block plans over a period of fifty years, starting with the Early Republican Period, in Ankara. Analyses of plot use, building core design, open spaces and unit characteristics show that there are both similarities and differences in design approaches over this time. Also, it was observed that the architectural styles of the apartment blocks were influenced by the prevalent movements of the periods.

Typological studies were carried out in two phases. In first phase, by selecting four apartment blocks from each decade, 20 blocks were examined in tables which were prepared with the aim of making typological analysis in detail.

The second phase contains typological and stylistic aspects of 45 apartment blocks, and a visual evaluation of plan schemas in order to make comparisons between blocks in chronological order.

When all examples are considered, the practice showed transformations and continuities over the selected periods, being influenced by many aspects like construction technologies, building regulations, the location of plot in the city block, the relations between blocks, the unit density in the building, etc. Although there are not sharp transitions between typologies, one can perceive the existence of different types of blocks in the area.

In plot use typologies, it is possible to note the dominant influence of the location of the plot. In the analysis studies, buildings are classified in terms of three categories to reveal their typological similarities according to order types: corner blocks, attached from one side, and attached from two opposing sides. Apart from that, the reflection

of architectural styles on the plan typologies affects the mass articulation and causes the occurrence of different typologies. In addition, the land occupancy ratio of the blocks is an important determinant on the placement of block as results of legislative regulations.

It is possible to note that, the plot use typologies shows significant differences comparing the 1920s and 1960s. The simplification in the forms of the buildings also influences the typology.

The cores of apartment blocks also show differences over the periods considered. In the earlier decades, cores consist of only stairs and narrow landings. In subsequent periods, it is possible to see larger storey ladings, giving service to more than two units on each floor, and different elements such as waste disposal chutes, elevators, etc. On the other hand, considering their forms, there is an increase in the diversification of stairs in the later periods. However, independent of time, the ratio of the core in floor plan always remained in the range of 8-10%.

The shape of the mass, number of units, and location of the plot affect the core organization. For example, in apartment blocks with one unit on each floor, the core is usually located at the corner of building and has a direct relationship with the outside, regardless of time period. In the same way, if there was more than one unit on the floor plan, the core services units in the middle of the plan schema.

Since the size and shape of open spaces are often related with the architectural styles, this aspect is discussed in terms of the ratio of balconies to the entire floor plan. While they formed only 1% of floor plan in the 1920s, the ratio gradually increased up to 6%, until the 1960s. This is indicative of increasing use of open spaces in daily life.

There are many obvious differences that could be seen in unit organization between 1920 and 1970. Considering their spatial arrangements, it is possible to see the resemblance between early examples of apartment units and traditional Turkish houses. In the 1920s and 1930s in particular, the organization of unit shape was formed around a central hall, which is functionally and morphologically similar to the ‘sofa’ concept. Although there are some differences between the traditional ‘sofa’ and ‘hall’ in apartment blocks; it could be inferred that old life styles and daily

practices had been continued during the ongoing development according to Öncel (2010, 292)

The examples analysed show that the main hall gave way to corridors in subsequent decades. In the 1950s and 1960s in particular, it is possible to see that corridors separate spaces according to their function and privacy level. Even if the use of the hall was maintained in some cases, changes can be seen in its function and location in the plan.

Until the 1960s, kitchens, WCs, and bathrooms had been organized together; in the 1950s in particular, these spaces formed a specialized cluster with a secondary corridor or hall. However, in the 1960s, kitchens were split away from this service group. They were instead transformed from dim and small rooms into larger and luminous spaces with their own balconies.

The living room is another space which underwent significant changes over time. In the 1920s and the 1930s, it is possible to find more than one living room in a unit. Later, in the 1940s and 1950s, it was transformed into a room which consisted of two spaces with a separator between them. Finally, the living room became a large and one-piece space in the 1960s. Also it is possible to note that, the guest room concept disappeared in later examples.

Another feature of units that has shown particular alteration with time is the number of entrances. While the units from the 1920s have one entrance, in the 1930s and 1940s, there are many examples of apartment blocks with two entrances. These secondary entrances generally open into kitchens or guest rooms. However, in the 1950s and 1960s, all units have one entrance in this area. This indicates a transformation in lifestyle after the 1940s.

As mentioned earlier, the Necatibey Neighbourhood has always been an active centre in the city. It is one of the most important areas in Ankara, containing the very first examples of this ‘new residential type’ which represent the heritage of the Modern Period.

Architectural styles of the buildings in the area show variety according to time periods in which they were built. Except for a few Neo-classical buildings of the 1920s reflecting the First National Style, in the 1930s, it is possible to observe the

transition to simpler and pure forms associated with Cubic Style. At the end of the 1940s, the Second National Style became dominant with symmetrical arrangement, projected eaves and narrow windows. In the mid-1950s, apartment blocks started to be designed in a universalist approach named as 'International Style'. Not all buildings in the neighborhood are conforming to such stylistic definitions. Some buildings carry features of more than one language, displaying an eclectic approach at building scale. Overall, with buildings in diverse styles as such, the general character of the selected area is eclectic at the neighborhood scale as well.

At present, although the area still has a dynamic profile, it changed into a poor-quality living environment. Associated with the spread of commercial activities, inhabitants started to abandon the area, moving instead to more tranquil regions. Today, while many of old residential blocks have been transformed into stores, manufacturing shops, or hotels, the remainder, including many listed buildings, have been abandoned and physically are in bad condition, with the exception of a few buildings which still have inhabitants.

Compared to the photographs taken by Nalbantoğlu, anyone can see the aesthetical deformity in the appearance of the area due to poor-taste interventions.

Photograph 5.1 İbrahim Atlas Apartmanı (Nalbantoğlu 1981, 99).

Photograph 5.2 İbrahim Atlas Apartmanı (Kale Otel), 2017.

It is obvious that İbrahim Atlas Apartmanı, which is currently named Kale Otel, suffers from inappropriate facade renewal compared to its original design. In addition, external components of air conditioners, satellite dishes and a huge signboard are problematic when one attempts to perceive the design of the facade. There are many other apartment blocks exposed to these same practices.

Photograph 5.3 Appearance of Ilgar Apartmanı (with advertising boards) in 1981 (Nalbantoğlu 1981, 112) and 2017.

Along with the material deterioration of the buildings, the huge number of shop signs and advertising boards, presented in various styles, disrupt the perception of the appearance of the architectural products. In addition, improper renovation of the facades has given rise to identity loss of both the buildings and the area. Architectural elements and ornamentations, which reflected the design approach of certain periods disappeared completely, or were transformed in a misleading way.

From another perspective, the abandoned blocks have a negative effect on the social environment. These buildings are currently used for inappropriate purposes by a number of people who disturb the inhabitants and threaten the peace in the neighbourhood. They lower the reputation of the neighbourhood, which limits social life in the area.

The area also suffers from a high density of cars and transportation vehicles which inhibit pedestrianism in the narrow streets. Contrary to the ideas of Jansen, all open areas on the ground are being used as car parks rather than as green areas or public gardens.

Photograph 5.4 Original facade of Halit Kurşuncu Apartmanı (Bayraktar, Batuman & Ayhan 2014, 9)

Photograph 5.5 Current appearance of Halit Kurşuncu Apartmanı, 2017.

Because of the increasing importance of the preservation of modern heritage, the apartment blocks, which reflect the modernization process in residential environments, require particular concern. Especially the Necatibey Neighbourhood has a unique importance by containing the modern examples of civil architecture which started to be constructed from the Early Republican Period.

As mentioned before, the neighbourhood requires radical improvements and updated preservation studies. This study suggests the use of these apartment blocks through their rehabilitation and renewal in accordance with their original designs. In this way, it would be possible to raise the consciousness towards modern architectural heritage. On the other hand, the area should be restorated by regarding it as an urban fabric.

This thesis indicates the typological diversity and the stratification of apartment blocks, which represent different lifestyles considering their periods in the Necatibey Neighbourhood, and aims to provide a base for future studies by documenting and analysing those buildings.

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APPENDIX A

LISTED BUILDINGS IN THE AREA

Figure A.1 The map of listed buildings in the area, KUDEM.

APPENDIX B

CHRONOLOGICAL ORDER OF APARTMENT BLOCKS

Figure B.1 The map showing chronological order of apartment blocks, Municipality archive.

APPENDIX C

ORIGINAL FUNCTIONS OF APARTMENT BLOCKS

Figure C.1 The map of apartment blocks according to original functions.

APPENDIX D

CURRENT FUNCTIONS OF APARTMENT BLOCKS

Figure D.1 The map of apartment blocks according to current functions.

APPENDIX E

THE LIST OF SELECTED APARTMENT BLOCKS

This part the list of basic information on selected 45 apartment blocks in the area. There is a current photograph of the building, its location on the cadastral block, the label part including the information of its name, date, architect, construction technique, and style; and typical floor plan of the block.

Table E.1 The list of selected apartment blocks in chronological order.

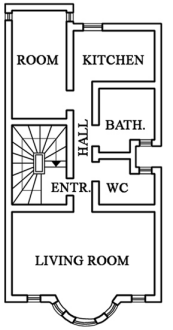
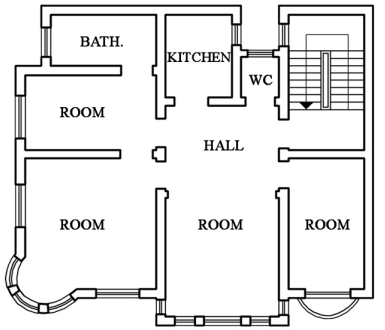
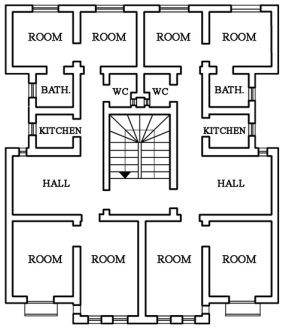
1			Building name: Daldal Apartmanı Date: 1924 (?) Architect: Unkown Cadastral: 848/7 Construction technique: Steel construction Number of floors: 4 Current function: Commercial Style: Historical (Neoclassical Style)	
2			Building name: Salih Çelebi Apartmanı Date: 1920s (?) Architect: Y. Müh. Adnan Canbek Cadastral: 839/1 Construction technique: Iron I beams and brick fill Number of floors: 4 Current function: Commercial Style: Historical (First National Style)	
3			Building name: Özgün Han (Current name) Date: 1920s (?) Architect: Unkown Cadastral: 842/22 Construction technique: Reinforced concrete frame Number of floors: 6 Current function: Commercial Style: Historical (Neoclassical Style)	

Table E.1 continued.

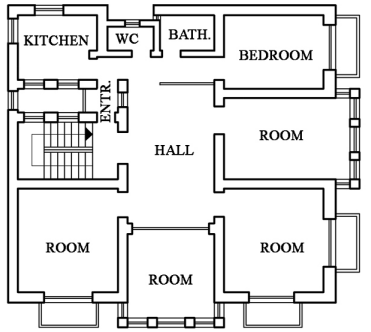
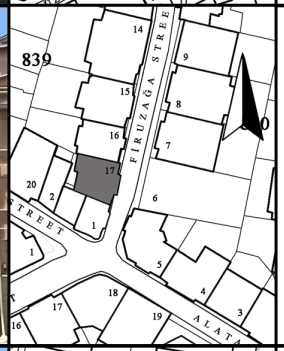
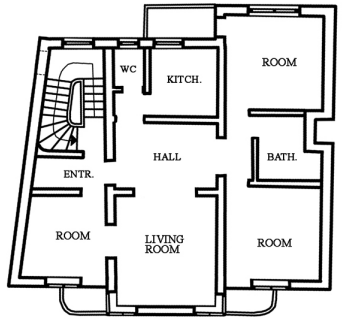
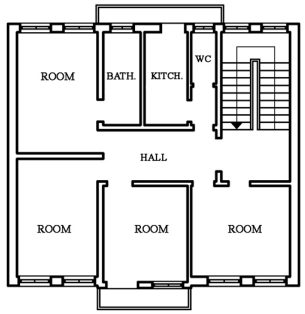
4			Building name: A.T.T. Bankası Apartmanı Date: 1920s (?) Architect: Unkown Cadastral: 843/10 Construction technique: Reinforced concrete frame Number of floors: 3 Current function: Commercial Style: Historical	
5			Building name: Ragıp Bey Apartmanı Date: 1930 Architect: Mimar Fazıl (?) Cadastral: 839/17 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Residential Style: Modern (Cubic Style)	
6			Building name: Rıfat Bey Apartmanı Date: 1930 Architect: Mimar Halim Cadastral: 840/3 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	

Table E.1 continued.

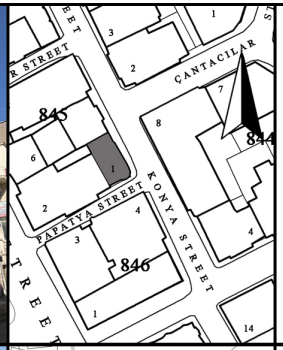
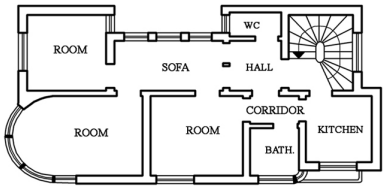
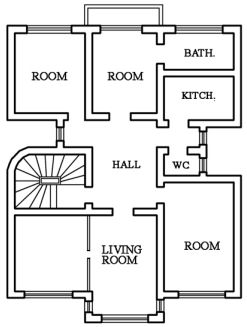
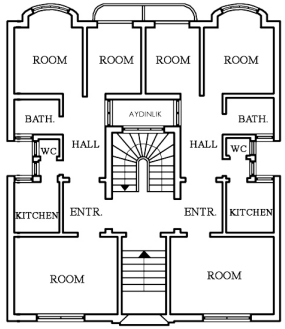
7			Building name: Süleyman Sırrı Bey (İçöz) Apartmanı Date: 1930 Architect: Mimar Halim Cadastral: 845/1 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	
8			Building name: Pınar Apartmanı Date: 1931 Architect: İnşaatçı Hırant Cadastral: 840/12 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Residential Style: Modern (Cubic Style with historical features)	
9			Building name: Ahmet Şahin (Çamlıca) Apartmanı Date: 1932 Architect: Mimar Halim Cadastral: 840/15 Construction technique: Reinforced concrete frame Number of floors: 3 Current function: Residential Style: Modern (Cubic Style with historical features)	

Table E.1 continued.

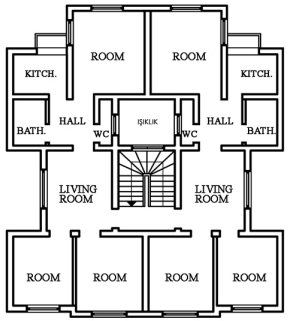
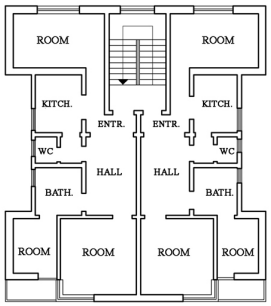
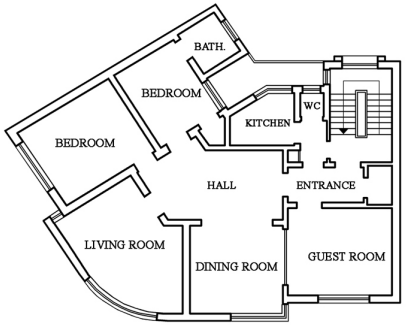
10			Building name: Bay Kazım Apartmanı Date: 1934 Architect: (?) Cadastral: 839/15 Construction technique: Reinforced concrete frame Number of floors: 3 Current function: Commercial Style: Modern (Cubic Style)	
11			Building name: Kardaşlar Apartmanı Date: 1934 Architect: (?) Cadastral: 843/6 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	
12			Building name: İnci Apartmanı Date: 1934 Architect: Mimar Halim Cadastral: 843/18 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	

Table E.1 continued.

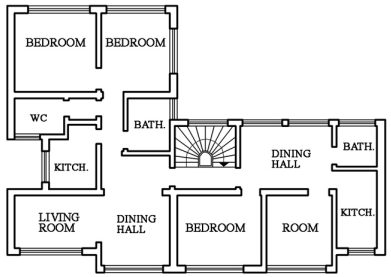
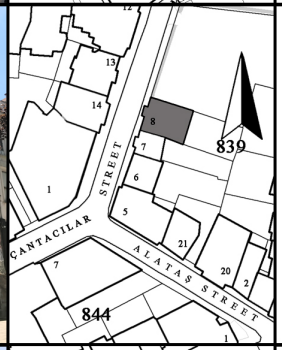
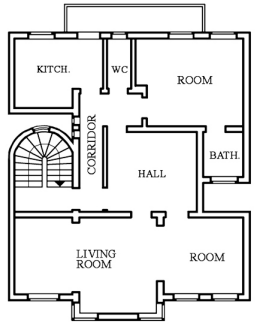
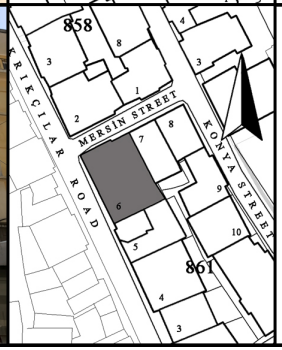
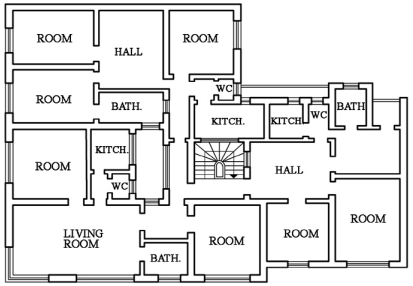
13			Building name: H. Çelebi Apartmanı Date: 1934 Architect: Esat Engin Cadastral: 861/9 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Residential Style: Modern (Cubic Style)	
14			Building name: Yaşar Akdemir Apartmanı Date: 1930s (?) Architect: Unknown Cadastral: 839/8 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	
15			Building name: Unknown Date: 1936 Architect: Unknown Cadastral: 861/6 Construction technique: Reinforced concrete frame Number of floors: 6 Current function: Commercial Style: Modern (Cubic Style)	

Table E.1 continued.

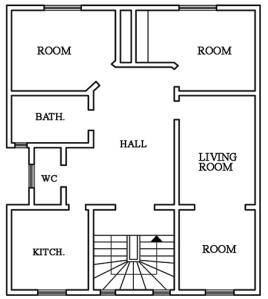
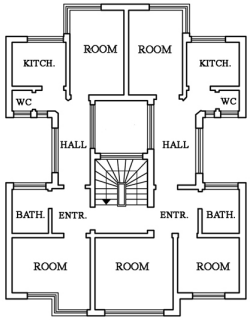
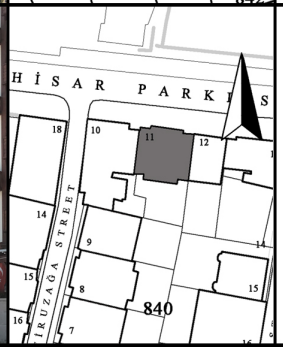
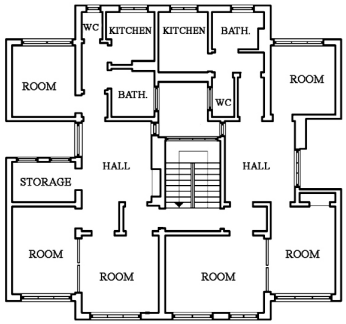
16			Building name: Unkown Date: 1936 Architect: Unknown Cadastral: 839/6 Construction technique: Reinforced conctrete frame Number of floors: 3 Current function: Commercial Style: Modern (Cubic Style)	
17			Building name: Nuri Asmaz Apartmanı (?) Date: 1936 Architect: Mimar Halim Cadastral: 843/5 Construction technique: Reinforced conctrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	
18			Building name: Halit Kurşuncu Apartmanı Date: 1937 Architect: Fen Mesulu H. Kurtuluş Cadastral: 840/11 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Residential Style: Modern (Cubic Style)	

Table E.1 continued.

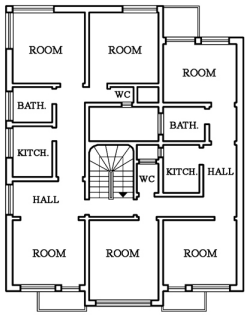
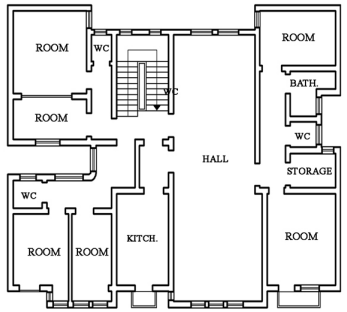
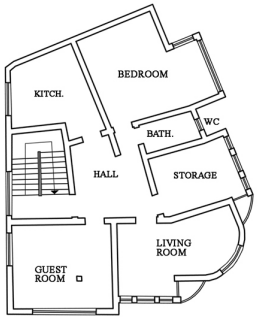
19			Building name: Arık Apartmanı Date: 1937 Architect: Unknown Cadastral: 843/7 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	
20			Building name: Osman Avunduk Apartmanı Date: 1938 Architect: Mimar Hamit Cadastral: 858/4 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Commercial Style: Historical (First National Style)	
21			Building name: Ilgar Apartmanı Date: 1939 Architect: Mühendis Adnan Canbek Cadastral: 843/3 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Commercial Style: Modern (Cubic Style)	

Table E.1 continued.

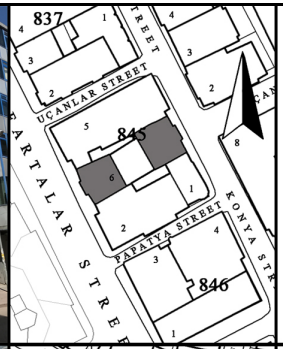
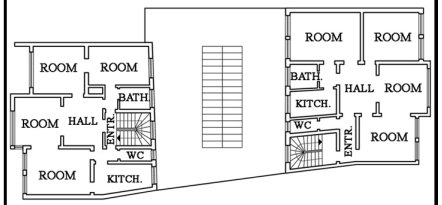
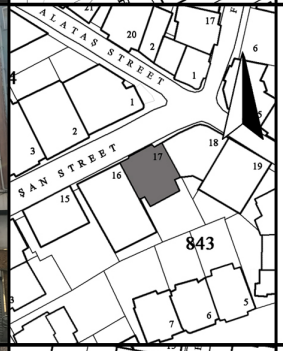
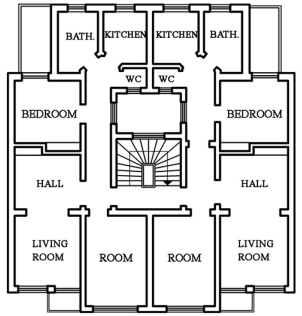
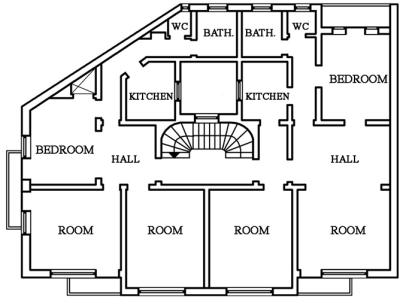
22			Building name: Salti ve Franko (Yüzbaşıoğlu) Apartmanı Date: 1940 Architect: Bekir İhsan Cadastral: 845/6 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Commercial Style: Modern (Cubic Style)	
23			Building name: İnci Apartmanı Date: 1941 Architect: Mimar Hidayet Cadastral: 843/17 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Commercial Style: Modern (Cubic Style)	
24			Building name: Unknown Date: 1942 Architect: Mimar Hidayet Cadastral: 840/1 Construction technique: Reinforced concrete frame Number of floors: 3 Current function: Commercial Style: Modern (Cubic Style)	

Table E.1 continued.

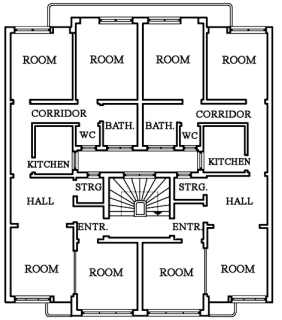
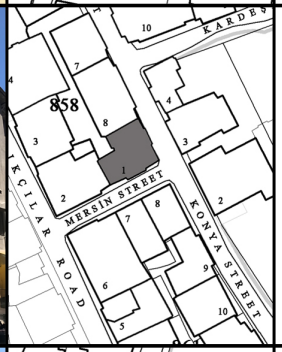
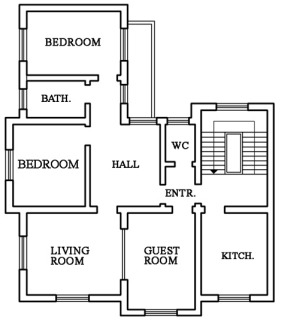
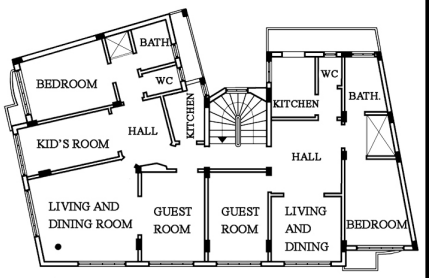
25			Building name: Bay Recep Vahyi Oğuz Apartmanı Date: 1942 Architect: Nazım Arman Cadastral: 840/9 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	
26			Building name: Unknown Date: 1940s (?) Architect: Unknown Cadastral: 858/1 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Derelict Style: Historical (Second National Style)	
27			Building name: Fahrettin Tiritoğlu Apartmanı Date: 1947 Architect: Muhittin Binar Cadastral: 839/5 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Commercial Style: Modern (International Style)	

Table E.1 continued.

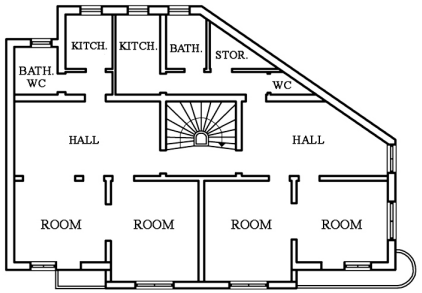
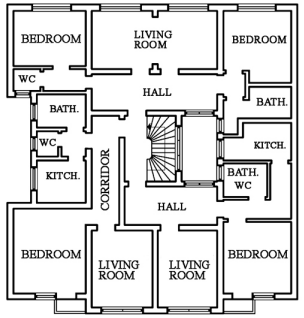
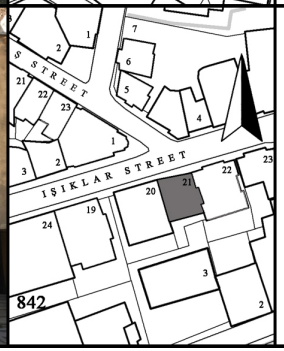
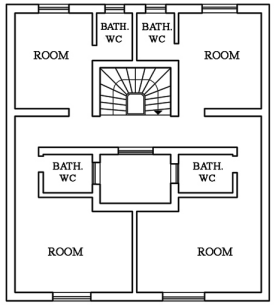
28			Building name: Alataş Apartmanı Date: 1948 Architect: Nazım Arman Cadastral: 840/2 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	
29			Building name: M. Canlı Apartmanı Date: 1948 Architect: Unknown Cadastral: 840/7 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Residential Style: Modern (Cubic Style)	
30			Building name: İrfan Akça Bekâr Evi Date: 1948 Architect: Unknown Cadastral: 842/21 Construction technique: Reinforced concrete frame Number of floors: 2 Current function: Commercial Style: Modern (Cubic Style)	

Table E.1 continued.

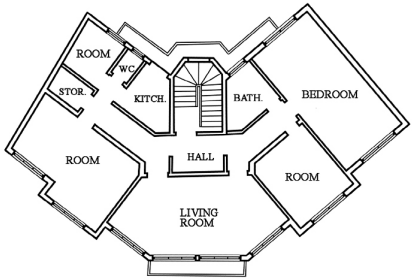
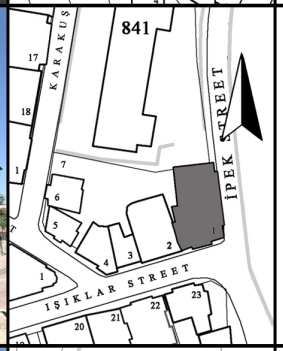
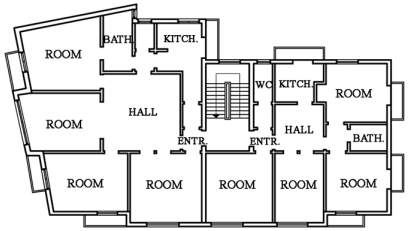
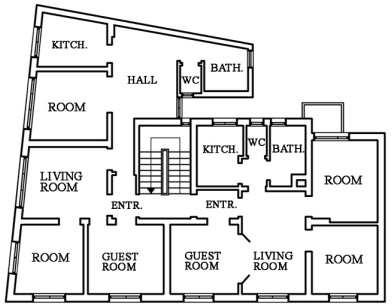
31			Building name: İbrahim Atlas Apartmanı Date: 1949 Architect: Unknown Cadastral: 840/5 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Modern (Cubic Style)	
32			Building name: İsmail Yaman (Hoşgör) Apartmanı Date: 1950 Architect: Unknown Cadastral: 841/1 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Historical (Second National Style)	
33			Building name: A. Diker ve E. Ağırtan Apartmanı Date: 1951 Architect: Zeki Gökay Cadastral: 840/13 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Residential Style: Historical (Second National Style)	

Table E.1 continued.

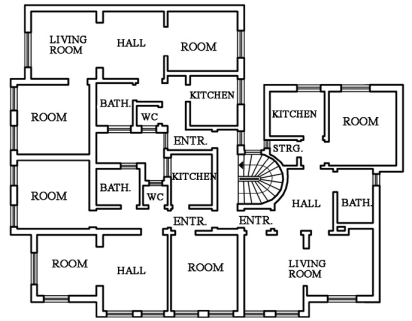
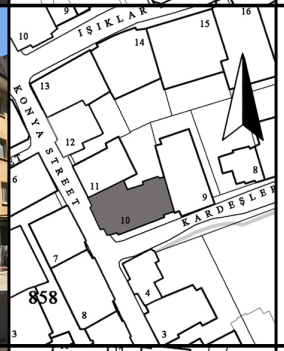
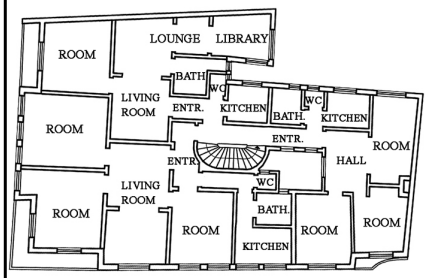
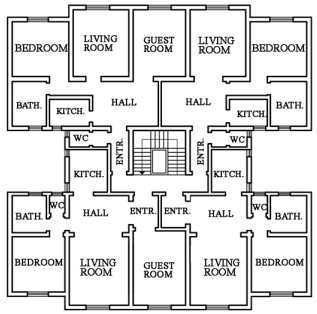
34			Building name: Tiftik (Kınacı) Apartmanı Date: 1952 Architect: Zeki Gökay Cadastral: 858/2 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Historical (Second National Style)	
35			Building name: Erciyes Apartmanı Date: 1953 Architect: Zeki Gökay Cadastral: 842/10 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Commercial Style: Historical (Second National Style)	
36			Building name: Mazhar Gençer Apartmanı Date: 1954 Architect: Macit Arel Cadastral: 840/16 Construction technique: Reinforced concrete frame Number of floors: 3 Current function: Residential Style: Modern (International Style)	

Table E.1 continued.

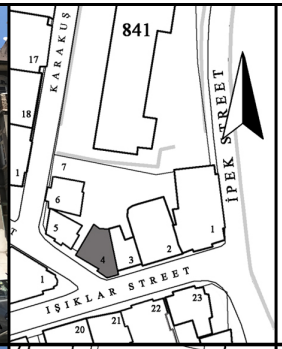
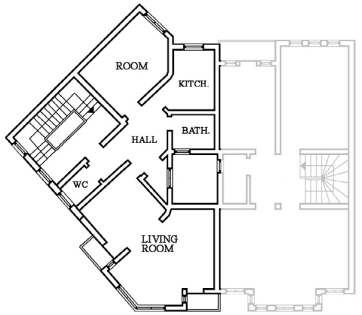
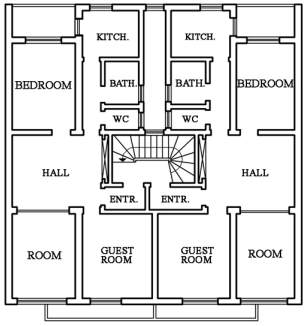
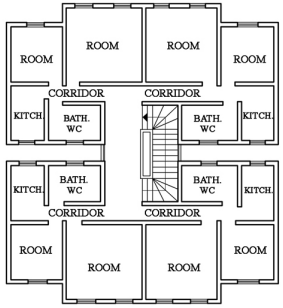
37			Building name: H. Faik Karamemet Apartmanı Date: 1954 Architect: İhsan Okan Cadastral: 841/3 Construction technique: Reinforced concrete frame Number of floors: 3 Current function: Residential Style: Modern (Cubic Style with historical features)	
38			Building name: Şahabettin Binici Apartmanı Date: 1954 Architect: İhsan Okan Cadastral: 843/19 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Commercial Style: Modern (International Style)	
39			Building name: Unknown Date: 1950s (?) Architect: Unknown Cadastral: 840/8 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Commercial Style: Modern (International Style)	

Table E.1 continued.

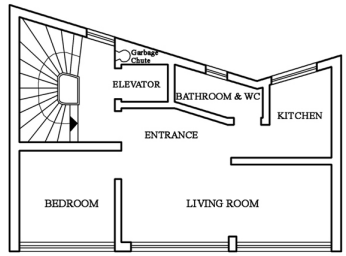
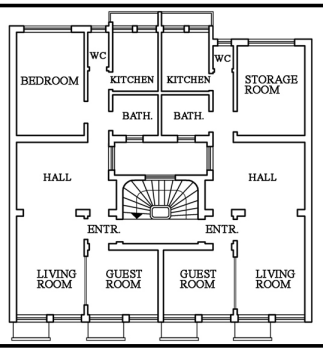
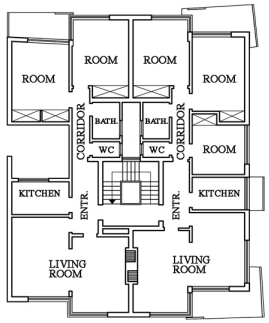
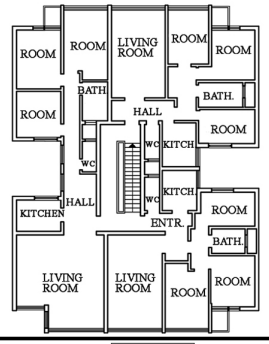
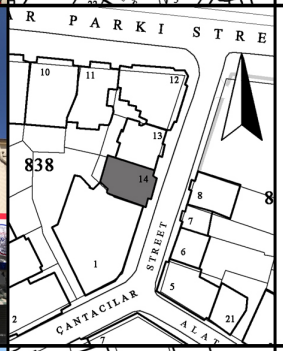
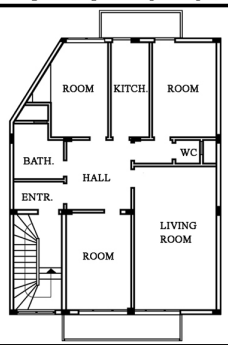
40			Building name: Unknown Date: 1957 Architect: Unkown Cadastral: 843/2 Construction technique: Reinforced concrete frame Number of floors: 6 Current function: Commercial Style: Modern (International Style)	
41			Building name: Bay Mehmet Kazazoğlu Apartmanı Date: 1957 Architect: Fahri Yetman Cadastral: 861/10 Construction technique: Reinforced concrete frame Number of floors: 4 Current function: Residential Style: Modern (International Style)	
42			Building name: Mustafa Sabuncu (Şale) Apartmanı Date: 1962 Architect: Rifat Ünal Cadastral: 842/4 Construction technique: Reinforced concrete frame Number of floors: 6 Current function: Residential Style: Modern (International Style)	

Table E.1 continued.

43			Building name: İstiklâl Apartmanı Date: 1965 Architect: Fehmi Doğan, Mehmet Ünal Cadastral: 840/17 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Residential Style: Modern (International Style)	
44			Building name: Nilüfer Apartmanı Date: 1966 Architect: Hilmi Bener Cadastral: 838/14 Construction technique: Reinforced concrete frame Number of floors: 6 Current function: Commercial Style: Modern (International Style)	
45			Building name: Buket Apartmanı Date: 1966 Architect: Mehmet Savaş Cadastral: 859/3 Construction technique: Reinforced concrete frame Number of floors: 5 Current function: Residential Style: Modern (International Style)	

APPENDIX F

CADASTRAL BLOCKS SHOWING APARTMENT BLOCK PLANS

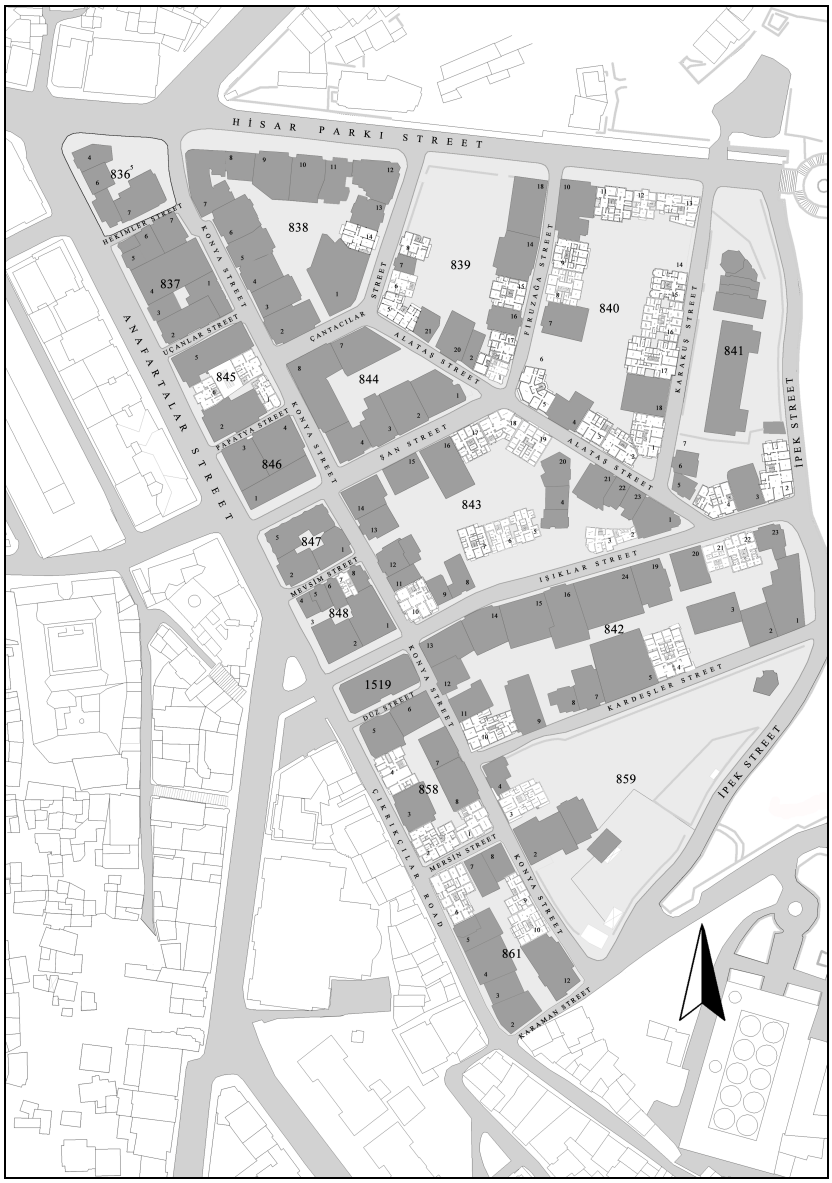


Figure F.1 The map of cadastral blocks showing apartment block plans.

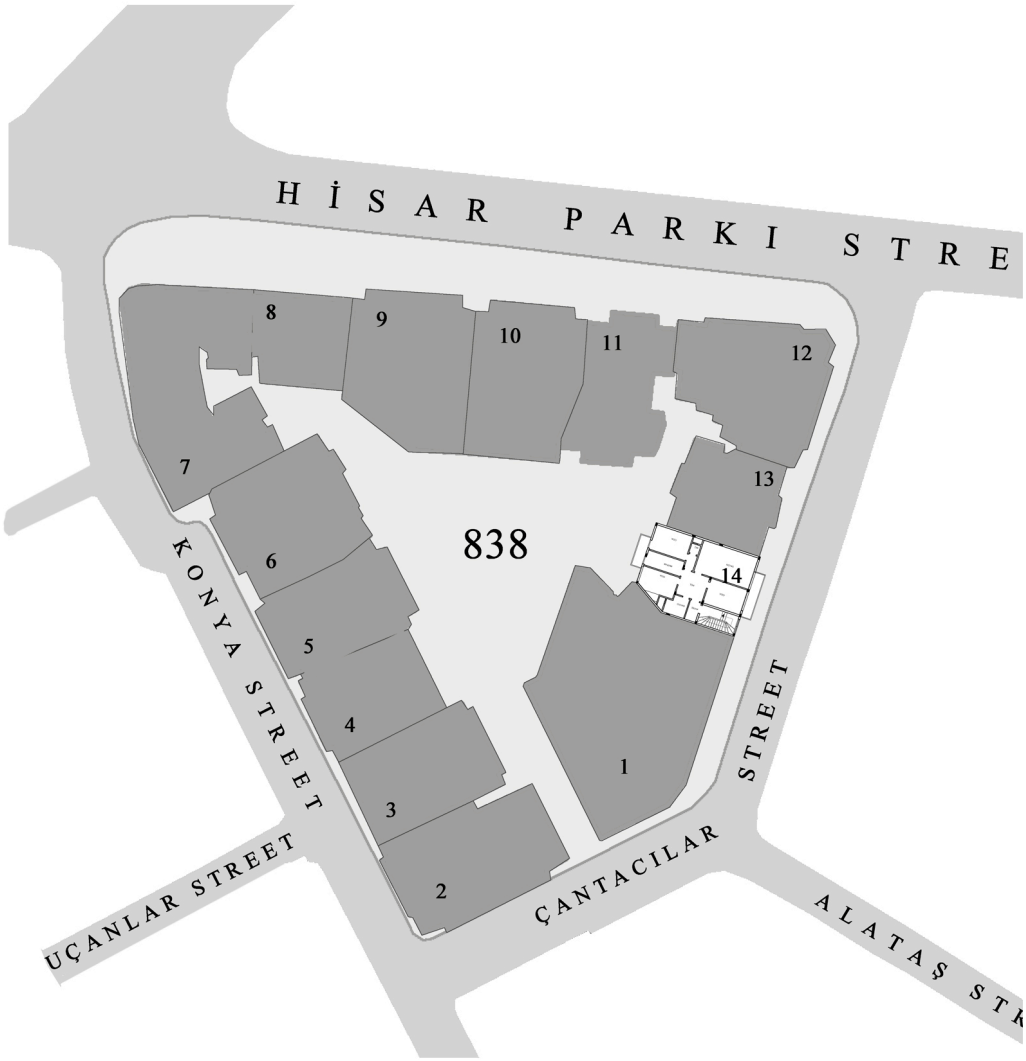


Figure F.2 Cadastral block 838.

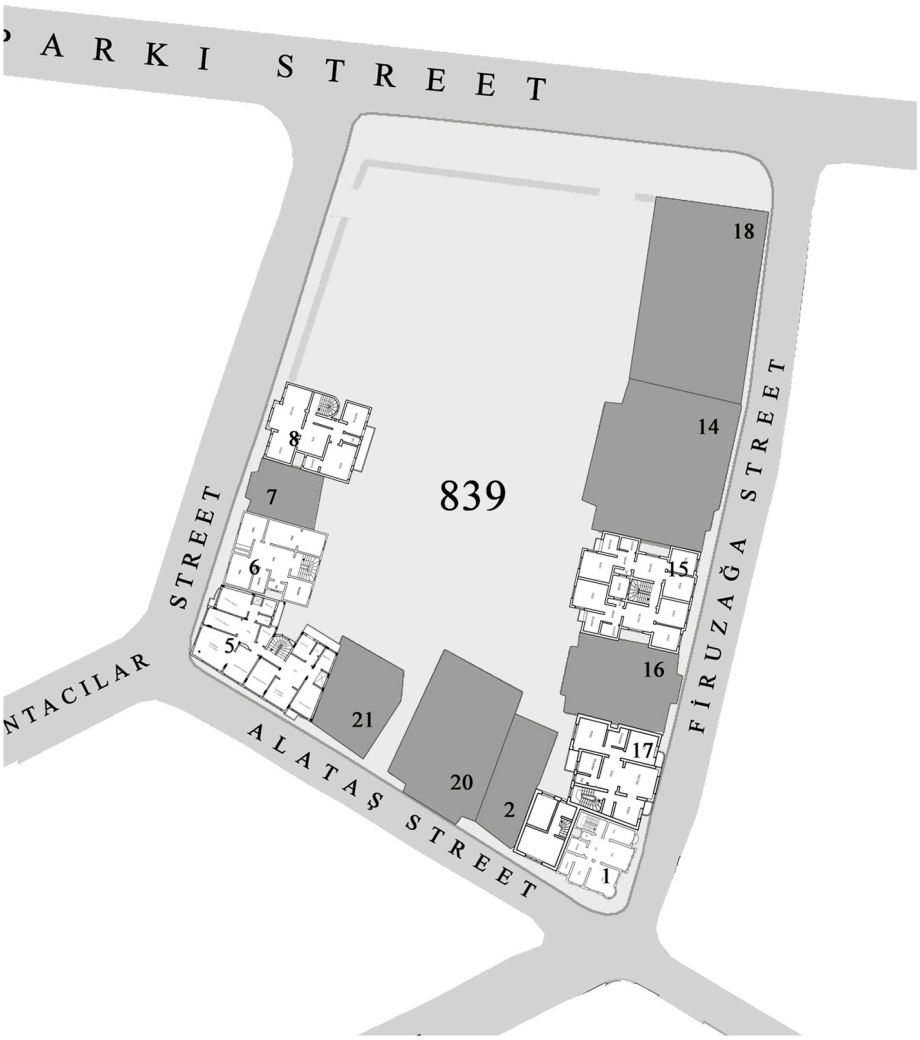


Figure F.3 Cadastral block 839.

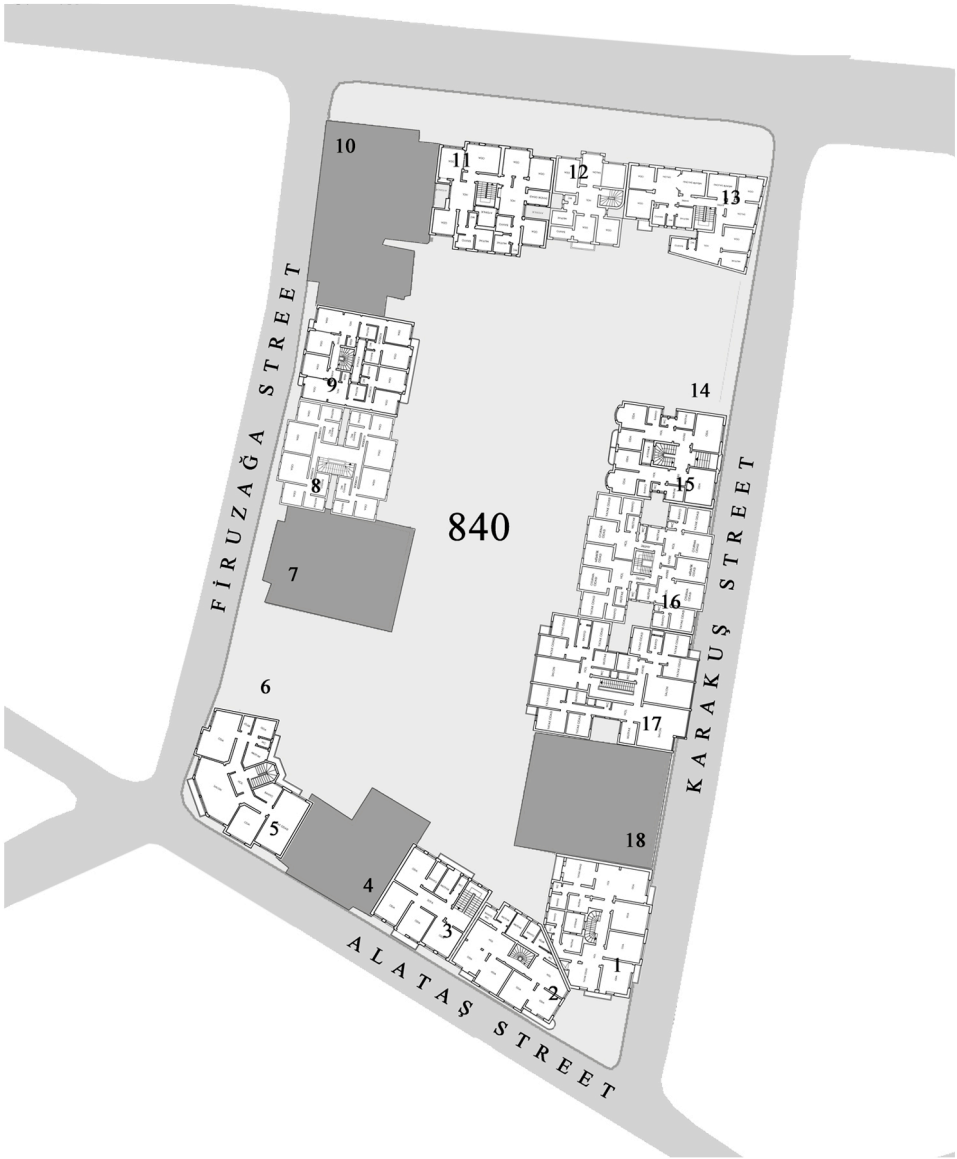


Figure F.4 Cadastral block 840.

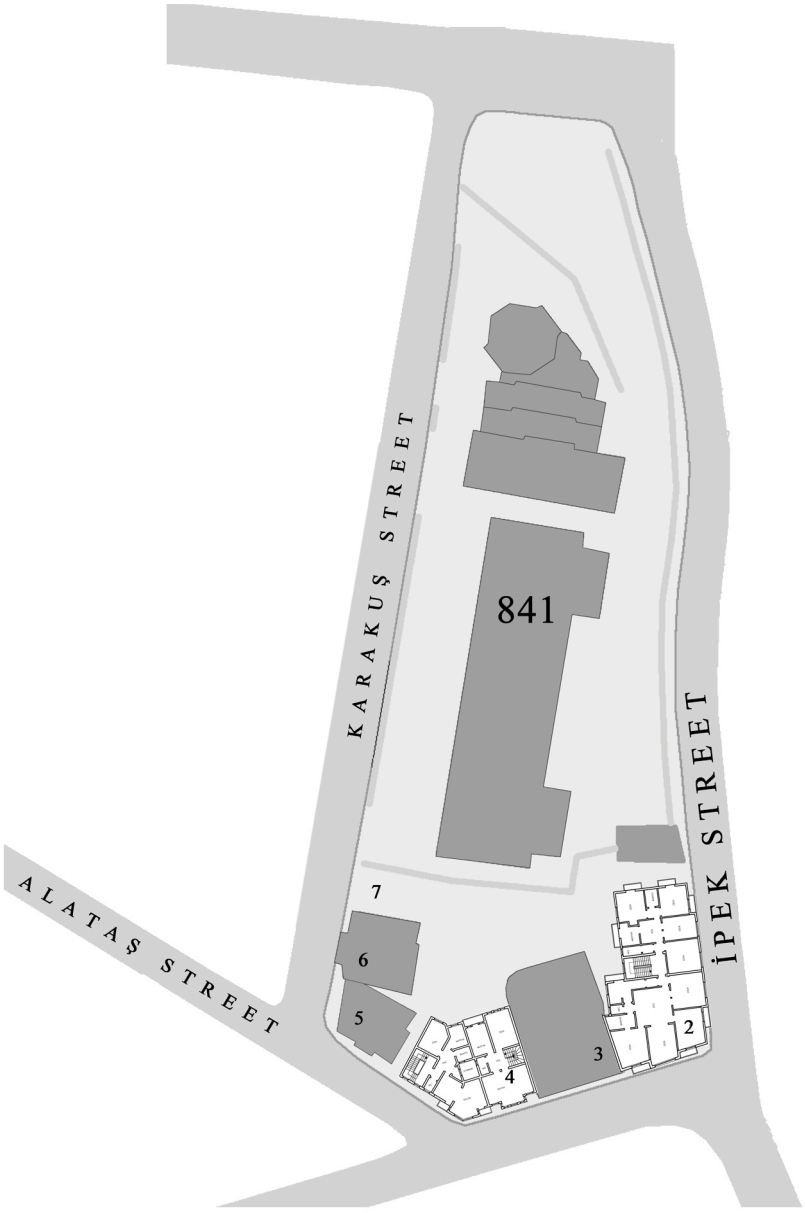


Figure F.5 Cadastral block 841.

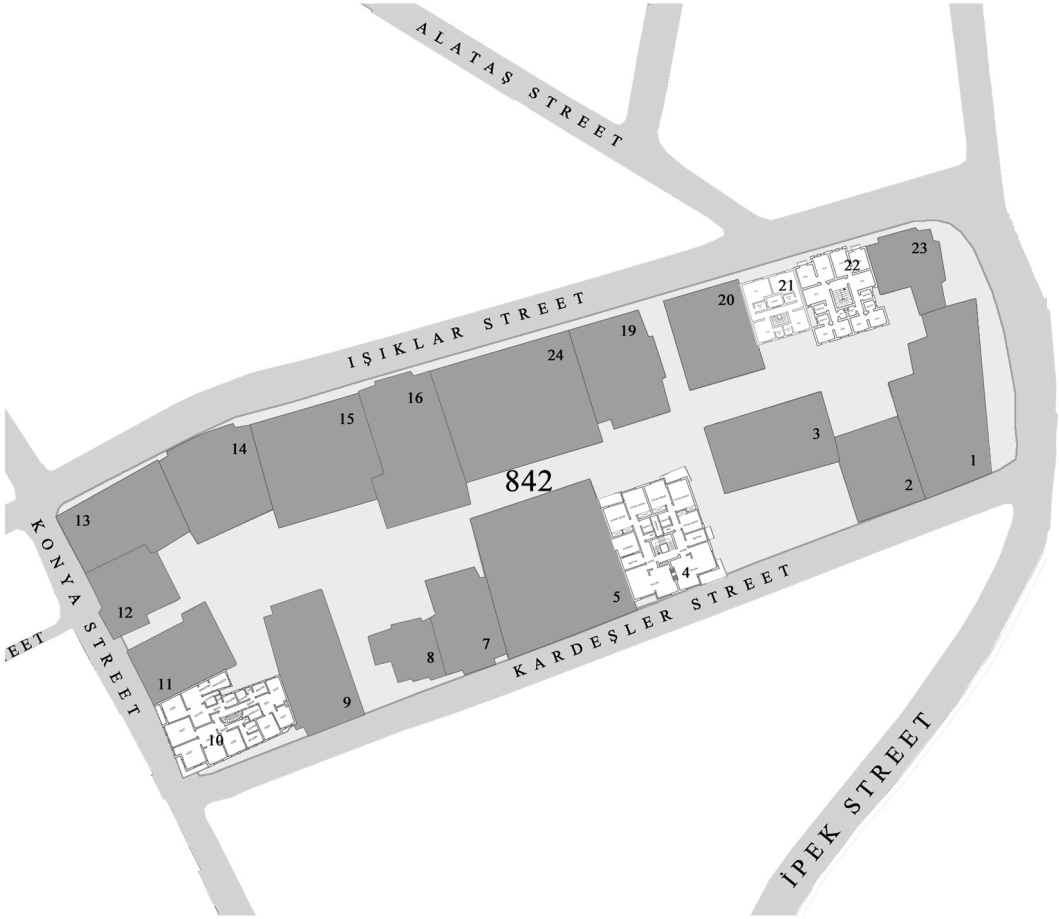


Figure F.6 Cadastral block 842.

Figure F.7 Cadastral block 843.

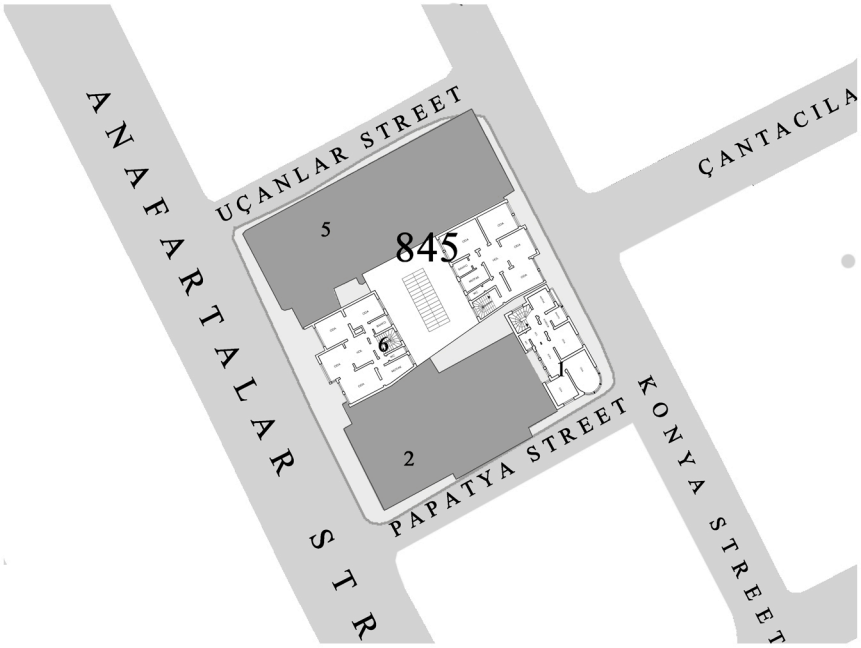


Figure F.8 Cadastral block 845.

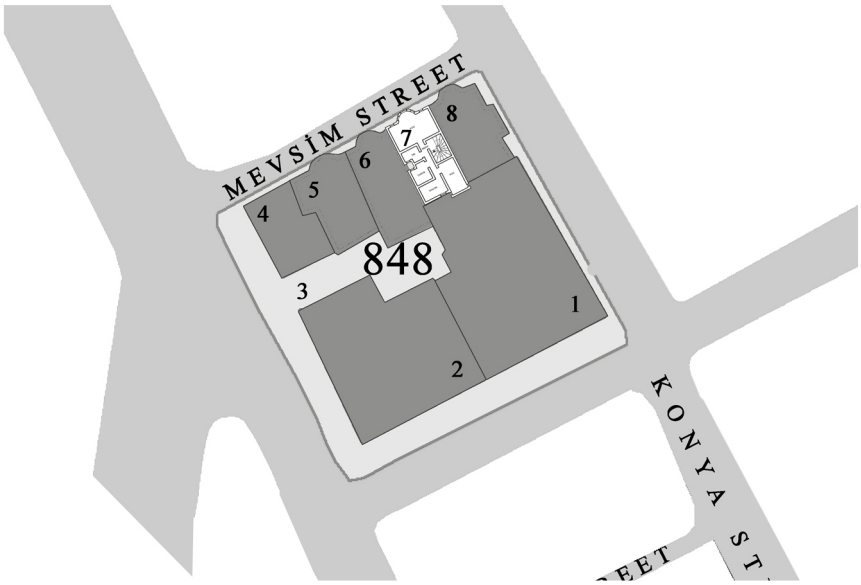


Figure F.9 Cadastral block 848.

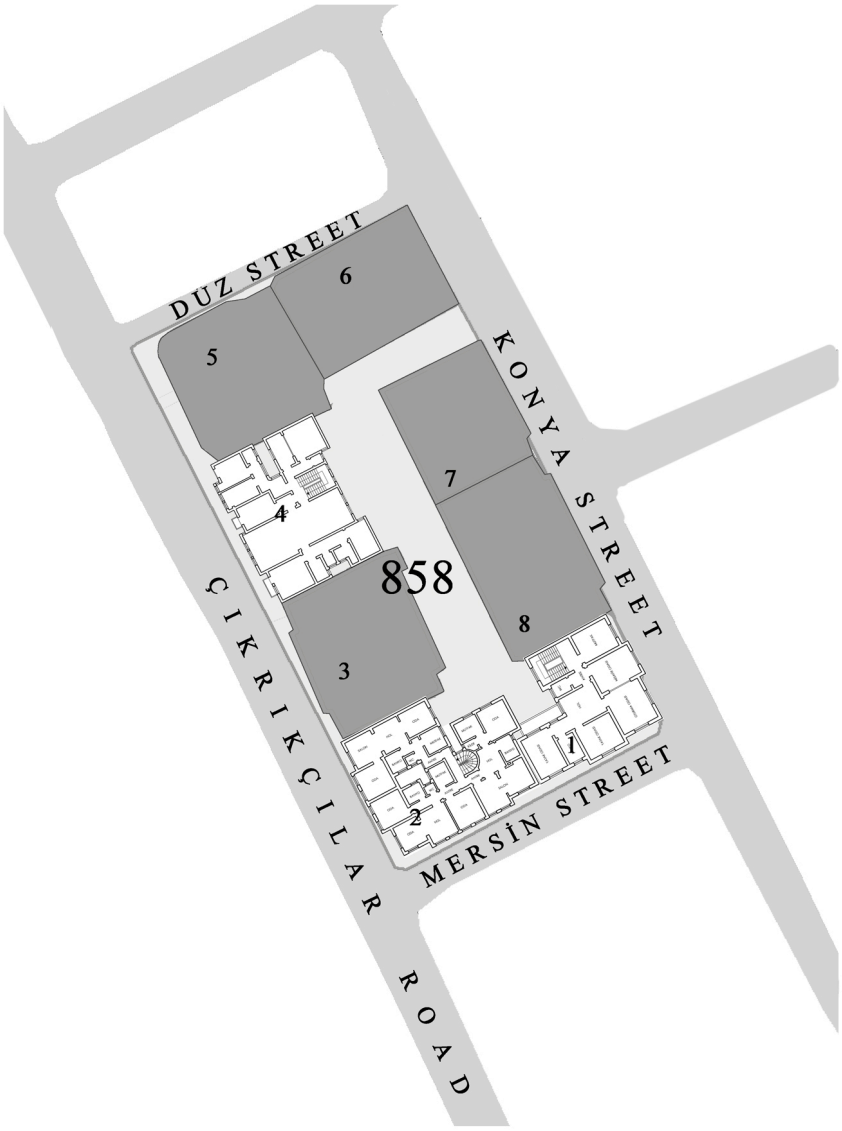


Figure F.10 Cadastral block 858.

Figure F.11 Cadastral block 859.

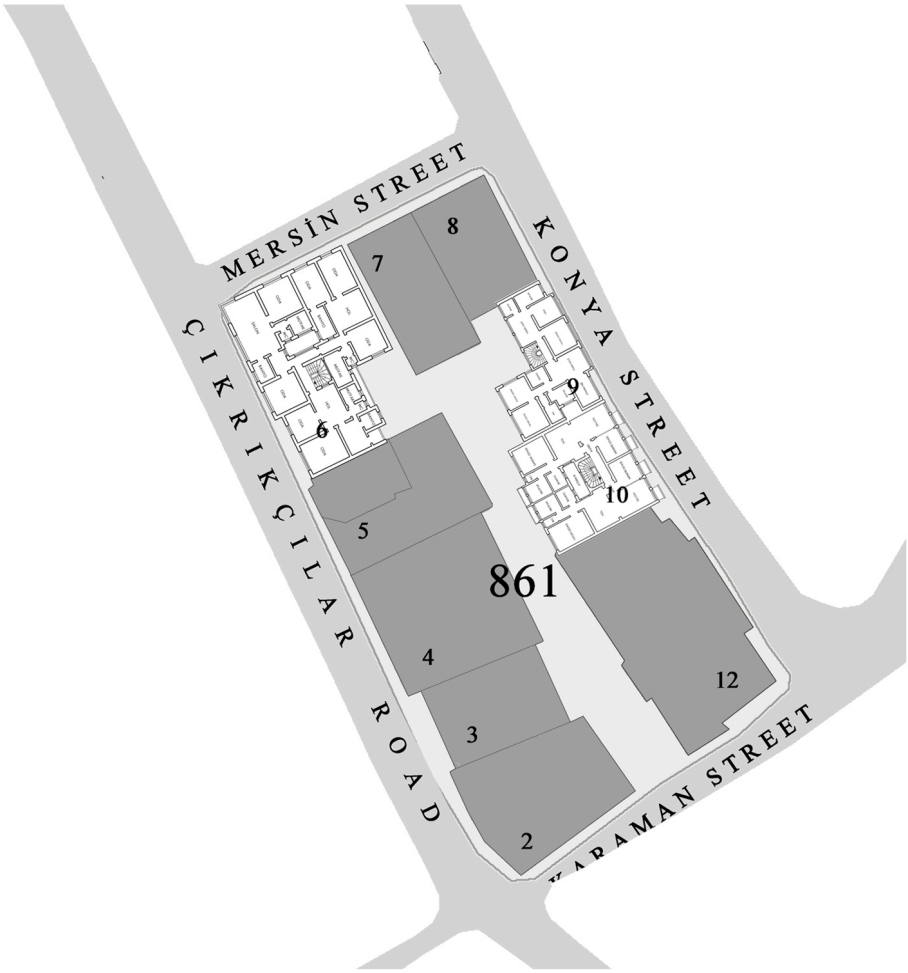


Figure F.12 Cadastral block 861.