

THE ROLE AND APPROACH OF LOCAL AUTHORITIES IN THE FIELD OF
'CONSERVATION':
CASE STUDY IN HAMAMÖNÜ / ANKARA

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AZİZE ELİF SUDAN

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'CONSERVATION':
CASE STUDY IN HAMAMÖNÜ / ANKARA**

Submitted by **AZİZE ELİF SUDAN** in partial fulfillment of the requirements for the degree of **Master of Science in Restoration in Architecture Department, Middle East Technical University** by,

Prof. Dr. Canan Özgen
Dean, Graduate School of **Natural and Applied Sciences**

Prof. Dr. Güven Arif Sargin
Head of Department, **Architecture**

Assist. Prof. Dr. A. Güliz Bilgin Altınöz
Supervisor, **Architecture Dept., METU**

Examining Committee Members:

Assoc. Prof. Dr. Neriman Şahin Güçhan
Architecture Dept., METU

Assist. Prof. Dr. A. Güliz Bilgin Altınöz
Architecture Dept., METU

Inst. Dr. A. Nimet Özgönül
Architecture Dept., METU

Assoc. Prof. Dr. Müge Akkar Ercan
City and Regional Planning Dept., METU

Zeynep Önen , M. Sc.
Freelance Architect, Kolektif Mimarlık

Date: 14.09.2012

I hereby declare that all information in this document has been obtained and presented in accordance with academic rules and ethical conduct. I also declare that, as required by these rules and conduct, I have fully cited and referenced all material and results that are not original to this work.

Name, Last name: Azize Elif Sudan

Signature :

ABSTRACT

THE ROLE AND APPROACH OF LOCAL AUTHORITIES IN THE FIELD OF 'CONSERVATION': CASE STUDY IN HAMAMÖNÜ / ANKARA

Sudan, Azize Elif

M.Sc. in Restoration, Department of Architecture

Supervisor: Assoc. Prof. Dr. Ayşe Güliz Bilgin Altınöz

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From the middle of 20th century, as a result of devastating effects of world wars conservation activities intensified on the protection in area scale. Together with central government and local authorities, the owner or the user of the building, entrepreneurs, groups, non-governmental organizations (NGOs) and society were meant to be included in the process. Today, local authorities play important role in the implementation of the restoration or street rehabilitation projects. Today in Turkey, municipalities are the second most important actors in the field of conservation after Ministry of Culture and Tourism. There are seen important changes after 1980s in Turkey in the field of conservation, which are that the localization in conservation increased and the role of local governments became more important. From the beginning of 2000s, the power of municipalities increases with the transfer of decision-making power to the municipalities. In this thesis, the role of local authorities in the field of conservation was discussed with the case of Hamamönü-Ankara, a good example of the conservation implementation of a local authority showing the approach and study process of the

municipality. Before explaining implementations of Altındağ Municipality in Hamamönü and their different effects on site and the people; a short start giving general information about development of role of local authorities in the field of conservation throughout the world was done and the legislative process in Turkey was stated. Moreover, after the assessment of implementation under different titles, some proposals for future of Hamamönü were done.

Key words: Conservation, local authorities, Hamamönü, historic center

ÖZ

YEREL YÖNETİMLERİN KORUMADAKİ ROLÜ VE KORUMAYA YAKLAŞIMI: HAMAMÖNÜ / ANKARA ÜZERİNE ALAN ÇALIŞMASI

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20. yüzyılın ortalarından itibaren, Dünya Savaşlarının yıkıcı etkilerinin bir sonucu olarak, koruma çalışmaları alan boyutunda yoğunlaştı. Merkezi ve yerel yönetimlerle birlikte, mülk sahipleri, girişimciler, gruplar, sivil toplum örgütleri ve halkın da süreçte yer alması tasarlandı. Günümüzde, yerel yönetimler restorasyon ve sokak sağlıklılaştırma projelerinin uygulanmasında önemli rol oynamaktadır. Bugün Türkiye’de, yerel yönetimler, Kültür ve Turizm Bakanlığı’ndan sonra, koruma alanında ikinci en önemli aktördür. 1980lerden sonra, Türkiye’de koruma alanında önemli değişiklikler meydana gelmiştir. Bunlar, koruma alanında yerleşmenin artması ve yerel yönetimlerin korumadaki rolünün daha önemli hale gelmesidir. 2000lerin başından itibaren, karar verme yetkisinin yerel yönetimlere verilmesiyle birlikte, yerel yönetimlerin gücü daha da arttı. Bu tezde, yerel yönetimlerin korumaya yaklaşımı ve koruma çalışmalarının sürecini en iyi gösteren örneklerden biri olan Hamamönü, Ankara örneği üzerinden, yerel yönetimlerin korumadaki rolü tartışılmıştır. Altındağ Belediyesi’nin Hamamönü’ndeki uygulamalarını ve bu uygulamaların alan ve insanlar üzerindeki farklı etkilerini açıklamadan önce, dünyada yerel yönetimlerin korumadaki rolünün gelişimi hakkında kısa bir bilgi

verilmiş ve Türkiye’deki yasal süreç açıklanmıştır. Ayrıca, uygulamaların farklı başlıklar altındaki değerlendirmesi yapıldıktan sonra, Hamamönü’nün geleceği için bazı öneriler sunulmuştur.

Anahtar kelimeler: Koruma, yerel yönetimler, Hamamönü, tarihi merkez

To My Family

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CHAPTER 1

INTRODUCTION

From 19th onwards century conservation activities turned into a more conscious action, primarily for monumental buildings. In the middle of the 20th century, conservation activities started to be effective in area scale also. World War II affected European countries deeply and caused destruction in most of the important cities. Consequently, the destructions of the World War II played an important role in the development of area scale conservation. In addition, historic centers of the cities gain importance as the evidence of their past. Interest in each aspect of the heritage comes to a head when it threatens to disappear. As David Lowenthal mentioned that thereupon the diffusion of history and cultural heritage makes people aware that the scenes and remains of the past are essential constituents of the present identity (1981: 167).

The area-based conservation activities had different motives and outcomes. First of all, it allowed the re-statement of the cultural and urban identity. Secondly, rehabilitation activities in urban scale provided a better environment for inhabitants. And thirdly, the revitalization of these areas offered a new economic income for inhabitants and for the managers, tourism. At the end, all of these are directly related with the activities and responsibilities of the local authorities.

Alan Dobby (1978:72) state in his book named 'Conservation and Planning' that: Conservation is explicitly associated with tourism and with its regional planning.¹

¹ Full list can be found in the book in page 72.

As stated in International Cultural Tourism Charter (1999) of ICOMOS, tourism can capture the economic characteristics of the heritage and put these into use for conservation by generating funding, educating the people and influencing the policy. Cultural tourism can become a significant part of many national and regional economies and an important factor in development due to a successful management. (1999:1). On the other hand, excessive or poorly-managed tourism and tourism related development can cause threats against physical nature, ecological setting, culture and lifestyles of local communities (1999:2).

We are living in an age, in which the cultural tourism is driven by the interests of people about the conservation sites which are protected as social heritages. Therefore, the impact of the cultural tourism on the conservation sites cannot be disclaimed. The major impact of the cultural tourism is the promotion of the development in the economic and functional conditions of the site. As stated in the Charter Ethos² (1999), "Tourism can capture the economic characteristics of the heritage and harness these for conservation by generating funding, educating the community and influencing policy". To put forward the country's its understanding of common heritage and cultural awareness at local and international scale is a motivation for conservation activities for the institutions but the motivation of economic contribution encourages many local and central governments for conservation studies and implementations in historic centers. However, this leads to existence of 'revitalized' conservation sites as tourist attraction points and this results in the raise of 'historic sites as decors' with missing identities instead of 'historic sites as living environments'. The warning included in the Charter Ethos states that there is the threat of excessive or poorly-managed tourism and tourism related development to the physical nature, integrity and significant characteristics of the natural and cultural heritage. On the other hand, especially at the inhabiting traditional urban fabric, the pressure of cultural tourism on social life is another important issue to be considered. While, as principally stated in charters, tourism should bring benefits to local communities and provide motivation for caring and

² International Cultural Tourism Charter, Managing Tourism at Places of Cultural Significance, Adopted by ICOMOS at the 12th General Assembly in Mexico, October 1999

maintaining their heritage and culture, this pressure on their social life becomes a demotivative phenomenon against cultural tourism.

Within last decades, cultural tourism developed and became an important sector in the economical development of historic sites for the local authorities. Although having some positive effects on the conservation of historic sites and development of these areas, tourism has negative impacts on the conservation of the urban heritage and the depletion of traditional civic values in historic centers. However, planning and conservation policies in many historic cities continue to be fragmented and short-sighted. The reason is that they seem mainly interested in the short-term economic advantages of tourism (PORFYRIOU, 2010:333). With the aim of developing tourism within their boundaries, local authorities sometimes overpasses the main points in the conservation of cultural heritage.

1.1. THEORETICAL BACKGROUND

1.1.1. PRINCIPLES AND OBJECTIVES IN URBAN CONSERVATION

Principles and objectives of urban conservation have been discussed in various platforms since mid-20th century. International meetings have been one of the important platforms where this subject have been handled. As a consequence, internationally accepted principles have been tried to develop through international charters.

In the Washington Charter³ (1987), the principles, objectives, and methods necessary for the conservation of historic towns and urban areas were defined. In addition, the Charter also aims to promote the harmony of both private and

³ Charter for the Conservation of Historic Towns and Urban Areas (Washington Charter 1987), adopted by ICOMOS General Assembly in Washington, DC, October 1987

community life in these areas and to encourage the preservation of those cultural properties that constitute the memory of mankind.

The first point stated in the same Charter is about the integrity of historic sites to coherent planning studies. It is mentioned that to be most effective, the conservation of historic towns and other historic urban areas should be an integral part of consistent policies of economic and social development and of urban and regional planning at every level. In addition, Jansen-Verbeke states that integration is seen as the opposite term of the segregation where historic areas would be labeled and mapped as 'places of special interest' for visitors. This marking of the areas can be the intentional policy of local authorities and tourism marketers. On the other hand, it can also unbalance a harmonious relationship between the modern and the old city (2010:38). Besides, it is stated in the Washington Charter that the aim of the conservation plan should be to ensure a harmonious relationship between the historic urban areas and the town as a whole.

Qualities to be preserved in historic towns or historic urban areas, also taken as the reference in site analysis of this thesis⁴, are listed in the Washington Charter as:

- Urban patterns as defined by lots and streets
- Relationships between buildings and green and open spaces
- The formal appearance, interior and exterior, of buildings as defined by scale, size, style, construction, materials, color and decoration
- The relationship between the town or urban area and its surrounding setting, both natural and man-made and
- The various functions that the town or urban area has acquired over time.

Besides, in Paris Declaration⁵ (2011), the qualities to be conserved are mentioned as the built heritage, whether urban or rural, prestigious or vernacular, which is of

⁴ In Chapter 3, 3.1. Architectural and Urban Features of Hamamönü in the Past and Today.

high quality, including original materials, design and construction, architecture, the maintenance of original functions, and integration into the physical and socio-cultural environment.

In addition, the importance of the participation and the involvement of the residents were mentioned in the Washington Charter and it is emphasized that the success of the conservation program is belong to the participation of the residents of the historic towns and urban areas first of all. Larkham explains that although individual members of the public rarely respond to invitations to comment on planning applications, local amenity societies or pressure groups respond more frequently. That is because they often possess considerable knowledge and, in many cases, they may be able to present the public's viewpoint with force (1996:136).

Beside these principles, in the same charter, it is mentioned that until a conservation plan has been adopted, any necessary conservation activity should be carried out in accordance with the principles and the aims of the Washington and Venice Charter. Other important points emphasized in the Charter are the continuing maintenance in conservation of historic town or urban area, the improvement of housing as a basic objective and the introduction of contemporary elements for enrichment of an area. It is stated in the Valletta Principles⁶ (2011) that new architecture must be coherent with the spatial organization of the historic area and respectful to its morphology. At the same time, it also must be a valid expression of the architectural trends of its time and place. In the design, the priority is mentioned as the continuity of the composition that does not adversely affect the existing architecture while allowing a discerning creativity that embraces the spirit of the place at the same time.

⁵ The Paris Declaration, on Heritage as a Driver of Development, Adopted at Paris, UNESCO headquarters, on Thursday 1st December 2011

⁶ The Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas, Adopted by the 17th ICOMOS General Assembly, Paris 2011

At the end of all these principles and objectives, the basis of the successful conservation revitalization and development of historic towns is explained with mutual understanding, based on public awareness and the search for common objectives between local groups and professional groups in Valletta Principles.

1.1.2. STAKEHOLDERS IN URBAN CONSERVATION

The field of conservation hosts many different actors and participants playing important role in the process of decision-making, design and implementation. Together with central government and local authorities, the owner or the user of the building, entrepreneurs, groups, non-governmental organizations (NGOs) and society were meant to be included in the process. John H. Stubbs (2009) emphasizes the importance of participation and sharing of responsibility in the field of architectural conservation and groups the actors and participants:

“Participants in architectural conservation include:

- Individuals: Owners, users, and caretakers, local management – and perhaps a property owners’ association – who, in their daily routine, protect and maintain a property
- The local public: Concerned citizens, advocates, and protection agencies who maintain local landmarks or ready them for regional or national listing
- The wider general public: People who express concern for a historic resource on a local, regional, or national basis; advocate for national listing
- The world community: Those who recognize and express concern for a historic building deemed to be of universal importance and interest – for example, World Heritage listing or a site benefiting from international funding organizations” (STUBBS, 2009:149).

The statement *"Local authorities, which whom most of the important planning decisions rest, have a special responsibility for the protection of the architectural heritage and should assist one another by the exchange of ideas and information"* in the Declaration of Amsterdam (1975) emphasis the role of local authorities in the field of conservation. Similar to the Declaration, in the Recommendation Concerning the Safeguarding and Contemporary Role of Historic Areas (1976) it is stated that *"... historic areas are an immovable heritage whose destruction may often lead to social disturbance, even where it does not lead to economic loss; considering that this situation entails responsibilities for every citizen and lays on public authorities obligations which they alone are capable of fulfilling"*. Today, local authorities play important role in the implementation of the restoration or street rehabilitation projects.

NGOs are the institutions that give the most effective support to the local authorities in the conservation studies. Not only by arranging trainings, seminars, conferences or meetings to increase awareness and knowledge, but also sometimes by financial support or technical support, NGOs are another effective stakeholders in the process. On the other hand, public participation throughout the whole processes is the most important factor that directly related with the success of the projects. The feedbacks and opinions of the local people and other users of the area are the significant inputs for the projects prepared for their neighborhood, because the users are the participants that are affected from the results of the projects.

All these above defined stakeholders play an important in urban conservation. Among all, the local authorities have a special role as an actively effective stakeholder all through the urban conservation decision-making and implementation processes.

1.1.3. LOCAL AUTHORITIES AND URBAN CONSERVATION

Since the beginning of the conservation movement in Europe, different approaches considering the managerial and administrative aspects have been appropriated in different countries. In this respect, in France, preservation planning was early centralized under the governmental authority of the Commission des Monuments Historiques. However, in Great Britain and United States, preservation came about originally through the activities of extra governmental forces, encompassing local and national organizations (BARTHEL, 1989: p.88). With the beginning of industrialization in the main cities, the legalization in the field of conservation also started. Despite the start of legalization in 19th century, important attempts about this issue were made after the Second World War in Europe. After the war, destruction in the cities, from building scale to city scale, accelerated the studies and efforts spent on conservation of damaged cities. In most northern European countries, town planning is seen as the basic tool for heritage protection which is because of well-established and efficient system in place.

When looked at England, it can be observed that the fact of 'conservation' developed under the leadership of entrepreneurs and NGOs. Contribution of the government to the issue started to be seen only after 20th century. During and after the Second World War, conscious about the conservation of historic structures and in institutional restructuring increased. (ÇEKÜL, 2010:21). After the destruction caused by World War II, in 1944, in England, local authorities were asked to document the list of buildings of special architectural or historical interest. And while the destruction of some historic structures was continuing because of urban renewal process, in some publications local authorities were asked to recognize the role of character and of conservation in renewal schemes (CLARK, 2001:p.68).

However, while in Britain local government has a most important function in conservation, in France the central government traditionally dominates environmental activities (DOBBY, 1978: p.73). In addition, in Italy until 1978,

extensive state-based heritage conservation had been going on. However, since 1978, this central management has begun to lose its power with the law which decentralizes their responsibilities (STUBBS and MAKAS, 2011). Similarly, in Australia legislative studies started with national legislation and followed by legislation at the State and local level (CLARKE, JOHNSTON, 2003).

In many countries, local authorities are responsible for identifying areas needed to be protected, for construction implementations in these areas and the implementation principles within the boundaries of the province. However, detection and documentation, principles and criteria of conservation, which are in the scope of expertise, directivity of a central unit is necessary (YÜCEL, 2005:229). It can be said that while the central government is responsible in determining the frame and regulations, local authorities are responsible with implementation and spatial organization.

In some countries, guidelines for local authorities, which they can benefit from in the process of conservation plans and implementations were determined and published. For example, in England, English Heritage Planning Advisory Service (PAS) published 'Guidance on the Management of Conservation Areas'. In the introduction part, the aim of the publication is explained as:

This guidance identifies the key aspects of good practice that need to be taken into account by local authorities in managing their conservation areas, whilst recognizing that resources are limited and have to be prioritized. It aims to relate the designation and management of conservation areas to the principles of conservation management planning for historic place, outlines how the management of conservation areas relates to the new development plans system and provides references to other relevant information. (2006:3)

In same document duties of local authorities are explained as:

Local planning authorities have a duty to review the overall extent of designation in their areas regularly and if appropriate, to designate additional areas. Designation remains the principal means by which local authorities can apply conservation policies to a particular area. (2006:8).

Following designation, local planning authorities have a duty:

From time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts and to consult the local community about these proposals; - in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.(2006:8).

In Turkey, conservation activities dated back to Ottoman Period but the local authorities in the field of conservation began to take role only after 1970s. Until this time, the conservation activities were mainly carried out by the central government. After 1970s, the role of local authorities in the field of conservation continues to increase and local authorities became important actors taking part during whole processes.

In the Ottoman Empire, behaviors due to oblivion, religious bigotry, and ignorance and decrease in financial resources had led to the destruction and loss of valuable structures. However, many effective mechanisms and processes, significantly *waqf*, had been created to enable repair and maintenance of many structures which could survive until today (MADRAN, 1996:60). However, in the latter years of the Ottoman Period, namely the *Tanzimat* period (1839-1876), extensive political reforms were undertaken in the state institutions; and together with these developments contemporary attempts for institutionalising the conservation and planning fields were also seen in this period. As a part of these developments, re-structuring of local administrations was initiated and municipalities in large cities and boroughs in the cities and municipalities in rural

towns were established (ŞAHİN GÜÇHAN and KURUL, 2009:22). The First, Second, Third and Fourth Regulation for Antiquities were the legal results of these attempts in the field of conservation. These four regulations were mainly based on the definition of the historic artifacts to be preserved.

“Conservation of Monuments Act (1912)”, which was specifically concerned about interventions, was the first document referred to such issues. It is stated in the act that the interventions to castles, bastions and defense walls should be based on reports of commissions that would be established under the auspices of local museums. This arrangement could be accepted as the beginning of the localization of the decision-making power in the field of conservation. In addition, in 1915, ownership of some monuments were transferred to municipalities (MADRAN, 1996:61).

After the foundation of Turkish Republic in 1923, Turkey entered a period of rapid change and development. The main aim of the government, after the foundation, was to modernize the country while evaluating the Ottoman heritage from a new, secular, independent and scientific perspective. However, during the War of Independence in 1920-1923 period effective conservation activities could not be undertaken. In 1931, a report was published by a high profile commission under the guidance of Mustafa Kemal Atatürk himself, and this report lead to the first attempt in the field of conservation which was the establishment of the national Commission for Conservation of Monuments (CCM) in 1933 (ŞAHİN GÜÇHAN and KURUL, 2009:26). These activities ended the period of uncertainty and under the directorship of CCM 3500 historical buildings were registered and restoration reports were prepared. Furthermore, in order to increase public awareness of conservation information activities were started (ŞAHİN GÜÇHAN and KURUL, 2009:26).

Şahin Güçhan and Kurul (2009:29) stated that the legislative and structural framework of planning and development control was slightly changed only after the 1930s. The organizational structure and responsibilities of municipalities, defined in 1930 remained largely unchanged until 2005. Conservation responsibilities of municipalities were limited to approving development plans and repairing historically significant dilapidated civic buildings. Şahin Güçhan and Kurul explains the process about the responsibilities of municipalities as to commission 'an expert' in order to prepare "town plans" in accordance with the procedures. This designation remained in force until 1984. In practice, it was the only enforced decree about historic buildings until 1973.

In May 6, 1973, "Law on Ancient Works No.1710" came into force and replaced "The Fourth Regulations for Antiquities". This law brought new definitions for and new limitations to the values to be conserved. For example, for the first time, the terms of 'site', 'historic site', 'archaeological site' and 'natural site' were defined. Natural or natural/man-made topographical areas to be conserved and brought back into use in terms of their architecture, unity and contribution to the environment were defined as 'site's. It can be said that with the introduction of these definitions of 'site's, a holistic approach to architectural conservation to replace one that only valued individual buildings and monuments.

In June 21, 1983, the "Law on the Protection of Culture and Nature Assets No. 2863" came into force and significant changes and developments occurred in the field of conservation. Moreover, with this regulation, localization in conservation increased and the role of local governments became more important. According to the article 51, the High Council for Conservation of Cultural and Natural Heritage and Regional Councils for Conservation of Cultural and Natural Heritage, in regions determined by Ministry, were established.

The year 2004 was a significant turning point for Turkey because the government had adopted the European Union perspective and started making the institutional changes which were necessary to become a member of the union. When the "Law Concerning the Alterations of Some Clauses of Law No. 2863 for the Law on the Protection of Cultural and Natural Assets No. 5226" came in to force in July 14, 2004, new definitions in the content of cultural assets as archaeological and natural sites, conservation development plan, urban design project, management site, management plan were brought.

Most important development with this law is about the responsibilities and authority of local governments in the field of conservation. With this law, municipalities are given responsibilities 'for the conservation and repair of cultural and natural heritage', for 'defining the scope of urban regeneration and development projects, for the provision of development land and housing, for the conservation of urban history and cultural heritage', and for the utilization of 'special planning tools' in these areas. Moreover, new agencies, like 'conservation implementation and control offices' under the control of municipalities and local governors and; 'project offices' and 'training offices' under the control of the Special Provincial Administrations, were also introduced. In addition, in article 13, it is decided that KUDEB is to be established within the organizations of Greater Municipalities, Municipalities authorized by the Ministry of Culture and Tourism and Special Provincial Administration to implement and control the works done regarding the Natural and Cultural Heritage.

In June 16, 2005, "Law Concerning Conservation and Use by Perpetuating of Worn-out Historic and Cultural Immovable Objects", came into force and brought many discussions and controversial issues together. This law foresees formation of residence, commerce, cultural, tourism and social facility areas by reconstruction and restoration in line with the progress of the area of zones which are registered and declared as urban sites which have been worn down and tending to lose their characteristics and restoration and conservation of and use by living in historical

and cultural immovable assets. The law gives all power and authorities of the process to the local authorities, municipalities and special provincial administrations; and makes the role of local authorities in the field of conservation more significant. However, this law is criticized due to the power given to the local authorities and leaving tenants without options except the local authorities offer them before the law.

In the light of all these arrangements, it can be said that municipalities became the second most important actors in the field of conservation after Ministry of Culture and Tourism. The most important change after the 1980s can be stated as transfer of some decision making power and some functions from central government to the municipalities as local authorities. After the Law 5226 came into force in 2004, the power of municipalities increases in the field of conservation. Because once one area was designated as a conservation area, the municipality had to prepare or procure a conservation plan within a year. Until this plan was prepared, all decision making power was belong to regional councils which had to define the temporary development conditions for such areas. And municipalities were represented at the regional councils and they had a vote. All these responsibilities bring the decision-making power to the municipalities.

It can be said that the legal arrangements, especially came into force in 2004, brought very important changes in the field of conservation, mainly for municipalities. With law No. 2863, localization in the field of conservation began but this movement picks up speed with law No. 5226. Before this law came into force, decision-making power was mostly on Ministry and municipalities were responsible for the implementation part of the projects. However, with law No. 5226, decision-making power was transferred to the municipalities as local authorities and the Ministry become responsible for the control of the implementations and projects done by municipalities. This situation gets easier to prepare and implement the projects by municipalities and it leads to increase in the projects in the field of conservation. In addition, with the law No. 5366 the power and all authorities of the process and implementation of the law are given to the

local authorities and this makes local authorities one of the most significant actors of the conservation activities.

It must be added that with the "Decree Law No. 5366 Concerning Organization and Charges of the Ministry of Environment and Urban Planning", came into force in August 17, 2011, all positive developments about the localization in conservation and increasing role of local authorities in this field came to a full stop. This law brought changes that can be defined as return and regress in the field of conservation. With the changes in the process of acquiring conservation plans, the system was centralized and the control and power was given back to the central government.

In addition to governmental duties and responsibilities, local governments play important role in the field of conservation as NGO in Turkey that they unite under the same roof of "The Union of Association of Historical Towns" (*Tarihi Kentler Birliği*) with the guidance of "The Foundation for the Protection and Promotion of the Environment and Cultural Heritage" (*ÇEKÜL*)⁷. The Union of Association of Historical Towns and The Foundation for the Protection and Promotion of the Environment and Cultural Heritage are two most effective institutions in Turkey today, aim of which are to protect and preserve the urban, natural and cultural heritage within the concept of 'common heritage' to enable the representation of Turkey in a powerful and effective way, and to increase awareness in conservation by arranging educations, seminars, conferences and trips etc. In addition to these institutions, there are specified local organizations founded by local society to have the right to speak about the decisions, projects and implementations on their neighborhood.

The Union of Association of Historical Towns was founded in 2000 with the contribution of 54 municipalities of historic towns. In 2001, Turkey became the

⁷ In the text, these institutions are going to be mentioned with their Turkish names and abbreviations.

12th member of the European Union of Association of Historic towns. And today, the association incorporates 308 municipalities of historic towns. The aim of this foundation stated as to bring together the historic cities and towns and to protect and preserve urban, cultural and natural heritage within the concept of 'common heritage' to enable the representation of Turkey in a powerful and effective way. The association organized regular meetings throughout the year everyone in a different historic town. In these meetings, not only technical and scientific discussions are made, but also presentation of the town is done, and members of the association get the chance of learning the towns by visiting the sites. In addition, the association organized seminars, educations to inform and train people from interested municipalities of historic to towns in coordination with the ÇEKÜL. Besides, the association arranges domestic and abroad tours for the municipalities and publishes magazines and books. Within the activities the association organized, the most important and effective one is the competition between member municipalities to choose the best conservation project and implementation.

The initiatives and activities that the Union of Association of Historical Towns organized cause a dramatic increase in awareness of municipalities of historic towns about conservation of cultural heritage; and this leads to a sudden and dramatic increase in conservation projects and implementation in Turkey too. However, it must be stated that, the competition that arranges between municipalities of historic towns by the Union of Association of Historical Towns , while increasing interest in conservation, it leads municipality to concerned with the increase and speed of implementations not with the quality. Municipalities try to implement conservation project of as many buildings as soon as possible. This type of attitude towards conservation results in implementations great number of repaired buildings with low scientific quality.

The Foundation for the Protection and Promotion of the Environment and Cultural Heritage, another most effective NGOs having a significant impact on municipalities

and working in coordination with The Union of Association of Historical Towns, was founded in 1990 by a group of intellectuals, the majority of whom were academics. Concerned about the impact of uncontrolled urban development and migration from the countryside, they joined forces to set up an organization to act as a guardian for Turkey's threatened natural resources and cultural heritage. The foundation works in collaboration with more than 300 historic localities throughout Turkey, for the protection of city and town houses and their contents, whole villages, fortresses, marketplaces and public squares, monumental structures and ancient archeological sites. Each of the projects involves educational, promotional, and community organizing objectives alongside main project goals. With the mission to create a national agenda prioritizing the issues of 'culture' and 'nature', The Foundation for the Protection and Promotion of the Environment and Cultural Heritage draws on extensive practical experience to influence decision makers through lobbying and advocacy, undertaking research and piloting new ideas, and publishing and publicizing the results.

1.2. PROBLEM DEFINITION

The law of Preservation of Cultural and National Heritage which was amended by no 5226 dated 14.07.2004 gave the responsibility of conserving national and cultural heritage to local authorities. In addition, foundation of *Tarihi Kentler Birliği* is another development that accelerates the projects and implementations of local authorities in conservation of national and cultural heritage. However, in the projects that local authorities implement, because of the budgetary restraints, they do not insist on appropriateness to the technical specifications and try to decrease the cost (BİLGİÇ, 2009:58). Because of lack of the knowledge or oblivion but especially because of economic reasons, implementations of local authorities can be wrong, cursory or destructive. However, today majority of projects and implementation of conservation are in responsibility of local authorities.

In Turkey, changes and developments, seen from the beginning of 2000s in legal and institutional level, lead to developments about new economic sources and

authority given to local authorities. "Regional Councils for Conservation of Cultural and Natural Heritage" are also the result of these changes. However, these scientific boards and institutions are sometimes politicized and are interfered in accordance with the benefit of the governments.

Approach of local authorities to the conservation is generally politic and populist and this is the reason why implementations are cursory in Turkey. Within the limits of their budget, local authorities try to realize more implementation as much as possible. Especially in street rehabilitation projects, only the facades of the buildings were repaired or 'embellished' because of this limited budget and populist and politic attitude. In addition, satisfaction of local people is also questionable. This is because, some of these implementations make some of local people leave their neighborhood due to the rising of rents related with the changes in the character of the area. Lack of any policy about this issue is another problem about the implementations of local authorities.

Considering the situation of projects and implementation of the local authorities in Turkey, especially when the opinion of local people is asked or when the quality of the work is questioned, it can easily be observed that there are problems both in social and scientific aspects of the work. While the work needs to be subjective and scientific as much as possible, politic and economic aspects prevent the work to be as such.

Hamamönü, located in historic center of Ankara, is a good example of conservation implementations in Turkey in order to observe the approach of local authorities to the issue, to learn the views of different stakeholders and to see the effects of the implementations in the area. The reasons for selecting Hamamönü as a case are; it composes an important part of the historic city center of Ankara, traditional house fabric shows the characteristics of a typical historic Ankara house and the area witnessed all the developments through all the conservation and development

plans prepared for Ankara and for the old pattern. Besides, in recent year, after the laws, increasing the power and the authorities of the municipalities, Hamamönü has undergone a significant and remarkable transformation through the conservation implementations of Altındağ Municipality.

Since these implementations started, the implementations and the municipality have been criticized by experts and local people due to the process, results and effects of the project. In the meantime, Altındağ Municipality continues to conservation projects in other areas within the boundaries of the municipality with same speed like Hamamarkası.

Although the recent legal changes is seen as positive developments in the field of conservation for giving opportunity to the local authorities to implement conservation projects and for encouraging them to conserve; the lack of scientific quality and populist approach to conservation causes the basis of problems in the implementations of local authorities in Turkey today. Hamamönü Project of Altındağ Municipality is one of the best implementation that shows both the positive and negative sides of these legal arrangements.

1.3. AIM AND THE CONTENT OF THE STUDY

In accordance with the conservation implementation in Hamamönü, in the light of the discussion above; in this thesis, the role of local authorities in the field of 'conservation', their approach to the issue will be questioned, and some criteria in the process of preparation, implementation and control of restoration or street rehabilitation projects will be determined.

Hamamönü Project of Altındağ Municipality will be analyzed with vision, managerial aspects and project and implementation projects in order to discuss firstly the understanding and approach of local authorities to conservation in Turkey. In

addition, the changing image of Hamamönü after the implementations of the municipality will be evaluated with regards to general aspects, architectural and urban features and to social structure of the region. Before evaluating the latest implementations in Hamamönü, history of the fabric and the prepared or implemented projects will be studied.

With the help of these discussions stated above, firstly the evaluation of Hamamönü Project with regards to managerial, social and physical aspects will be done. Then, the role of local authorities in the field of conservation, their approach to this field will be evaluated and the relationship between local authorities and local people in the field of conservation will be evaluated in this thesis. Finally, in light of the foregoing of steps to be followed and points to be taken into consideration in implementations will be proposed and further topics will be discussed.

1.4. METHODOLOGY

In this thesis, the place of local authorities in the field of conservation and their approach will be evaluated through a case study on Altındağ Municipality and its implementations in Hamamönü.

The framework of the study is determined as presenting the authority and responsibilities of local authorities given by regulations, evaluating the implementations of restoration and street rehabilitation projects according to the international charters and documents and determines the problematic implementations, proposing possible steps to be followed during the projects and implementations and limiting the study with the implementations of Altındağ Municipality in Hamamönü after the cancellation of the 'Rehabilitation and Conservation Project of Historic Urban Fabric' in 2006 with other plans in Ulus and its surrounding by the Metropolitan Municipality of Ankara.

In the study, firstly literature survey was done and the main titles of this literature survey can be listed as:

- Documents about the relation between local authorities and conservation in the world
- Documents about the relation between local authorities and conservation in Turkey
- International documents (Charters, Declarations, Recommendations)
- National Documents (Laws, Regulations, Decisions)
- Technical books
- Thesis
- Other written documents related with the content of the study

International documents like charters about conservation were searched to see development of the process of involvement of local authorities into the field of conservation. In addition, national documents like laws, regulations and decisions were searched to see the development of process in Turkey and to understand the authority and responsibilities given to local authorities. Moreover, technical books, articles, thesis and other written documents related with the content of the study, were searched in literature survey.

In addition compiling documents like maps, prepared projects, plans and reports on Hamamönü were taken from Altındağ Municipality and related offices or persons in order to get information about the history of Hamamönü, conservation and development plans including Hamamönü and prepared projects for the area. In addition to these, a literature survey for Hamamönü also was done and thesis, books and documents related to Hamamönü and traditional urban fabric in the area were searched. Besides, documents about the recent implementations in Hamamönü were also collected.

In the summer of 2010, UTТА Planning, Architecture, Urban Design & Consulting Office Started site surveys for a new conservation plan of Ulus Historic City Center and I was a member of the group responsible with the site survey of architectural analysis of the site. We documented about 9000 buildings within the limits of study area. We analyzed the number of storey, function, the period being constructed, construction technique and material, roof structure and material, condition of the structure and changes done in the structures, harmony of the building with its surrounding according to the mass, façade and material, and the quality of the buildings for the traditional houses. For the buildings that we could enter we also make the analysis of inner condition and changes done. In addition we also detect the original façade, inner and courtyard elements of the houses.

At this site survey, collected data were checked and all traditional houses were observed in Hamamönü. Current state of houses documented in order to compare with their previous state which was before the implementation of street rehabilitation and restoration projects. Moreover, together with traditional houses, which was restored buildings or to which only façade repair applied, and the new buildings which were constructed like traditional houses were also documented. During the preparation of the thesis, the site was visited many times for new data, for control of the collected data or for new observations.

In addition to documentation studies of houses, interviews with the local people, professionals and authorized person from Altındağ Municipality were done in order to see different view point to the implementations. Three main groups of stakeholders were determined which are local people, professionals and authorities from Altındağ Municipality. People that interviews were done with are:

- Local People: Sevilay Batlar (owner of a traditional dwelling)

Hacıöz Conker (owner of a traditional dwelling)

Mustafa Apaydın (owner of a shop before & after implementations)

Yasin Kısak (owner of a shop who came after implementations)

Buket Coşkuner (owner of a shop in Sanat Sokağı)

Gülseren Topsaç (selling handicrafts in El Ürünleri Pazarı)

- Professionals: Ahmet Uzel (UTTA)
Gün Önen (Önen Mimarlık)
Zeynep Önen (Önen Mimarlık)
- Municipality: Veysel Tiryaki (Mayor of Altındağ Municipality)

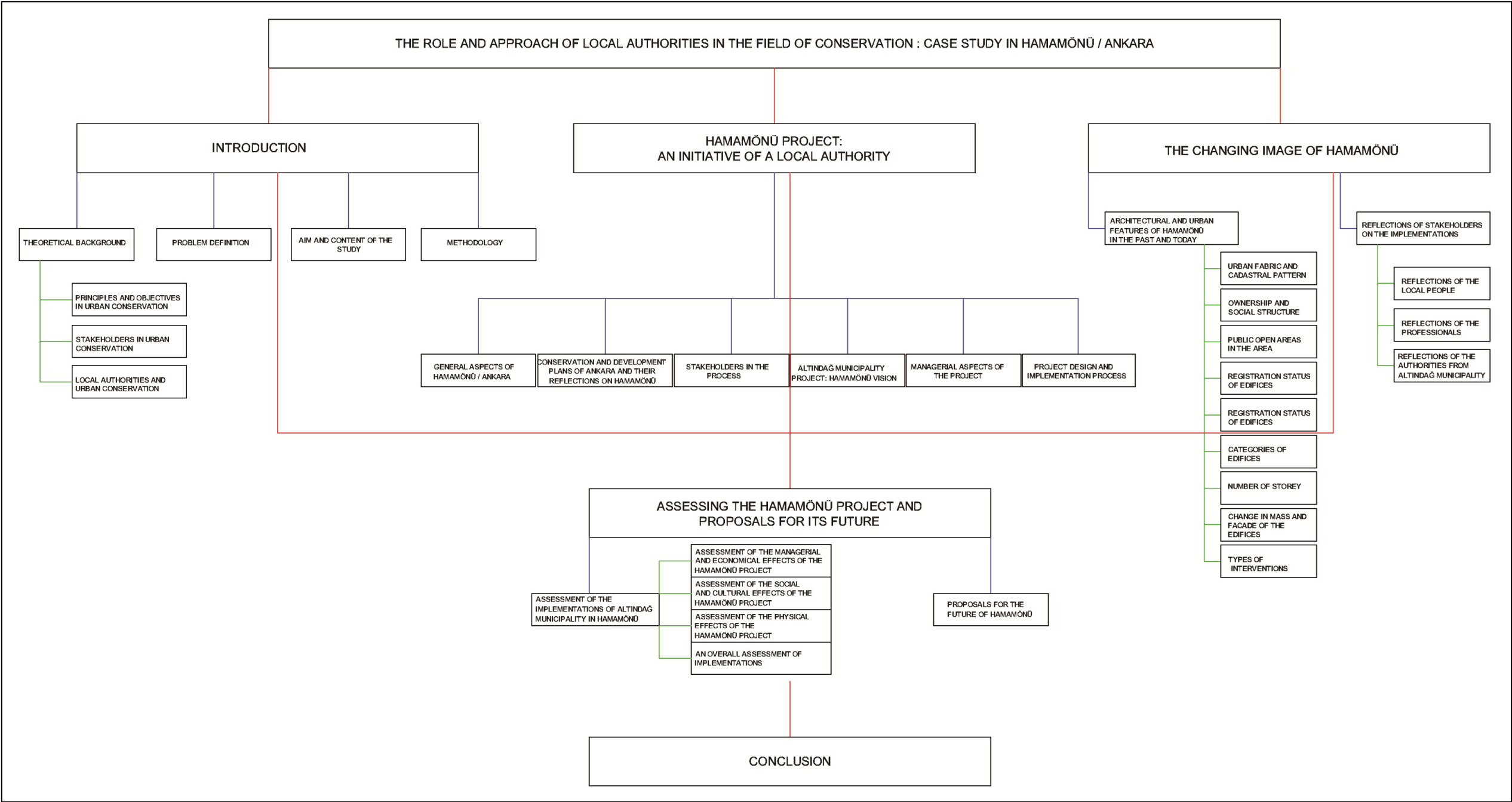
Within the local people different types of users tried to be chosen. Mainly, they can be grouped in two groups which are residents and merchants. Merchants are differentiated in themselves like owner of a shop before and after the implementations, owner of a shop coming after the implementations, owner of a shop in Sanat Street and a person selling handicrafts in El Ürünleri Pazarı. Interview with local people gave some idea about participation of local people to the process of implementations in Hamamönü. Moreover, these interviews gave important results about how these implementations affected their life. On the other hand, for the interviews with the professionals the ones that studied the area and have a background were chosen; and with the interview with professionals, technical and scientific aspects of implementations were argued with different point of views. In addition to these ideas and criticisms, with the interview with an

authorized person from the municipality, the idea about the approach of municipality to the conservation and to Hamamönü was gathered and information about the goals, process and problems of the projects in the area.

After these data collections, in evaluation step, Hamamönü Project implemented by Altındağ Municipality was evaluated in managerial, social and physical aspects. During the evaluation of implementations, problems and missing points in the implementations were determined. After that, in conclusion part, based on these data collections and the evaluations, relation between local authorities and conservation in Hamamönü and Turkey was discussed, and finally, some further topics were discussed.

In this thesis, the process and implementations of Altındağ Municipality were analyzed while the studies of the municipality in the area were still going on. It is always hard to study and write while witnessing to the process and to the history at the same time. Because it is hard to keep distance while analyzing the projects and implementations and also it is hard to be objective while making assessments. In this thesis, during the whole study, it is tried to keep distance and be objective in the analysis, assessments and proposals.

Table 1. Flow Chart showing Process of the Thesis



CHAPTER 2

HAMAMÖNÜ PROJECT: AN INITIATIVE OF A LOCAL AUTHORITY

Conservation projects, plans and implementations in urban scale have been in the agenda since 1960s in Turkey, because the conscious efforts to conserve historic characters of cities started in the second half of 1960s. Provincial Bank and the master plan bureaus of metropolitan cities tried to develop Turkish cities by complying with international standards of conservation methodology of historic city center, new in the agenda in Turkey at that time (KUBAN, 2001: V)Antalya, Bodrum and Safranbolu have been the pioneers in this aspect in Turkey. Following these, though a later implementation, Beypazarı has been one of the most conspicuous one. Among all especially Beypazarı was an initiative of the local authority-especially the mayor. Following Beypazarı there have been various implementations in different historic cities. Hamamönü in Ankara is a remarkable example of such conservation implementations in area scale which won both national and international awards. Altındağ Municipality won awards from The Union of Association of Historical Towns four years in a row, the last of which is the award of 'sustainability'. In addition, the municipality got the 'European Destination of Excellence' award from European Parliament with the conservation implementations in Hamamönü. Today, Hamamönü is on the way of being a cultural tourism center, as the municipality aimed at and hosts great number of domestic and foreign tourist number of which increase every year.

Before the implementations of Altındağ Municipality in Hamamönü, the area was seen as a subsidence area and began to be annihilated. Müge Akkar Ercan explains in her article that deterioration of listed buildings, and the difficulties in restoring

these buildings due to disagreement among shareholders, complexities of legal conservation procedures, high costs of restoration, and other factors intensify the neighborhood decline in heritage sites (2010:204). And in Hamamönü, it is identified that the basic problems of the site were determined as division of ownership, financial deficiencies and the security problem in the neighborhood. Because of these problems, owners of the houses lost their interests and as the buildings getting empty, deteriorations and destructions increased. Müge Akkar Ercan adds that this decline in the neighborhood make the area attractive for either low income groups like poor immigrants or homeless people which worsens the decline due to the high costs of renovation or restoration of houses they live in for inhabitants (2010:204). In Hamamönü, also, this situation could be observed.

In order to increase interests of the owners and also to attract the attention of people living in Ankara, Altındağ Municipality decided to start the street rehabilitation projects. The conservation planning studies for the area was started in 1998 by the former mayor of Altındağ Municipality and their contribution to the planning process was appreciated by the planners but Veysel Tiryaki is the mayor that put into practice these initiatives and studies. The municipality started street rehabilitation projects in Hamamönü in 2004 when Veysel Tiryaki became the mayor of Altındağ Municipality. Implementation in Dutlu, İnci, Fırın, İnanlı, Mehmet Akif Ersoy, Hamamönü and Sarıkadın Streets, including about 300 buildings, in Hamamönü was completed. Street rehabilitation projects of Altındağ Municipality continue its implementations in Hamamarkası after Hamamönü.

2.1. GENERAL ASPECTS OF HAMAMÖNÜ / ANKARA

The history of Ankara can be dated back to the Hatti civilization of the Bronze Age. After the Hatti civilization, the Hittites, Phrygians, Lydians, Persians, Macedonians, Galatians, Romans, Byzantines, Seljukids and Ottomans ruled the city. After all, with the foundation of the Republic Ankara became the capital city and rapidly changed and developed. The existing historical residential fabric in Ankara is only a part of the historic fabric within the borders of the town that had reached its most

widespread state in the Ottoman Period. It can be said that the housing fabric located around the Citadel, its' southern skirts and to the west and north-west areas around the Hacı Bayram Mosque are the areas that have changed least (ŞAHİN GÜÇHAN, 1995:23) (Figure 1-2-3).

Although there is a limited information about the development of the city pattern before Seljukid period, it is known that after the Ikhanid period that started in 1304 the town was governed by the *Ahi* organization for a period of time (ŞAHİN GÜÇHAN, 1995:24, DARKOT, 1950:442, GALANT, 1951:54-55). Within the urbanization process of Anatolia, the *Ahi* organization has set the foundations of the Ottoman city by the structures they have developed on the levels of agriculture, artisanal and organizational basis (ŞAHİN GÜÇHAN, 1995:24). Until the town was taken by Ottomans in 1363 and being functioned as a trade town, it had existed as a border town throughout the years.

There formed different quarters according to the origins of people and economic situation in the town. For example, in 17th century while the non-muslims had been living around the new commercial center, the Muslim population of relatively low income had lived in the south and south-east skirts of the town and the wealthy grouped lived around the new administrative center, the surroundings of the old commercial center and within the Citadel. It can be said that by the beginning of 17th century, borders between groups had been defined in horizontal, and due to the increase in population the town pattern had intensified, growth in the third dimension, changes by additions and renovations had been seen throughout the years (ŞAHİN GÜÇHAN, 1995:50). Due to the decline of economic activity in 19th century, the housing fabric of the town, made of mud-brick and timber, were neglected and there was no money spared for the maintenance of the houses. In 1893, the railroad and the Station Building were completed and the region gained importance in market economy. The fires of 1881 and 1917 caused great damage on the housing fabric destroying almost two thirds of the town (ŞAHİN GÜÇHAN, 1995:59, Altındağ Bel., 1987:65).

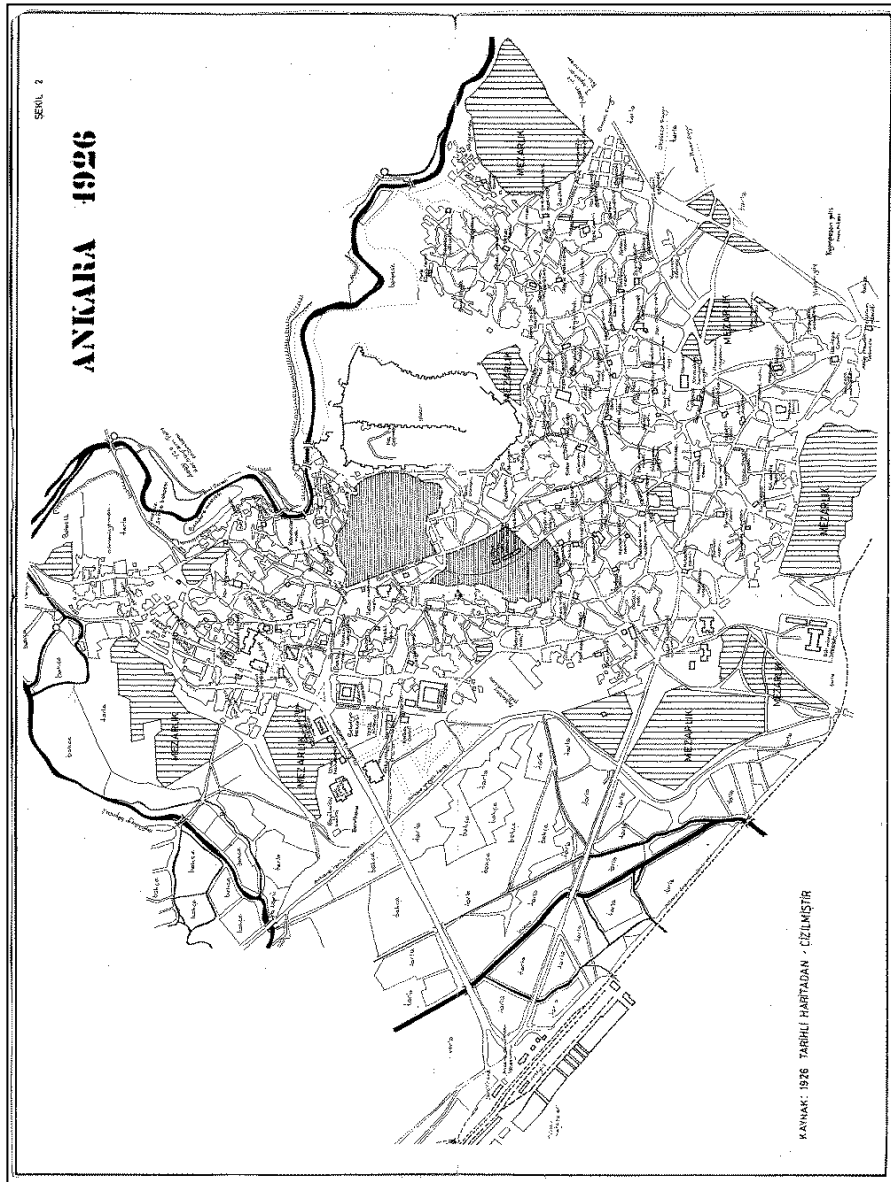


Figure 2. Old Map of Ankara Dated 1926

آنکرا ۱۳۰۳

1924 TARİHLİ ANKARA HARİTASI 1924 DATED ANKARA MAP

0 100 200 300 400 500
metre



KONUT ALANLARI RESIDENTIAL AREA	POSTA VE TELGRAF POST OFFICE
TİCARET COMMERCE	HAMAM BATH
KÜÇÜK SANATLAR LIGHT INDUSTRY	ESKİ KALE OLD CITADEL
CAMI VE MESCİT MOSQUE	BAHÇE VE PARK GARDEN AND PARK
MEKTEP SCHOOL	İSLAM MEZARLIĞI MOSLEM CEMETERY
TÜRBE TOMB	HİSTİYAN MEZARLIĞI CHRISTIAN CEMETERY
KİLİSE CHURCH	YANGIN YERLERİ FIRE DESTROYED AREAS
HAVRA SYNAGOGUE	DERE CREEK
ABİDE MONUMENT	KAYALIK ROCK
	İNŞAASI MÜTASAVVER SOKAKLAR STREETS TO BE BUILT

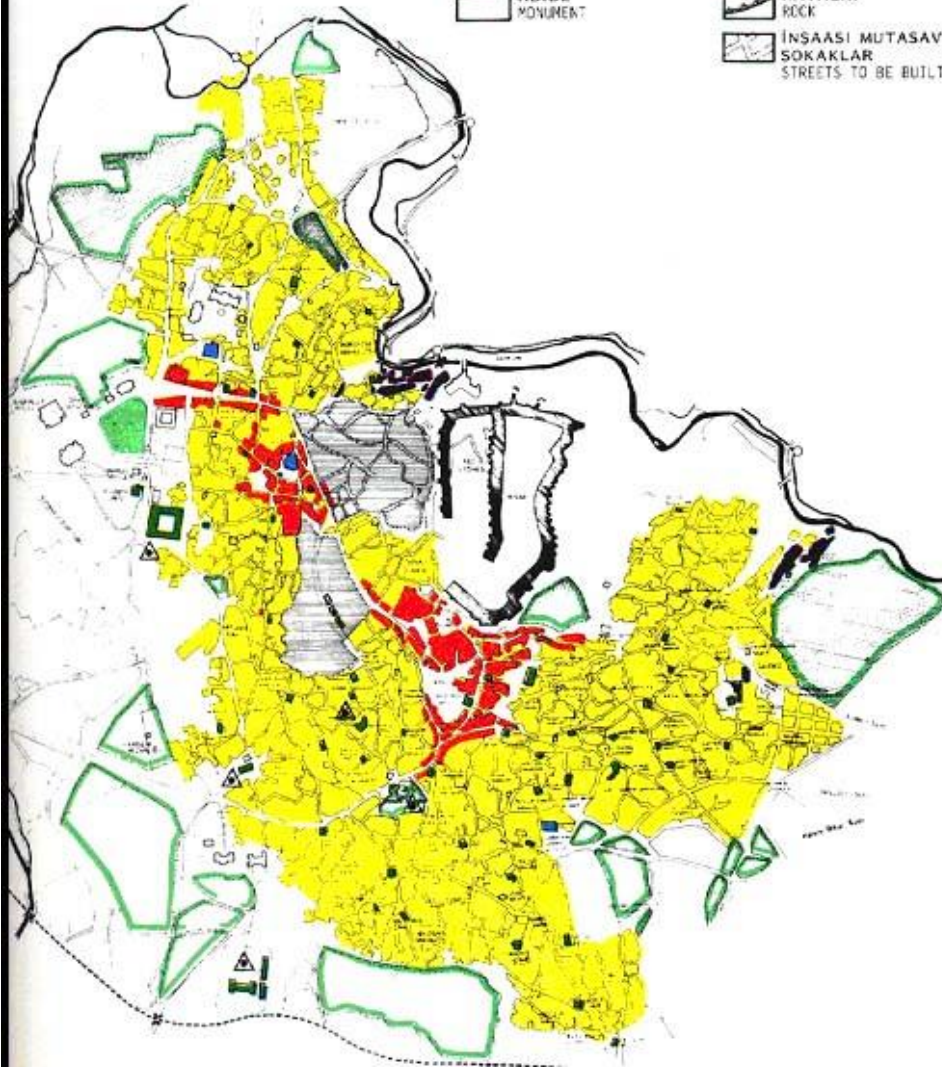


Figure 3. 1924 Dated Ankara Map (from archive of Gökçe Günel)



Figure 4. Study Area

Hamamönü, one of the oldest residential settlements of Ankara, gets its name from the one of the oldest and remarkable monuments of Ankara, 'Karacabey Hamamı' (*Karacabey Bath*).

The area chosen for site survey and thesis studies is bounded by Talat Paşa Boulevard in the north, Sarıkadın Mosque in the south, Mehmet Akif Ersoy Park in the west and buildings on east of Sarıkadın Street in the east. And also the area is limited with the buildings of Hacettepe University in the east, west and the south (Figure 4). The abundance of the area by groups with better income and lack of maintenance of buildings made the area transformed into subsidence zone before the conservation implementations of Altındağ Municipality. The existence of a lot of structures needed to be repaired or reconstructed and additions incompatible with traditional fabric created an environment that seemed to be devastated entered to the process of extinction (Figure 5-7-9-11).

Although many years passed over the area declared as 'Urban Site', still there is not a conservation and development plan, needed to be produced after Urban site decision by responsible municipality due to the laws. This lack of plan can be seen as the reason for the devastated situation of historic center of Ankara today. According to law No. 5366, Hamamönü is in the boundaries of 'Renewal Area' and the planning studies of the area are conducted by Ankara Metropolitan Municipality after the cancellation of the last plan in 2006. In the absence of a conservation plan today, Altındağ Municipality made the conservation implementations in Hamamönü in the guidance of the old canceled plan according to construction rules of transition period.⁸ (Figure 6-8-10-12).

⁸ Determined with High Council for Conservation of Cultural and Natural Heritage Resolution , decision no. 720 in October 4, 2006.



Figure 5. Scene from Dutlu Street before the implementations of Altındağ Municipality (from archive of Altındağ Municipality)



Figure 6. Scene from Dutlu Street after the Implementations of Altındağ Municipality (from archive of Altındağ Municipality)



Figure 7. Scene from Mehmet Akif Street Before the Implementations of Altındağ Municipality (from archive of Altındağ Municipality)



Figure 8. Scene from Mehmet Akif Street After the Implementations of Altındağ Municipality (from archive of Altındağ Municipality)



Figure 9. Scene from Fırın Street Before the Implementations of Altındağ Municipality (from archive of Altındağ Municipality)



Figure 10. Scene from Fırın Street After the Implementations of Altındağ Municipality (from archive of Altındağ Municipality)



Figure 11. Scene from Sarkadin Street Before the Implementations of Altındağ Municipality (from archive of Altındağ Municipality)



Figure 12. Scene from Firin Street After the Implementations of Altındağ Municipality (from archive of Altındağ Municipality)

2.2. CONSERVATION AND DEVELOPMENT PLANS OF ANKARA AND THEIR REFLECTIONS ON HAMAMÖNÜ

With the foundation of the Republic, Ankara had undergone very significant changes and the building activities were intensified after being chosen as the city. After the declaration of the Republic, there was seen a dramatic increase in the population and due to this increase and lack of housing stock, until 1940's, the houses in the old housing pattern were stated to be divided horizontally or vertically or some additions were done to obtain separate dwelling units for rent (ŞAHİN GÜÇHAN, 1995:63). Between 1923 and 1927, there was an extensive construction activity of public buildings in Ankara and the choice for the location is the southern and northern parts of the railroad and the edges of the old pattern with some penetrations.

In 1924 the Lörcher Plan was prepared. The main concern of this first plan was to provide a healthy relationship between the new development areas and the historical old city. Actually, the main idea of the plan is that, in order to form a new business area here the old housing pattern should be invalid and the area transformed (Ankara Tarihi Kent Merkezi-1, Ulus Paneli, B. GÜNAY, 2005). As a result of the expropriation in 1925, construction activities increased around Yenışehir. Besides, the rapid increase of population because of the migration caused rapid construction. In 1927, there occurred another big fire affecting the old pattern. In addition to these factors, because the implementation of the 1924 plan failed, a new plan was obtained with a new competition for Ankara.

In 1932, Jansen Plan was chosen as the new master plan of the capital city. To create a new vision of Turkish Republic, it is aimed to have a modern capital city with respect to historic areas. For this reason Jansen Plan, which can be categorized as the second planning activity in Ankara, was mainly focused on the construction of a modern city by unifying historical areas in a healthy way. So, the old city was abandoned partly and underwent changes with processes like renovation, re-functioning, getting denser or using without repair. It can be said

that instead of conserving and developing the old city, the attitude of the plan was to use the existing fabric as a housing stock with minimum interventions. This attitude protects the traditional house fabric somehow but at the same time it also led to its destruction. Jansen aimed to protect the traditional architecture of the old city named as Protocol Area. In 1939, Jansen left the position.

City expanded beyond the limits of master plan prepared by Jansen and caused the need for a new master plan. An international competition was organized and the plan prepared by Nihat Yücel-Rasit Uybadin was elected as the winner and approved in 1957. Opposed to Lörcher and Jansen Plans, which interested with the continuity of the green areas, squares etc. the Uybadin-Yücel plan did not interested with the spatial form of the city. The Uybadin-Yücel plan proposed a design based on the rectangular parcels and indirect streets. The existing urban form is assumed as an entity and conserved. However, in this plan periods some planning decisions contradicted with the historic urban fabric. Intensities were increased, heights and floor area, inappropriate with old fabric, were allowed. Old Ankara was remained trapped between six or eight-floor-height-blocks and because of re-functioning, decreases in the quality of environment, social transformation, additions and removals, the area became an subsidence area and came in the same way until today. Meanwhile, the unlawful building process which started in 1930's was still continuing in the historic pattern.

The Bureau for the Metropolitan Area Master Plan (AMANPB) was established in 1969, the function of which was to prepare plans with metropolitan context. After performing a detailed analysis on Ankara in 1970-1975, the plan of AMANPB was approved in 1982 and final document was called Ankara Master Plan 1990. Main principle of the plan is that in order to decrease the pressure on the old city and to enable development of Ulus Historic City Center by protecting, development of Central Business Areas was directed to the west of Çankırı Street. Two years after the approval of the Master plan, The Bureau for the Metropolitan Area Master Plan (AMANPB) lost its importance and then it was closed.

After the term of 'site', 'historic site' and 'archaeological site' were defined; in 1980s registration studies were started. Before the studies in the boundaries of 'site's were started, problems and dynamics of the region were analyzed. The basic problems of the site were determined as division of ownership, financial deficiencies and the security problem in the neighborhood. Because of these problems, owners of the houses lost their interests and as the buildings getting empty, deteriorations and destructions increased (ARSLAN, 2009:31).

In 1986, Ankara Municipality Urban Planning and Reconstruction Directorate organized a competition under the name of Urban Design Competition on the Ulus-Historical Center. In February 1988, the competition arranged by Altındağ Municipality for the preparation of 'Ankara Castle Conservation and Development Plan' was resulted, the contract was signed with the planning team from METU (R.Raci Bademli-as team leader, Ömer H. Kırıl, Turgay Ateş and Abdi Güzer) who won the first prize award. While studies of this plan was going on, studies of 'Ulus Historic City Center Conservation-Improvement Plan' was continuing with concentration. In this period, in the scope of 'Ankara Old City Fabric Planning, Rehabilitation and Conservation Project', the preparation of 'Hamamönü and its Neighborhood Conservation and Development Plan' was brought up and borders of this plan were determined in June, 1997. After that, the decision about the approval of the plan by Ankara Cultural and Natural Assets Conservation Board could not be found, however, according to the reference in decision 8705, on August 2003, of 'Hamamönü and its Neighborhood Conservation and Development Plan' was deemed to be appropriate in principle.

In July 2004, with decision no.9280 of the Board, the 'Ankara Old City Fabric Planning, Rehabilitation and Conservation Project' was evaluated. In this decision, in the scope of 5.stage studies, the projects prepared for İnci and Dutlu Streets were decided to be brought to the Board for the evaluation. Moreover, the planning services related with this project were completed with this decision. Conservation and development plan, the last stage of these planning studies, was

deemed to be appropriate by the Board, on and sent to Altındağ Municipality, and the Municipality also approved the plan, on April 2006 with decision no.1469, and sent to Ankara Metropolitan Municipality. However, the plan was not approved by the Metropolitan Municipality and due to the fact that the legal approval process of the plan was not completed, conservation and development plan of 'Ankara Old City Fabric Planning, Rehabilitation and Conservation Project' could not come into force. According to the provision, in the law no.2863, stating that the plans not approved in two months come into force, in the '2023 Capital Ankara Master Plan Report, it is stated that 'Ankara Old City Fabric Conservation and Development Plan' completed the legal approval process (in page 281).

To explain the approach of the plan to the area it can be said that:

- A detailed study method was adopted in dealing with urban fabric and structures.
- Instead of functional zoning having certain definitions, flexible functional decisions, in the frame of principles with conservation priority, were produced.
- In determined areas, public project areas were described including restoration, rehabilitation, arrangement of open green areas, squares and pedestrian and vehicular roads.
- It was foreseen that these public project areas were functioned as triggering focuses in order to the plan could reach the rehabilitation goal that the plan foresaw.
- Similar to the 'Ulus Historic City Center Conservation-Improvement Plan', there was high expropriation cost.

In the plan four different decision zones were defined which are:

- Vitalization zones
- New construction zones
- New project zones

- Comprehensive transformation project zones

In Hamamönü, the area subject of this thesis, the area between Dutlu and Tanış Streets, a part of which is 'Sanat Street' today, was involved in 'New construction zones' in the plan. The explanation of 'New construction zones' was given in the plan as: In the areas that new construction exists, accordance with historic environment values is the principal. This stated area was under the subtitle of this zone named 'Areas constructed in new parceling layout by consolidation'. This area was determined as 'Universities and hospitals oriented social and cultural facilities project areas'. Moreover, in Hamamönü and Mehmet Akif Ersot Street, structures, most of which are functioned as café or restaurant today, were also involved in 'New construction zones' and under the subtitle 'Areas constructed in new parceling layout by consolidation' and were functioned as residential buildings in the plan.

Besides, the area, involving Dutlu Street and the structures on the side of the street through Karacabey Hamamı, was determined as one of the 'Vitalization Zones' in the plan. The explanation of the 'Vitalization Zone' was given in the plan as: In old city fabric, these preferential rehabilitation zones on which functional transformation will be encouraged. Functions like public service areas and restaurant, coffeehouse, daily trade, pension, traditional production, cultural-social facilities will be given priority. Preferential landscaping studies will be realized in these areas. The structures, out of the areas determined as 'Areas constructed in new parceling layout by consolidation' under the title 'New construction zone' and 'Vitalization Zone', were either registered buildings or determined as the buildings that will be renewed by conserving existing urban architectural values.

The issue that 'Ankara Old City Fabric Conservation and Development Plan' is in force or not is very controversial because of the confusion in completion of the legal process. However, after the cancellation of in January 14, 2005 with decision

no.210 'Ulus Historic City Center Conservation-Improvement Plan', which stayed in force for 15 years, Ankara Metropolitan Municipality started the process to get a new conservation and development plan. The reason of the municipality for the cancellation of all the plans prepared for Ulus Historic City Center Conservation Area was to form a new 'Urban Transformation and Development Project Area'.

In the implementations done to meet the need for a new 'Urban Transformation and Development Project Area', the intent was to benefit from law no.5366 "Law Concerning Conservation and Use by Perpetuating of Worn-out Historic and Cultural Immovable Objects" which came into force July 5, 2005. To this end, and as stipulated in the law, it was thought that it was necessary to define Ulus Historic City Center as 'Renewal Area' and to prepare projects for the area under this definition. To fulfill this necessity, a series of decisions were taken.

For the preparation of projects and planning of 'Renewal Area', in March 3, 2006 the contract was signed with Hassa Mimarlık Mühendislik İnşaat San. ve Tic. Ltd. Şti. and the planning studies started. The principles of the plan were explained in the report of the plan as such:

Ankara Historic City Center includes historic settlement core that covers almost all stated historic periods. Accordingly, the traces of these historic periods in Ankara Historic City Centre settlement form the basis of conservation-planning strategies. Reconsidering the urban, architectural and cultural elements of Roman, Seljuk-Ottoman and the Early Republican Period, whose decisive impacts on the macro form of the city in 1920s and 1930s, form the basic reference of conservation-planning strategies.

The aim of the conservation development plans was explained in the report as to find solutions for the problems of becoming dysfunctional and subsidence in Historic City Center. In this scope, it was stated that the goal of the plan the formation residential, commercial, cultural, touristic and social facilities areas, by restoring or reconstructing in accordance with commercial, touristic and cultural development of the site, and new transportation decisions. In addition, as stated in

the report that the conservation approaches of the plan involves approach of provision of sustainability of historic environment and the strategy of functioning. It was assumed that non-residential uses would encourage restoration and renewal interferences.

In this plan, Hamamönü region was determined as one of the 'Residential Areas to be conserved'. According to the report, in these areas, the approach of maintaining residential use which protected its existence was adopted. However, when the need of registered and of which registration was proposed buildings of restoration and repair was thought, in order to encourage building owners to invest in this way, different types of uses in limited extent and variety were permitted. In this scope, retail trade units intended for local needs and commercial activities intended for tourism (restaurant, cafeteria, exhibition hall, pension, guest house, etc.) were deemed appropriate. Priority for re-functioning was given to the registered buildings in terms of encouraging restoration studies.

In August 31, 2006 and in November 1, 2011 Ankara Metropolitan Municipality arranged participation meetings with Chamber of City and Regional Planners Ankara Branch, Chamber of Architects Ankara Branch, Gazi University Faculty of Engineering-Architecture Department of City and Regional Planning and Middle East Technical University Faculty of Architecture. After the meetings, written comments about the plan were given.

Gazi University Faculty of Engineering-Architecture Department of City and Regional Planning in its written commented that the prepared 1/5000 conservation master plan and 1/1000 conservation development plan, contained the most basic elements derogative to legal principles, conservation principles, city planning principles, participation, scientific, and, most importantly, to public interest and adds that this approach impairs the integrity of the planning. According to the department, with the plan wanted to be implemented, instead of superiority of

planning principle and public interest principle, authority of administration's appreciation was brought. The plan, involving construction conditions devoid from the basic analysis which conservation plans required, included transformations against to conservation principles.

Middle East Technical University Deanship of Faculty of Architecture stated in its written comments that it was uncertain to which legal frame the plan was based on. Moreover, the process followed was not in accordance with the process of preparation of conservation development plans. In addition, analytic studies were inadequate and there was no synthesis and evaluation study. Besides, planning decisions were not based on right data and evaluations.

Despite all the criticisms and objection of the chambers and the related departments of the universities, 'Ankara Historic City Center Urban Renewal Area Conservation Master Plan and Conservation Development Plan' were approved in June 15, 2007. During the period of hang up of the plan, there were 273 applications for appeal. The most extensive one of these applications was the one from the Chamber of City and Regional Planner Ankara Branch. In brief, it was stated in the written application for appeal that there was actions obviously contrary to procurement methods that were depicted in the laws no.5366, no.2863, and no.3194 and in the related regulations of these laws. Moreover, these plans involved decisions which were public interest and city planning principles and procedures. Besides, it was stated that these plan would cause dissipation of public sources. After these applications for appeal, some of them were accepted and some of them were refused by Ankara Metropolitan Municipality City Council. The application of from the Chamber of City and Regional Planner Ankara Branch was one of the ones that were refused. After that decision, the chamber took the decision to the court taken by the Municipality about the cancellation of 'Ulus Historic City Center Conservation-Improvement Plan' and determination of 'Renewal Area'; and the approval decision of 'Ankara Historic City Center Urban Renewal Area Conservation Master Plan and Conservation

Development Plan' by Regional Council for Conservation of Cultural and Natural Heritage Renewal Council and by Ankara Metropolitan Municipality. As a result of lawsuits, the cited plans, decision related to getting these cited plans were completely cancelled and Ulus Historic City Center Urban Site Area became unplanned.

Depending on this situation of being unplanned, Regional Council for Conservation of Cultural and Natural Heritage Renewal Council decided to determine 'Transition Period Conservation Principles and Terms of Use' for the area registered as Urban Site Area (Ulus, Hamamönü, Castle Area) in December 18, 2008 with decision no.263. In October 26, 2009 Ankara Metropolitan Municipal Council determined borders of Renewal Area which was 130 hectare part of Urban Site Area with decision no.2446. Hamamönü and Ulucanlar District were out of determined Renewal Area. Council of Ministers decided to determine the borders offered by Municipal Council as Renewal Area according to law no.5366 act no.2 in January 21, 2010 with decision no. 2010/8. And in December 12, 2010, Ankara Regional Council for Conservation of Cultural and Natural Heritage decided that determine 'Transition Period Conservation Principles and Terms of Use' relating to Hamamönü and Ulucanlar District, left out of Ankara Renewal Area Borders were appropriate with decision no.5612.

2.3. THE STAKEHOLDERS IN THE PROCESS

One of the main characters of the conservation projects is the involvement of a wide range of participants and each of these participants has their own priorities and goals. This multiplicity of stakeholders and actors has both positive and negative effects on the process and continuity of the conservation studies. The project must meet the need and requirements of the stakeholders of the project to ensure the continuity in use and revival of the area that the project implemented.

Stakeholder can be defined as a person or an organization that has a concern in the project like making implementation or being affected by the implementations. In Hamamönü Project, also, there are plenty of stakeholders concerning the Ministry of Culture and Tourism, Ankara Regional Council for Conservation of Cultural and Natural Heritage, Altındağ Municipality, Hacettepe University and the offices or companies that involved in the process as contractors. The users of the area can be stated as local people living in the area and/or keeping a shop, people came after the implementations in the area and keeping a shop, students or employee of Hacettepe University and visitors of the area.

The role of the Ministry of Culture and Tourism changed significantly with the "Law on the Protection of Culture and Nature Assets No. 2863" in June 21, 1983 and with the "Law Concerning the Alterations of Some Clauses of Law No. 2863 for the Law on the Protection of Cultural and Natural Assets No. 5226" in July 4, 2004. After these laws came into force, main actor in the field of conservation became the local authorities. Decision-making power and many responsibilities in preparation and implementation of conservation projects transferred from the municipality to local authorities. The Ministry of Culture and Tourism became responsible with the control of the projects and implementations of local authorities mainly. In Hamamönü case also, the Ministry of Culture and Tourism is a stakeholder as a control mechanism.

In addition to the changes in the increase of decision-making power of the local authorities, with the law No. 2863; according to the article 51, the High Council for Conservation of Cultural and Natural Heritage and Regional Councils for Conservation of Cultural and Natural Heritage, in regions determined by Ministry, were established. These councils are responsible with the control and approval of the projects produced by local authorities. In fact, without the approval of the projects by council, local authorities are not allowed to make implementations. The projects of Altındağ Municipality in Hamamönü were approved by Ankara Regional Councils for Conservation of Cultural and Natural Heritage.

Altındağ Municipality started its implementations in 2006, after being equipped with power, authority and responsibility with the laws mentioned above in the field of conservation. The municipality takes part within stakeholders as the authority in Hamamönü Project that initiates, manages and implements the project. Another responsibility of Altındağ Municipality except implementations, is the coordination between different stakeholders before/during/after the implementations in the area as the main actor of the project. Besides, with the public participation, contribution of second group of stakeholders to the projects could be achieved by Altındağ Municipality.

Hacettepe University is the starter of the transformation seen in the area and today the university is one of the main owners of the lots in the area⁹. Today, also, the existence of Hacettepe University affects the development and social life of the area. These contributions of the university make it one of the most important stakeholders of Hamamönü Project.

The offices and companies involved in the process as contractors are one of the main actors in conservation projects because the quality and success of the implementations are belong to the performance of the people who prepared and work on the project. The contractors contributed to the process by producing the necessary project by concerning different inputs like requests of municipality, requests of the council, financial concerns etc... The control of these projects and implementations are conducted by a team from Altındağ Municipality and/or the Municipality of Culture and Tourism.

One of the main groups of users of the area is the local people living and working in the area. After the implementations of Altındağ Municipality in Hamamönü, there is seen a dramatic decrease in the number of people living in the area but still there are a few number of owner of houses. As seen even from this statement,

⁹ This information can be seen in the site analysis showing building lots according to ownership status in 3.1.2

residents of the area are the group of people primarily affected by the implementations and are one of the most important stakeholders of the project. In addition, some people keeping shop in the area before implementations made to left their shops by the authorities and there left a few local tradesmen in Hamamönü and many new ones came after the implementations to run a shop, mainly café or restaurant. All the changes in the area caused important changes in works or life of people working or living in the area and this situation give these people right to have a say in the decisions, studies and projects about the area they are living in.

Students and employees of Hacettepe University are other important actors in the area. After the existence of the university in Hamamönü, functional transformation began and lead to more extensive transformation today. The reason of this is that, students and employees of the university began to use the area for their needs and the area transformed slowly in order to meet their needs. In other words, this group from Hacettepe University played important role in today's situation of the area which makes them one of the most important actors in Hamamönü.

After the implementations of Altındağ Municipality, Hamamaönü became an attraction point for cultural tourism and so visitors, which is the main aim of the municipality before starting to the project. Especially in weekends, Hamamönü hosts crowded tourist groups and this affects the development and future of the area. In addition, with the developments in the area and activities and/or functions appealing tourist, the number, character and future of visitors are affected in turn. All these interactions make visitors one of the stakeholders of the projects after the implementation of the municipality in Hamamönü with changing image and with changing category of people Hamamönü appealing to.

2.4. ALTINDAĞ MUNICIPALITY PROJECT: HAMAMÖNÜ VISION

Hamamönü composes an important part of historic center of Ankara and until the conservation implementations of Altındağ Municipality was started here, the area was almost annihilated. Many of the owners of the buildings were left the neighborhood, some of them was empty and destroyed, and some of them were used by random people. In 1970s, Hacettepe University started construction facilities in the area with the change of ownership by destructing traditional historic buildings in these lots. With the existence of Hacettepe University, the area revived due to the increase in the number of people using the area and the area began to transform due to the needs of these people. However, the buildings were still dilapidated when the Altındağ Municipality started conservation implementations in the area. Today, buildings were repaired or reconstructed in the scope of the implementations of the municipality and the area began to be used by a crowded group of people including residents, visitors and students and employees of the university.

In publications and website of the municipality and in the documents written by authorities, the vision of Altındağ Municipality with these conservation implementations is explained as for Altındağ to have its former glorious days as it was used to be. In this 'glorious days' saying, the period the congressmen living in the area and the social life developing around them was implied. In addition, with the interest of the people to the area after the implementations, the aim of making the area the new attraction points of Ankara in a couple of years wanted to be realized. As stated in the publications, museum-oriented tourism is wanted to be popularized here also like in other parts of the urban sites. But in Hamamönü, local people, local handicrafts and users of the area are also supported and involved in the development of the area.

The interview with the mayor of Altındağ Municipality, Veysel Tiryaki, reveals that he wanted people to stay in their houses and not all buildings become commercial but then he gave example that some buildings in the area could be boutique

hotels. In addition, he explained that they, as Altındağ Municipality, wanted Hamamönü area to be tourism zone. To this end, many of the buildings in the area were re-functioned by the municipality. The existence of Hacettepe University had already started the functional transformation as transformation of some residential buildings to cafés and restaurants. Today, Hamamönü become new meeting point of Ankara in Ramadan. With open air cinema, handicraft products sellers, cafes and restaurants etc., every evening the area hosts a large crowd of people (Figure 13-14).

Besides working for the achievement of the objectives and visions about the future image of Hamamönü, it is stated that the most significant issue is to prevent traditional buildings located in Ankara historic city center and witnessed a period of the city and while doing this to protect original properties of buildings and to transmit to next generations. And another main point in the preservation of these buildings is to take this traditional urban fabric into account as a whole not the buildings in the fabric separately.

2.5. MANAGERIAL ASPECTS OF THE PROJECT

The conservation implementations of Altındağ Municipality in Hamamönü were completed in a short time with an increasing speed. The main reason of this completion of the implementations such a short time is the methodology of the municipality in solving the problems before and during the implementation process. The basic problems, encountered before and during the implementations by the municipality, were explained as division of ownership, financial deficiencies and the security problem in the neighborhood; and due to these problems, the solutions and the way of these solutions compose a significant part of the conservation implementations of Altındağ Municipality. Besides, with the managerial aspect of Hamamönü Project, Altındağ Municipality became a model for other municipalities at this manner with its experiences.



Figure 13. Hamamönü Square in Ramadan (2011)



Figure 14. Scenes from streets of Hamamönü in Ramadan (2011)

It can be said for the managerial aspect of implementations of Altındağ Municipality that the authorities and opportunities provided to local authorities with law No.5366 gives were used and applied successfully. The first principle of Altındağ Municipality during implementations in Hamamönü is to keep the owners in during this process; however, they discard the tenants while many of the residents living in Hamamönü are tenants. When the municipality deals with the owners of the houses, tenants are made to leave the building. If the tenant is aggrieved, very poor and miserable, the municipality gives money them. There are a few owners living in their houses in Hamamönü. The steps that the municipality followed, before beginning the implementations while dealing with the owners of the buildings, are listed below. Steps are listed according to the order of preference by Altındağ Municipality.

- The owners of the houses are informed that the area is going through conservation implementations and are offered to repair their houses themselves. If the owner does not have enough money and if there is not a demolition decision for his house; the municipality offers the owner to repair exterior of the building if the owner repairs interior. In exchange for these repairs the municipality does not take any payment from the owner and the owner keeps living in his house.

- The building may be demolished. Owner of the building may be living in somewhere else. The buildings in Sanat Street are example of this situation. If the owner does not have money, he deals with the municipality and gives his building to Altındağ Municipality for 15 years. The municipality repair or reconstruct the building and spend approximately 200-250 thousand Turkish liras for each building. In exchange for this amount, the municipality uses the building for 15 years. But the municipality does not use all these type of buildings for its own purposes; most of these buildings are rented. Again, the buildings in Sanat Street are examples of this type of use.

- If the owner does not repair himself, does not deal with the municipality, has many inheritors, then the municipality expropriates the building. After the expropriation and after the municipality repairs or reconstructs the building, the owner is offered to buy his own building. . If the owner accepts, the municipality gives the building to him. In any case, the municipality pays the money of the expropriation to the owner with the court decision.

- If people have house here but do not live in it and do not have money to repair, if the cost of the land is about 80-100 thousand liras the municipality offers houses from TOKİ that they built somewhere else in boundaries of the municipality. There are 3-4 owners like that. But this is not a method that Altındağ Municipality implements broadly.

If the municipality expropriates the building, they immediately sell it; because the municipality repairs or reconstructs other buildings with the money of these sales. If the municipality deals with the owner for a limited and determined time, the building is generally rented.

2.6. THE PROJECT DESIGN AND IMPLEMENTATION PROCESS

Altındağ Municipality started conservation studies in Hamamönü in 2004. Since then, implementations in approximately 300 buildings have been completed. The municipality continues with implementations in Hamamarkası region at the same speed. In order to understand the process of project design and implementations, interviews with the architects¹⁰ working in the municipality have been done. They defined their priorities in the project design process as; to integrate historic city fabric, which turned its back on the city despite being in the city center, to the city by reconsidering with a people-oriented approach and to create new business

¹⁰ The questions of the interview sent to Altındağ Municipality were answered by the architects working on conservation projects in the municipality.

areas to local people by revitalizing tourism in the project area and by providing economic development.

Like all other projects, Hamamönü Project was initiated in 2004 by determination of the boundaries of the project area. In the cancelled 'Ankara Old City Fabric Planning, Rehabilitation and Conservation Project', in the scope of 5.stage studies, the projects were prepared for İnci and Dutlu Streets (Figure 15). Although the plan has been cancelled, Altındağ Municipality uses it as guide plan in the projects and as a result started to conservation studies from İnci and Dutlu Streets without an approved conservation and development plan. Then the studies continued in the other streets of Hamamönü.

After the determination of project area, site survey, with a team composed of architects, city planners, civil engineers and technicians working in the municipality was conducted. In these site survey studies, analysis studies about the conservation approaches about the study area like categories, construction technique, current function, number of storey, structural condition, level of conservation and registration status of edifices, were done by the technical staff working in the municipality. Following the preparation of analysis, for the preparation of restoration projects, the municipality negotiates with the offices or companies they have been working with or they were worked in previous projects. After the projects were prepared, the studies were forwarded to Ankara Council for Conservation of Cultural and Natural Heritage for approval. Hamamönü Project of Altındağ Municipality involves restoration, reconstruction, new construction and street rehabilitation projects.

Before starting to implementations, indeed before the projects sent to the council for approval, the owners of the buildings in the determined area were invited to the municipality by sending notifications to the owners and the tenants of the buildings. They were informed about the subject in detail and their feedbacks were



Figure 15. Dutlu Street Plan prepared in the scope of cancelled 'Ankara Old City Fabric Planning, Rehabilitation and Conservation Project' by ÖNEN Mimarlık

gathered. As they stated, according to these feedbacks the final state of the projects was formed (Figure 16-17-18). After the approval of the projects, conservation implementation studies of the municipality were started in the scope of these approved projects.

As stated by the technical people working in the municipality, the most common problem they encountered during these studies was about the ownership of the buildings. Because of being historic buildings, they generally have a lot of inheritors and this makes to meet in a common point while negotiating. After the ownership problem was solved or during the solution process, the implementations were started. As the people interviews done, including the mayor, stated that documentation of the buildings, especially for registered buildings, and during the implementation process, the authenticity of the buildings and architectural details were conserved. However, as seen in the produced restoration projects and in the area, prototypes were produced for all the buildings area and in constructions same type of architectural elements were used with prototype details. In addition, during the implementation, technical personnel made controls in the project site. While the process of conservation projects design is conducted by 'Conservation of Historic Areas Office' in Altındağ Municipality; 'Directorate of Technical Works' is responsible with the control of the implementations. This Office and Directorate work in coordination during the conservation studies of the Municipality.

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ALTINDAĞ BELEDİYESİ

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 HAMAMONU-MEHMET AKIF ERSOY-FİRİNANLI SOKAKLARI
 SOKAK SAĞLIKLAŞTIRMA PROJESİ

RÖLÖVE	○	RESTORASYON	●
PAFTA NO	22		
ÖLÇEK	1/20		
DETAY İŞLERİ			

PROJE İÇERİĞİ	İMAR	SOKAK	RÖLÖVE
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T.K.T.V.B.K. ONAYI

ALTINDAĞ BELEDİYESİ

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ALTINDAĞ BELEDİYESİ

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Figure 18. Detail drawings prepared for restoration studies, applied almost all unregistered buildings (from the archive of UTTA)

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CHAPTER 3

THE CHANGING IMAGE OF HAMAMÖNÜ

The transformation process in Hamamönü started with the existence of Hacettepe University in the area, and then the situation had been steady for many years until the studies of Altındağ Municipality in the area. The Hamamönü Project had been a new trigger for the continuation of the transformation started before. This transformation depends on many different perspectives like physical and functional. Actually, it can be said that physical interventions brought functional transformations together. Because, these implementations, as stated by the mayor while explaining the aims of the municipality, were mainly based on functional transformations of the buildings in the general of the neighborhood. Besides, the mayor emphasizes the economic input and contribution of these functional transformations to the conservation studies and to local people. Although there are still people living in the area, many of the buildings re-functioned as commercial buildings and the environment change remarkably.

While some of the properties of the area and the buildings were conserved consciously or unconsciously, many of them have changed throughout the years or with the interventions of Altındağ Municipality in the scope of street rehabilitation projects and conservation implementations. But it will not be wrong to say that the today's image of Hamamönü is totally is the result of Altındağ Municipality's conservation studies and implementations; which mean that the today's image of the area is planned and shaped by the authorities from the municipality and the interventions and implementations were applied in this direction. While conserving the area, the main aim is the transformation of the area to achieve an economical development in the area. With the change and transformation in the area, the user

profile of the area changed also. After the physical and functional transformation of the area, different types of users began to use the area, like visitors and students from different schools, universities etc.

3.1. ARCHITECTURAL AND URBAN FEATURES OF HAMAMÖNÜ IN THE PAST AND TODAY

Hamamönü, with its changing image, involves many transformations and; while some properties are conserved consciously or unconsciously in the scope of the conservation implementations like cadastral pattern and number of storey; some of them have changed due to the ongoing projects and implementations.

3.1.1. URBAN FABRIC AND CADASTRAL PATTERN

Cadastral pattern is one of the most effective issues in the formation of urban tissue. Hamamaönü, like most of other historic urban fabrics, has an organic urban structure and cadastral pattern. Firstly, the general structure of the urban fabric was analyzed in the study and for this analysis, aerial photos from 1949, 1975 and 1999 were compared and these comparisons of aerial photos from 1949 onwards show that the urban structure of Hamamönü almost has not changed (Figure 19). There are seen some additions or removals in some lots or change in some buildings which were demolished and reconstructed between 1948 and 1999. In addition to the aerial photos, the cadastral maps taken from Altındağ Municipality dated back to 1931 were compared with the cadastral map used today. For this comparison, partial cadastral maps of the study area were transferred and drawn in digital media by putting parts together and two cadastral drawings, from 1931 and 2011, were compared with juxtaposition.

From this comparison it can be said that fabric has kept its organic structure mostly and cadastral pattern of the area has kept its original form except the small changes (Figure 20). This is because Hamamönü region was not determined as a

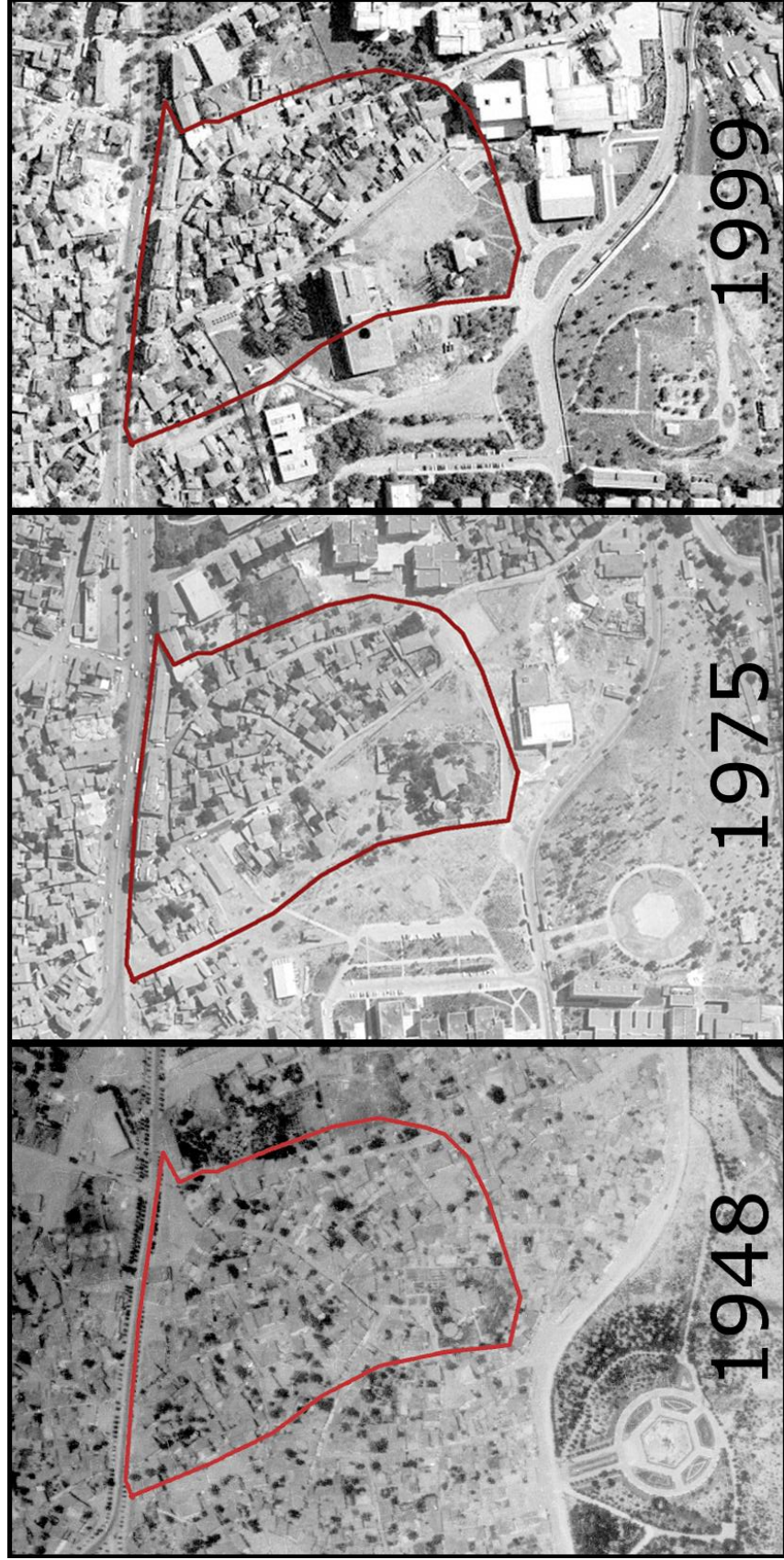


Figure 19. Aerial photos taken from Harita Genel Komutanlığı (From the archive of General Command of Mapping)



Figure 20. Comparison of cadastral drawings of the area in 1931 and 201

zone for construction and this situation enabled the area to keep its form almost unchanged.

3.1.2. OWNERSHIP AND SOCIAL STRUCTURE

Ownership status is stated as the main problem encountered by the authorities from Altındağ Municipality in the scope of conservation implementations in Hamamönü. For this reason, it became important to search for ownership status in the area and the changes from the time of preparation of Önen's plan. Besides, the change of ownership after 2000s also searched because while the data check, a significant activity in the change of ownership of the lots.

When Önen's analysis compared with the ownership status of the lots today, it is seen that there is an increase in the variety of owners of the lots. The study of ownership status today were prepared due to the information gathered from Altındağ Municipality, however, there is some missing information of some building lots. But still it can be said that while in Önen's analysis there is only two types of owners, private ownership and ownership of General Directorate of Foundations; today, Hacettepe University, Altındağ Municipality and private foundations are added on these. Ownership of the building lots shows a drastic change after 2000s. Especially, in the building blocks number 277 and 355, owners of most of the building lots changed after 2000s.

Two dominant ownership types in the area are private ownership and the Hacettepe University ownership. Twenty-two building lots in the building block number 275 are under the ownership of Hacettepe University. In building block number 355, all building lots today named as 'Sanat Sokağı' are under also under the ownership of Hacettepe University. Most of other lots are under the ownership of private persons in this building block and also in whole area. There are six lots in the area which are under the ownership of some associations or foundations. Only 1 building lot is under the ownership of General Directorate of Foundations.

There are five lots that are under the ownership of Altındağ Municipality and ownership status of all these five lots changed after 2000s (Figure 21-22).

3.1.3. PUBLIC OPEN AREAS IN THE AREA

Hamamönü was a characteristic traditional residential urban quarter with narrow streets, squares and nodes surrounded by low-rise buildings as seen in the air photo from 1948, cadastral drawing of the area in 1931 and old photos dated back to 1924. These public open areas were the meeting points of the local people, the center of the social life. The main public open area was the square in front of Karacabey Hammam, today called Hamamönü Square; but, today there are two squares in the boundaries of Hamamönü. One of them is Hamamönü Square, found out that it does not created in the scope of conservation projects of Altındağ Municipality but also exist before the unplanned constructions. On the other hand, the square in the boundaries of 'Sanat Street' was a formation that was designed and implemented by Altındağ Municipalities in the scope of conservation studies.

Street rehabilitation projects of the municipality in Hamaönü not only cover the buildings but also the public open areas. First of all, in the scope of the projects, makeshift commercial structures near Talat Paşa Boulevard were removed and a square was formed there. It should be stated that there are old photos showing the use of this square, before existence of makeshift commercial structures, as a meeting and entertainment point in Bayrams in Ottoman and Early Republican Period (Figure 23-24). Today, this square is surrounded by commercial activities and low-rise buildings. A clock tower was placed in the square as a landmark; however, there is not information about such a clock tower before in the area. After that, street and square pavements were changed and new street elements were added. Today, streets are covered with cut stones and there are benches for people to sit (Figure 25-26).



Figure 21. Building Lots According to Ownership Status in Önen's Plan Analysis (1999-2000)

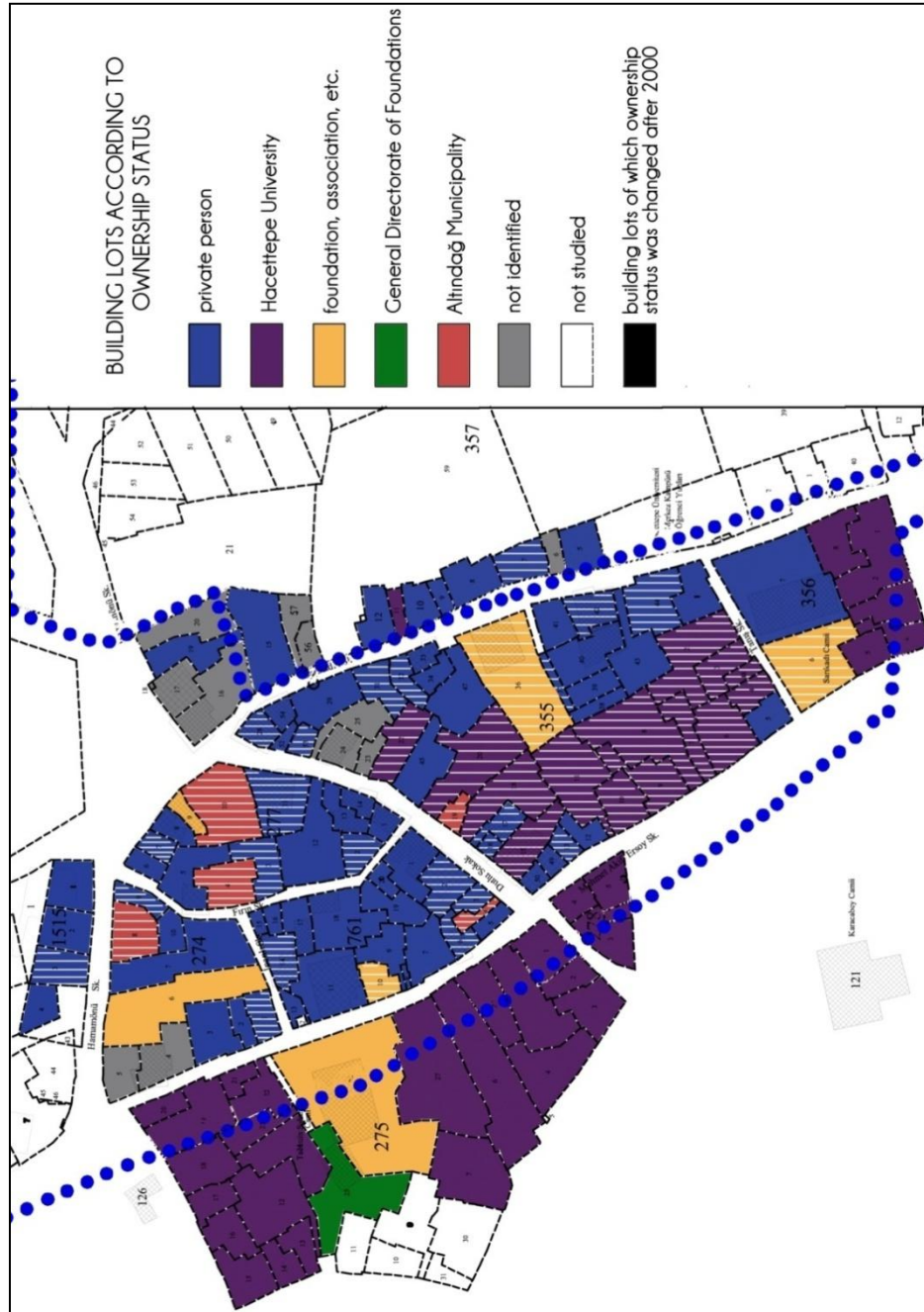


Figure 22. Building Lots According to Ownership Status (2011)

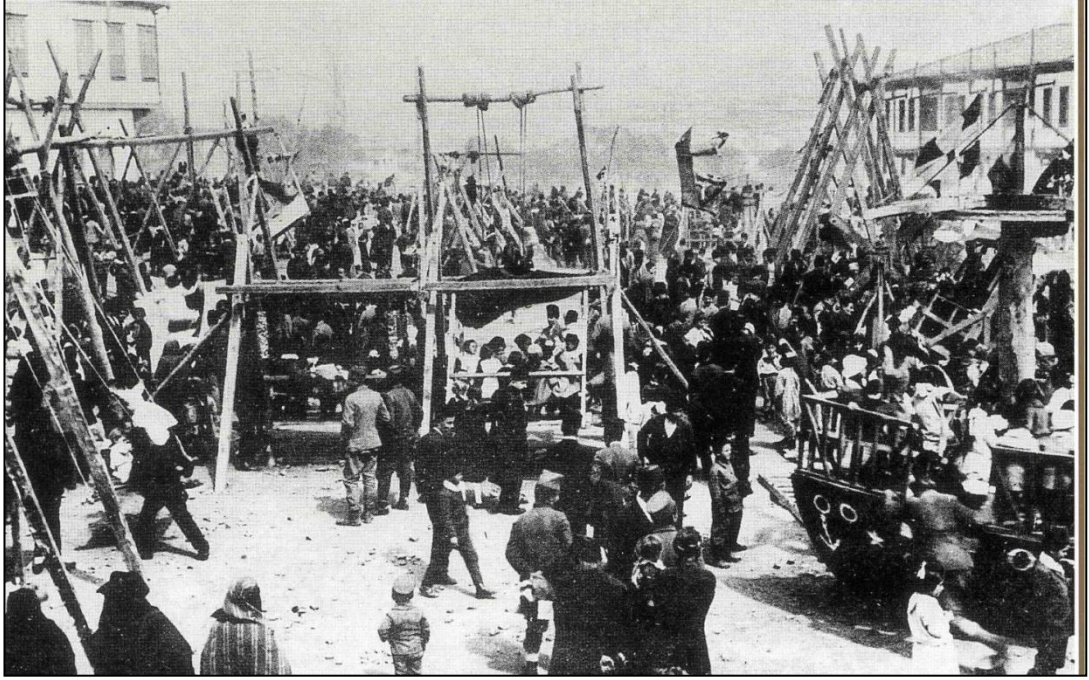


Figure 23. Photo from Hamamönü square in one of the Bayrams of 1924 (from the archive of Gökçe Günel)



Figure 24. Photo from Hamamönü square in one of the Bayrams (from the archive of Gökçe Günel)



Figure 25. Hamamaönü Square today (www.hamamonu.com.tr, last day accessed 15 August 2012)



Figure 26. Hamamönü Square today (www.hamamonu.com.tr, last day accessed 15 August 2012)

The streets in the inner of the study area are narrow and unable the entrance of car traffic. The other streets are larger but the municipality only allows controlled traffic in these streets in the scope of street rehabilitation projects. So it can be said that all of the streets in the study area are closed for vehicular traffic. Moreover, trees are seen on these narrow streets, however, on previous conservation plan analysis there are seen no trees on streets. In addition, there are street lighting elements placed in the scope of street lightening elements. In addition to these streets and square, there is another square in 'Sanat Sokağı' formed in the scope of projects. In previous plans, there was seen another square formation but today, its formation, size and volume is different. It is surrounded by one or two-storey high commercial buildings specialized in arts and handicrafts. Besides, its pavement is different from other square and streets; its floor is covered with large blocks (Figure 27-28).

So, it can be said that the public open areas in Hamamönü were generally kept unchanged except some renewals and changes in the material of street pavement or street furniture. There is a return to the past in Hamamönü Square in the project and a new square formed by the municipality. In addition, with the controlled traffic in the area, the pedestrian circulation and use of public open areas efficiently are enabled, making the area an attraction point for all the users of the area.

3.1.4. REGISTRATION STATUS OF EDIFICES

Hamamönü is an important part of historic urban settlement of Ankara nad embodies many important examples of traditional residential buildings. As a result, many of the structures and example of these traditional residential buildings are registered by the government in the area from the beginning of registration studies, still continuing today.



Figure 27. Square in Sanat Street (www.hamamonu.com.tr, last day accessed 15 August 2012)



Figure 28. Square in Sanat Street (www.hamamonu.com.tr, last day accessed 15 August 2012)

In Hamamönü, when looked at the analysis of prepared plans throughout the years, it is seen that the number of registered buildings increased continuously. In Onen's plan, studies of which was conducted between the years 1998-2004, there were seven registered buildings in Hamamönü and although there were proposals of registration some buildings, none of them was for the buildings in Hamamönü. However, some buildings were marked as 'the value to be conserved'. Besides, the information gathered from Hassa Plan, prepared in 2005, shows that, there were twenty-one registered buildings in that time and in the scope of this plan, thirteen buildings were proposed for registration; and some of the buildings marked as 'the value to be conserved' were registered in Hassa Plan. There are thirty-six registered buildings in the study area today and we see that most of the buildings proposed to be registered in Hassa Plan were registered today. Three of these registered buildings are monumental buildings, mosques, and one is annex building of one of these mosques. Besides, one of these registered buildings is an apartment constructed in Early Republican Period which is stated in detail above. Rest of the registered buildings are traditional buildings (Figure 29-30).

The continuing increase in the number of registered buildings in Hamamönü can be seen as the evidence of importance of the area in historic center of Ankara and the evidence of importance given to the settlement. However, today, after the implementations of the municipality in the area, it gets harder to distinguish registered buildings from the new buildings constructed with traditional construction technique and material.

3.1.5. CATEGORIES OF EDIFICES

Hamamönü is an historic city center that mainly embodies 19th century traditional residential buildings. However, similar to many historic cities, in time some destructions and construction of new buildings are seen in the area. These new constructions can be done by people randomly or by the authorized government. In addition, throughout the years, due to functional, physical or social changes in or around the area, transformation are seen in the functions or categories of the

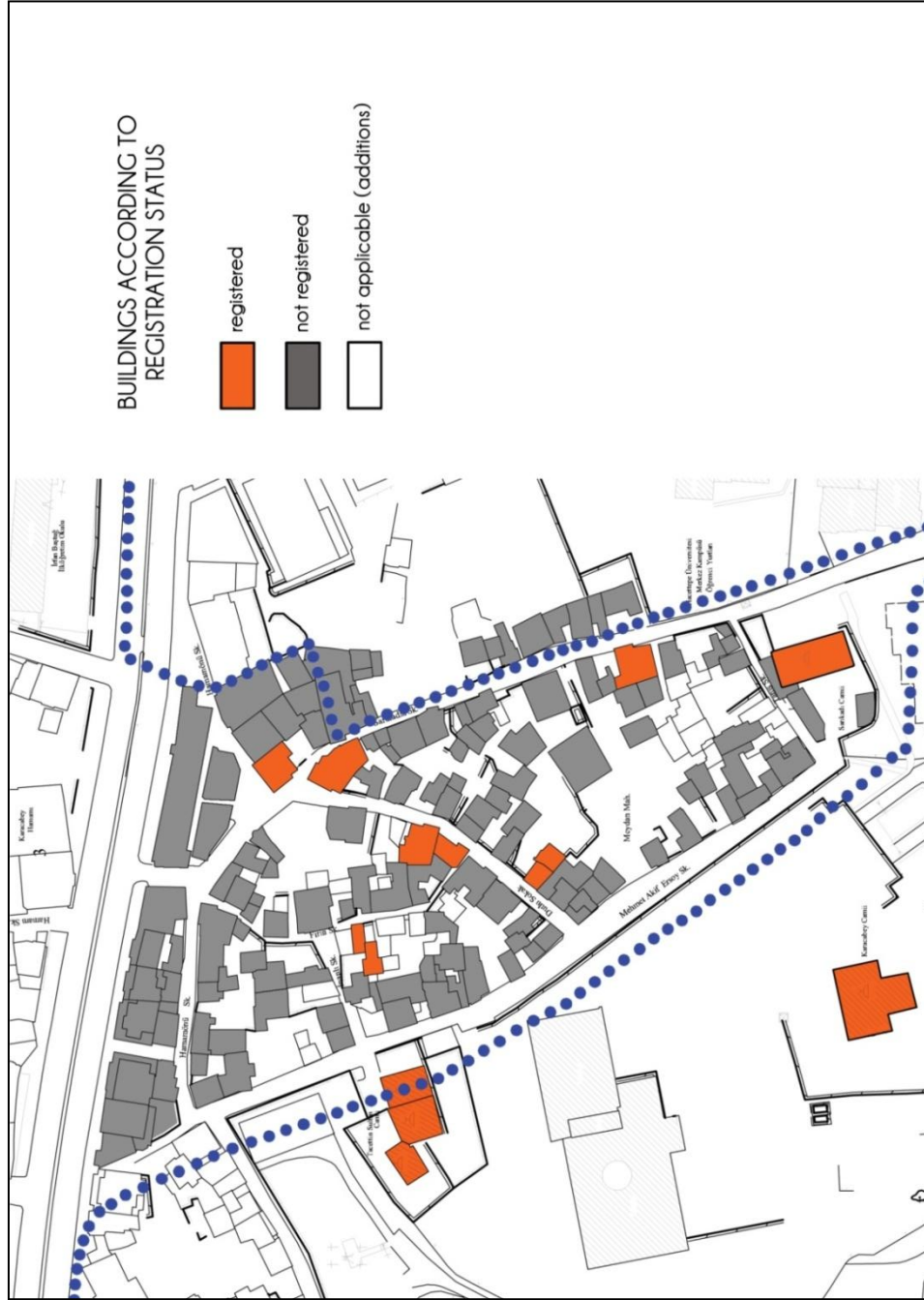


Figure 29. Buildings According to Registration Status in Önen's Plan Analysis (1999-2000)

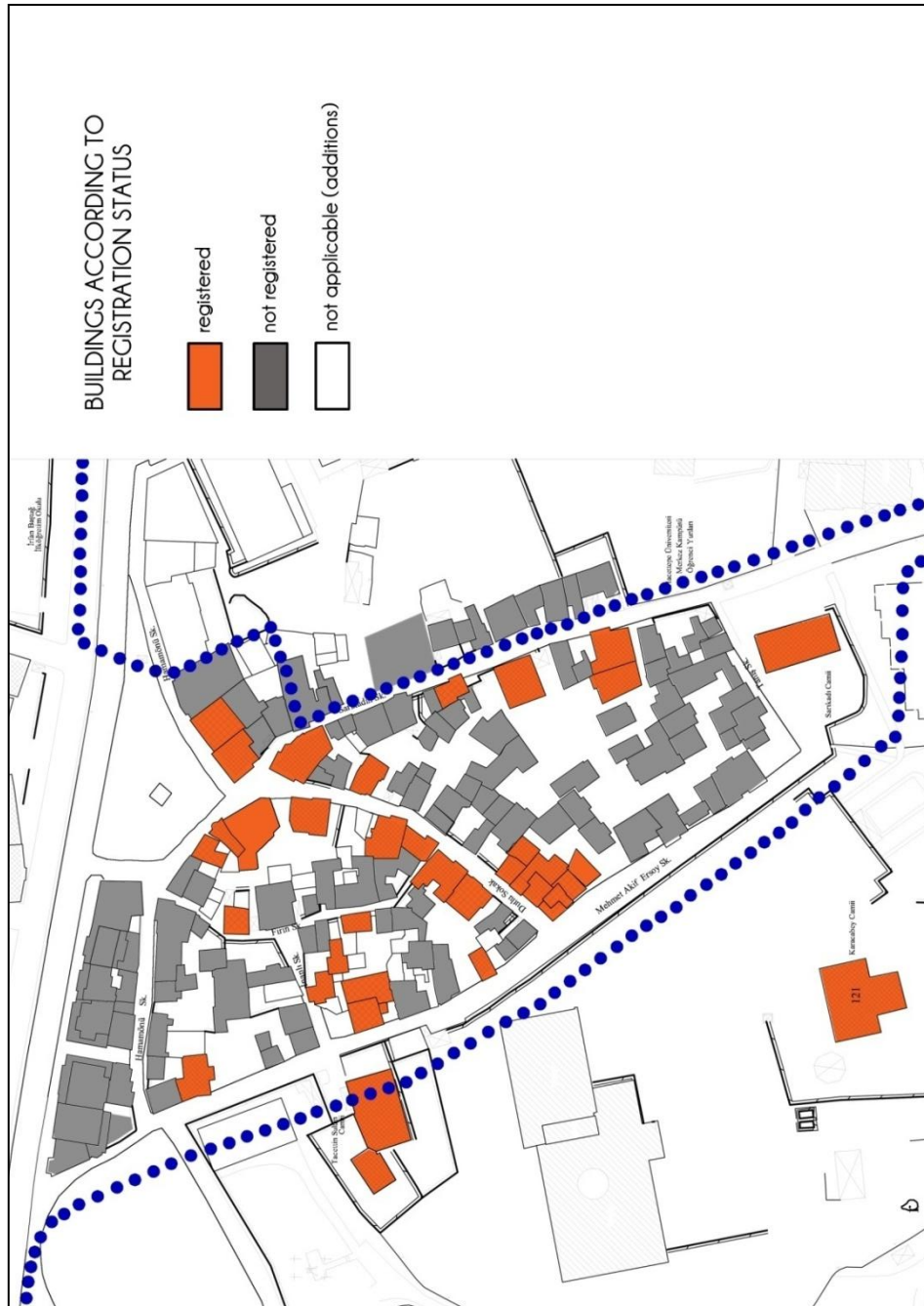


Figure 30. Buildings According to Registration Status (2011)

buildings. In Hamamönü case, the trigger was Hacettepe University that initiates the changes in the area. Today, this initiated transformation was supported by the conservation implementations of Altındağ Municipality. So it can be said that there was a change in the categories of edifices between the time of preparation analysis of Önen's plan and today.

There are 3 categories of buildings in the area which are; buildings constructed with traditional construction technique and material, buildings constructed with new construction techniques and material and new buildings constructed with traditional construction technique and material (Figure 31). However, it must be stated that in some of these new buildings, constructed with traditional construction technique and material, new materials were used as infill material. Traditional buildings in the area have stone masonry in sub-basement floor level and wooden frame structure with brick or mud brick infill above sub-basement floor. In original, the main finishing of traditional buildings was mud plaster, however, today finishing of all these structures are cement based plaster.

The new buildings, constructed with traditional construction technique, are generally located around the street named 'Sanat Sokağı' and two of them are located on Sarıkadın Street (Figure 32-33) and named as 'El Ürünleri Pazarı' (Figure 34-35-36). This category was formed due to the conservation implementation of Altındağ Municipality in the area after 2006, not exist in the analysis of Önen's plan.

It can be said that there is a distribution of different categories of buildings in the specific points in the area. But there are also point implementations in the area in between of a different group of building like reconstruction of a building in a street rehabilitation project. In any case, the area embodies all these different categories of edifices changed throughout the years due to the transformation of the area and change in needs of the users.

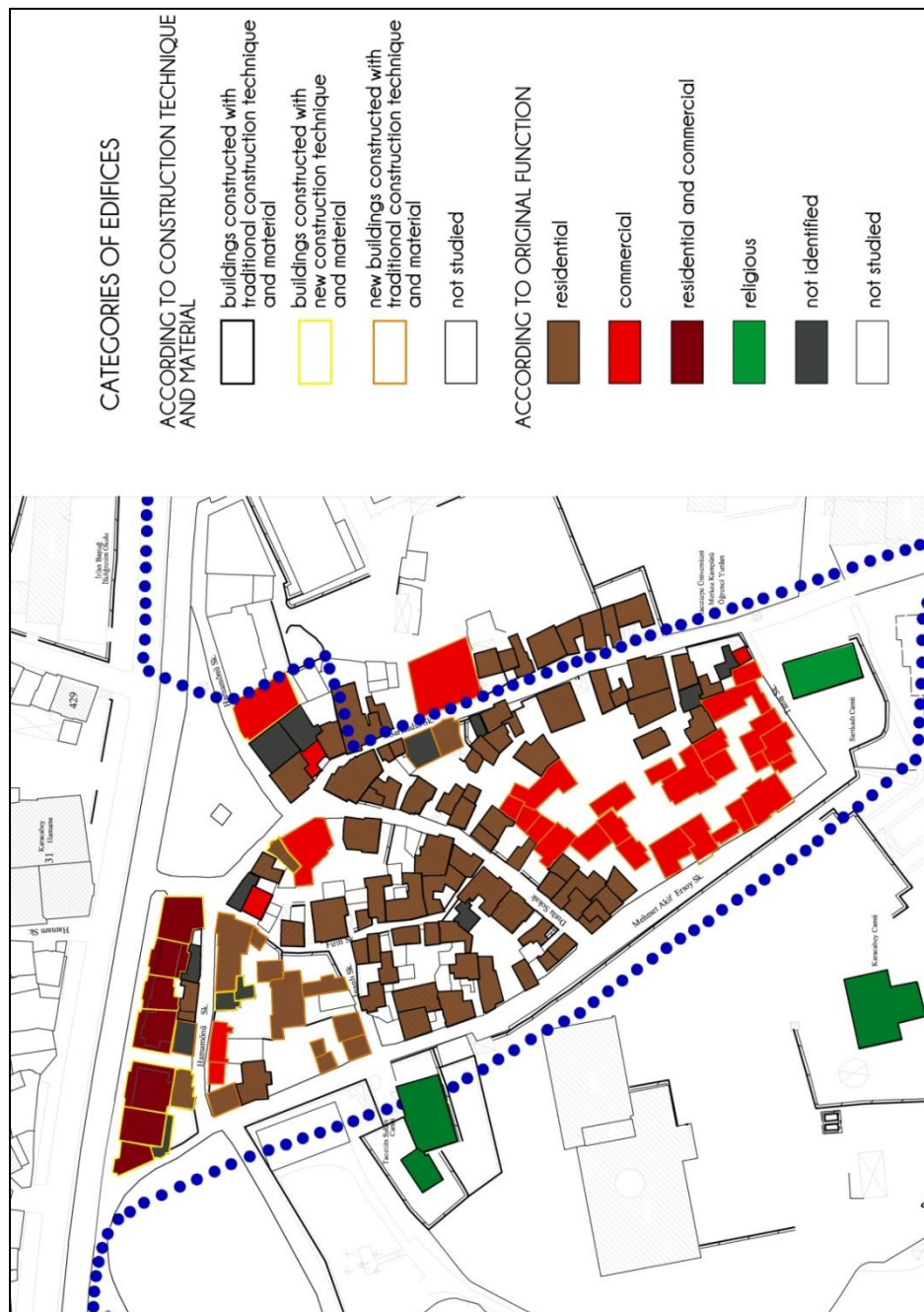




Figure 32. Construction of Buildings on 'Sanat Sokağı' (2010)



Figure 33. Construction of Buildings on 'Sanat Sokağı' (2010)



Figure 34. Handicraft Part of 'El Ürünleri Pazarı' (2012)



Figure 35. Inside of Handicraft Part of 'El Ürünleri Pazarı' (2012)



Figure 36. Inside of Home-Made Food Part of 'El Ürünleri Pazarı' (2012)

3.1.6. CURRENT FUNCTION OF EDIFICES

In original, Hamamönü is an area of traditional residential houses with some commercial functions to meet the needs of the residents. However, after the existence of Hacettepe University in the area, there was seen increase in the type and number of buildings with commercial function. As a result, while some residential buildings keeping their original function of some buildings change from residential to commercial. Moreover, there are some traditional structures with commercial function on the ground floor and residential function on the upper floors.

Besides, after the image of Hamamönü changed as a result of conservation implementation of the municipality, with the initiatives of Altındağ Municipality, different types of functions began to be seen in the area like foundations & associations. There are two structures serving as Foundation & Association buildings which are 'Hacettepe Umut Evi' and 'Gönüllerde Birlik Vakfı'. There is one traditional residential building one floor of which is empty. While some high-rise new buildings located on Talat Paşa Boulevard have commercial function on the ground floor and residential function on the upper floors, some of them serves as hotel and have commercial function on the ground floor. Similarly, low-rise new buildings have commercial function in the area. In addition, all of the new buildings constructed with traditional construction technique and material have commercial function. Three mosques in the area keep their existence today with the conservation studies of the municipality (Figure 37-38). In addition to all these buildings there are still a few empty buildings or some multi-storey buildings that have residential or commercial function in one floor and the other floor of which is empty.

It must be stated for the area that, the functional situation of buildings is very inconsistent. According to the economic income, the commercial buildings are left and get emptier but shortly after, a new one is opened. This situation causes a continuous flow and transformation in the area. The distribution and types of

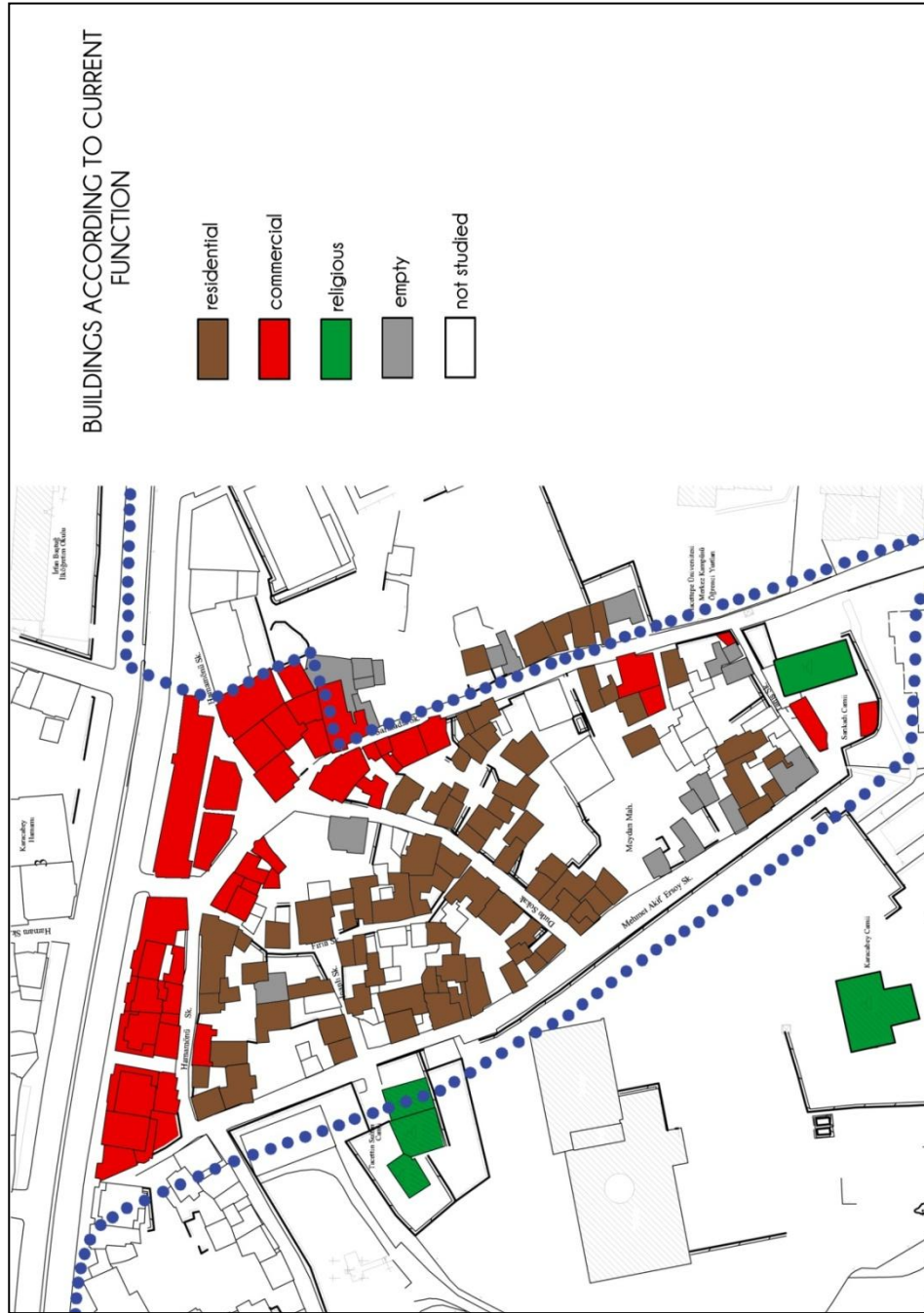
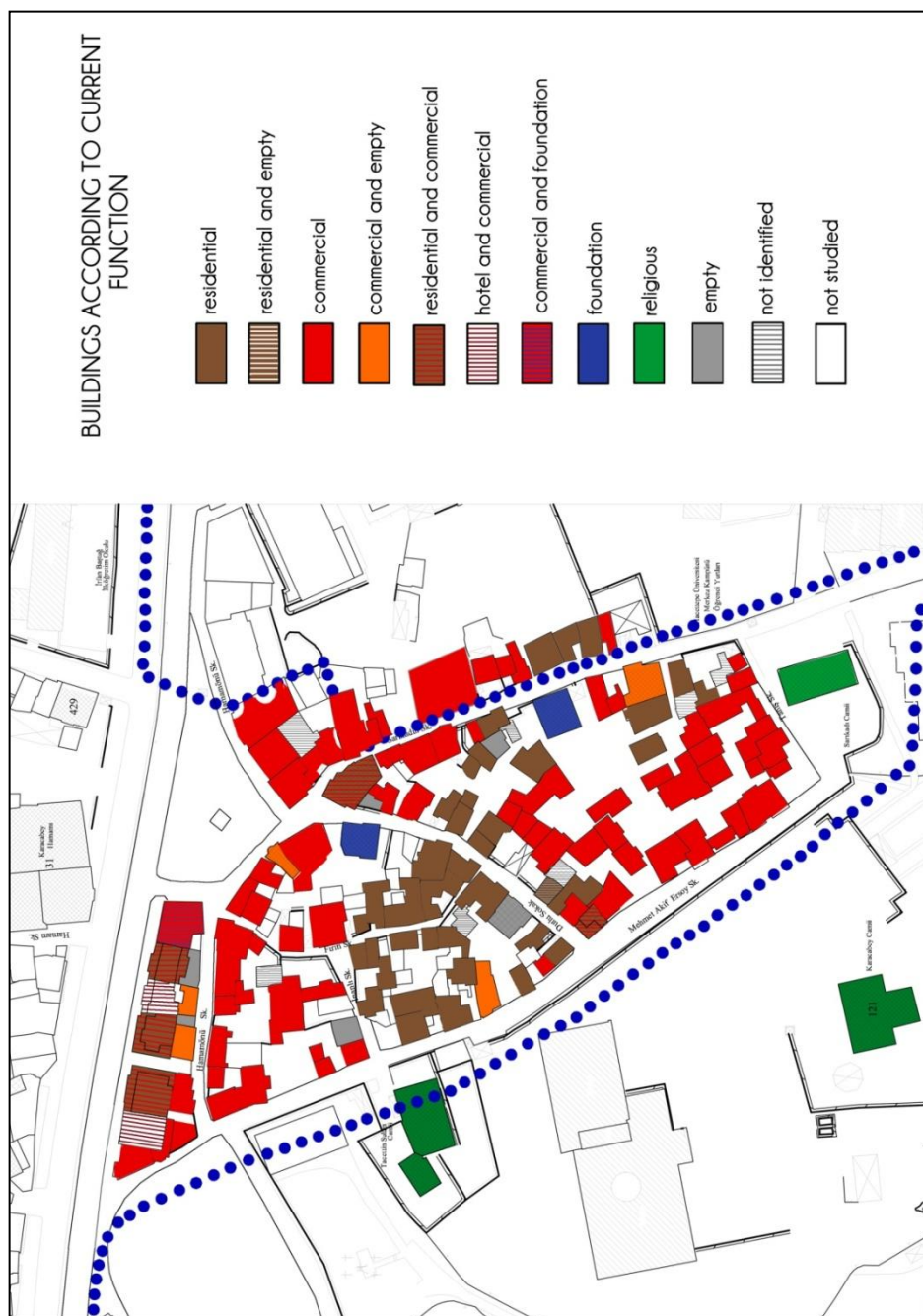


Figure 37. Buildings According to Current Function in Önen's Plan Analysis (1999-2000)



functions that area embodies have been changed due to the development and transformation of the area to meet the needs of the users. Today, the area shows a great change of functions from the time that Önen's Plan analysis were prepared, which also shows differences from earlier studies. In addition, these changes and transformation are also the result, at the same time the aim, of the projects and implementations of Altındağ Municipality in the area. These are the tools of the municipality for the future that they imagine and aim for Hamamönü.

3.1.7. NUMBER OF STOREY

Hamamönü is generally composed of low-rise, one, two or three-storey, buildings similar to other historic centers of cities. This property of the area is one of the features that almost kept unchanged throughout the years consciously or unconsciously. However, there are comparatively high-rise new buildings in the northern border of the study area. In addition to high-rise buildings in the boundaries of study area, high-rise buildings of Hacettepe University, hospital, education buildings and dormitories of the university, are located in the periphery of the area.

The public open areas, squares and streets, in the study area are generally surrounded by low-rise buildings. Most of them are one or two-storey and nine of them are three- storey buildings. But it can be said, according to the analysis studies, that most of the buildings in the area are two-storey buildings. On the other hand, the buildings located on Talat Paşa Boulevard which are buildings that were constructed after Yücel-Uybadin Plan (1957), are high-rise buildings with five floors¹¹. These buildings do not only divide the historic center of Ankara but also create a trapped historic core together with the high-rise buildings of hacettepe University surrounding the area. Besides, there are 3 monumental building which have one floor but the height of floor is higher than other buildings (Figure 39-40). These 3 buildings are Sarıkadın Mosque, Karacabey Mosque and Tacettin Mosque.

¹¹ In the scope of Yücel-Uybadin Plan, up to six or eight-floor-height-blocks were allowed on Talat Paşa Boulevard.

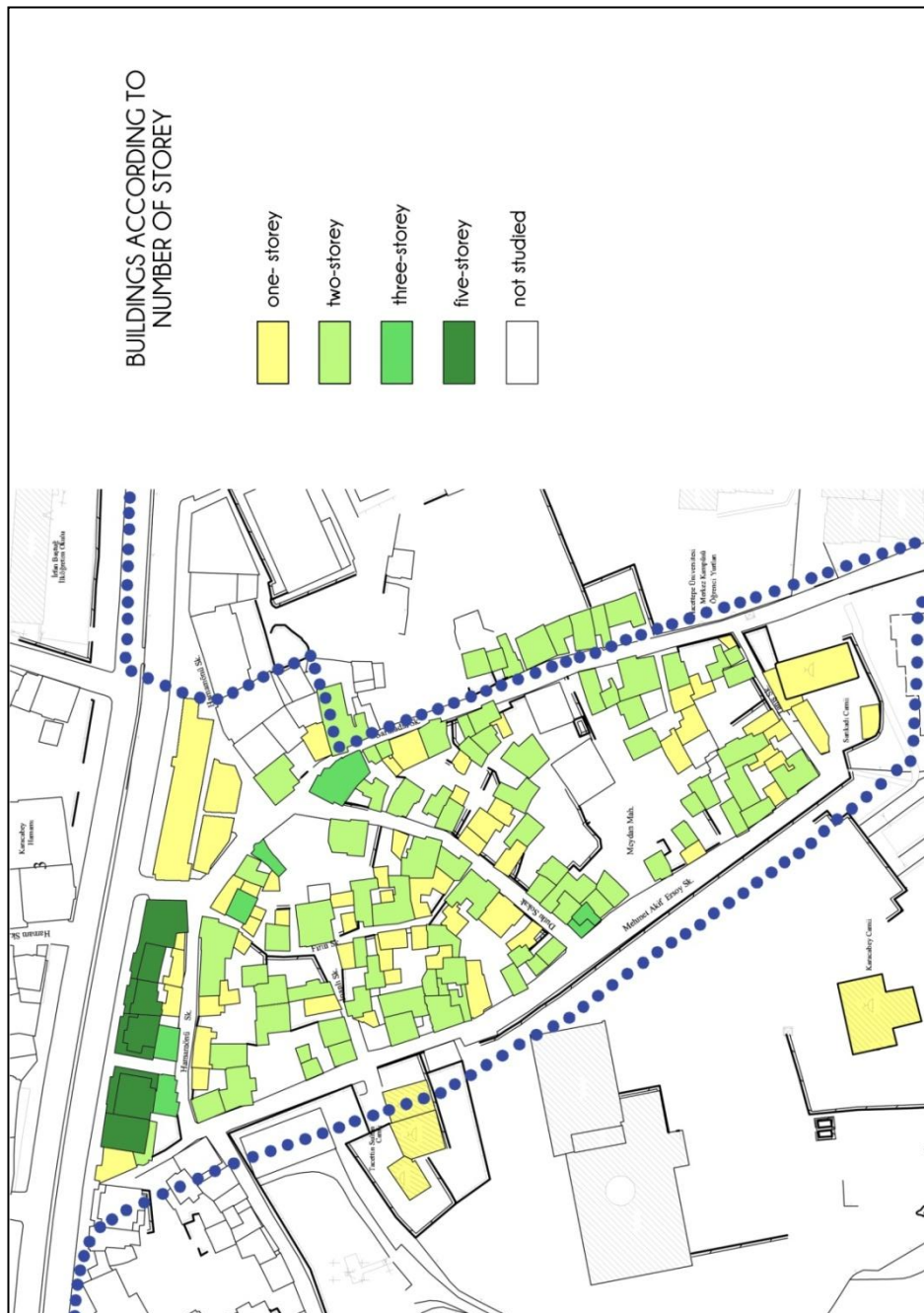
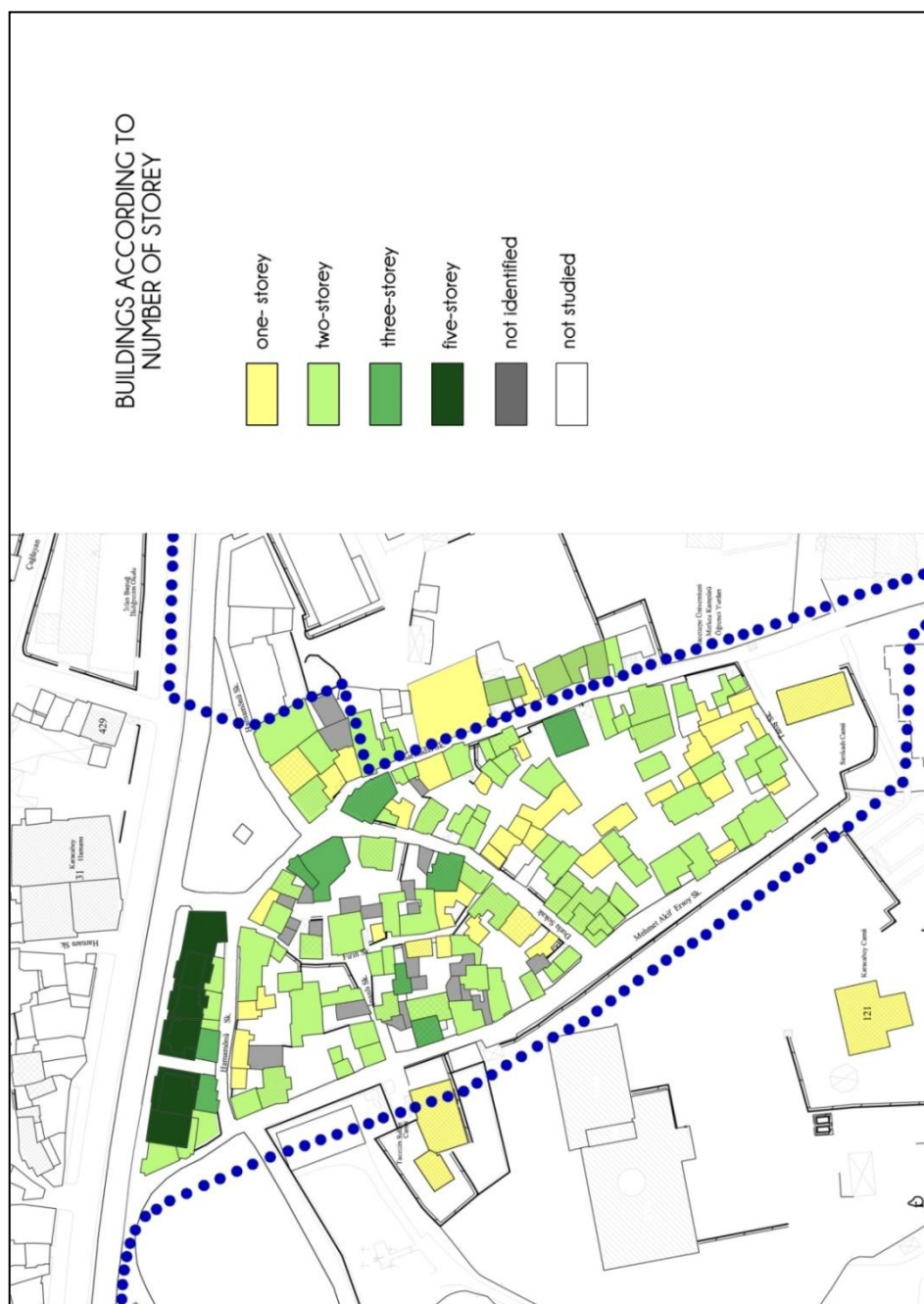


Figure 39. Buildings According to Number of Storey in Önen's Plan Analysis (1999-2000)



However, there are some buildings that cannot be studied because of courtyard walls or similar obstacles.

So, it can be said that the number of storey of the buildings in Hamamönü was one of the feature that has been almost original throughout the years and Altındağ Municipality kept this feature almost unchanged also in the conservation implementations.

3.1.8. CHANGES IN MASS AND FAÇADE OF THE EDIFICES

Buildings in Hamamönü, except the apartments facing Talat Paşa Boulevard, are generally 19th century structures and they have underwent some changes till today due to new and changing conditions. Moreover, functional changes in the buildings brought division of spaces, additions to the structures or to the courtyard, or changes in the façades of the buildings.

Due to the increase in number of dwellings in a building caused division of spaces or addition to the building or courtyard. As a result, these types of interventions caused change in the mass of the buildings. On the other hand, functional changes in buildings caused change mainly in façades of the buildings (Figure 41). Especially for the buildings with more than one floors, generally functional change occurred on the ground floor, hence, the change in façade was mainly seen on the ground floors of these types of buildings. Moreover, in the scope of the projects, Altındağ Municipality applied typical architectural elements and same color for the facades which caused dramatic changes in façades although not being depending on functional transformation. Sometimes, these functional changes can cause change both in mass and façade (Figure 42).



Figure 41. Change in Façade on the Ground Floor Due to Change of Function(2010)



Figure 42. Change in Mass and Façade Due to Change of Function (2010)

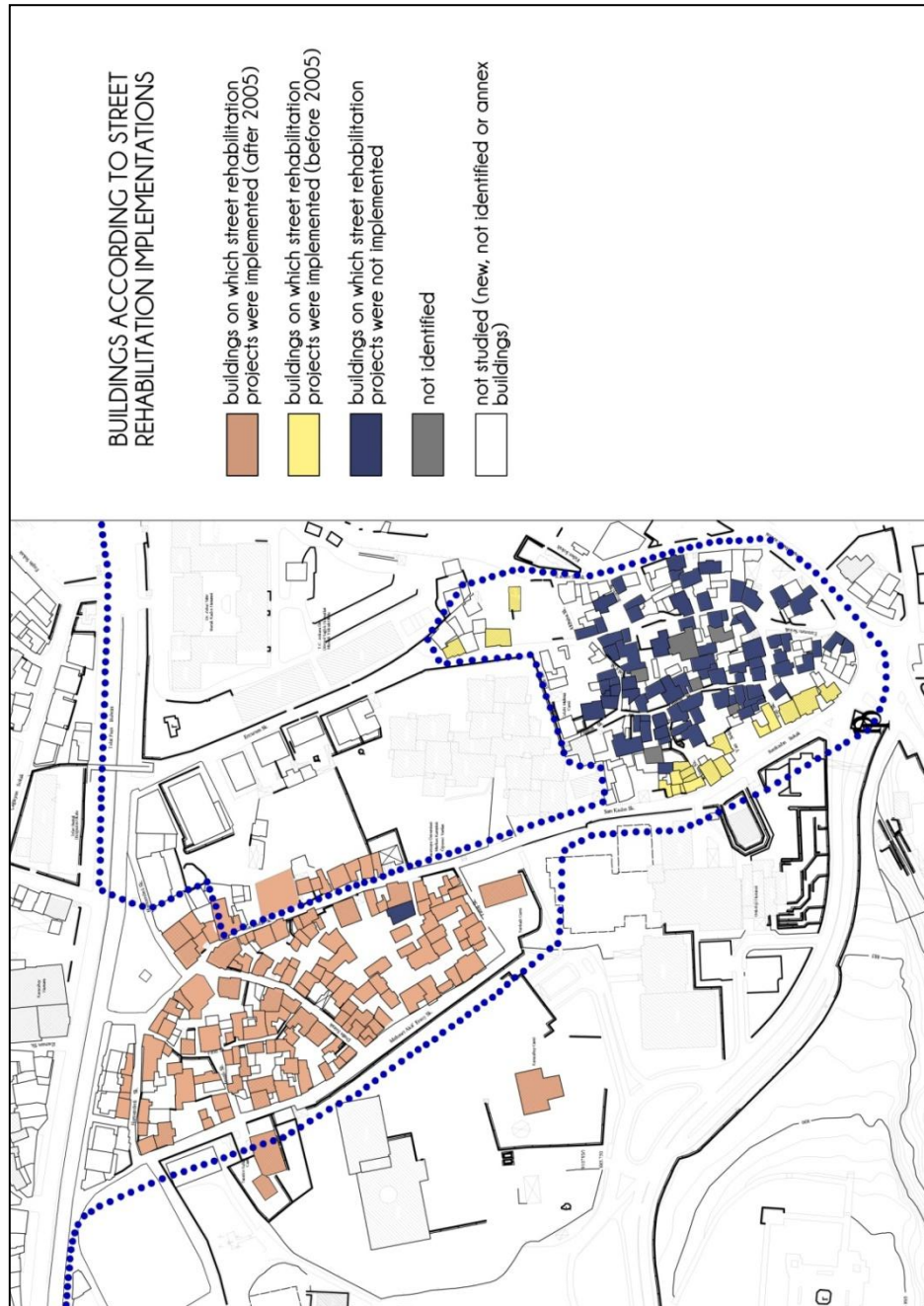


Figure 43. Buildings According to Street Rehabilitation Implementations (2011)



Figure 44. Building not Repaired in the Scope of Street Rehabilitation Projects of Altındağ Municipality (2012)

3.1.9. TYPES OF INTERVENTIONS

All of the buildings in the study area are within the boundaries of street rehabilitation projects of Altındağ Municipality. Actually, the area that Altındağ Municipality finished implementations is chosen as study area to evaluate the studies and implementations of the municipality (Figure 43). After the conservation and development plan prepared by Önen's was approved in 2006 by Altındağ Municipality, Ankara Metropolitan Municipality did not approve the plan. Nevertheless, Altındağ Municipality started implementations of street rehabilitation projects in Hamamönü in 2004. Since 2006, except one building on Sarıkadın Street, all these buildings are studied in the scope of these projects (Figure 44).

General of the buildings were repaired covering mainly roof and façade. The problems of roofs were fixed and roof coverings were renewed. In the façade main finishings of the buildings were changed with cement-based plaster and the façades were painted. In addition, architectural elements were fixed and renewed or replaced with new prototypes. Actually, for the buildings higher than one floor, only the part that can be seen over the courtyard wall was repaired. The above part was left. Repairs can be seen in all types of buildings. Reconstructions, on the other hand, generally covered commercial buildings. But Sarıkadın Mosque was also reconstructed in the scope of implementations (45-46). New structures constructed with traditional construction technique and material according to new site plan arrangement includes the buildings within the boundaries of 'Sanat Sokağı' placed across the Mehmet Akif Ersoy Park and Sarıkadın Mosque, and two buildings named as 'El Ürünleri Pazarı' on Sarıkadın Street (Figure 47).

When the proposed intervention types for each building in Önen's Plan and the types of interventions Altındağ Municipality applied to these buildings, it is seen that some buildings marked as required superficial repair were reconstructed. Moreover, some buildings that stated as inferior buildings were repaired some of them were demolished and some of them were reconstructed by the municipality.



Figure 45. Buildings According to Required Intervention Type in Önen's Plan Analysis (1999-2000)

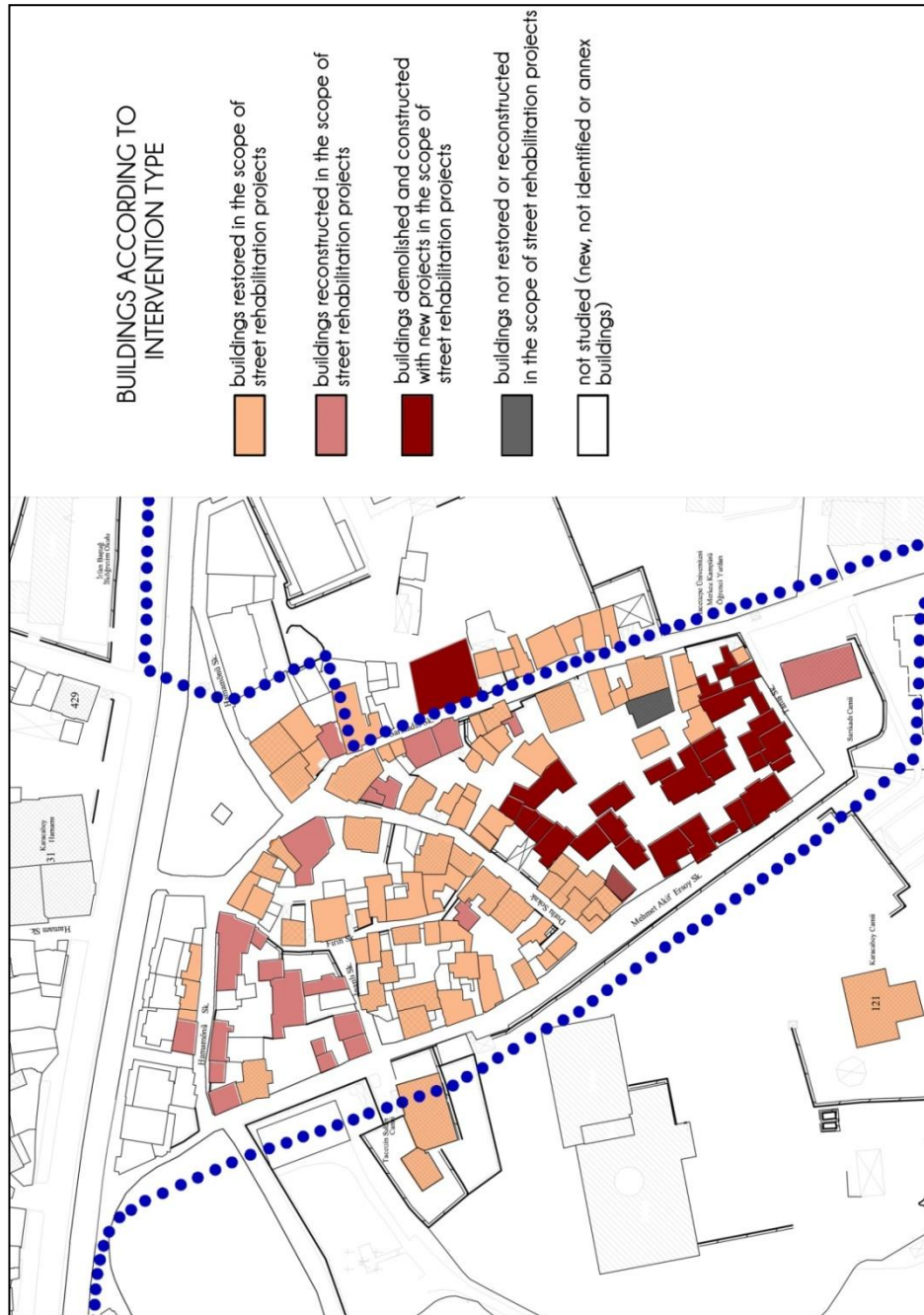


Figure 46. Buildings According to Intervention Type (2011)



Figure 47. Comparison of Old and New Site Plan of the Area Called 'Sanat Sokağı' Today

So according to this argument, it can be said that there is a incongruity and non-holistic approach in the conservation implementations of Altındağ Municipality.

About the street rehabilitation project implementations, it can be said that while plan properties are protected, there exist almost no original architectural elements in the area. All of the façade elements were renewed in the scope of implementations, however, during this renewal process, a prototype window; door or courtyard wall was applied to all buildings. This implementation can be observed both in the area and on the project drawings of the municipality. On the other hand, new buildings constructed with traditional construction technique and materials, stated above as 'Sanat Sokağı' contains some architectural elements that can be seen on very few buildings on the historic city center of Ankara and so not related with the typology architectural elements of traditional residential houses of study area, like arched windows. Moreover, exposed stone masonry on the ground floor also was not commonly seen both in the study area and in historic city center of Ankara. In addition, it was observed that during the construction of buildings, with traditional construction method new materials were used as infill material such as aerated concrete. There is stone masonry on the ground floor or sub-basement floor but it is covered with finishing, not exposed. Besides, similarly, there does not exist khan type of buildings in the study area; however, 'El Ürünleri Pazarı', constructed in the scope of implementations, is in type of khan structures.

In addition, it can be said that in Hamamönü the entrances of the buildings are either from the street or from the courtyard. Due to the existence of service areas on the ground floor generally in the original use of buildings, blind façades or small windows are seen on this floor (Figure 48). On the upper floors containing living spaces, there are projections and regular windows. In the study area different types of projections can be observed (Figure 49-50). In some of the buildings, existence of balcony also can be seen (Figure 51-52). Besides, all three types of roofs; shed, gabled, hipped roof, can be seen in the study area. Today all buildings have pantile on roofs; however, in surrounding area of the study area, there are



Figure 48. Existence of Small Window on the Ground Floor and Projection on Upper Floor (2010)



Figure 49. One of the Projection Type in the Study Area (2010)



Figure 50. One of the Projection Type in the Study Area (2010)



Figure 51. Existence of Balcony in the Buildings (2010)



Figure 52. Existence of Balcony in the Buildings (2010)

seen interlocking tile on the roofs. So it can be said that, before the implementations existence of interlocking tile can be talked.

To the end, it can be said that, the interventions of Altındağ Municipality in the scope of Hamamönü Project were resulted with some cursory implementations and similar buildings with typical architectural elements. Although the existing architectural elements were mainly conserved, the addition of some other architectural elements to almost all buildings resulted in implementations with low scientific quality and less reliable information for next generations.

3.2. THE REFLECTIONS OF THE STAKEHOLDERS ON THE IMPLEMENTATIONS

The effects of the projects and implementations can be determined with the reflections of different stakeholders of the area. In order to have an idea about the thoughts of stakeholders about the conservation implementations of Altındağ Municipality, in the scope of the site survey, interviews with three different stakeholder groups, in total ten person, were done.

One of the most important stakeholders in the process of conservation project design is the local people, owners and the users of the buildings in the area. As the ones that affected most by the implementations, the thoughts and criticism of the local people composes important part of the feedbacks. In addition, as being equipped with thechnical backgorund, the professionals in the field of conservation gave subjective and detailed criticisms about the implementations. Besides, to get detailed information and to learn about the problems and difficulties encountered during the project design and implementations, a person from Altındağ Municipality was chosen to have interview with, who was Veysel Tiryaki, mayor of Altındağ Municipality.

3.2.1. REFLECTIONS OF THE LOCAL PEOPLE

Municipalities are responsible for the people living in their boundaries hence; the main actors affected from the services of the municipalities are local people. Similarly, in their case Hamaönü, street rehabilitation projects implemented in Hamamönü mostly affected the people living or working in neighborhood.

In order to learn the process of the projects, attitude of municipality through its own people before/during/after the projects and pleasure of people about the implementations and the state of Hamamönü today, the inquiries have been done with people still living in Hamamönü, before and after the implementations in Hamamönü, and with people started to work in Hamamönü after the implementations. With the help of these inquiries, it could be possible to learn the reactions of different users in Hamamönü. Questions involved in the inquiries can be grouped in three as: questions asked to learn pleasure of people about the implementations done in Hamamönü and the effects of these implementations to them and their life, questions asked to learn the process and the attitude of the municipality before/during/after the implementations about public participation and public satisfaction, questions asked to learn complains and requests of local people. In addition to these questions, there is one more group of questions asked only to sales people to learn effects of new functions in the area to their job.

First of all, in the light of information gathered from the inquiries, it can be said that people of Hamamönü are generally pleased with the implementation done in their neighborhood and they like the new face of Hamamönü. Especially, people living in Hamamönü are glad with the repairs of municipality applied in their houses although not being fully satisfied. However, reactions to the change seen in Hamamönü after the implementations, change from person to person. For instance, Mustafa Apaydın, tailor and resident in Hamamönü for 45 years, is pleased with the change as a resident. However, as a tradesman, he does not think in the same way because this change in the face of Hamamönü affects his job negatively. In the scope of street rehabilitation projects, the vehicular roads

were transformed to pedestrian roads and this transformation cause an important decrease in his works. He states that before the transformation most of the doctors working in Hacettepe University, while going to or returning from their job, stop in his shop.

Sevilay Batlar, owner of a house in Hamamönü for 17 years, is not happy with this change because most of her neighbors had to leave their houses through the projects of municipality. She states that municipality bought most of the houses in the neighborhood, in order to reconstruct and re-function them as restaurants and cafés, from the owners and leaseholder made leave their houses. Hacıkız Conker is another resident in Hamamönü for 13 years and is in court with the municipality because the municipality wants to make them leave their home. She adds that after the implementations of the municipality at least the neighborhood gets cleaner, however, she was not happy to live in that ambience. She states that the former state of neighborhood was better because at least people felt as ease. But now they cannot sit in front of our houses, cannot wash our carpets etc., and they are uncomfortable with the people coming to the cafés or restaurants.

On the other hand, people, who came Hamamönü, are very happy with the implementations applied in the area. These people mostly came for commercial purposes. Gülseren Topsaç who has been working in 'El Ürünleri Pazarı' for two years is one of these people. After she joined recroom opened by the municipality, she and other housewives trained in handicrafts and when the municipality opened 'El Ürünleri Pazarı', they started to work here. She is very glad with the implementations of the municipality because she thinks that with these implementations the face of Hamamönü changed and if it did not changed, they would not work here. The municipality gave them the opportunity to work and earn their own money by sustaining them this place. Besides, Buket Coşkun, owner of a shop in 'Sanat Sokağı' for 1 year, is also happy with the new face of the area. She states that before the implementations, she did not came to Hamamönü much and when she came she did not enter to inner streets of the area and she

passed through the edge of neighborhood quickly; but now, she operates a shop here. And she adds that she thought Hamamönü as a big plus for Ankara. Both Buket Coşkuner and Gülseren Topsaç states that if these implementations did not applied in Hamamönü and this change in the neighborhood did not occur, they would not be able to work and own a shop here.

Effects of projects of Altındağ Municipality to their life changed again from person to person. Mustafa Apaydın, tailor, states that he was operating another shop before the implementations but he made left that shop because he was a leaseholder and the owner of the shop sold it to the municipality. In addition, as stated above, because of transformation of vehicular roads to pedestrian roads, his works decreased in his current shop. He adds that the rents get high after the implementations. One different situation is about one of the tradesmen came after the implementations. Yasin Kısak, operating a restaurant, was asked to come to Hamamönü by Altındağ Municipality. Before he came to Hamamönü, his restaurant was in Beşevler. When he was asked to compare economic income between these two places, he states that in earlier times of Hamamönü, economic status was better. However, since other restaurants and cafés have been opened, number of clients began to decrease. On the other hand, Gülseren Topsaç and Buket Coşkuner are positively affected because the municipality provide place them to earn money.

However, this situation is different for residents. Sevilay Batlar pointed that because of that the inner of the houses was not repaired; rents of the houses did not increase like shops. So it can be said that the implementations does not affect resident economically. As both Sevilay Batlar and Hacı kız Conker state that after the implementations their freedom on their street and on their daily life was restricted. So it can be said that, while implementations affected people working in Hamamönü economically, they did not have the same effect on residents. The effect of implementations on residents is only on their daily life. However, due to

the sale of the most buildings to the municipality, leaseholders had to leave their homes and this can be counted as an economical effect of the implementations.

It seems, in the light of the inquiries, that the attitude of municipality changed from people to people and also changed between the local tradesman and who came after the implementations. It was learned from one of the owners of the houses in Fırın Street in Hamamönü, Veysel Tiryaki, mayor of Altındağ Municipality, announced the projects of municipality himself to the owners of the houses. But another resident states that no one from the municipality came to inform them, they learnt about the projects when implementations started in their street. Moreover, one of the local tradesmen states that no one from the municipality came and gave information about the projects and adds that they learned when the implementations started on the upper streets.

Approach of municipality did not change after the implementations. Again mayor himself came and asked about the requests and complaints of some of residents. Sevilay Batlar states that the mayor was in Hamamönü during the implementations, everyday; and after the implementations he came to learn their pleasure. Hacı kız Conker confirms that the mayor came to the neighborhood frequently but she adds that they were neither informed nor asked for their pleasure before/during/after the implementations. On the other hand, like before the implementations, no one contacted with local tradesmen after the implementations. Mustafa Apaydın states that people from municipality were in Hamamönü during implementations but no one came to his shop to inform or ask about requests; only people from the company get tender came to contact.

Approach of municipality differs between local tradesmen and tradesmen came after the implementations with invitation of municipality because, contrary to local tradesmen, tradesmen came with invitation were visited after the implementation by the people from municipality and asked about requests and complaints. Yasin

Kısak states that authorities from municipality have shown concern all the time and never left them alone. Gülseren Topsaç and Buket Coşkuner agrees Yasin Kısak and adds that either by coming to their shops or by arranging meetings, the municipality interested in their requests and problems. Information gathered from these questions is that Altındağ Municipality is much more interested with the tradesmen that invited after the implementations in order to regenerate Hamamönü. Local tradesmen were neither informed before implementations nor asked for their compliments or requests. However, it should be pointed that local people did not get involved during the preparation of projects. The municipality prepared the projects and some people were just informed about them. It is hard to talk about public participation during all process.

It can be said that people are pleased with the implementations mostly and they do not want more things to be done generally. However, because of being street rehabilitation projects, in the scope of the implementations only the exteriors of the houses were repaired, even just the parts that are seen above courtyard walls. Sevilay Batlar says that "When the mayor first came, he emphasized that inner of the houses were not going to be repaired. We have agreed. However, while repairing, they just repaired the parts of the wall seen above the courtyard wall. The above was left deteriorated and unrepaired. When we said that it was a very small area and asked if they could repair there also, they did not accept and did not repair.". Furthermore, one of the owners of the houses states that while disinfectant was being applied, the person in charge applied it only to the trees situated on the street. When he asked to apply to the trees placed on the courtyard of the houses, he did not accept. This type of behaviors bothered the owners of the houses. In addition to these it was stated that, since the implementations finished and the cafés and restaurants were opened in neighborhood, local people have been wanted to keep close the courtyard doors because of that only the parts seen above the courtyard walls were repaired. And it was forbidden to sit on the street, to listen loud music and to open and look outside from windows if they were looking at any café or restaurant.

It is obvious that together with this type of rules or precautions, daily life and habits of local people is forced to change. Hacıkız Conker states that because of these types of restrictions, she does not happy to live in this ambience and adds that she prefers Hamamönü in its situation before the implementations because of that. Same situation is valid for tradesmen also. For example, Yasin Kısak, the owner of a restaurant, states that first time there were a few restaurants however, today there are so many cafés and restaurants. Most of the shops in Hamamönü have gastronomic service. And according to him there must be variety in the function of shops. On the other hand, Buket Coşkuner states that as owners of the shops in 'Sanat Sokağı' they need more support and more advertisement. As a result, it can be said that people living or working in Hamamönü are not fully pleased with what have been done in Hamamönü because of interference to their lifestyles or because of lack of some implementations.

Beside of this information, according to the inquiries applied, decrease in the number of residents in Hamamönü caused a significant decrease in the works of local tradesmen. Moreover, as stated above, transformation of vehicular roads in pedestrian roads affected local tradesmen's works negatively. In addition, in the scope of implementations, the municipality bought many of the shops from the owners and leaseholders made to leave, and many of them began to be actuated as cafés and restaurants. And after the implementations increase in the rents was seen. New functions injected to Hamamönü are mostly gastronomic, so this situation did not affect local tradesmen very much. However, it causes important decrease in the number of clients of the cafés and restaurants opened earlier. Yasin Kısak, actuating a restaurant in Beşevler and came to Hamamönü with invitation, states that he is not fully satisfied with the studies of the municipality and adds that he waits for some enterprise from the municipality to improve their works. On the other hand, Buket Coşkuner states that as the number of shops increase, number of people coming to Hamamönü and number of their potential clients will increase.

Lastly, people of Hamamönü spoke about their thoughts about their house/shop and their neighborhood after the implementations and opportunity of moving away. Owners of the houses states that they will move because the inner of the houses are still in bad condition after the implementations and they want to live in better conditions. Sevilay Batlar states that if the municipality gives enough money to buy a new house she will be happy to move away. But she adds that if the houses were in good condition in both inside and outside, she would not leave her home because she has been living in Hamamönü for 17 years. Hacıkız Conker states that she is not happy with the new face of Hamamönü so if there is an opportunity she will move away and adds that if the neighborhood did not change she would be happy to live here. Mustafa Apaydın, living for 45 years in Hamamönü, says that he has been living in Hamamönü since childhood and he never leaves his neighborhood.

In conclusion, it is obvious that the implementations done in Hamamönü affected people's life living or working there deeply. Many of the residents and leaseholders made to leave their houses or shops. And owners of the houses, still living in Hamamönü, were forced to leave their habits and changed their daily life. While decrease in the number of residents affects the works of local tradesmen, increase in the number of new cafés and restaurants caused decrease in the number of clients of tradesmen coming earlier. It can be said that neither local tradesmen nor the new ones are fully pleased and satisfied with the implementations and projects of Altındağ Municipality. Hacıkız Conker briefly explained her thoughts which are close to the real state in Hamamönü today, as: " What happened when the municipality did this implementations? What is the use of these to us? I think the municipality did not apply these to us but to itself.". In addition, according to the information gathered from the inquiries, public participation was not achieved in the process of preparation of the projects and this caused discontent of local people about some implementations of the municipality.

3.2.2. REFLECTIONS OF THE PROFESSIONALS

Professionals studying in the field of conservation are one of the key stakeholders in the process of preparing and implementing the projects of municipalities. They are involved both on the side of implementing institution, which is the municipality, and on the side that is against the implementing institution, criticizing the projects and implementations. In order to have an idea about what professionals think about the implementations in Hamamönü, I made an inquiry with Gün and Zeynep Önen, who prepared the plan for Ulus Historical City center, and mainly for Hamamönü between 1999-2004, and Ahmet Uzel, one of the partners of UTTA who are preparing the new conservation plan for Ulus Historic City Center, because of both being involved in the process and being on the side of critics.

First of all, it can be said that professionals working on conservation area generally follow up the developments and implementations in Hamamönü and as a result they have an idea about the implementations of the municipality since the beginning. Gün and Zeynep Önen states that they learned about projects thought about Ulus and Hamamönü first by the tender arranged by the Ministry of Culture and Tourism in 1999. After that they were always involved in the process until the cancellation of all the plans by Ankara Metropolitan Municipality in 2005 and now they are following the developments in the remote. In addition, Ahmet Uzel states that he keeps track all implementations, done and being done, as a necessity of his profession and the production of professional service through the media, publications of chamber of professions and by visiting the sites that he heard about the implementations there.

However, despite the fact that, these implementations have communal and individual positive effects in terms of development and dissemination of awareness in conservation, thinking in this direction and encouragement, professionals involved in conservation activities think that these implementations are far from being scientific. Ahmet Uzel thinks that because of not being based on a conservation plan corresponding to the region that Hamamönü situated in, these

are the implementations that are not holistic, whose principles and goals are not determined, which are not based on a vision and whose contributions to surrounding and to the city are not clearly introduced. Zeynep Önen also has doubts about the goals of the implementations in Hamamönü and she states that instead of conservation, the efforts in Hamamönü are seem to create a new world in neighborhood. Gün Önen, on the other hand, explains the thing that bothers him as the implementations which destroy the site in every scale, both in street scale and building scale and adds degeneration of a restoration implementation which comes together with financial source is very sad.

It is understood from the inquiries that the thoughts about the change seen in Hamamönü and new face are not positive. Gün Önen states that in their plan, they did not have any functional decisions for Hamamönü because they thought that as a result of the restorations of common spaces they need to transform by themselves. And he emphasizes that a street rehabilitation projects does not always necessitate functional transformation. He adds that during the meetings, of plan they prepared, with the authorities, everyone admits that but these decisions are not being implemented by the municipality. Moreover, Zeynep Önen states that the transformation seen in Hamamönü has already begun with the physical existence of Hacettepe University and they predict this transformation although not being so huge. And she explains her concern that if this transformation jumps into the upper and below neighborhood which are residential fabric and do not have any necessity for transformation like this, we can come across with a bigger problem. Ahmet Uzel points out another side of this change and states that there is no clue about this new 'face' that it is going to be the source for the social and cultural development of this region. In 'reproduced traditional site' there is change of functions. However, these changes do not involve the types that especially answer cultural development. He explains that despite the fact that there is a tendency to use the new technological developments, that are widespread across the country, like the Internet for this region, it is clear that the contribution of this fact to the cultural and social development will be limited.

After the points about the implementations in Hamamönü are talked, the next topic is about arrangements in the regulations related to the municipalities and their responsibilities and authorities in the field of. General attitude toward the last legal arrangements in the field of conservation is positive however, there are also some doubts. Increase in the role of local authorities in the field of conservation is welcomed, however, the problems in the control mechanism, scientific concern and emphasize on authenticity during the preparation projects are implied. For example, Gün Önen explains his concern that the arrangement provides an important financial source and authority, however, this authority is not explained deeply so it can be said that there is the authority defined in the law but there is no persecutor. And he states that the results are negative because there are much loaded and uncontrolled implementations. Zeynep Önen explains that being the authority of local authorities in the field of conservation is not a problem, seriously a good thing for implementations. Because maybe all decisions about conservation do not have to be go through all the mechanisms. However, when it comes together with the unrestraint (no control) of the project control process, it becomes dangerous. Ahmet Uzel also states that he has been in favor of increase of responsibilities and authorities of the municipalities and elimination of the central government's dominance. However, in order to make municipalities use the authorities and responsibilities given to them, tools related with the planning, implementation and control must be given adequately also. If there is not technical staff, tools and money of the municipality with authority and responsibility, it is never possible for the municipality to use its authority and responsibility accurately and sufficiently.

The quality of implementations is another concern. Three professionals included in this study agree that the quality of implementations which increase after the last legal arrangements is very low and they agree that increase of interest to the conservation is a positive fact but this interest should come together with knowledge. Ahmet Uzel explains in detail that the quality of implementations is debatable in different aspects. By evaluating the 'conservation fact' beginning with the intent to conserve and with adding the process of use, it can be said that there

are important lacks in the knowledge and experience of experts like city planner, architect and restorer architect commissioned in planning and preparing project, control and admission of projects (knowledge of members of board, process of examination), talent and experience of craftsmen working in implementation, control of implementation, changes in the process of actuation and use done after the implementation etc. On the other hand, Zeynep Önen express her thoughts shortly by saying: "I want to say do not conserve!".

In conclusion ambiguities in the goals and principles of the implementations make the projects applied in Hamamönü questionable and the efforts in Hamamönü are seemed to create a new world. Moreover, wrong approaches in terms of structural conservation cause decrease in the quality of implementations and implementations destroy the site in every scale, both in street scale and building scale. Besides what have been done in Hamamönü does not give way to any cultural and social development in the neighborhood. This reproduced historical site cannot be said to be beneficial to local people and across the city at all and there are concerns about the transformation and reproduction of historical site to jump into Hamamarkası and other residential fabric. On the other hand, while the professionals support the increase in the authorities and responsibilities of municipalities in the field of conservation, they do not think that last arrangement in the regulations will affect the 'conservation fact' positively because of the lack of control mechanism.

3.2.3. REFLECTIONS OF THE AUTHORITIES FROM ALTINDAĞ MUNICIPALITY

Municipalities plays significant role in the field of conservation, especially after 2004. As being the authority producing and implementing the conservation projects, approach and thoughts of this institution to the conservation becomes more important. In this respect, to make the evaluations more objective, in addition to local people and professionals, interview with a person from the municipality was done. In Hamamönü the conservation studies are conducted by

Altındağ Municipality and for this study, the interview was done with the Mayor of Altındağ Municipality, Veysel Tiryaki. Because the conservation implementations in Hamamönü began when Veysel Tiryaki took up the position as mayor and the implementations began in no time.

Veysel Tiryaki, born in 1965 in Bolu-Dörtdivan, completed his preliminary and high school education in Bolu-Gerede and in 1988, he was graduated from İstanbul University Faculty of Political Sciences. Then he received his master degree from the same University's Public Administration Department by giving his thesis titled "Example of Altındag Municipality Changing Management in Local Government"¹². From 1990, he served as district governor in different districts and he served as lieutenant governor in Artvin nad Osmaniye. Then to be a mayor he resigned and in 2004 he became the mayor of Altındağ Municipality. It can be said that he is both knowledgeable and experienced in the field of local authorities and after he became the mayor of Altındağ Municipality, he made significant changes in the structure of the municipality and the municipality developed with an increasing speed.

To begin with the Mayor explains his approach to the conservation as to prevent the traditional civil architecture samples, situated in the historical city center of Ankara and witnessed an era of the city, from destruction. He adds that all around the world the historic centers of the cities are under protection but before 2004 Hamamönü was in condition of ruin and although being in boundaries of urban site, there was no conservation studies. In opposite of offers to construct high-rise buildings in the area, the mayor says that he choose to conserve the area. And He explains the reason of the sudden proliferation and intensification of conservation studies in Hamamönü that as municipality one of their goals is to make implementations continued with a sustainable and continuous system rather than implementations limited with a few buildings. In this respect, instead of separate

¹² TİRYAKİ, V., "Example of Altındag Municipality Changing Management in Local Government", Unpublished Master Thesis, İstanbul University, School of Social Sciences, Department of Public Administration, İstanbul, 2011

and unrelated studies in the area, the studies in the area are conducted by treating as a whole.

The Mayor states that, as stated above, the conservation studies in Hamamönü mainly began in 2004, when Veysel Tiryaki, the Mayor, took up the position. But the implementations started in 2006 and until today impenetations of about 300 structures have been completed. And He explains the aim of Altındağ Municipality with these conservation implementations as re-raising historic urban settlement, conserving historic buildings and adding them to the city as values while transforming slum areas to healthy settlement areas. Moreover, development of castle and museum-oriented tourism potential of Ankara by extending to whole urban site is one of the most important targets of Altındağ Municipality. While realizing these aims, according to the mayor, their priority is to integrate historic city center, which is disconnected to the city although being located in the center of the city, to Ankara by handling with human-oriented approach. Besides, by revitalizing tourism and providing economic development in the project area, to create new business areas to local people is one of the most important priorities of the municipality. The Mayor emphasizes during the interview that they do not want every structure to be commercial building, but want to make people live here. However then he gives the example to his statement that boutic hotels as place for people to live not residential buildings.

The Mayor states that although the lack of a conservarion development plan for the area thet started implementations in Hamamönü because if they waited for the plan, today there would not be any repaired or reconstructed buildings. Since the cancellation of the 'Rehabilitation and Conservation Project of Historic Urban Fabric' in 2006 with other plans in Ulus and its surrounding by the Metropolitan Municipality of Ankara, there still is not a conservation development plan for the area. When he is asked that according to what they are making implementations in Hamamönü, He answered that as Altındağ Municipality they make conservation implementations with the guidance of the old plan, prepared by Önen's, by using

construction rules of transition period and by using their own knowledge and experience as much as possible. He states that they get many criticisms and people may be right but they prevent these areas from extinction and this is their most important gaining. He adds that after the implementations in Hamamönü, the owners of the high-rise buildings located on Talat Paşa Boulevard visited the Mayor to negotiate and in order to make their buildings compatible with their surroundings like decreasing number of storey of buildings.

About the feedbacks about the implementations in Hamamönü, Veysel Tiryaki, the Mayor, states that they mostly get positive feedbacks from both local people and from people living in Ankara. And he links the reason of this to the fact that the property of people, remained idle, become healthy and liveable so the owner of the property could use the building that he cannot before or could get income from his property. On the other hand, it is known that the conservation implementations of Altındağ Municipality are criticized by professionals sometimes. When the thoughts of the mayor are asked he states that conservation of cultural heritage is a fact that is still discussed and embodies different points of view. Even in academia, in conservation context, there are different approaches and types of interventions. He gives the examples that despite in Europe, especially the conservation implementations based on absolute conservation and minimum intervention implemented by English schools, in Southern Europe approaches giving opportunities of more courageous interventions and renovations are seen. He states that, however, this does not mean that they, as Altındağ Municipality, are not closed to the criticisms and adds that by taking into consideration all those criticisms, they continue to the studies to make their implementations more accurate.

About the recent legal arrangements giving power, authorities and responsibilities to local authorities in the field of conservation, especially law No. 2863 and 5226, Veysel Tiryaki, the Mayor, explains his thoughts that it is sure that these laws enable opportunities to the municipalities to produce projects and make

implementations without the earlier imperative bureaucratic procedures because today the municipalities have the decision-making power and this makes many procedures handled easily and quicken the process. However, he adds that every problem cannot be solved with arrangements and laws and the conservation issue does not only belong to the municipalities. Community, people, universities, the masses should adopted the idea and conserve their environment.

The structure of Municipality dealing with the conservation studies is another issue discussed with the Mayor. Veysel Tiryaki explains that there is a branch office named 'Conservation of Historic Areas Office' working on conservation studies in Altındağ Municipality and 'Directorate of Technical Works'. These two offices, with technical people, work in coordination in conservation projects and implementations. However, he adds that today the studies are mainly conducted with self-sacrifice of the personnel working in the municipality because, in Turkey, there are not many studies in the scale of Hamamönü and there is not enough experts working in the field of conservation within the body of government. In addition, the public bureaucracy processes very hardly and slowly and there is a need for a mechanism that can surmount bureaucratic obstructions and they push and try to do that.

To sum up, desire of the Mayor, Veysel Tiryaki, to conserve the historic center and to integrate it to the city, and to develop area by providing new business areas are positive attitudes towards local people and cultural heritage. Moreover, the aims and priorities he stated during the interview are significant points. Besides, he has positive attitude towards the criticism they get about the implementations in Hamamönü.

However, there are some critical issues about the aims and implementations of Altındağ Municipality: although stating that Veysel Tiryaki, the mayor, wants to make people live here, the main aim of the municipality in Hamamönü is to

revitalize tourism and provide economic development in the project area and after talking about making people live in Hamamönü; he gave the example of boutique hotels which serves not to local people but to the aim of revitalization of tourism. And the municipality still continues to re-function many of the buildings as commercial buildings in Hamamarkası also. Today, there remain a few residents continuing to live in Hamamönü. In addition to these issues, the mayor states and emphasizes the lack of technical person in the government and bureaucratic obstructions that the municipalities have to deal with during the conservation implementations. Besides, despite all efforts and studies of the municipalities, Veysel Tiryaki, the Mayor, states that community, people, universities, the masses should adopted the idea and conserve their environment.

CHAPTER 4

ASSESSING THE HAMAMÖNÜ PROJECT AND PROPOSALS FOR ITS FUTURE

In many international reports, documents and charters, the objectives, principles and goals of the urban conservation and the bases of a successful conservation project are explained and stated. After examining these documents and determining the urban and architectural features of the study area, Hamamönü; the assessment of Hamamönü Project is done according to these examined documents of ICOMOS that were accepted and applied in the international platform.

4.1. ASSESSMENT OF THE IMPLEMENTATIONS OF ALTINDAĞ MUNICIPALITY IN HAMAMÖNÜ

In Paris Declaration, on heritage as a driver of development, of ICOMOS (2011), one of the recommendations to intergovernmental organizations, national and local authorities and all institutions and specialists is the encouragement of the selective retention and reuse of built heritage in historic centers in order to foster socio-economic regeneration and to increase the density of urban cores to contain the anarchic spread of new buildings (2011). In Hamamönü, one of the aims of Atındağ Municipality is the economic development of the area with the reuse of traditional historic center by giving new functions.

From the beginning, Hamamönü went through a transformation, started with the existence of Hacettepe University and continued with the studies of Altındağ Municipality to make Hamamönü a cultural tourism center; and this transformation has many negative impacts on buildings of traditional historic center related with the implementations of the Municipality. It is already stated in International Cultural Tourism Charter of ICOMOS that excessive or poorly-managed tourism and tourism related development can threaten the physical nature, integrity and significant characteristics of natural and cultural heritage (1999). In addition, in the Valletta Principles it is stated that change can be an opportunity to improve the quality of historic towns and urban areas on the basis of their historical characteristics when the change is managed appropriately but when introducing a new activity, number of users involved, the length of utilization, compatibility with other existing activities and the impact on traditional local practices must be taken into consideration (2011). Also, the study conducted in Hamamönü, process of implementation and solutions of municipality to problems they encountered are worth to be analyzed in order to understand the approach of local authorities to the conservation with the case Altındağ Municipality. Besides, by making a physical assessment, the implementation technique of Altındağ Municipality can be observed and the grain of truth of criticisms done by professional in the field of conservation may be checked.

The assessment of conservation implementations of Altındağ Municipality and the impact of these implementations are assessed under three main topics as; managerial and economical assessment, social and cultural impact and physical impact and assessment of implementations.

4.1.1. ASSESSMENT OF MANAGERIAL AND ECONOMICAL EFFECTS OF THE HAMAMÖNÜ PROJECT

It would not be wrong to say that the main success in the implementation of Altındağ Municipality in Hamamönü is in its managerial aspects considering mainly the financial model and process. The Municipality, especially the Mayor Veysel

Tiryaki, conducts an efficient and successful managerial implementation in the area. Instead of choosing the easy way that many other municipalities do, Altındağ Municipality does not prefer to expropriation of the buildings in the area according to the regulation no.5366. Although the managerial system they conduct during the process is mentioned in the law No.5366 and used by other local authorities in other projects; in Hamamönü Project, Altındağ Municipality used this system more successfully and used conservation-oriented.

Principally, the problems are tried to be solved by taking the consent of the owners of the buildings and by observing their benefits. The attitude of not being on the side of expropriation is right and beneficial for both the owner of the buildings and the municipality, because the expropriation of so much of the buildings does not provide any advantage to the municipality. But if the municipality makes expropriation, they immediately sell the expropriated building. Because, as the mayor of the municipality stated, Altındağ Municipality can continue to conservation implementations in the area with the income of the sales of these buildings. And it must be stated that, most of the conservation implementations in the area were realized with negotiation with the owners of the buildings.

Besides, some of the buildings in the area were rented for 15 years from the owners which are somehow a positive situation. Because one of the topics that the implementations of Altındağ Municipality in Hamamönü were criticized was the functional transformation that is found loaded for the area. And the situation of some of the buildings to be rented for 15 years is an opportunity for further solutions to this criticism. In the future, after the time of rent has expired, the owners of the buildings may return to the area or, according to the needs of the area, more compatible functions can be brought.

In addition, the support of the municipality to local people, especially to women, can be observed in the area, in 'El Ürünleri Pazarı'. In this bazaar, women, trained

in the classes organized by the municipality, sell their handicraft products and get economic income, maybe the first time in their life. In the Paris Declaration of ICOMOS, another recommendation is *"to support the maintenance of traditional agricultural and craft activities to preserve skills and expertise and provide employment for local communities"* (2001); seems to be taken as a guide in this initiative of Altındağ Municipality.

However, in the light of the information gathered from the interviews done in the site, it would not be wrong to say that Altındağ Municipality did not conducted that much successful management in the public participation about its projects and implementations. This public participation issue cannot be achieved or taken into account, especially, in project design process and before the implementations. Whereas, in almost every declaration, charter or similar document, ICOMOS emphasized the importance of the public participation in these types of projects; and to develop a permanent tourism in an area, the importance of the embracement of the heritage and developed projects by local people is stated. Furthermore, it is important to make local people to contribute to the development of the tourism in the area. In addition, in Paris Charter it is stated that:

Local people, civil society, and elected local and national officials will play a key role in the design and implementation of heritage as a driver of development, and, through raised awareness of heritage, they will have ownership of the development process. Information campaigns to raise awareness will enable civil society to recognise and take ownership of heritage and harness these values in sustainable development.

Moreover, again according to the information collected in the area, there is interference in daily life of residents both from the authorities and the owners of the commercial buildings. In addition, the new users of the area, visitors, also cause some problems for the residents sometimes. This situation makes residents want to leave their houses contrary to the aim of the municipality to keep them in the area. However, a warning about the possibility of a this type of problem was stated in International Cultural Tourism Charter of ICOMOS that the culture and lifestyles of local people can be degraded due to the visitor's experience of the

place. In Valletta Principles, it is emphasized that tourism can play a positive role in the development and revitalization of historic towns but it should be based on the enhancement of monuments and open spaces on the safeguarding of regional and environmental character. Besides, tourism must respect and not interfere with the daily life of residents. It is important that conservation and management plans must take into account the expected impact of tourism, and regulate the process, for the benefit of the heritage and of local residents (2011).

However, in Hamamönü case, the main problem is the lack of a conservation and management plan, source of almost all problems. For this type of a situation, it is proposed in Valetta Principles that all necessary conservation and development activities in a historic town must be carried out in accordance with the principles and objectives of conservation and enhancement.

4.1.2. ASSESSMENT OF SOCIAL AND CULTURAL EFFECTS OF THE HAMAMÖNÜ PROJECT

The main aim and purpose of Altındağ Municipality about the area is to make Hamamönü 'Culture & Art Center of Ankara'. To this end, many of the buildings in the area were re-functioned by the Municipality. Almost all of the tenants in Hamamönü were made to leave their buildings because the municipality negotiated with the owners of the buildings and these buildings were either sold or rented to the municipality by the owners. When the municipality could not negotiate with the owner, the building was expropriated. In any case, the tenant was forced to leave the building. In addition, the existence of Hacettepe University had already started the functional transformation as transformation of some residential buildings to cafés and restaurants. These transformations and re-functioning activities caused dramatic decrease in number of residents in the area and as a result, the social life in Hamamönü changed significantly for both the residents of the area and visitors, new actors of Hamamönü.

After these transformations, it can be said that there are 3 main user groups of the area which are residents, students or employees of the university and the visitors. And the new social life develops around these 3 groups.

Before the conservation implementations, Hamamönü was an area that was used by only its residents. With the settlement of Hacettepe University functional transformation started around the campus and this got started the revival in the area. Still, this functional transformation was limited with the surround of the university and not penetrated interior of the site until the conservation implementations. After the implementations, Hamamönü transformed from an area that was seen as a depression area to an area that people arrange tours to see the area. This situation has brought vitality to the social life of the area and has enabled the contribution of the new actors to the area. However, this brings together the interference and limitations to the daily life and habits of the residents of the area. While some of these interferences are made by the authorities or owners of the commercials, some of them are the natural results of the transformation in the area. In the light of the interviews conducted in the area, it can be said that that the request of the authorities from residents to keep courtyard door closed and not to sit in front of their buildings; warnings of some owners of the cafés or restaurants to keep curtains closed or to turn down the TV or music; or any longer just the existence of visitors in the streets of the area make residents to think their freedom to be restricted.

In Valletta Principles, it is stated about the social life of local people that the loss and/or substitution of traditional uses and functions, like specific way of life a local community, can have significant negative effects on historic towns. In case of not recognizing the nature of these changes, it can lead to the displacement of the community and disappearance of cultural practices, and related loss of identity and character of these places. And the result can be the transformation of historic towns into areas with a single function devoted to tourism. It is also stated that historic towns run the risk of becoming a consumer product for mass tourism,

possible to result in the loss of their authenticity and heritage value (2011). Müge Akkar Ercan states in her article that it is questionable how far the recent regeneration efforts in historic housing areas address the community needs and integrate the aspirations, preferences and values of local residents living in or adjacent to the project areas (2010: 201).

Maybe because today residents share their neighborhood with the students or employees of the university and the visitors; social life of these other two actors must be mentioned. Cafés and restaurants in the area serves to students and employees of the university at lunch time and now visitors are also added to them. But visitors generally come to area weekends and they do not just come to see the buildings in the area, they visit 'Sanat Sokağı' and 'El Ürünleri Pazarı' and do shopping. Above all these activities, the highest number of visitor come to Hamamönü in Ramadan. Everyday too many people come to the area to attend to the activities arranged, to watch film in open air, to do shopping from the benches in the streets and to have drink tea or coffee in open air.

Lastly, in 'Sanat Sokağı' and some buildings belong to the municipality, Altındağ Municipality organize activities and exhibitions that is beneficial for the students, and by this way, these areas are opened to the use of local people, students and visitors.

4.1.3. ASSESSMENT OF PHYSICAL EFFECTS OF THE HAMAMÖNÜ PROJECT

Implementations in Hamamönü can be evaluated physically in two perspectives. Firstly, because of not being based on a conservation plan corresponding to the region that Hamamönü situated in, these are the implementations that are not holistic, whose principles and goals are not determined, which are not based on a vision and whose contributions to surrounding and to the city are not clearly introduced. Secondly, in terms of conservation interventions, these

implementations are based on wrong approaches that are criticized by the experts of the subject in terms of restoration technique and conservation approach.

There has not been a conservation development plan for historic center of Ankara, so for Hamamönü, since 2007, cancellation of the plan prepared by HASSA. Because of this situation, Altındağ Municipality, wanting to do conservation implementations in the area, make all implementations in Hamamönü according to from law no.5366 "Law Concerning Conservation and Use by Perpetuating of Worn-out Historic and Cultural Immovable Objects" which came into force July 5, 2005. As a result, the implementations go on point by point in chosen spots and this brings conservation efforts which are desultory and not holistic. This is the most significant lack, problem and need of these implementations.

When old photos of the area, maps prepared before and during the planning studies are compared with today, it can be observed that some physical properties belong to the area and buildings were protected during the implementations mostly, such as cadastral pattern, number of storey... etc. However, besides this, there are also some physical and visible conservation implementations that can cause transmission of some information wrong to next generations such as new buildings constructed with traditional construction technique and material or fake façades (Figure 53-54).

One of the points that Altındağ Municipality is criticized mostly about the implementations in Hamamönü is the fact of these implementations to be far from being scientific and qualified. One of the main reasons for this is the new buildings constructed with traditional construction technique and material in the area. Firstly, in some of these buildings, some architectural elements and construction techniques, which are not common in the area, were used and this situation leads wrong information transmission about traditional houses of the area. However, on the subject of modern architecture, the Washington Charter states that the



Figure 53. Construction of a Fake Façade in front of a Blind Façade



Figure 54. A Courtyard Wall Constructed as a Building Façade on Dutlu Street

introduction of contemporary elements should not be discouraged when it is necessary to construct new buildings since such features can contribute to the enrichment of the area (1987). On the other hand, instead of constructing new buildings with traditional construction technique and material; constructing new buildings examples of contemporary architecture in respect on the values of the site and its setting will be a more honest, scientific and qualified intervention and contribution to historic site.

Secondly, after the restoration and reconstruction implementations and construction of new buildings with traditional construction technique and material, it becomes impossible to distinguish new buildings and traditional buildings from each other. So, this situation also becomes another cause of wrong information transmission. Even, the difference between restored-reconstructed building and registered-unregistered building is become impossible to be seen after the implementations. Moreover, the use of incompatible materials with traditional construction materials in the repair of buildings is another problem. The lack of search and knowledge about characteristics of construction technique and material of traditional building of the area caused this type of wrong, unqualified and possibly problematic interventions.

In addition to all these building scale implementation evaluations, there are also some implementations of the municipality needed to be evaluated in cadastral scale. Because while in most of the lots, the municipality did not change the cadastral pattern during implementations, in 'Sanat Sokağı' the old cadastral pattern used but a new site plan was designed and this building group, which are new buildings constructed with traditional construction technique and material, were constructed according to this new site plan. This implementation is also criticized by the experts because the need for such a new site plan in area and in the projects is questionable. Moreover, again this situation also causes problems in transmission of information to next generations.

4.1.4. AN OVERALL ASSESSMENT OF IMPLEMENTATIONS

The conservation implementations of Altındağ Municipality in Hamamönü have many diverse effects on different users or on the area in various types. Due to the full-scale transformation the area went through, these effects and the results of these implementation and effects still keep the importance in the agenda.

In general, it can be said that Altındağ Municipality conducted a successful managerial study in the scope of the implementations in Hamamönü. As being a historic settlement, most of the ownership status of the buildings was problematic, with many inheritors. Besides, many of the buildings were used by tenants and some of the owners were not related to their property anymore. However, the municipality, by using the steps determined in law no.5366, handled the problems successfully and solves ownership problems composing the major obstacle in the start of conservation implementations in the area.

New life and Past Glory

The Mayor of Altındağ Municipality, Veysel Tiryaki, stated main goals for the area while starting conservation activities to have its former glorious days and make the area new attraction point of Ankara in a couple of years. Today, the area became a new attraction point for citizens of Ankara and for tourists but the area serves for much more different purposes of its former glorious days. However, the former glorious days of the area were the result of settlement of congressmen in the area and the social life developed around them and their social relations and activities. But, today, there is not a clue about this type of a social life developed at past implied by saying 'glorious days'. So it cannot be said that the vision of the municipality to have the area its former glorious day and re-living the social life of past in the area can be achieved with the conservation projects Altındağ Municipality implemented here.

Today, the area shows a tourism-oriented development and as a result, the new life in the area goes on mostly more crowded, with different users and according to the visitors mostly instead of residents of the area. However, it must be stated that the situation of the area today is closer to its former glorious days than its destructed situation before implementations. The area is today the center of cultural activities of the region and hosts many people, especially in Ramadan. So, the aim of Altındağ Municipality to make the area a new attraction point is realized by this way.

Inhabitants and New Users

The support of the municipality to local people, especially women, with creating new job opportunities in the area is another success of Altındağ Municipality. However, in addition to these positive studies towards local people, daily life and habits of residents in the area forced to leave their habits and change their life as a natural result of transformation the area or with warnings and interferences of the authorities from the municipality or owners of the commercial buildings. It can be said that new image of Hamamönü makes visitor or students and employees of Hacettepe University but it makes life harder to local people, living or working in the area.

However, the Mayor, Veysel Tiryaki, stated in the interview that he wanted to make people continue to live in the area and the charters also emphasize the importance of residents and improvement of housing in historic sites or urban areas; but the interventions and approach and studies of the municipality do not support this idea literally.

Conservation or Re-Building

It is hard to talk about success of the municipality in the implementations in scientific respect as in the managerial part of implementations. The interventions in

the area were criticized mostly by the professionals and academicians because of the lack of qualified and scientific approach of the municipality to the buildings in the area. the main problem in the implementations of the municipality in Hamamönü is the use of incompatible materials in the repair of buildings and loss of patina of time in implementations. Construction of new buildings with traditional construction technique and material is another reason of the implementations to be stated or criticized as being non-scientific and non-qualified. Whereas, one of the main aims of the municipality was stated as to prevent traditional buildings located in Ankara historic city center and witnessed a period of the city and while doing this to protect original properties of buildings and to transmit to next generations by Altındağ Municipality; and it is seen that this aim was almost over passed.

Instead of enrichment of the area with the contemporary examples of today's architecture, Altındağ Municipality chose the way of building replicas of traditional buildings with same traditional construction technique and materials except some building in which new infill materials used in Hamamönü Project. However, in Washington Charter and Valletta Principles the introduction of contemporary elements for enrichment of an area was implied as one of the important principles in urban conservation.

Losing the Essence

When the old photos of Hamamönü streets compared with the today's, the colorlessness of after- implementation- buildings is obviously noticed. In addition, while walking in the streets of Hamamönü, the sameness, typical implementations and monotonous scene and views give the impression of walking in a décor of a theater stage or movie set. People visiting the area come to see the traditional historic fabric and to experience the ambience but instead of this they walk around a theatrical scene. However, in Washington Charter, one of the qualities to be conserved was determined as the formal appearance, interior and exterior, of buildings as defined by scale, size, style, construction, materials, color and

decoration. And in the same charter it was stated that any necessary conservation activity should be carried out in accordance with the principles and the aims of the Washington and Venice Charter, but this type of an approach cannot be observed in the implementations of Altındağ Municipality.

To conclude, conservation implementations of Altındağ Municipality in the area caused a dramatic change in the image of Hamamönü but this change does not have only positive effects but also negative ones. It means that while Altındağ Municipality has some success with these implementations, there are also mistakes and failures of the municipality in these implementations. But still it must be appreciated that today Hamamönü is an area that rescued from being demolished , destructed and lost; and used and visited by people, given to the city again by the municipality.

4.2. PROPOSALS FOR THE FUTURE OF HAMAMÖNÜ

The conservation implementations in Hamamönü were completed and Altındağ Municipality has already started implementation in Hamamarkası region. The first phase of the implementations here also almost finished and second phase was about to start. And, according to the mayor, they are going to keep working with the same speed and the aim is to implement conservation studies through to Ankara castle and connect whole conservation area together. Although the studies were finished in Hamamönü area, there is still chance to change and correct some mistakes or problems indicated by the professionals or to make a correct informing about the implementations. Besides, there is also a chance to prevent repeating of some mistakes and problems in the continuing conservation implementations of Altındağ Municipality.

The main problem in the area and the reason of the problems and mistakes in the implementations is the absence of a conservation development plan for the area. Since the cancellation of the last plan there is not a conservation plan and almost

all the conservation implementations were done due to the law no.5366; and this is the main cause of non-holistic approaches to the conservation but at the same time the increase in the conservation studies. In any case, the ongoing planning studies, conducted by UTТА, must be finished as immediate as possible and the conservation studies must be conducted in the light and scope of this prepared plan.

The main aim must be 'to conserve'. The conservation projects must be scientific and produced by specialist; and the necessary interventions also must be done by specialist. With this type of an approach the criticized physical interventions implemented by Altındağ Municipality in the area can be prevented. Moreover, it is important to use repair techniques and materials compatible with original construction technique and material of the buildings and the interventions must be done by specialists. 'Advisory Boards' can be established with this aim and specialist can help both to the municipality in planning and implementation process and in interventions, and to the people to conserve or repair their own buildings. Moreover, ateliers can be founded to teach and enable the continuation of traditional construction technique and materials to be used in the repairs and reconstruction as proposed in the conservation plan prepared by ÖNEN's.

To be careful about the conservation of original quality of open areas is another important point in conservation projects. With this principle the needs of today also must be taken into consideration. One of the problems about the implementations of the municipality in Hamamönü is about the square re-designed in the scope of the projects. However, there are problems in design and furniture of Hamamönü square. The square must be rearranged according to its use and activities organized in this square during Ramadan. Because, one of the function and image that Altındağ Municipality created for the area is the center of Ramadan entertainments and, other times, the culture and art center. So, the square must be designed and be placed furniture to serve this aim. To exemplify, the clock tower can be placed in a more appropriate location in the redesigned square and

sculpture of Mehmet Akif Ersoy can be located in a more meaningful place in the area because the sculpture is not noticed by most people because of its location. The sculpture can fit better and be meaningful in front of Mehmet Akif Ersoy House or Mehmet Akif Ersoy Literature Museum Library.

Each time period reflects its own language in architecture. So the continuity of qualified architecture must be sustained. Instead of making copies/replicas of traditional buildings of the area, the way of adding today's qualified and contemporary architecture to the areas must be chosen by Altındağ Municipality for new construction as another value, as the value of today in their projects and implementations.

The accurate transfer of information to next generations is another important issue in the field of conservation. The other problem, criticized mostly, is that after the conservation implementations in Hamamönü, differentiation of traditional-new and registered-unregistered buildings is very difficult. This is because new buildings in the area constructed with traditional construction technique and materials and almost same with other traditional buildings. In order not to transfer wrong information to people visiting site and to next generations, this confusion may be fixed with data plates put on suitable and visible places. Especially for the buildings in 'Sanat Sokağı' and for 'El Ürünleri Pazarı' which are the buildings, constructed in 2010 with traditional construction techniques and materials, these precautions must be taken. A site map can be another solution. Maps giving information about this issue can be published, be distributed or can be placed in the area. For further constructions of Altındağ Municipality in the scope of continuing conservation projects, it can be offered to the municipality that instead of making copies/replicas of traditional buildings of the area, the way of adding today's qualified and contemporary architecture to the areas must be chosen for new construction as another value, as the value of today.

Another issue about the implementations of the municipality in the area is that in the repairs, done already by the municipality, use of incompatible materials with the construction techniques and material of traditional and historic buildings are seen. For the next repairs and maintenance of the buildings in the area, it is important to use repair techniques and materials compatible with original construction technique and material of the buildings.

Besides, these recommendations about the design and implementations, it is important to discuss about the transformation of the area and the changing social life in the area. The unstable condition of functions in the area causes problems. In the new coming functions, the existing stakeholders must be taken into consideration. In addition, after the transformation the area went through, with the changing image of Hamamönü, area started to serve for tourists mostly and it is very crowded in spring and summer. However, in other seasons the area gets emptier, even sometimes area gets emptier in weekdays. With a new arrangement area can serve for the students studying in Hacettepe University or staying at dorms in these emptier seasons or in weekdays. Yet, beside the arrangement for these users, the arrangement for local people is more important as being residents of the area. During the interviews with local people, it is seen that with the functional transformation, came with the implementations, freedom of the residents interrupted and daily life and habits of residents are forced to change. In the area an arrangement for the social life of local people is needed. Restrictions and limitations on the daily life of the residents must be removed and local people must be encouraged to continue to live in the area.

Information produced through scientific studies on different aspects of the site should be the basis for further decisions and interventions. Thus, production of information becomes an important issue. There upon, the municipality can give scholarship to students or researchers studying on the area to support studies on Hamamönü and, by this way, support the development of the area, which was suggested in the conservation plan prepared by ÖNEN'S.

In conclusion, the implementations of Altındağ Municipality in Hamamönü may be completed but there are still ways of correcting criticized mistakes and problems. And the studies and analysis conducted in the area shows that arrangements and studies in the quality of repairs and implementations, in design of the studies and in new image of the area and social life of users must be done for a better conservation implementation and for better results in the area.

CHAPTER 5

CONCLUSION

In this thesis, the role of local authorities in the field of conservation was analyzed, especially after the recent legal arrangements since 2004; their approach to the conservation was questioned and studied with example of the conservation implementations of Altındağ Municipality in Hamamönü, Ankara. In addition, some proposals for future of Hamamönü and future implementations of Altındağ Municipality in their continuing conservation projects were determined.

With the "Law on the Protection of Culture and Nature Assets No. 2863" and When the "Law Concerning the Alterations of Some Clauses of Law No. 2863 for the Law on the Protection of Cultural and Natural Assets No. 5226", significant developments were seen in the field of conservation in terms of distribution of responsibility between central and local governments and change of power in conservation studies and implementations. "Law No. 5366 on Usage of Timeworn Historical and Cultural Real Property with Restoration, Protection" is the arrangement increasing the conservation activities and making easier to implement the conservation projects.

Today, in almost all countries including Turkey, the decision-making power and project designing and implementing authority is in the local authorities and central governments are responsible with the control mechanism except few countries like France. In addition to local authorities, non-governmental organizations are also effective in the field of conservation with implementations, activities to gain awareness or with seminars, meetings, conferences etc. The transfer of decision-

making power and responsibilities and authority from central government to local authorities cleared the way for lesser and quickened bureaucratic processes leading to easier production and implementation of conservation projects. But in the interview with the Mayor of Altındağ Municipality, Veysel Tiryaki, he stated that in Turkey, still, there is a slow-acting bureaucratic mechanism that constituting obstacle to local authorities with projects.

In Hamamönü, the example of the active local authority in the field of conservation can be seen very clearly. The process of designing projects, the speed of implementations and the management of whole stages of projects of Altındağ Municipality in Hamamönü Project is composing a great example to see power and authority of local authorities today in Turkey. At the same time, the implementations of Altındağ Municipality in the area also show the approach of local authorities to the conservation. The studies and analysis make it clear that in Turkey, the conservation implementations are seen as a way of economical development by local authorities. Although the intention is the protection of historic areas, economic income from transformed area generally composes the main aim behind the conservation implementations of local authorities in Turkey today. So, it can be said that the functional transformation is the key point for the conservation projects of local authorities in Turkey and the transformation and changing image of Hamamönü is a remarkable one in this respect. However, to achieve fast and more numerous projects and implementations, the quality is ignored mostly by local authorities.

The criticism of professionals to the implementations of Altındağ Municipality in Hamamönü are generally about the scientific quality of the implementations and in the site survey conducted in the scope of this thesis and during the implementations of the municipality , this situation is clearly observed. In the interviews done to see different perspectives, the other reasons for the low scientific quality of the implementations are determined as the lack of qualified

personnel in the field of conservation within the structure of municipalities and the lack of control mechanism of the implementations.

The process of Hamamönü Project and the interviews shows that the one that should get some lessons and learn more is not only Altındağ Municipality but also the universities and professionals. The lack of contribution of professionals or academicians from universities to the process voluntarily also must be criticized. Any advice or contribution of these people can change the way and the result of this project and the criticisms that they make about the implementations can be unnecessary if they were forwarded before the implementations started without any need for municipality ask them to do.

It can be stated that, based on the case of Hamamönü, although the increasing power, role and authority of design and implementation of projects to local authorities brings a positive development to the field of conservation in Turkey; the lack of control mechanism and the approach of local authorities to the issue lead to more numerous conservation implementations with low scientific quality. However, the managerial success of Altındağ Municipality in Hamamönü shows the power and abilities of local authorities in the conservation implementations in Turkey clearly.

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APPENDIX A

Original Drawings of Cadastral Drawings of the Area in 1931

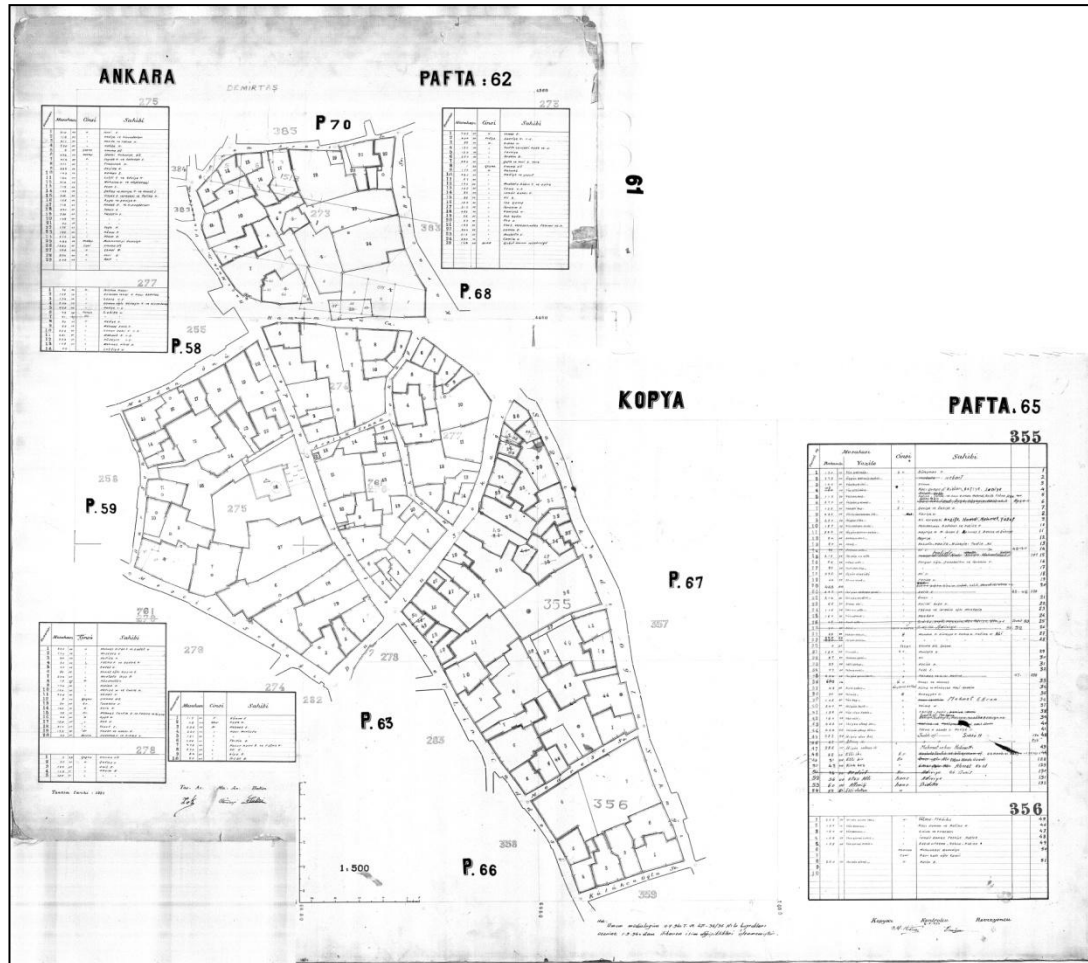


Figure 55. Original Drawings of Cadastral Drawings of the Area in 1931

APPENDIX B

Drawing of the Area Produced from the Original Drawings in 1931

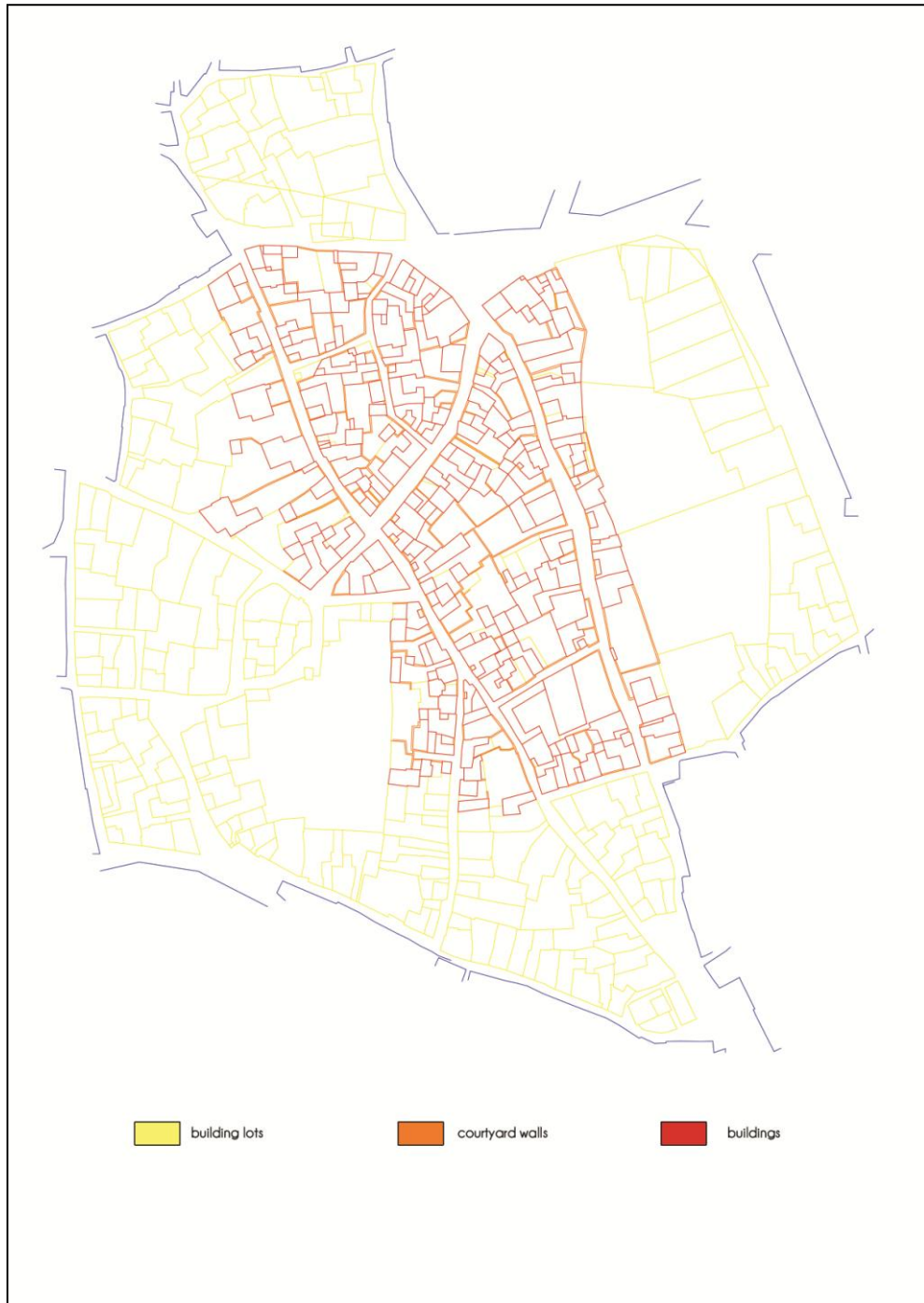


Figure 56. Drawing of the Area Produced from the Original Drawings in 1931