

AN ASSESSMENT ON CONSERVATION ACTIVITIES IN BURSA,
FOCUSING ON CONSERVATION COUNCIL DECISIONS
1955 - 2012

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ABSTRACT

AN ASSESSMENT ON CONSERVATION ACTIVITIES IN BURSA, FOCUSING ON CONSERVATION COUNCIL DECISIONS 1955 - 2012

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Theoretical, legal and organizational processes in conservation have been widely studied by scholars; however, conservation activities -such as listing procedures and applied conservation plan together with restoration projects- in Turkey are poorly documented and published. There are not enough inventories of any kind and literature, such as periodicals on conservation and restoration work, remain mostly inadequate in defining the practical processes of architectural and urban conservation. This lack of information makes it difficult to evaluate restoration projects and determine their shortcomings from which lessons could be learned.

Among numerous historic towns in Turkey, Bursa comes out as a town where conscious decisions were made to preserve its cultural heritage since mid 19th century, while being inhabited since 2nd century BC and becoming the first capital city of Ottoman Empire. Governors, mayors and various local institutions emerge as having a sustained positive influence of conservation decisions. However, as yet, neither a holistic research nor an interpretation

exists concerning the conservation activities and the driving forces behind those decisions made in Bursa.

In this concept, the aim of this research is to analyze and evaluate conservation decisions taken by the Conservation Councils (GEEAYK, TKTVKYK and BKTVKBK) and their applications in the historic town of Bursa, since 1955. Thereby, chronological classification of urban conservation activities as well as roles of changing legislations and local authorities in applications have been studied, in order to assess the conservation history in Bursa..

It is aimed that the results of this dissertation will contribute to form the basis of future proper decisions and applications for the conservation and sustainability of cultural heritage in Bursa, as being accepted as one of the UNESCO World Heritage Sites recently.

Keywords: Conservation History, Conservation Implementations, Conservation Council's Decisions, Ottoman City, Bursa.

ÖZ

BURSA'DAKİ KORUMA FAALİYETLERİNİN KORUMA KURUL KARARLARI ODAKLI DEĞERLENDİRİLMESİ 1955 – 2012

Çakıcı, Sermin

Doktora, Restorasyon, Mimarlık Bölümü

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Korumada teorik, yasal ve örgütlenmesel süreç araştırmacılar tarafından yaygın bir şekilde çalışılmıştır; ancak, Türkiye'deki koruma faaliyetlerinin-tescil uygulamaları ve koruma imar planı ile beraber restorasyon projeleri-belgeleme ve yayınlanması yetersizdir. Herhangi bir envanter bulunmadığı gibi koruma ve restorasyon faaliyetleri hakkında sürekli yayınlarda mimari ve kentsel korumanın uygulama süreçlerini tariflemekte yetersizdir. Bu bilgi eksikliği restorasyon projelerini değerlendirmeyi ve eksikliklerinden ders çıkarabilmeyi zorlaştırmaktadır.

Türkiye'deki pekçok tarihi kent içerisinde Bursa, Osmanlı İmparatorluğu'nun ilk başkenti ve 19. yüzyıldan beri kültürel mirasını koruma bilinciyle kararlar alan bir şehir olarak öne çıkmaktadır. Belediye başkanları gibi yerel yöneticiler ve farklı kurumlar koruma kararlarında olumlu etki bırakmışlardır. Yine de koruma faaliyetleri ve Bursa'da alınan kararların sebepleri üzerine bir bütüncül çalışma ya da yorum bulunmamaktadır.

Böylesi bir durumda, bu araştırmanın amacı tarihi şehir Bursa’da Koruma Kurulları’nın (GEEAYK, TKTVKYK ve BKTVKBK) aldığı koruma karar ve uygulamalarının saptanması, analizi ve değerlendirmesini yapmaktır. Böylece, Bursa’da koruma faaliyetlerinin kronolojik bir sınıflandırması yapılarak 19. yüzyıldan itibaren şehrin koruma tarihinin -ancak son 60 sene üzerine odaklanarak- bir tarifi yanısıra değişen yasal düzenlemeler ve yerel yönetimlerin uygulamalardaki etkisi ortaya koyulmaktadır.

Ayrıca, bu araştırmadan elde edilen sonuçların, yakın zamanda UNESCO Dünya Miras Alanları’ndan biri olarak seçilen Bursa’nın kültürel mirasının sürdürülebilirliği için gelecekteki kararlara ve uygulamalara katkıda bulunması amaçlanmaktadır.

Anahtar Kelimeler: Koruma Tarihi, Koruma Uygulamaları, Koruma Kurul Kararları, Osmanlı Şehri, Bursa.

To My Family,

For their endless love and support

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LIST OF ABBREVIATIONS

GEEAYK: *Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu* (High Council for the Preservation of Immovable Antiquities and Monuments)

BKTVKBK: *Bursa Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulu* (Bursa Regional Council for the Conservation of Cultural and Natural Properties)

TKTVKYK: *Taşınmaz Kültür ve Tabiat Varlıklarını Koruma Yüksek Kurulu* (High Council for the Preservation of Immovable Cultural and Natural Properties)

KUDEB: *Koruma Uygulama Denetim Bürosu* (Preservation, Implementation and Control Office)

BBB: *Bursa Büyükşehir Belediyesi* (Bursa Metropolitan Municipality)

OB: *Osmangazi Belediyesi* (Osmangazi Municipality)

YB: *Yıldırım Belediyesi* (Yıldırım Municipality)

SMK: *Setbaşı Merkez Kütüphanesi* (Setbaşı Central Library)

BKM: *Bursa Kent Müzesi* (City Museum of Bursa)

THKK: *Türk Hava Kuvvetleri Komutanlığı* (Department of Turkish Air Force)

METU: *Middle East Technical University* (*Orta Doğu Teknik Üniversitesi*)

RGT: *Resmi Gazete Tarihi* (Date of Official Gazette)

RGS: *Resmi Gazete Sayısı* (Number of Official Gazette)

CDP: Conservation Development Plan (*Koruma İmar Planı*)

UDP: Urban Design Project (*Kentsel Tasarım Projesi*)

UTP: Urban Transformation Project (*Kentsel Dönüşüm Projesi*)

EAP: Environmental Arrangement Project (*Çevre Düzenleme Projesi*)

LAP: Landscape Arrangement Project (*Peyzaj Düzenleme Projesi*)

GIS: Geographical Information Systems (*Coğrafi Bilgi Sistemleri*)

UNESCO WHS: United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site (*UNESCO Dünya Miras Alanı*)

BSMU: Bursa Site Management Unit (Bursa Alan Yönetim Başkanlığı)

CHAPTER 1

INTRODUCTION

Generating the timeline of conservation implementations in a historic city can give us an idea about the variety of conservation approaches related with changing legislations in a country. Otherwise, it is hard to observe the relation between legal and practical changes in time. Besides, it is also important to evaluate the course of practice within the scope of theoretical parameters, in order to follow the harmony between the applications and the written documents. Consequently, this tripod structure formed by legal, theoretical and practical aspects can still not be understood clearly due to the lack of cooperation among them. Hence, it is purposed to reveal the type of implementations, in which these three aspects work together, in order to achieve success in heritage conservation.

On the other hand, it is hard to retrieve information about the implementations by using only literature survey, due to the lack of publications. Additionally, there are not enough studies concerning practical process in conservation activities, comprising restoration and rehabilitation projects. It is also hard to measure the successes and faults of a conservation project, only by discussing the results of applications on site. It is also required to understand and evaluate the whole process of a conservation implementation, from preparation to application. Hence, it is possible to get informed about the reasons and requirements for preparation of a conservation project, by following related decisions taken by Conservation Councils, which have been active as decision maker for conservation activities in Turkey, since 1951.

Since collecting information about the conservation decisions and practices in Turkey in countrywise would be a complicated study, it was decided to be concentrated on a city scale case. In this respect, Bursa is selected as the case of this study, as being a historic city and a pioneer in following the changes in legal and organizational aspects of conservation issue in Turkey, since the approval of the first national regulations. According to the literature, restoration and repair applications have been in the agenda of Bursa, since the midst of the 19th century. Although there are some researches¹ on conservation status of historic sites in Bursa, there is still a knowledge gap about the decision and preparation processes of conservation activities, together with the definition of applications. Therefore, it is necessary to find out and study undiscovered sources informing conservation interventions held in the historic city center of Bursa, and to identify various approaches in following of legal and organizational changes in conservation issue of Turkey. It is also essential to explain the engagement of local authorities and public institutions in local attempts for conservation of cultural heritage in Bursa, together with the driving forces behind the decisions of the Conservation Councils.

1.1 Aim and Subject of the Dissertation

The major aim of this dissertation is to study and evaluate conservation activities, including registration decisions and various types of implementations, in Bursa, depending on decisions taken by the Conservation Councils.

¹ These researches will be defined in following part of literature review, in detail.

In line with its purpose, this thesis was preferred to be focused on previously unstudied implementations resulted from conservation decisions taken for the continuity of cultural heritage in Bursa. Even though the city has been subjected to conservation activities since the middle of the 19th century, it is hard to retrieve adequate written information about the applications through literature survey. On the other hand, the decisions on restoration of monumental buildings in Bursa started to be taken by the High Council (GEEAYK) since 1955, just a few years from its foundation. Keeping up with new legal and organizational developments in Turkey makes the city significant, while providing a collection of archival documents concerning different phases of conservation implementations in Bursa. It is also possible to observe the effects and results of changing legislations in conservation of cultural properties in Bursa, together with different attitudes of local authorities in conservation field.

Accordingly, it is aimed to collect, analyse and evaluate the conservation decisions mostly related with implementations within the historic city center of Bursa, while depicting its conservation history from the mid-19th century onwards, but focusing primarily on the last sixty years.

1.1.1. Literature Review

In order to achieve a comprehensive literature review on thesis subject, it is required to gather the information which responses certain questions of the dissertation. Hence, firstly, it is asked that if the studies, which are concerned only on the theoretical, legal and organizational procedures in conservation, are sufficient to understand historical background of conservation issue. For a proper answer, the conservation practices parallel with the legal and theoretical concepts need to be investigated in a systematic manner.

Hence, it is initially required to investigate what kind of studies has been studied on the conservation issue in Turkey. As a result of an inclusive literature survey, it is clearly observed that theoretical, legal and organizational procedures in conservation were studied by the scholars in Turkey. While Madran (1997) (2002) defines the regulation of conservation decisions from Beneficial (*Tanzimat*) Reforms to the early period of Turkish Republic (1800-1950), Şahin Güçhan and Kurul (2009) carry out historical research on conservation measures in Turkey with respect to the legal and organizational attempts occurred in between 1850s and 2005. Besides, the theoretical aspects of conservation are mentioned with reference to the publications and articles prepared by the scholars; some of them re named as Erder (1971) (1975) (1986), Batur (1975), Okyay (1976), Madran and Özgönül (1999) (2005), Kuban (2000), and Kayın (2008) in addition to the international and national charters defining the conceptual framework of conservation.

Moreover, the studies on conservation history of historic towns were reviewed for selecting the most appropriate case. There are many urban studies ((Aktüre; Ünlü, 1996) ; (Kuban, 2001)) including development and transformation of different historic cities in Turkey, such as İstanbul (Kuban, (2010), (2011)), (Soygeniş, 2006), (Altinyıldız, 2007), İzmir (Arel, 1975), Kayseri (Kocatürk, 2009), Antalya (Madran, 2001), Edirne (Hibri, 1996), Antakya (Rifaioğlu, 2012), Bursa (Baykal, 1982), (Yalman, 1977), (Dostoğlu, 2001), (Akkılıç, 2002), (Tomruk, 2008), (Kaplanoğlu, (2000), (2005) (2008)), Konya (Baştak, 1945) and Ankara (Evren, 1998), (Yavuz, (2000); (2001)), (Tuncer, 2001), (Cengizkan, 2004). However these studies are mostly focused on formation, expansion and transformation processes of these cities and rarely mention historical background of conservation attempts.

On the other hand, there are certain theses which are focused both on urban and conservation histories of a town / city. For instance, the dissertation prepared by Önge (2011), is concentrated on the history of the conservation of the cultural heritage on surrounding of Alaaddin Hill in Konya, in a chronological framework between 1869 and 2009. While the thesis covers the conservation history of Konya in general, it is also focused on the legal regulations and organizational developments regarding the aforementioned area, in specific. Although the thesis is based on hand drawn / hardcopy maps and chronologically ordered matrixes of events in different periods of urban history, the author criticized himself and the study for not using GIS software, which would enable him to get much more statistical results in a limited time.

Yıldırım (2011) tries to explore current and possible approaches for the organizational framework of actors in the urban conservation process, on the basis of recent legislative and social developments in Turkey. She studied on applicable models, aimed to guide the conservation principles for historic towns, named as Gaziantep, Kuşadası and Mudurnu. Consequently, the active participation of statutory authorities, sponsors, users and experts is indicated as a requirement for an organizational framework in conservation procedure, which makes urban conservation projects successful in responding to the requirements of legal, financial, social and scientific credibility. The pressures of development related with urban context and the scale of the project area are found in relation with the organizational frameworks of urban conservation projects, in her study.

On the other hand, Durukan (2004) summarizes the legal and institutional development of cultural heritage conservation in Turkey, via the decisions taken by the Conservation Councils that are known as the decision making authority. This dissertation also helped to present the orientation between the Councils' decisions, the conservation practices and the solutions for conservation issue, while briefly informing about the historical background

of legal and organizational regulations in Turkey, since the Ottoman period. The conservation activities are classified under the titles of “inventory”, “planning project”, “practice” and “control”, as a result of an assessment on the decisions collected from the archive of Regional Conservation Council of Cultural and Natural Properties in Adana. Consequently, this study is also essential to observe the results of localization in conservation decisions taken for sustainability of cultural heritage in a historic city.

In these three dissertations, the conservation principles of one or more cities in Turkey were studied with an emphasis on legal and organizational regulations on related Regional Conservation Councils, within the scope of decisions related with conservation implementations in detail. Therefore, each of these studies is claimed to be a guide to understand the previous conservation works and groundwork to study on similar subjects with more recent methods.

There are also research articles exposing the archival documents about conservation approaches to the cultural heritage in all around Turkey. Gasco ((2010); (2012)) recently wrote two articles that concern “protection program”, prepared by Turkey’s Ministry of Education in 1933, in order to reveal the attention of governmental institutions on conservation of immovable cultural properties during the Early Republican Period. He firstly defined this program as marking the preliminary restoration works that are characterized by a scientific and systematic approach in three cities of Turkey; Ankara, Bursa and Edirne. Within this framework, he gave detailed information about the report prepared by Bruno Taut in 1938, in order to give his professional opinion about the restoration of Mahmut Paşa Bedesteni in Ankara and Yeşil Tomb in Bursa, while including also the condition of several monuments in Edirne. These three cases reveal the effort of the Ministry as “*a national project aimed at grounding the identity of the new state on its historical heritage*”. He also published restoration works held in

Edirne between 1933 and 1944, via a set of postcards displaying Edirne's historical buildings. He aimed to discover “*the public reception of the historical heritage of the country*” and the efforts of the Turkish Historical Society in advertising “*protection program*” and “*scheduled interventions*” related to conservation issue.

The debates and studies on heritage conservation planning of historic cities also contribute to the literature on urban conservation issue. For instance, Özcan (2009) tried to define conservation and development strategies related with the spatio-functional setting and the institutional framework for Konya, as one of the historic cities in Central Anatolia. For this purpose, a sustainable urban conservation strategy and an urban conservation matrix were prepared together with the SWOT analysis and Integrated Synthesis. Finally ‘a sustainable plan schema’ was prepared within the context of priority planning and implementation processes on detailed urban design focal areas. These methodological studies contributed to put forward sustainable conservation strategies for the historic cities in particular. A study in similar scale was prepared by Payaslı Oğuz and Aksulu (2007), regarding the historical pattern at Tepebağ Region, the oldest settlement in the historic city center of Adana, together with evaluation of conservation problems and proposals in site. They also examined the proposals for the conservation of aforesaid region together with each single building in it, after documenting and analysing architectural, physical and social aspects and problems investigated during the site survey study.

There are also workshops and proceedings which have focused on technical information concerning architectural conservation implementations prepared and applied for immovable cultural properties in Turkey. For instance, a series of symposium, titled ‘National Symposium on Architectural Conservation Projects and Implementations’ (*Ulusal Mimari Koruma Proje*

ve Uygulamaları Sempozyumu)², informs not only the local institutions but also the community about activities in terms of conservation and sustainability of cultural heritage, in company with different opinions of the related experts in restoration projects. This national symposium has been organized since 2010, in order to provide a basis for assessment and discussion on re-use projects and applications together with public awareness in conservation of cultural heritage. As is known to all, the course of conservation is composed of ‘documentation-restitution-restoration’ stages, which are undertaken in manual methods as a result of national and traditional conservation approaches together with technical specifications defined by various institutions. Hence, the printed proceedings contribute to raise the awareness of experts about each others’ experiences on implementations in conservation field of Turkey.

In addition, the symposiums and exhibitions that have been prepared by Turkish team of DOCOMOMO (DOcumentation and COnservation of Buildings, Sites and Quarters of the MOdern MOvement) since 2004 are another national attempt for conservation of modern architectural buildings in Turkey. As being established in 1990, International DOCOMOMO team aimed to increase awareness in documentation and conservation of modern architecture, design and city planning products. Besides, the Universities, Chamber of Architects and various Architectural Periodicals have supported the activities organized by DOCOMOMO_tr, for the purpose of understanding and recognizing Early Republican Period buildings, must be documented and conserved in Turkey.

Consequently, there is still gap in the works explaining the whole preparation and application processes of conservation implementations in Turkey to

² This national symposium is organized by the Chamber of Architects in Turkey, in order to handle repair and reuse process of the historic buildings within a scientific context, differing from the traditional approaches in conservation and enhancement of cultural heritage.

discuss. However, the project reports attached to the decisions of the Conservation Councils can be useful in understanding the entire course of related conservation activities. Hence, it is required to investigate the accurate sources which contribute to discover these unknown / undefined data, without containing any previous interpretations.

1.1.2. Research Questions and Problems

Published studies on legal and theoretical aspects in conservation issue are sufficient to make a general evaluation on them, whereas it is hard to understand their effects on conservation of cultural heritage without discovering definition of implementations. Thus, the major problem of the academic writings in the discipline of conservation is determined as the deficiency in knowledge and literature about the practical process of conservation interventions, held in historic cities. There is also lack of project archive collecting experimental reports necessary for a proper implementation. Hence, mistakes are still being made in selecting the appropriate treatment that should be applied in restoration or repair of an immovable cultural property.

There are still undiscovered sources concerning the feedbacks featuring both faults and successes during the application process. This lack of awareness in experiences has caused misunderstandings and repeated mistakes in conservation implementations. Moreover, it is hard to reach the crude/raw data giving detailed information about conservation implementations without any comment. Hence, it is asked **if there is any possibility to make an objective assessment on reasons and results of conservation implementations**, by following related conservation decisions. Additionally, **what kind of research technique(s) should be used to reach raw data to**

understand the practicing process of conservation activities is considered. It is also required to share this pristine data, after a qualified classification on different conservation applications.

Although there are some proceedings presenting the problems and solutions defined during restoration process of a historic building, it is still hard to understand the integrity in conservation of buildings together with their surrounding area, which causes conflicts on 'site' conservation. Correspondingly, the quality of a holistic evaluation on conservation should provide not only the physical but also social sustainability in site scale. Therefore, this thesis tries to find out if it is possible to read integrity in different scales of conservation, in related with applications defined in conservation decisions.

The scholars studying in conservation issue also need to know how frequently the inventory studies are published, in order to be informed about current condition of cultural property while following the transformation on it. Besides, Regional Conservation Councils are currently responsible for collecting the inventory and documentary studies of a restoration project. By this way it is possible to be aware of existence, condition and conservation status of a cultural property, without making a site survey.

In brief, the problems caused as a result of literature survey in conservation implementations, can be defined as;

- Lack of systematic study and publications, concerning inventory studies and conservation implementations in historic cities
- Lack of awareness and knowledge about the practicing process of previous implementations, which causes repetition of same mistakes in conservation of a historic building or area.

- Lack of experiences to guess the proper methods for gathering undiscovered data in conservation practices, which proves the need for a model, to be used in future research studies.

Moreover, it is also aimed to find answers to the following questions as

- If there is any relation between historical background of urban formation, transformation and conservation within the timeline of urban history

and

- Whether it is possible to find out the reasons of permanent changes in historic city centers, depending on conservation decisions on implementations.

In addition, it is also wondered what the effects of the Councils' conservation decisions related to continuation of cultural heritage are. Thus, it would be easy to follow the mistakes or the successes of conservation process in a regulated way.

1.1.3. Case Study: City of Bursa (former *Prusa ad Olympium*)

Since the evaluation of the conservation implementations in Turkey is a complicated study, it is required to be studied in a defined city as a case. Hence, this study will cover the collection, analysis and evaluation of conservation practices in Bursa, as being the **pioneering city to follow various national types of conservation approaches** since the middle of the 19th century.

In order to find out clear and systematic ways for understanding the effects of conservation decisions on sustainability of cultural heritage, it is decided to study on a conserved historic city of Turkey. Bursa, known as the first capital of Ottoman Empire, is selected as the case of this dissertation. In order to achieve qualified and comprehensive responds to local activities in Bursa, it is also required to ask some questions such as

- What are the cultural properties, listed and designated legally to be conserved, in Bursa?
- What are the urban conservation activities approved and applied in Bursa?
- Who / Which institutes are the actors / key agents actively impacting on the conservation of cultural properties in Bursa? What are the roles, responsibilities and capabilities of these actors in taking conservation decisions and applying restorations in Bursa?
- What are the events/dates as breakpoints forming the conservation history of Bursa?
- What is the conservation approach in urban planning policy of Bursa? Is there any interaction between urban planning principles and conservation activities in Bursa?
- Is there any conservation area subjected to a combination of different types of conservation approaches? What about the major type(s) of cultural properties mostly subjected to conservation activities? And finally, is there any kind of implementation dominantly active within the historic city center of Bursa?
- What causes transformation in urban character of Bursa in history? Is there any defined threat for the conservation of cultural heritage in Bursa?

Bursa **maintains the urban features of an Ottoman city**, together with including architectural remains in use of industrial and touristic demands for the development of a metropolitan city, since the middle of the 19th century. There are registered buildings and designated sites, comprising historical, architectural and cultural value within unity of Bursa, since the 2nd century BC. On the other hand, apart from the new industrial and public buildings of Turkish Republican period (since 1923 till present), most of existing / intact historic buildings³ were constructed during Ottoman period (14th century - 20th century),

This multi-layered character of Bursa has been **subjected to common / usual transformation movements** dated to period between the late 19th century and the early 20th century. The changes in historic urban form started with application of Beneficial Reforms (*Tanzimat Reformları*) in urban planning, and continued with new urban development activities as a result of Republican Period innovations. The disasters and insensible treatments accepted in repair and restoration applications have periodically influenced the decays and deformations in traditional tissue.

Besides, Bursa has **witnessed various types of conservation decisions taken by the High Council**, since 1955. However, repairs and restorations of historic monuments and ancient artifacts have already started to be applied according to new regulations⁴, signed at the end of the 19th century. For instance, Yeşil Mosque was reconstructed in a new style by Leon Parville⁵ (Danişmend, 1948: 40). Moreover, Yeşil Madrasah was restored to be re-used

³ These buildings are named as ‘han’ buildings, baths, silk factories, Sultans’ complexes, madrasas, mosques, fountains and citadel walls

⁴ **Ancient Monuments Regulations** (*Asar-ı Atika Nizamnameleri*) (1869-1906) and **Building and Roads Codes / Regulations** (*Ebniye Nizamnameleri*) (1848-1882).

as the Archeology Museum in 1927 (Madran, 1997: 77). However, traditional houses, which surrounded Yeşil Complex, were still being simply repaired, instead of being restored according to a proper project.

Moreover, Bursa is pioneer in conservation activities in site scale, since the midst of the 20th century. A city plan was prepared by Luigi Piccinato and Emin Canpolat in 1960 (Dostoğlu and Vural, 2002: 242-244), (Vural, 2000: 7-12), in order to arrange and reconstruct initially west part of historic trade center, that was destroyed by the fire occurred in 1958. By this plan, it is proposed to

- conserve historic texture of Bursa,
- excavate and reach to original foundations of ruined monuments, in order to achieve adequate information before reconstructions,
- restore and repair collapsed buildings in traditional form, whereas using new construction technique and material, like in reinforced concrete.

On the other hand, conservation development plans together with street rehabilitation projects started to be applied for arrangement of conservation areas, since the beginning of 1980s. The conservation plan of Tophane District (1983) and the street rehabilitation project prepared for Kale Street within the citadel (1985) can be given as first examples to these site scale planned conservation practices.

Bursa is a worthy **follower and practitioner of legal and organizational regulations** in Turkey, which makes its conservation policy consistent and coherent with renewed laws. After the establishment of the High Council (GEEAYK) as a central decision maker governmental institute in 1951, the first conservation decision was taken in 1955, concerning the restoration project of Yıldırım Bayezid Bezzestan in historic trade center. Afterwards,

the first designation decisions on natural, archaeological and urban sites of Bursa was taken in 1978, after the declaration of ‘site’ as a definition for conservation areas in historic city center, by no:1710 Act accepted in 1973. In pursuit of acceptance the requirement of regional conservation councils by no: 2863 Act in 1983, Regional Council for the Conservation of the Cultural and Natural Properties was initially established in Bursa, in 1987, in order to take responsibility of conservation decisions from the High Council⁶.

Meanwhile, Bursa is fortunate as **observing various types of non-governmental organizations (NGOs)** which contributes to public participation and collective studies in conservation of cultural heritage, since the midst of the 20th century. For instance, *Bursa Eski Eserleri Sevenler Derneği* (1946) has practiced on projects for conservation in mostly building scale, as another voluntary NGOs in Bursa. Additionally, ‘*Yerel Gündem 21*’ was founded in 1995, connected to the City Council of Bursa (*Bursa Kent Konseyi*), by the support of Metropolitan Municipality of Bursa, which was followed by competitions and awards related with the attempts in conservation of cultural heritage in Bursa. For instance Cumalıkızık, which is a historic Ottoman village in Bursa, was awarded as being “the best touristic town”, by the EMITT’99 Awardness in 1999.

The new millenium brought certain changes in legal and organizational aspects of conservation in Turkey, with the acceptance of new Acts dated to 2004 and 2005⁷. As a result of these new regulations, the municipalities, the

⁶ After the final central decision taken by TKTVYK (*Taşınmaz Kültür ve Tabiat Varlıkları Yüksek Kurulu*), the conservation decisions continued to be taken by *İstanbul III Numaralı Kültür ve Tabiat Varlıklarını Koruma Kurulu* for a while, just before the first decision taken by BKTVKK (*Bursa Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulu*) in 1988 (decision no: 55 / 25.06.1988).

⁷ 5226 / 14.07.2004 (2863 sayılı *Kültür ve Tabiat Varlıklarını Koruma Kanunu ile Çeşitli Kanunlarda Değişiklik Yapılması hakkında Kanun*); 5216 / 23.07.2004 (*Büyükşehir Belediyesi Yasası*); 5366 / 05.07.2005 (*Yıpranan Tarihi ve Kültürel Taşınmaz Varlıkların Yenilenerek Korunması ve Yaşatılarak Kullanılması Hakkında Kanun*); 5390 / 05.07.2005

Ministry of Culture and Tourism, and General Directorate of Pious Foundations have taken responsibilities and authorities from related experts, during preparation and application processes of the conservation projects for immovable cultural properties. Meanwhile, **local services are also incorporated by the governmental institutions**, such as the Municipalities and Special Provincial Administration. Conservation Implementation and Inspection Bureau (**KUDEB**, *Koruma Uygulama Denetleme Bürosu*) is one of these local services and was combined with the Bursa Special Provincial Administration, Directorate of Development and Construction (*Bursa İl Özel İdaresi İmar ve Yapı İşleri Daire Başkanlığı*), in 2006. It shares responsibility for applying and monitoring the projects, related with simple repair and conservation of historic buildings, which proves participation of local authorities in Bursa. For instance, the city walls were recompleted and the entrances inside the Citadel -Saltanat Gate and Fetih Gate- were renovated by the financial and organizational support of local services in the Municipality of Osmangazi.

Consequently, it is obvious that Bursa has the potential to be studied in terms of conservation history. However, there is a gap in literature about conservation practices in historic buildings and areas of Bursa. Therefore, in this dissertation, it is necessary to fill this gap, by giving information about conservation activities via conservation decisions taken by GEEAYK and BKTVKBK, since 1955.

(*Büyükşehir Belediyesi Kanununda Değişiklik Yapılmasına Dair Kanun*); 5391 / 13.07.2005 (*Özel İdaresi Kanununda Değişiklik Yapılmasına Dair Kanun*) ; 5393 / 13.07.2005 (*Belediye Kanunu*).

1.2 Structure of the Thesis

The thesis is composed of five chapters and their supplementary appendices.

The first chapter offers an introduction to the subject of the thesis, with the intention of clarifying the content of the main theme. The chapter begins with an explanation of the research aim and scopes, and continues with questions asked to understand the problems that have emerged in the conservation discipline.

Within the scope of the research, this chapter presents a literature review in previous scholarly studies about formation, transformation and conservation of Ottoman cities, together with investigations in proper methodologies; leading to:

- explanation of requirements for this study,
- definition of the case-study area,
- propose for an appropriate methodology in this study.

By defining the aim and the methodological framework of this dissertation, the first chapter lastly mentions the reasoning behind the selection of Bursa as the study area and the research methodology of the thesis.

In the second chapter of the thesis, the history of urban development and conservation activities in Bursa is described, with special emphasis on the 19th and early 20th centuries. It is composed of three parts divided according to breakpoints in urban history of Bursa, until 1955. Within this framework, firstly, the formation and enlargement of Bursa are defined briefly until 1862, together with definitions on types of buildings as describing the character of an Ottoman city. 1862 is the date of Suphi Bey Map that is a document explaining the whole structure of the city, before transformation activities

applied within historic city center of Bursa. Westernization and transformation in physical structure of Ottoman Bursa are explained in the second part of this chapter, while depending on the effects of Beneficial (*Tanzimat*) Reforms at the end of the 19th century. Besides new road openings and new public building constructions are described together with destructions resulted in these improvement activities within the city center. Meanwhile, it is also required to enlighten the role of Bursa, with respect to the new conservation regulations on Ancient Monument Regulations (*Asar-ı Atika Nizamnameleri*). Finally, it is also planned to give information about conservation approaches on historic monuments and artifacts in Bursa, together with development activities dated to the early Turkish Republican period. According to the literature concerning conservation background of Bursa, it is mostly concentrated on reuse of monumental buildings by the restorations.

In short, the second chapter focuses on the historical background of urban development and transformation of Bursa, until 1955, while containing relation with first legal conservation regulations accepted in both Ottoman Empire and Turkish Republic periods.

Chapter Three includes the conservation history of Bursa with reference to Conservation Council Decisions since 1955, the year of the first decision taken by Conservation Council (GEEAYK) on application of restoration project of Yıldırım Bezzestan in historic trade center. So, the first part of this chapter begins with first organized conservation attempts, between 1955 and 1978. Secondly the preliminary attempts for conservation planning are defined, while comprising Council's decisions taken between 1978 and 1981. Following the second part, the conservation plans, which are approved between 1981 and 2007, are described chronologically in detail together with sub-projects prepared within conservation and new planning principles in these plans. The third chapter concludes with conservation activities applied

recently, after new regulations in both legal and organizational aspects of conservation issue in Turkey, since 2004. The effects of these new Acts are observed on conservation implementations in Bursa after 2006, by the direct participation of local authorities into new types of regeneration and rehabilitation projects.

In brief, the third chapter begins with the first conservation decisions, continues with first organized and planned conservation applications, and finishes with newly added project types revealing transformed attitudes in conservation implementations.

After giving detailed information about historical background of heritage conservation in Bursa, the conservation implementations are evaluated under three time periods that are defined according to urban development and conservation activities in Bursa, from 1955 to 2014. Although the archival study of this dissertation was done in 2012 summer holiday, this assessment part of the thesis includes the conservation attempts until 2014, which is the date of acceptance UNESCO membership of Bursa and Cumalılık as one of the World Heritage Sites in the world. By this way, it might be possible to explain shifting from national approaches to universal acceptances.

Hence, approximately last sixty years of conservation activities in Bursa is evaluated under three phases as well:

- 1st phase : 1955-1987
- 2nd phase : 1987-2007
- 3rd phase : 2007-2014

The first phase (1955-1987) defines **localization in practicing following central decisions on conservation of Bursa**, while giving information about the first restorations and repairs together with first listing decisions. This phase also reveals preparation process for conservation development plans in

addition to application of transition period new building constructions in historic sites of the city center.

Afterwards, the approval and application processes of regulated conservation development plans are given during the second phase (1987-2007), as starting with the establishment of Regional Conservation Council of Cultural Properties and Monuments in Bursa in 1987. The quantity of conservation development plans in Bursa makes this phase to focus on the reasons and results of these site scale conservation approaches. So, these plans are also divided into two, according to the types of project areas. Accordingly, the plans prepared for previously designated historic districts as Hanlar, Reyhan, Kayhan, Muradiye, Maksem, Yeşil, and Çekirge Districts are grouped in the first part lasting from 1988 to 1998. Within the following years, conservation areas surrounding registered historic monuments, such as Ördekli Bath, decided to be designated, rehabilitated and conserved in plans. Besides, green areas such as Kültürpark, Kent Parkı, and Kükürtlü Hot Water Conservation Area are also planned to provide their sustainability by regulating new building constructions in and around themselves. Hence, the planning approach to conserving the historic areas of Bursa is divided into two equal time sections in between 1987 and 2007.

The second phase is also significant to reveal public participation in various organizations related with conservation of cultural heritage in Bursa. Moreover, local authorities (municipalities and any other governmental organizations), non-governmental organizations, voluntary institutions, and universities are actively supported local efforts in conservation of not only tangible but also intangible heritage in Bursa. Shortly, this twenty years phase describes **the importance of localization and participation in conservation of urban and rural parts of Bursa.**

Finally, changes and new regulations in legal aspects of national conservation acts are evaluated in the third phase (2007-2014), as including new types of

plans, projects and approaches in conservation of historic cities like Bursa. New power given to the local authorities are mentioned together with increasing number of regeneration and urban design projects applied in and around historic city centers, in the last decade of its conservation history. The reconstructions and completions approved and applied under the title of restoration projects are also another essential part of this phase, which does not only change the authenticity of a historic building but also prevent sustainability in its surrounding. In brief, this phase presents **‘metamorphoses’** occurred as a result of new conservation approaches.

In the light of the foregoing, it is required to make a summary with the help of numerical groupings and assessments at the end of the forth chapter, in order to see differentiation in types of conservation applications. These are titled as ‘listing works’, ‘architectural conservation implementations / restorations’, and ‘conservation planning experiences and implementations’. This classification should depend on a common terminology which is proposed by the scholar herself, by comparing and bringing definitions, which were declared by national Acts used in conservation field.

Consequently, it is aimed to understand how much Bursa is conserved or not, from 1955 to 2014, by making discussion and evaluation of different approaches via conservation implementations.

Chapter five is the conclusion of the thesis, focused on general assessment on conservation history of Bursa, while defining the values, potentials and problems in both building and site scale conservation activities. By this way, it is also tried to invent reasons and results for not only conservation but also transformation attempts within historic city center of Bursa. This would be helpful to discover the solutions to conserve landscape heritage of Bursa together with built-up values on its geography. Besides, the recommendations for a holistic conservation in Bursa are followed by limitations of this dissertation, in order to provide usability of collected and evaluated data for

the future studies. By this way, this study might be a guide to find ways of proposing conservation and sustainability of whole cultural heritage in Bursa, which was nominated as a World Heritage Site by UNESCO in 2014.

1.3 Research Methodology

The research methodology of this thesis is composed of three main phases:

- (1) The documentation phase, including literature and archival surveys
- (2) The digitizing phase, formed as a result of input of classified data
- (3) The evaluation phase, depending on parameters and criteria to discuss

When the major topic of an inquiry emerges from the historical background of conservation approaches in a historic city, it is required to study through a quantitative research method. In this context, it is proposed a combination of interpretive-historical and case-study research methods in order to analyze and evaluate the conservation history of Bursa, via the implementations in both building and site scales. A holistic methodology is aimed to be prepared in order to understand the collected conservation decisions together with all kind of activities, such as research programs and seminars, in total.

1.3.1. Methods used in Documentation Phase: Literature and Archival Survey

The documentation phase of this study firstly requires a comprehensive **literature survey**, including both written and visual documents, searched in terms of urban history and conservation history of cities in Turkey. In parallel

to the literature survey, a systematic reading and commentary of studies is also required in order to form the outline and the content of the thesis.

As a part of the case study, the published and unpublished works under these two titles are also searched to understand the course of urban development and conservation in Bursa. The written documents are composed of the books, the articles published in periodical journals, the proceedings printed in the symposium books, and the related thesis studies. The historic texts, including the notes of travelers and researchers, are investigated and evaluated as the secondary sources of the historical research. Both old and current maps, photographs, sketches, and plan drawings are also used to define the architectural characteristic and urban transformation of Bursa. These sources are classified under three main periods, called as ‘**Pre-Ottoman**’, ‘**Ottoman**’, and ‘**Turkish Republican**’, which also contributes to understand breakpoints in urban history of Turkey and Bursa.

After finishing this literature survey, two tables were prepared. One of them reveals the historical development of Bursa, while the other helps to follow the conservation activities in Bursa chronologically. Then, these two tables are united in one table (**Table 1.1**) to discover if there is a relation or junction point between the breakpoints of urban history and conservation history of Bursa. The gathered information is arranged according to the historic events and actors directly influencing the conservation implementations in Bursa. For instance, two disasters, which were occurred in 1855 and 1958, are the events are resulted in reconstructions and restoration of collapsed historic buildings in the city center of Bursa. On the other hand, Governor Ahmet Vefik Paşa, planner Luigi Piccnato, and Mayor Ekrem Saker exemplify leading actors in application of conservation projects for cultural heritage in Bursa.

Due to the lack of accuracy in literature about conservation practices, it is aimed to retrieve the raw data from the archival study. The interpretive-

historical research let use informed about empirical evidence from the past from a wide variety of sources, including archival materials, together with public and private documents. Hence, it is required to gather information from the local sources in the archives of Local Authorities (the Metropolitan Municipality of Bursa, the Municipality of Osmangazi, and the Municipality of Yıldırım), the General Directorate of Pious Foundations, the Regional Conservation Council of Bursa (BKTVKBK)⁸ and Bursa Provincial Administration and the Special Provincial Administration that possesses the information of repair works done by KUDEB. The archives of Setbaşı Library, the Archaeology Museum, Bursa City Museum, and the private restoration offices are also significant for gathering the sources about historical background of urban formation, expansion, transformation and conservation of Bursa. Moreover, the publications⁹ prepared by the scholars, named as Halil İnalçık, Raif Kaplıanoğlu, Emre Madran, Kazım Baykal, Bedri Yalman, Sedat Çetintaş, Heath W. Lowry, Neslihan Dostoğlu, and Beatrice St. Laurent, are searched as including both visual and written sources.

⁸ According to the collected data from this archival study in BKTVKK, the conservation decisions approved by the High Council (GEEAYK) are dated between 1955 and 1984. Afterwards, *İstanbul merkezli Taşınmaz Kültür ve Tabiat Varlıkları İstanbul Bölge Kurulu*, *Taşınmaz Kültür ve Tabiat Varlıkları Yüksek Kurulu* (TKTVYK), and *İstanbul III Numaralı Kültür ve Tabiat Varlıklarını Koruma Kurulu* became the decision makers for conservation of cultural heritage in Bursa, until the establishment of Regional Conservation Council of Bursa (BKTVKK) in 1987.

⁹ These publications will be given in the references at the end of the paper.

The printed historic maps¹⁰, aerial photos¹¹, sketch plan drawings¹², together with approved master plans¹³ and conservation development plans¹⁴ are also used to visualize the collected information via Geographical Information System (GIS), which also helps to find out morphological movement in multi-layered character of Bursa. As a result of digitizing and superposing the whole knowledge in a regulated database, it would be clear to understand the

¹⁰ The printed historic maps of Bursa, dated to 1862 (Suphi Bey Map of Bursa), 1881, 1907, and 1922, were collected from the archival study and scanned to be used in digital format for mapping in ArcGIS program.

¹¹ The aerial photos, dated to 1943, 1973, 1984, and 1997, were gathered from the archive of General Command of Mapping (*Harita Genel Komutanlığı*) in Ankara, in order to follow the development and transformation in city center of Bursa, since 1940s.

¹² Following the plan drawing prepared by Carsten Niebuhr (1767), the plan drawings that were prepared by Albert Gabriel (1930s), Kazım Baykal (1960s), and Bedri Yalman (1980s) are used to see urban transformation in historic city center of Bursa.

¹³ The master plans of Bursa (in scale of 1/5000 and 1/1000), which are dated to 1976, 1984, 1994, 1998, and finally 2009, were taken from the Department of Housing and Urban Development in Great Municipality of Bursa.

¹⁴ The Conservation Development Plans (CDPs) gathered from the Planning Office of the Department of Housing and Urban Development in Osmangazi Municipality; (1) **Reyhan-Kayhan – Hanlar Bölgesi** Koruma Amaçlı İmar Planı, (2) **Muradiye** Koruma Amaçlı İmar Planı, (3) **Şehreküstü Mahallesi** Koruma Amaçlı İmar Planı Revizyonu, (4) **Çekirge Sıcaksu Koruma Alanları İle Kentsel Sit ve Doğal Sit Alanları** Koruma Geliştirme İmar Planları, (5) **İnkayaköy Mahallesi** Koruma Amaçlı İmar Planı Revizyonu, (6) **Dobrucaköy Mahallesi** Koruma Amaçlı İmar planı, (7) **Kültürpark** Koruma Amaçlı İmar Planı, (8) **Kent Parkı** Koruma Amaçlı İmar Planı, (9) **Bursa Merkez Samanpazarı** Koruma Amaçlı İmar Planı, (10) **Merinos Lojmanları** Koruma Amaçlı İmar Planı, (11) **Ördekli Hamamı ve Çevresi** Koruma Amaçlı İmar Planı, (12) **Çelikpalas Üstü III. Derece Doğal Sit Alanları** Uygulama İmar Planı, (13) **Bursa Eski Kaplıca İmar Planı**, (14) **Doburca Mahallesi III. Derece Doğal Sit Alanları** Uygulama İmar Planı, (15) **Kükürtlü Kaplıcası** Turizm Merkezi Uygulama İmar Planı.

The Conservation Development Plans (CDPs) gathered from the Municipality of Yıldırım; (1) **Setbaşı – Yeşil –Emir Sultan** İmar Planı, (2) **Akçağlayan – Değirmenlikizık 3. Derece Doğal Sit Alanı** Koruma Amaçlı İmar Planı Revizyonu, (3) **Fidyekizık – Bağlaraltı-Yiğitler-75. Yıl Mahalleleri III. Derece Doğal Sit Alanları** Koruma Amaçlı İmar Planı, (4) **Hacıseyfettin Mahallesi** Koruma Amaçlı İmar Planı, (5) **Ankara Yolu Kuzeyi III. Bölge** Koruma Amaçlı İmar Planı, (6) **Cumalıkizık Köyü** Koruma Amaçlı İmar Planı.

distribution of the conservation activities visually, in order to find out periodical breakpoints and regions influenced mostly.

There are also some limitations occurred in research phase of this study. The accessibility to original sources is essential to make a proper archival study. So, the archive of Regional Conservation Council of Bursa was selected and studied during the whole site survey. However, due to spending too much time for scanning and organizing them before getting the data into geographical information system in time, any other site survey to determine and check the applicable of related conservation decisions could not be done. Moreover, the difficulties in archival research are;

- getting permission for entering into the archive of Conservation Council of Bursa (BKTVKBK)
- collecting & classifying the data
- using time efficiently in regulating archival documents
- reaching original sources (reports, sketches, draft maps...) that have been attached to the document.

1.3.2. Methods used in Digitizing Phase: Classification and Input of Collected Data

It is essential to create a holistic digital database composed of written and visual documents collected in the documentation phase, together with geographical features on recent plans. In the creation of the digital database, ArcGIS ArcMap 10 software was used as the main digital tool, with supported by AutoCAD, Microsoft Office, and Adobe Photoshop Elements 8.0.

Before starting to enter the collected data in GIS, a database table is required to reveal the attributes providing the classification of conservation activities within a timeline (**Table 1.2**).

In addition to this ‘timeline table’, the whole conservation activities are presented in another table under two titles, classified according to the information collected from ‘Literature Survey (L)’ and ‘Conservation Decisions (CD)’ gathered from the archive of BKT VKBK. Besides, the timeline, named as ‘date’ in the table, is the common column to describe if there is any overlap in between these two types knowledge concerning conservation history of Bursa. Each row of information includes ‘ID number of the activity’, ‘the name of the cultural property’, and ‘type of conservation activity’, ‘the aim of / the reason for the activity’, and the names of ‘the project owner/s’ and ‘stakeholder/s’ responsible for the implementations.

As one of the inputs in **Table 1.2**, ‘type of conservation activity’ is required to be elaborated in another table including types of conservation activities and cultural properties together. In this table, cultural properties are classified as ‘historic area (HA)’, ‘historic building (HBldg)’ and ‘archaeological remains (AR)’, while conservation activities are titled as being ‘Research’, ‘Approval’ and ‘Application’. Symposiums, documentation activities and site survey reports, together with conservation and registration demands are accepted as the ‘Research’ phase of this classification. The approved but not applied conservation activities are presented under the title of ‘Approval’ together with the listing decisions. Moreover, ‘Application’ part includes all types of conservation implementations prepared, approved and applied according to Councils’ Decisions. These two tables provide the ability to define the titles of conservation activities in Bursa, which would be used in comparison with the definitions mentioned in national and international regulations for cultural heritage conservation.

It is also essential to form an attribute list (**Appendix A**), including the content of the attributes, which are planned to be used as the input for visualizing the conservation activities in Bursa, via ArcGIS program. Due to the variation in cultural properties to be preserved, the types of city elements are named as ‘Historic Area (HA)’, ‘Historic Building (HBldg)’, and ‘Archaeological Remain (AR)’, and ‘Road’, each of which are drawn in ‘polygon’ geometry¹⁵. The physical character of the city is also supported by drawing geographical objects, such as ‘River’, ‘Slope Lines of Mount Uludağ’, and ‘Boundaries of towns and villages’ that are also drawn in ‘line’ geometry.

In addition to the ‘identifying information’¹⁶ about each of the cultural properties, ‘types of interventions’ experienced on cultural properties are given under titles of ‘destruction’ and ‘conservation’¹⁷. ‘The function’, proposed in restoration and rehabilitation projects, is also mentioned in the list, in order to observe the functional distribution of historic buildings and sites, after practical process. Most importantly, the codification, defining the types of conservation activities in this attribute list, is tried to be used in previous tables (**Table 1.2** and **Table 1.3**), in order to achieve a common point in between both of them.

On the other hand, all of the required maps were rectified and overlapped on a plate in GIS view, in order to display the distribution of conservation activities on a basemap. As being the oldest detailed map defining the 19th

¹⁵ In case of the differentiation in dimension of archeological remains, ‘point’ geometry can be selected as another option besides ‘polygon’ geometry.

¹⁶ Information about ‘Name’, ‘Location’, ‘Function’, and ‘Registration Statue’ of the cultural properties are grouped under title of ‘identifying information’.

¹⁷ While ‘type’, ‘date’, and ‘reason’ of the destructions on the related cultural property is described, ‘type’, ‘date’, ‘current status’ and ‘the actors’ of the conservation activities are loaded according to the collected data.

century Ottoman city of Bursa, the boundary of Suphi Bey Map (1862) is presented as the basemap at first. However, it is mentioned that the maps of Bursa prepared in 1908 and 1922 reveals thermal springs and new settlement in Çekirge, at the west of the city center. Afterwards, the Early Republican Bursa was enlarged to the plain at north, by constructing new schools, factories and related residences, which can be observed from airphotos and new plan drawings of the city. Therefore, within the scope of this dissertation, the historic city center can be drawn from Çekirge District at west, to Yıldırım District at east, while limited by Mount Uludağ at south and by Bursa Plain or İzmir-Ankara highway (former Mudanya-Bursa Railway route) at north (**Figure 1.1**). This enlarged boundary is used as final basemap during entering the collected data into geographical information system (GIS).

The problems occurred during Data Entry Process can be given as

- Inaccessibility to the right tool to use and presenting the collected data
- Lack of harmony in use of technical programs (ArcGIS & AutoCAD & NetCAD & OGC (Open Geospatial Consortium)) in order to reach clear results
- Lack of knowledge in a proper program while overlapping visual and written sources on a common document
- Waste of time in scanning / formatting collected data and preparing a framework for data base, before entering into ArcGIS program
- Inaccessibility to the original visual documents (maps, scatches, and even letters)
- Lack of numerical information in some digital / hardcopy maps / plans
- Weakness of technological facilities in transferring archival hardcopy documents to digital ones.

During the entering process of regulated data into ArcGIS, the old cadastral numbers given in conservation decisions were hardly matched with the new ones, listed in the excel file gathered from the archive of BKTVKBK. Especially in registration activities, drawing the correct building parcel could be a problem, due to this matching problem. Therefore, there caused missing parts in analyzing maps prepared by the researcher. However, there have been recently new studies regulated by Ministry of Culture and Tourism, which is known as National Immovable Cultural Heritage Inventory System (*Tescilli Kültür Varlıkları Tasınmaz Ulusal Envanter Sistemi/TUES*)¹⁸. Instead of being in the beginning process, this study is aimed to contribute into the inventorying of immovable cultural properties together with designated urban, natural and archaeological sites in historic cities of Turkey, like Bursa, on a web-based GIS system for Ministry of Culture and Tourism and other national governmental agencies (**Appendix B**).

Consequently, the written sources, gathered from the literature and the Conservation Councils' archives, are entered into a geographical information system together with the collected visual documents, in order to exhibit and study on the conservation history of Bursa.

1.3.3. Methods used in Evaluation Phase: Visualization and Discussion on the Results of Analysis

The research continues with analysis and evaluation of the data on gathered conservation decisions taken by the Conservation Councils; GEEAYK and BKTVKBK. In order to make a clear evaluation for collected and presented

¹⁸ It is a centralized web-based GIS system, which is capable of cross-querying 10.000 protected areas (archaeological, urban or historical), 100.000 monuments and registered historical buildings, more than 500.000 Conservation Council decisions and nearly 20 million pages of archival documents for all provinces of Turkey (unpublished article by L.Boz, Y.Gülbay, H.M.Aygün, E.Erdoğan, (2014)).

implementations on the maps, it is essential to find out the right titles or keywords for the classification of regulated data, within the framework of normative explanations used in both national and international regulations. This also contributes to bring consistency to various official terms used in legislations and related institutions about conservation issue, and makes the evaluation process of conservation activities in Bursa much more understandable within the concept of the dissertation.

As described above, the terminology problem in this study causes misunderstanding in titles of conservation activities achieved from the related database. Although there are publications¹⁹ related with architectural conservation attitudes and the definitions of urban planning principles, there is still lack of harmony in terminology used for practices and definitions depending on national and international declarations, which also causes linguistic gap between English and Turkish titles used for conservation practices. Hence, it is decided to produce a simple ‘technical dictionary’ in both English and Turkish languages, in order to find out and propose a common terminology for conservation activities within the concept of this dissertation (**Appendix C**).

According to the titles defined in conservation decisions and legal definitions gathered from literature, the common titles used for conservation activities are named as;

1. ‘ Listing²⁰ – *Tescil* ’,
2. ‘ Renovation and Simple Repair - *Tadilat ve Tamirat* ’,

¹⁹ (1) G.B.Altınöz, N.Ş.Güçhan, Y.Ayhan, Ö.Bakırer, (2011); (2) M.Ersoy, (2012).

²⁰ Listing includes terms of both ‘Registration’ in building scale and ‘Designation’ in site scale.

3. ‘ Maintenance – *Bakım* ’,
4. ‘ Measured Drawing - *Rölöve Projesi* ’,
5. ‘ Restitution Project - *Restitüsyon Projesi* ’,
6. ‘ Restoration Project - *Restorasyon Projesi* ’,
7. ‘ Comprehensive Repair – *Esaslı Onarım* ’,
8. ‘ Implementations – *Uygulama İşleri* ’,
9. ‘ Renovation Implementary Project – *Yenileme Uygulama Projesi* ’
10. ‘ Transportation – *Nakil* ’
11. ‘ Expropriation – *Kamulaştırma* ’
12. ‘ Documentation – *Tespit* ’
13. ‘ Conservation Development Plan – *Koruma Amaçlı İmar Planı* ’
14. ‘ New Building Construction in Designated Areas – *Sit Alanlarında Yeni Yapılaşma* ’
15. ‘ Revised Conservation Development Plan – *Revizyon Koruma Amaçlı İmar Planı* ’
16. ‘ Revision in Conservation Development Plan – *Koruma Amaçlı İmar Planı Değişikliği* ’
17. ‘ Expanded Conservation Development Plan – *İlave Koruma Amaçlı İmar Planı* ’
18. ‘ Street Rehabilitation Project – *Sokak Sağıklaştırma Projesi* ’
19. ‘ Master Plan – *Nazım İmar Planı* ’
20. ‘ Implementary Development Plan – *Uygulama İmar Planı* ’

21. ‘ Local Development Plan – *Mevzii İmar Planı* ‘

22. ‘ Management Plan – *Yönetim Planı* ‘

23. ‘ Parcellation / Cadastral Plan – *Parselasyon Planı* ‘

On the other hand, some of these definitions have never been used in conservation decisions related to cultural properties of Bursa, which caused new definitions to be added into this list. For instance, there is not any use of ‘Expanded Conservation Development Plan’ and ‘Management Plan’, whereas ‘New Additions’ into the historic buildings and ‘New Implementary Plans’ applied within historic areas are frequently mentioned in Councils’ decisions. Finally, the list of conservation activities is revised and classified into two scales; building and site scales.

According to this grouping, the conservation activities in building scale are classified according to the conservation decisions related with;

1. Registration of immovable cultural properties
2. Architectural Conservation Implementations
 - 2.a. Repair / Maintenance of Cultural Properties
 - 2.b. Transportation of Historic Buildings
 - 2.c. Excavation and Preservation of Archaeological Remains
 - 2.d. Collapse and Reconstruction of Documented Historic Buildings
 - 2.e. Transportation of Historic Building
 - 2.f. Restoration of Historic Buildings and Archaeological Remains
 - 2.g. Rehabilitation of Historic Buildings and Archaeological Remains
3. New Building Construction Applications

3.a. Single Building Design Project in Registered Parcels

3.b. New Implementary Project in Registered Parcels

3.c. New Building Constructions in Registered Parcels

3.d. New Additions attached to Historic Buildings

The conservation activities in site scale are also classified according to the decisions related with;

1. Designation of historic areas

2. Conservation Activities in Planning of Historic Areas

2.a. Conservation Development Plans in historic areas

2.b. Revision of Conservation Development Plan within a defined historic areas

2.c. Application of Conservation Decisions in Development Plans

2.d. Architectural Conservation Implementations in Site Scale

2.d.1. Street Rehabilitation Projects

2.d.2. Excavation and Preseervation in Archaeological Sites

3. New Planning Implementations within Historic Areas

3.a. Transition Period New Building Principles

3.b. New Building Construction Principles in Conservation Development Plan

3.c. New Building Construction Principles in Development Plan

3.d. New Public Improvements in Historic Areas

3.e. Urban Design Projects in Historic Areas

3.f. Regulation Plans in Historic Areas and Designated Sites

3.f.1. Landscape Plans

3.f.2. Environmental Regulation Plans

3.f.3. Archaeological Park Plan

3.g. Implementary Development Plans

3.h. Development Plan Corrections and Revisions

3.i. Cadastral Plan Corrections and Revision

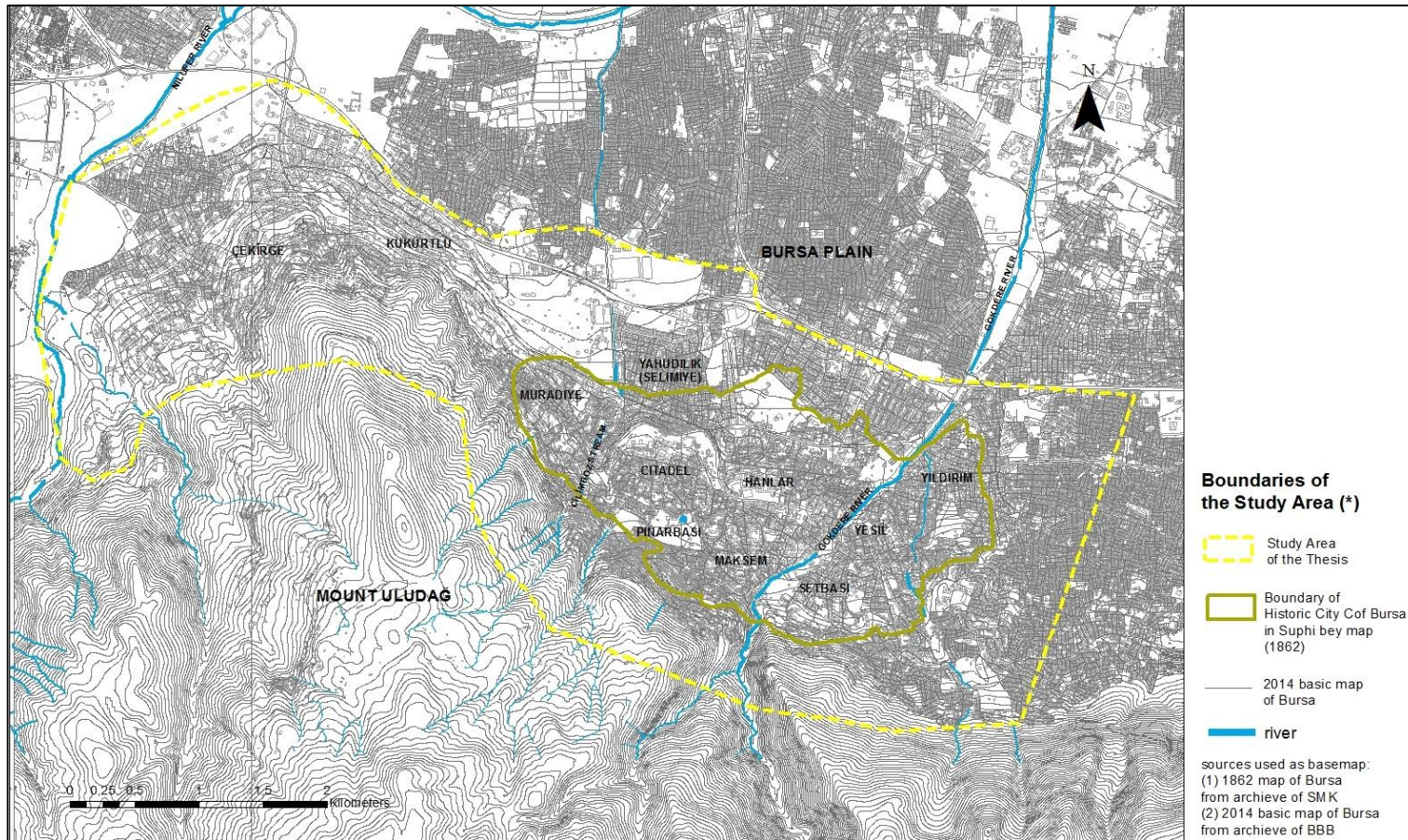


Figure 1.1: Boundaries of the study area in City Center of Bursa (2014)

Table 1.1: Table of Urban and Conservation History of Bursa

(This table was prepared and presented for proposal presentation of this dissertation, in June 2011)

URBAN HISTORY of BURSA				CONSERVATION HISTORY of BURSA	
TIMELINE	EVENT	VISUAL DOCUMENT	ACTORS	VISUAL DOCUMENT	EVENT
A. Before Ottoman Period	before Bithynia	city of ATUSSA			
	Bithynian Prusa (BC 327 - BC 74)	'Formation of 'Prusa Ad Olympium'	Kral I. Prusias ve Kartacalı Hannibal		
	Roman Prusa (BC. 74 - ?)	City of Baths and Monasteries	Imparator Trianus and Governor Plinius		Conservation of Religious Antique Spaces
	Byzantine Bursa (12th c. - 14th c.)		Imparator Justinianus and İmparatoriçe Theodora		
	Siege of Osmanlıların Principality (1315-1325)	Garrison Town within the Citadel	Sultan Osman		
B. Ottoman Period	First Capital of Ottoman Empire (1326-)	Formation of an Ottoman City	Sultan Orhan Bey (1326 - 1360) I. Murad Period (1360-1384) Yıldırım Bayezid Period (1389-1402)		Conservation and Reuse of Monuments in CITADEL
	Commercial City Bursa	Depredation of Bursa	Siege of Timur (1402 - 1413)		Deformations on Monumental Buildings
		Renovation and Enlargement of Bursa	Çelebi Mehmed Period (1413 - 1421)		
		Construction of New Citadel Walls	II. Murad Period (1421-1451)		
			I. Ahmed Period and Celali Rebellions (1608-1649)		Deformations of Commercial Center
		Definition of Bursa via Travellers Notes	Evlâya Çelebi (17th century)		
			Map of Niebuhr (1767)	Map of Niebuhr (1767)	Documentation of Districts in 18th century Bursa
			Charles Texier (1834)		
			Hayrullah İbn-i Abdülhak Efendi (1844, 1851-1852)		
	Transformation and Reconstruction of Bursa	Deformations after 1855 Earthquake	Map of Suphi Bey (1857-1862)	Map of Suphi Bey (1857-1862)	Documentation of Historic Buildings and Areas in Bursa
		Beneficial Reforms and Westernization Movements	Sultan Abdülaziz Period (1861- 1876)	Surveyor Suphi Bey Ahmet Vefik Paşa period (Anadoluhisari Kütüphanesi) (1863-1864)	Restoration and Reuse of Historic Monuments (YEŞİL TOMB : by Leon Perlelle)
			1/1.000 ölçekli Sigorta Haritası (1880)	Ahmet Vefik Paşa period (Governor) (1879-1882)	1/1.000 ölçekli Sigorta Haritası (1880)
			1/20.000 ölçekli 'Brousse' Haritası (1905)	Governor Ahmet Münir Paşa period (1891-1897)	1/20.000 ölçekli 'Brousse' Haritası (1905)
			1/10.000 ölçekli 'Bursa Şehrinin Haritası' (1907)	Governor Mümtaz Reisit Paşa period (1903-1906)	1/10.000 ölçekli 'Bursa Şehrinin Haritası' (1907)
			1/8.000 ölçekli 'Plan Officiel De La Ville Brousse' (1922)		1/8.000 ölçekli 'Plan Officiel De La Ville Brousse' (1922)
					Urban Transformation of Historic City Center after Beneficial Reform Movements
	Early Republican Efforts (1923- 1950)	Construction of New Public Buildings and Squares	Plan of Karl Lörcher (1924) First Cadastral Plan (1933-1934)	Planner Karl Lörcher Macit R. Kural and Bruno Taut	Restoration of major Historic Monuments in Bursa YEŞİL MEDRESE (1927) and YEŞİL TOMB (1938)
		Documentation of Ottoman Bursa before 1950		Sedat Çetintaş (1946, 1952)	Architectural Drawings of Orhan Camii, Beyhanî (Emirhan), Eskenî Hamamı, Alâaddin (Alâeddin) Camii, Hüdavendigar Camii, Eski Kışla, Yıldırım Camii, Yıldırım Medresesi, Yıldırım Darüşşifası and Ulucami
		Proposal for a New Industrial District	Plan of Henry Prost (1938-1940)	Governor Şerif Soyer period (1935-1939)	Plan of Henry Prost (1938-1940) proposal for using HANLIAR DISTRICT as 'Commercial and Cultural Center' proposal for using BATHS in Çekirge District as 'Touristic Center'
		New Public Improvements			Conservation Activities on ARCHEOLOGICAL SITES in and around Bursa
		opening New Roads in city center			
		construction of New Public Buildings		Governor Haşim İşcan period (1945-1950)	Destructive Public Improvements in Historic City Center
	C. Turkish Republican Period	1958 Fire in Historic Commercial Center			Destructive Effects of 1958 Fire on Historic Commercial Center
		1957 plan (showing the building lots)			
		Preparation of a sketch of Bursa Plan, including districts and city roads in 1950s	a sketch of Bursa Plan, by Gabriel	Albert Gabriel (1958)	Documentation of Bursa
		New Planning Decisions of Piccinato Plan	Plan of Luigi Piccinato (1958-1990)	City Planner Luigi Piccinato Architect Emin Canpolat	Plan of Luigi Piccinato (1958-1990) Conservation Decisions of Piccinato Plan (Renovations-Reconstructions-New Additions)
		New Industrial Areas	Bursa Kenti ve Yakın Çevresi Nazım Planı' (1976)	Mayor İsmet Talgâh Period (1973-1977)	Muradiye ve Hisar Çevresi için Koruma Amaçlı İmar Planı (1976)
			Bursa Nazım İmar Planı' (1978)		Arkeolojik, Doğal ve Tarihî Sit Alanları Koruma Geliştirme Planı (1978)
			İpekçilik ve Maksim Caddeleri civarının İmar planı (1969)	Mayor Mustafa Eroğlu Period (1977-1980)	Maksim-Gökdere Koruma İmar Planı (1979)
		Becoming an Industrial City	1/5000 ölçekli Bursa Nazım İmar Planı' (1980-1984)	Mayor Ekrem Barışık Period (1982-1989) – Conservation Activities done by Bursa Chamber of Architects since 1982	Tarihî Yaya Akso Projesi' (Kapalıçarşı'dan Hüdavendigar Külliyesi'ne Kadar) Mahalle Evleri Projesi' (1982) Tophane ve Çevresi İmar Planı (1983) Hüdavendigar Külliyesi ve çevresi nin düzenlenmesi (1983) Kale Sokak Fotogrametrik Belirleme Çalışması (Nisan-Temmuz 1984) Hisar Bölgesi'ndeki arkeolojik yapıların korunması ve düzenlenmesi (Haziran 1981 – Mayıs 1985) Tarihî Kale Sokak Sıhhileştirme Projesi (1985) Osman Gazi ve Orhan Gazi Türbeleri ve çevresinin düzenleme çalışmaları (Ağustos 1985-Ağustos 1986) Ulucami ile Orhan Camii arasında meydan düzenlenmesi (Kasım 1984 – Kasım 1986) Bursa Şehrinin Hıyaslı-Hanlar Bölgesi Koruma Geliştirme Projesi (1988-1989)
					Tarihî 'Günde Bursa' symposium for the Association of local authority, expert and public during Conservation Activities Conservation Prizes to the Municipality
			1/5000 ölçekli Bursa Nazım İmar Planı (Revizyon) (1990)		Yeşil Camii ve Türbesi Çevre Düzenlenmesi'... Cengiz Bektaş Yıldırım Külliyesi Çevre Düzenlenmesi'... Cengiz Erüzüm Emirsultan Camii ve Çevresi Düzenlenmesi'... Cengiz Erüzüm
					Muradiye Koruma Amaçlı İmar Planı Çevresinin Düzenlenmesi' (1991)
			1/5000 ölçekli Nazım İmar Planı Revizyonu (1995)		Yerel Gündem 21' toplantısı (1995)
					Bursa Yerel Gündem 21 Cümalihekkâ Koruma-Yapıtmâ '98 Projesi (Ekim 1997-Şubat 1999)
			1/100.000 ölçekli Çevre Düzeni Planı (1994-2004)		
			Bursa Halkın Yararına Projesi (2009)		Arkeopark Projesi'
	Becoming a Metropolitan City			Mayor Erdoğan Bilenser Period (1999-2004)	
				Mayor Hikmet Şahin Period (2004-2009)	

Table 1.2: Attribute Table Defining the Conservation Activities

Information about CONSERVATION ACTIVITIES in BURSA, after the proclamation of Republican Turkey													
according to the CONSERVATION DECISIONS (CD) gathered from the archive of BKTIVKK (regional conservation council)						Date	according to the LITERATURE SURVEY (L)						
Source / Decision Number	Appendices attached to the Decision	aim of / reason for the activity	Type of Activity	name of the Cultural Property	ID		ID	name of the Cultural Property	Type of Activity	Project Owner/s	Stakeholder/s	aim of / reason for the activity	SOURCE
						?	L_HB_A_01	Yeşil Medrese	REST			in order to reuse as Museum of Archeology	Madran, 1977
						September 1938-1939	L_HB_R_01	Yeşil Türbe	REP , PD	Mecit Rüştü Kural, as the head of the Committee for Antiquities' Protection since 1935	Bruno Taut	Taut's main aim is to re-fashion the historical image and panoramic view of the Tomb, which is the symbolic character of Bursa since being a landmark with its green İznik tiles	Gasco, 2010: 15-36 Taut's unpublished report: "Bericht über die Renovierung der Yeşil Türbe"
											Albert Gabriel	Gabriel's approach was different from Taut's one; Whereas Taut deals with aesthetic and formal issue, Gabriel's considerations are definitely more practical and are addressed to specific technical issues.	Kural, 1944: 97- 100
						1969	L_HB_A_02	Reyhan Paşa Hamamı	SR				Yayayan Müze Kent Bursa Çalışmaları (Eylül,2009): 11
1969	L_HA_A_02	Maksem ve İpekçilik Districts	UDP					in order to prepare a drawing of Development Plan of İpekçilik and Maksem Districts, acc. to the notes of Turgut Yalın, as a City Planner	(Oğuzoğlu, 2008: 112)				
16.09.1973 / 7420		in order to prepare an implementation on Urban Development Plan in Hisar District, within the old Citadel City	PD	Hisar district and its surrounding	CD_HA_R_01	16.09.1973							
						20.Eki.73	L_HB_A_03	a 19th century Ottoman kiosk in Çekirge	REST			in order to reuse as 'Atatürk Museum'	Bursa Kent Rehberi
19.04.1974 / 7763	the registration list, maps, and photographs, prepared by Besim Çeçener	to establish historic areas as 'site', while registering historic buildings within Hisar District	REG	Hisar district and its surrounding	CD_HA_App_01	19.Nis.74							
		to define the principles of conservation implementations in registered dwellings	SRP		CD_HA_A_01								
		to define newly building constructions in historic areas	INFILL										
						1975	L_HB_A_04	Yeşil Medrese	REST			in order to reuse as 'Türk-İslam Eserleri Müzesi'	Bursa Kent Rehberi
09.07.1977 / A 625	the list of the registered buildings	to register the historic buildings within city center of Bursa	REG	PAFTA 23-1, 24-1, 25-1 / 1000 ; PAFTA 35-1, 36-1, 37-1, 38-1, 39-1, 45-1, 46-1, 47-1, 48-1, 49-1, 56-1, 57-1, 58-1, 59-1, 60-1, 61-1, 65-1, 66-1, 67-1, 68-1, 69-1, 71-1, 73-1, / 500	CD_HA_App_02	09.07.1977							
14.10.1977 / 1174	"Bursa Kent Bütünü ve Yakın Çevresi" 1/25 000 Nazım Planı Açıklama Notu (1995)	to define conservation planning decisions in city center of Bursa	PD	city center of Bursa	CD_HA_R_02	14.10.1977							
28.04.1978 / 426	1/500 ölçekli 1-2-3-4-5-6-7-8-9-19-20-21-22-30-31-32-33-34-41-42-43-52-53-62-74-75-76 paftalar, listeler ve envanterleri	to complete the registration of the historic buildings within Muradiye and Çekirge Districts	DREG	Muradiye and Çekirge Districts	CD_HA_R_03	28.04.1978							

Table 1.3: Matrix table of type of cultural properties and conservation activities

	TYPE OF CONSERVATION ACTIVITIES					
	Research (R)		Approval (App)		Application (A)	
Historic Area (HA)	Symposium	SYMP	Street Rehabilitation Project	SRP	Street Rehabilitation Project	SRP
	Documentation	DOC	Rehabilitation Project	RP	Rehabilitation Project	RP
	Report on the current state	Rep	Conservation Development Plan	CDP	Conservation Development Plan	CDP
	Proposal Demand on Conservation	PD	Infill within the Historic Area	INFILL	Infill within the Historic Area	INFILL
	Demand on Registration	DREG	Environmental Regulation Project	ERP	Environmental Regulation Project	ERP
			Urban Regeneration Project	URP	Urban Regeneration Project	URP
			Urban Design Project	UDP	Urban Design Project	UDP
		Registration Decision	REG			
Historic Building (HB)	Symposium	SYMP	Restoration	REST	Restoration	REST
	Documentation	DOC	Simple Repair	SR	Simple Repair	SR
	Report on the current state	Rep	Partial Reconstruction	PRConst	Partial Reconstruction	PRConst
	Proposal Demand on Conservation	PD	Reconstruction	RConst	Reconstruction	RConst
	Demand on Registration	DREG	Registration Decision	REG		
Archeological Remains (AR)	Symposium	SYMP	Restoration	REST	Restoration	REST
	Documentation	DOC	Simple Repair	SR	Simple Repair	SR
	Report on the current state	Rep	Partial Reconstruction	PRConst	Partial Reconstruction	PRConst
	Proposal Demand on Conservation	PD	Reconstruction	RConst	Reconstruction	RConst
	Demand on Registration	DREG	Organized Excavation	EXC	Organized Excavation	EXC
			Transportation	TRANS	Transportation	TRANS
		Registration Decision	REG			

CHAPTER 2

URBAN DEVELOPMENT OF BURSA WITH SPECIAL EMPHASIS ON 19TH AND EARLY 20TH CENTURY

In this chapter, the formation and change of the historic core of Bursa as well as the earliest conservation applications for historic buildings are defined. Under three titles the chapter reveals the foundation of Bursa which was a castrum in the ancient era and its development as an ‘Ottoman city’ after 1326 when it was named as Bursa. Subsequently, with reference to Suphi Bey’s map dated to 1862, a product of Tanzimat Era reforms, the first urban renovation activities and conservation approaches in the city are discussed. The last part of this chapter examines the initial conservation and restoration interventions in the Turkish Republic from its establishment in 1923 to the foundation of the The High Council for the Historical Real Estate and Monuments (GEEAYK) in 1951.

2.1 Foundation and Expansion of Bursa, until 1862

Attusa, the oldest settlement in Bursa found in written documents²¹, was located in the fertile plain between Osyrs (modern Nilufer) stream and Olympus Mysius (Uludağ). The ancient town was on the main road connecting important settlements such as Byzantion (Istanbul) and Chalcedon

²¹ “...urbs fuit inmensa Atussa nomine, nunc sunt XII civitates inter quas Gordiu Come, quae Iuliopolis vocatur.” Pliny the Elder, V, 11.143

(Kadıköy) in the north and Pergamon and Ephesos in the south (Özgan, 2008:20). Kurşunlu Road, stretching from the Çekirge district to Fledar Plain in the bank of Osyrs (Kaplanoğlu, 2000: 36-37) is one of the important routes of the ancient era.

According to the surveys held in Bursa region, the earliest settlements are dated to the Chalcolithic period. These first settlements are located in and around the vicinities of Mt. Olympos (Uludağ), Keles, Apollonia (Gölyazı), Nikaia (İznik), Kios (Gemlik), Apameia (Mudanya), Atranos (Orhaneli), and Meiletepolis (Mustafakemalpaşa) (Tonak, 2010: 49). In addition to the intact archaeological remains, there are various findings excavated from tumuli around Bursa (Cengiz, 2006: 21). The tumuli, in the surrounding of Iznik Lake have been popular survey locations since 1942. The archaeological excavations²² contributed to discovery of the traces of Neolithic, Chalcolithic, Early, Middle and Late Bronze Age civilizations in Bursa region. In addition to these studies around the city centre, the remains of the citadel walls surrounding Hisar District are still legible. As the numismatic and epigraphic studies of the coins and inscriptions reveal, cults and temples of various deities existed in Prusa²³.

Prusa, the ancient Bursa, started to be settled since 2th BC., is known as one of the three cities established within the borders of BITHYNIA²⁴ (Kaplanoğlu, 2000:18) (Cengiz, 2006:20) (**Figure 2.1**), one of the ancient

²² These excavations are dated to 1948 (by Prof. Dr. Kılıç Kökten and Prof. Dr. Şevket Aziz Kansu), 1960s (by J. Mellaart, C. Cullner, and D. French), and 1980s (by M. Özdoğan and J. J. Roodenberg).

²³ Some of the Bithynian deities found in literature are: Zeus Kersoulos, Zeus Brontos, Asklepios-Hygeia, Isis-Serapis, Apollon-Aphrodite (Özgan, 2008: 22).

²⁴ According to Kaplanoğlu (2000: 18-19), the civilizations which established permanent settlements in Anatolia by 4th century BC are Lycians, Karians, Cappadocians and Bithynians.

civilizations of Anatolia.²⁵ Bithynians, a branch of ancient Tracians, settled near the *Strymon* (Struma) river, migrated to western Anatolia with their relatives Thynii, due to Scythian raids in the beginning of the 7th century BC (Yalman, 1977: 3) and settled primarily around *Sangarios* basin and Bursa plain (Çetin, 1994: 14). Kaplanoğlu (2000) regarding the field survey he took with Inalcık, states that these geographical borders were in use until the Ottoman era. For Süel (1996: 26) the major part of Bursa remains in Bithynia and the rest is in Northern Mysia. According to Umar (? :10), although Bursa became a city during the Kingdom of Bithynia²⁶, the date of its foundation has not been explored yet.

Bithynian cities were usually built in Greek style beyond the seashores offering natural ports or upon hills with defensive advantages. The ‘acropol’ upon the hilltop and a fortified ‘polis’ on the hillskirts are the main elements of Bithynian cities (Kaplanoğlu, 2000: 109-110)²⁷. The Hisar region fortified by King Prusias I (230-187 BC) remained as the center of *Prusa ad Olympon* founded by Hannibal of Carthage (Süel, 1996:32) until present.

²⁵ For Strabon, Bithynia is bordered with *Sangarios* (Sakarya) river in the east; *Chalchedon* (Kadıköy) Sea and *Byzantion* in the north; *Propontis* (Marmara Sea) in the west; *Mysia* and *Phrygia ad Hellepontos* (Phrygia Epictetus) in the south (Süel, 1996: 26). According to Kaplanoğlu (2000:77-78), the territory surrounded with Kadıköy-Gerede-Uludağ and Gölyazı to the east of Lake Apolyont is named *Bithynia*.

²⁶ In 297 BC, Zipoites, son of Bas, a Bithynian prince, conquered İznik region and established the Kingdom of Bithynia which reigned until 74 BC (Süel, 1996: 32).

²⁷ The settlements featuring Bithynian cities around Bursa are: (1) Asartepe in Mudanya / Ömerbey Neighbourhood, (2) Tahtalı village to the west of Bursa (3) Otrora located on the Katırlı ridge between İznik Lake and Yenişehir Plain.

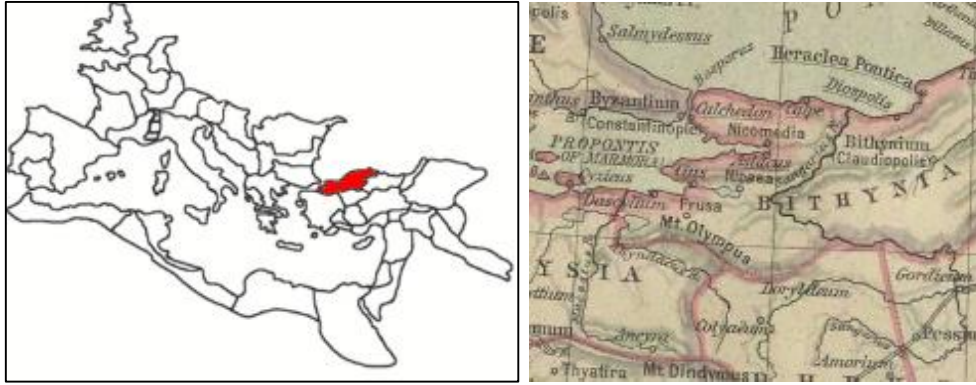


Figure 2.1: Location of Prusa in the Bithynian Empire (Pitcher, 2001)

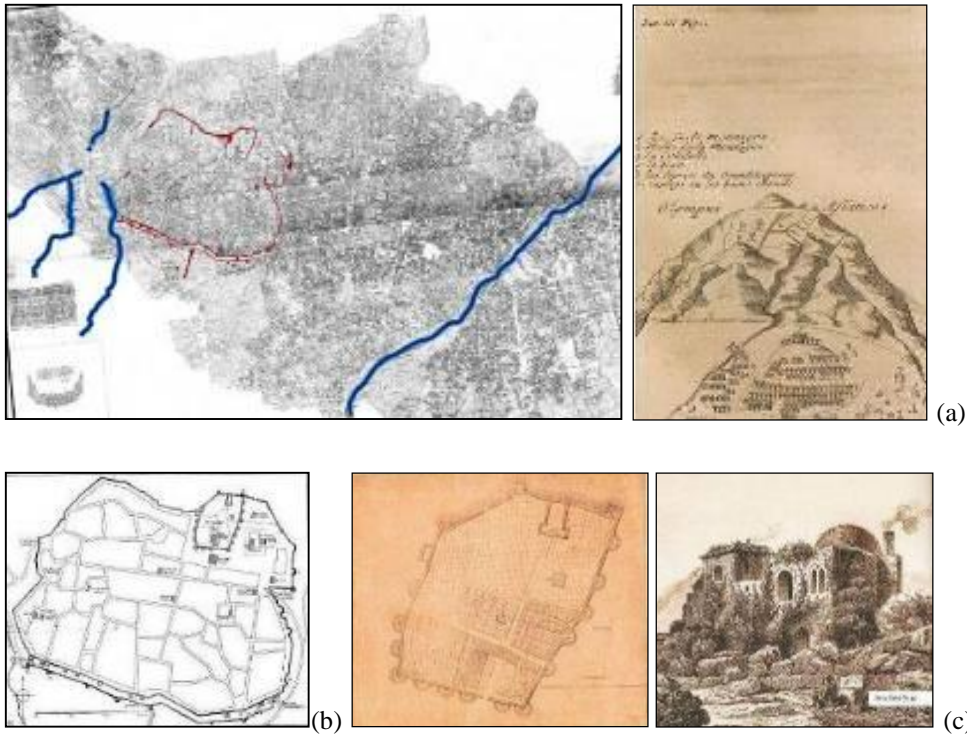


Figure 2.2: (a) The gravure of Prusa (Bursa), by George Wheler (source: Cengiz, 2006:24) ;
 (b) Restitution Drawing of the Citadel, revealing the five gates on it (Gabriel, 1958: 25) ;
 (c) Bey Sarayı (Byzantine Palace), drawings from Suphi Bey Map(1862) and from travellers' sketches (source: Alaaddin Mahallesi, Bizim Mahalle, ? :18-19)

The fortifications in Bursa are composed of two parts; a ‘keep’ / ‘acropol’ for accommodation of the city authorities and a ‘bailey’ surrounding the ‘polis’ where city people inhabited (**Figure 2.2.a**). Following the Bithynian era, this urban configuration based on the hierarchical use of the city walls continued through Roman, Byzantine and Ottoman times. The Byzantine palace built in the acropol in the Hisar district which is presently occupied by the Officer’s Club was continued to be used as Tekfur Palace²⁸ after the Ottoman conquest became the mayor’s residence after 1453 (Kaplanoğlu, 2008: 72) (**Figure 2.2.c**). In order to unearth the remains of this Byzantine Palace, excavations started in the parking area beside the State Hospital in 1935.

There are five gates / entrances in the periphery walls surrounding the polis: (with modern names) *Kaplıca Kapı* is located in the west; *Hisar (Saltanat) Kapı* in the east; other three gates, *Zindan Kapı*, *Fetih Kapı (Su Kapı/Pınarbaşı Kapı)* and *Yer Kapı (Bab-ı Zemin)* lead up to Mount Uludağ. The two main axes, Ortapazar Avenue between *Hisar Kapı* and *Kaplıca Kapı* and Kavaklı Avenue between *Hisar Kapı* and *Yer Kapı* crosscuts orthogonally forming gridiron urban plan (**Figure 2.2.b**).

In Prusa which exhibits Hellenistic city properties, Cilimboz stream in the east of walled city was transformed into an artificial canal by excavating the lime stone ground in order to reroute the Pınarbaşı stream, the main water source of the city, starting in the skirts of Uludağ as well as gaining land. The exact location of this canal, which was built to contribute to the water demand of the city, is presently unknown as it has been infilled²⁹. For the rehabilitation of this ancient canal and its surrounding located to the south-western edge of Hisar district, within the archaeological site, Cilimboz Valley Urban Design

²⁸ Although remained intact until the middle of the 19th century, there is not any remains related to Bey Sarayı, at present.

²⁹ Kaplanoğlu (2000:114) complains about the lack of archaeological excavations around this location.

Project was launched in 2003. However, despite certain cleaning and renovation works were held in the flood plain, there is not any extensive archaeological report for the site³⁰.

According to Umar (? :10), many new buildings were constructed in Prusa, in the beginning of 2nd century AD, in the reign of Trajan (51-117 AD). Kaplanoğlu (2000:113), states that while the public buildings were built with rubble or cut stone masonry, residences were two storeyed timber structures built over masonry foundations. Plinius³¹, Roman praefect and Trajan's envoy, lists main architectural elements in Prusa as the fortification walls, a gymnasium, arcaded public spaces, a mound and the bust of Emperor Trajan³² in his letters (Süel, 1996: 32). Besides these, epigraphical information gathered from the inscriptions on the city walls, as well as numismatic research on coins from the reigns of Caracalla and Didius Julianus, on which temples in Ionic and Doric order are depicted, indicate the existence of temples in the city, one of which must have been the Temple of Zeus located in Hisar on the slopes of Mount Uludağ (Özgan, 2008: 22, 25).

In one of his letters, Pliny, Roman Praefect, mentions of the squalidness of the baths and suggested construction of a new bath on the site of an old house in front of which there was a temple in the city but Trajan rejected building of a baths on a sacred ground and proposed another location ((Kaplanoğlu, 2000: 179) ; (Corsten, 1993: 37-39))³³. This decision of the emperor may be considered as the first protective act for the built environment in Bursa. After

³⁰ Relevant Council Decisions: BKTVKBK: (1) 9701/22.03.2003; (2) 9735/04.04.2003; (3) 9875/20.06.2003; (4) 2613/29.05.2007; (5) 301/26.10.2007; (6) 942/13.07.2012) are given in the 3rd chapter of this thesis.

³¹ C.Plinius Caecilius Secundus (109–111 AD) (Güçlü, 2007:76).

³² Emperor Trajan's bust was erected on an obelisk in the middle of the city square between Hisarkapı and Kaplıca Kapı (Kaplanoğlu, 2008: 72).

³³ For the information given by Thomas Corsten refer to (Kaplanoğlu 2000:178-179).

Trajan (117-138 AD), during the reign of Emperors Hadrian and Justinian (527-565 AD) a 'Spa Center' was established by using hot water springs in royal baths spread around Çekirge and Kükürtlü districts (Belger, 1948:42)³⁴.

Between 10th and 13th centuries Bithynian cities structurally changed. During the Turkish raids the people of the city who sought refuge behind the city walls caused overpopulation in the inner castle which resulted with an organic urban pattern composed of narrow, irregular streets and cul de sacs (Kaplanoğlu, 2000:72, 112). Accomodation of the poor, who could not afford to live in the city centre, was provided with hovels built beside the city walls (Kaplanoğlu, 2000:108, 113). After 1300s, many religious buildings including mosques, churches, monasteries as well as hermitages were built on the slopes of Uludağ, within the city walls³⁵. The largest of them was the Monastery of St. Elias and three churches which were located on the site which is occupied by the Tombs of Osman Gazi and Orhan Gazi (Hızlı, 2008:41). Although no trace is observable, archaeological excavations³⁶ suggest that once there were a palace and a military barracks located in this spot of the Citadel.

The excavations, held by the Bursa Museum within the scope of the restoration project of city walls, revealed remains of another ancient building. According to the research of Prof. Dr. Mustafa Sahin, these remains may belong to the St. Michael Church, which was constructed by the order of

³⁴ Bursa which was considered as a garrison city in the Byzantine Era was named Soteropolis due to its healing waters during the reigns of Justinian, Theodora and Constantine VII.

³⁵ According to R. P. Bernardin Menthon who wrote on the hermits of Uludağ (L'Olympe de Bithynie-Ses Saint, Ses Couvents, Ses Sites, Cure latin de Brousse, Paris 1935), there were many monasteries and hermitages on Mt.Uludağ during the Byzantine era (Kaplanoğlu, 2000: 43).

³⁶ These excavations were held in 2000s, with the supports of Bursa Researches Centre, Bursa Metropolitan Municipality, and Bursa Governorship, in order to unearth the foundations of this Byzantine Palace.

Emperor Justinian I, in 6th century. A stone masonry baptistery, built in three naved-basilica plan was also discovered during the excavations³⁷.

Following the Mongol invasion in 1277, Rum Seljuks divided into smaller entities named the Turkish Principalities and moved to the coastland. Among these, following the lead of Ertugrul Gazi, Osmanoğulları Principality which belongs to the Kayı branch of Oguz Turks, settled in the surrounding of Sogut (winter quarters) and Domania (summer quarters). Osman Bey³⁸ who succeeded Ertugrul Gazi conquered Bilecik, Karahisar and İznik and laid a siege on Bursa (**Figure 2.3**). During the siege, which took ten years (1315-1325), two lookout towers (Balabancık and Gazi Aktimur Towers) one of which was on the hill in the east and the other was on the plainland near the hot water springs were built (**Figure 2.4**) ((Kemal, 2008:131) ; (Dağlı and Kahraman, 2005: 8)).

After this, in the first quarter of the 14th century in 1326³⁹, Orhan Bey, successor of Osman Bey, by conquering this Byzantine city which was

³⁷ However, presently, the excavations in this area is stopped due to the reconstruction and restoration works in city walls around Tophane District and this situation is an obstacle for discovery of new built heritage in the Bursa city centre (Yeni Eksen; http://www.bursadakultur.org/tophanede_kilise.htm, last accessed on 11.06.2012).

³⁸ *1259/658 yılında Ertuğrul bey ölünce Söğüt yurdunun beyliğini, İnönü olayında ün kazanmış Osman Bey almış...beyliği ancak IV. Gıyaseddin tarafından 1284/683 onaylanmış ... gönderilen menşurda kendisine Söğüt eyaleti beyliği verildiği gibi 'Osman Şah' ünvanı da verilmiş (Kemal, 2008: 103-104).*

³⁹ According to Oğuzoğlu (1996: 36), Prusa, which was a town during the Byzantine era, became the administrative centre of a new state and a focus of a new political formation when it was conquered by Turkomans under the leadership of Orhan Bey in April 6th 1326 (Algül, 1996: 38). For Kemal (2008: 162-163) Orhan Bey give the city as a present to Prince Murad in 1331 when he conquered İznik (Nicaea), an important centre of Byzantine Empire, and made the city the capital. Later in 1335 Orhan Bey moved the capital to Bursa again. The variety of information in documents indicate that when Bursa was made the capital of Ottoman state in unclear.

located on the eastern trade route created an opportunity to establish a new state.

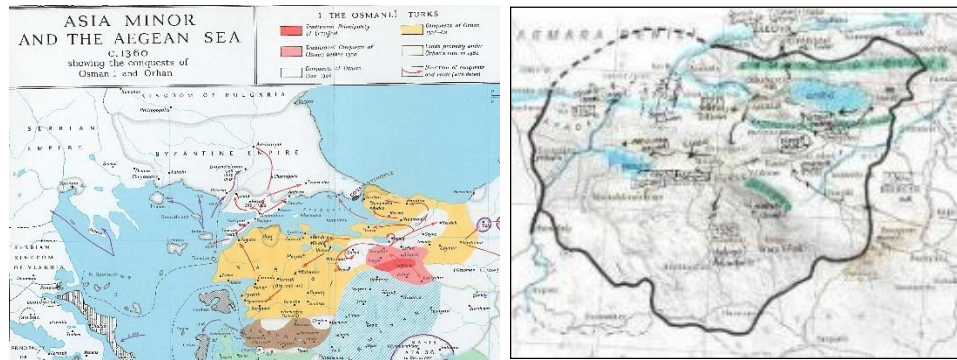


Figure 2.3: Routes of the Conquests and Boundaries of Principalities, until 1360s (Pitcher, 2001).

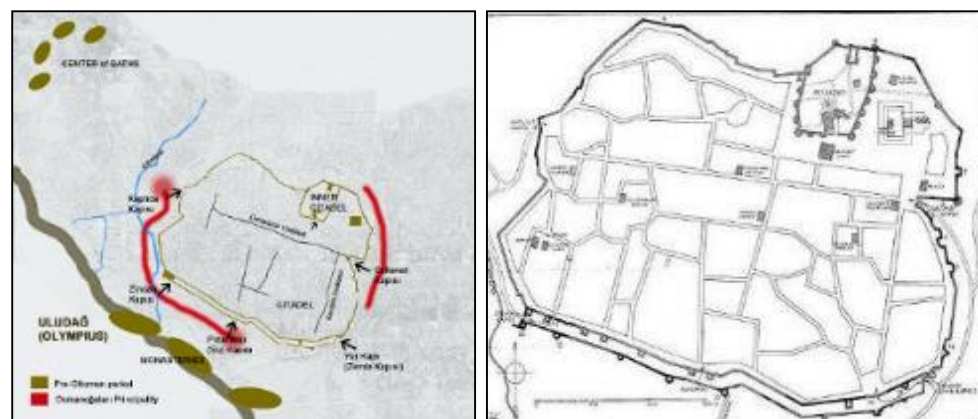


Figure 2.4: The Citadel of Bursa, by the conquest of the Ottomans (Gabriel, 1958:25)



Figure 2.5: A miniature depicting the besiege of Bursa by the Ottomans (Cengiz, 2006: 54-55)

Construction of a mosque, a bath and a fountain by Alaaddin Bey, a heir of Osmanogulları Dynasty, and use of a Byzantine palace points out that the intramural social life continued in Bursa, a fortress city during the Principalities period (Çelik, 1996: 16-17) (**Figure 2.5**).

After the conquest of the city, a gymnasium, a stadium, a baths, twenty shops, a large library, seven religious buildings including churches and monasteries⁴⁰, many fountains and the bust of Trajan⁴¹ survived until 17th

⁴⁰ Kaplanoğlu (2000: 180) defines the location of these seven religious buildings as: (1) St. Elias Monastery and St. Helen Church in the site of the Tomb of Osman Bey (2) in the site of Kavaklı Masjid, (3) The old phase of Üftade Mosque, (4) Tessera remains which believed to be belonging to a church, in the site of the Kireççi Emin's apartman foundations in Yerkapı, (5) A church in the site of Lalaşahin Madrasa (6) a church in the site of Şehadet Mosque, (7) the old Bythinan palace in the site presently occupied by the State Hospital across the Kaplıca Kapı.

⁴¹ The inscription on the statue reads as: "Gymnasiarch Titus Flavius Silon, son of Titus Flavius Phidiscus, the scribe of the Demos and the boule, erected (the bust of) Nerva Traianus Augustus Germanicus Dacius, son of Emperor Caesar Divine Nerva" ed.: (Corsten, I.v. Prusa ad Olympum, nr. 3), tr.. (Güçlü, 2007: 40).

century⁴² (Çetin, 1994: 14); (Kaplanoğlu, 2000: 111, 179); (Dağlı and Kahraman, 2005: 9).

During the reign of Orhan Bey (1326-1360), who made Bursa the capital of Ottoman State, many religious buildings within the citadel were renovated and continued to be used. In 1335, a mosque and an imaret (soup kitchen) were constructed in Bursa⁴³, a monastery was converted to Fetih Mosque and the Tekfur Palace was repaired and transformed to the Bey Palace. According to Eyice (1996: 46), St. Elias church⁴⁴ was renovated and used as the Tomb of Osman Bey (Yavaş, 2008: 54). However, presently, the tomb which was demolished and rebuild after the earthquake of 1855, is not similar with the original. Ets Abayim Synagogue from Roman era was restored and offered to the use of Jews. But, this building could not survive the fire and successive building activities (Özdemir, 2009: 315).

It is verified by Kadi Sicilleri (*Registries of Deeds*) and foundation documents that in addition to the Byzantine fortifications and certain buildings, monuments from Ottoman era were maintained continuously. In her article Bakırer (1972: 115-116) states that, in addition to the construction works took place after the establishment of the Ottoman State, detailed information on the renovation of the Shrine of Orhan Bey can be found in the relevant foundation document. Accordingly, in order to provide the financial means

⁴² According to R. Lubenau who came to visit İznik, there was a ruin of an obelisk, which was thought to be the one carrying the bust of Trajan, in Bursa city square (Kaplanoğlu, 2000: 179).

⁴³ It is recorded in the documents that, in addition to the first masjīd built in the name of Hacı Ahmet near Bey Sarayı (Hızlı, 2008: 42), there were Ahi Hasan (Sürmeli-Tefsirhan) Masjīd, Alaaddin Bey Mosque, Alaaddin Bey Masjīd, Çoban Bey Masjīd, Gazi Aktimur Masjīd, İl-Erioğlu Masjīd, Lala Şahin Paşa Masjīd, Süleyman Paşa Masjīd, and Nilüfer Hatun (Zarphane) Masjīd built in the citadel (Yavaş, 2008: 54) ; (Kemal, 2008: 167).

⁴⁴ "... The rotunda, originally known as St. Michael, but misnamed as St. Elias... was famed as Silver Dome (Kumbet) for its lead covered roof that shines under the sun...", (Eyice, 1996: 47-48).

for the renovation of the Shrine, villages, hans, baths, shops, mills, vineyards and gardens were endowed. The foundation documents also orders that after the renovation expenses were covered, extra money was going to be paid to the employee in the Shrine and if the building would demolish, foundation incomes was going to be distributed to the poor.

According to Evliya Çelebi, Bursa which was a town composed of seven boroughs prior to the Ottoman conquest became an Ottoman city involving neighbourhoods⁴⁵ grew around *Sultani Külliyes* (Imperial Building Complexes)⁴⁶ which were built with the aid of foundations in 14th and 15th centuries (**Figure 2.6**). The armatures of Bursa, a typical Ottoman city are residential areas including houses, masjids and baths, market places, cemeteries, recreation areas, parks and gardens (Cerasi, 2001: 79-210). Tahtakale or *Taht-al-Kala* (below the castle) District⁴⁷ that is located in the east of the Citadel hill is known as the first Turkish settlement in Bursa (Kaplanoglu, 2000: 114). Greeks⁴⁸ were nestled in and around Umurbey District, Kayabaşı, Kırkmerdiven, Balıkpazarı, Kayhan, Demirkapı and Kocanaip while Armenians⁴⁹ migrated from the Eastern Anatolia were placed

⁴⁵ Ali Paşa, Bayezid Paşa, Timurtaş Paşa, İbrahim Paşa, Zeyniler, Hacı İvaz Paşa alm house sites as well as Muradiye neighbourhood developed in this way (Hızlı, 1996:42).

⁴⁶ Five *Külliyes* that reshape Bursa's physical structure are listed chronologically as: (1) Orhan Külliyesi (1339-1340), (2) Hüdavendigar Külliyesi (1363-1366), (3) Yıldırım Külliyesi (1391-1395), (4) Yeşil Külliyesi (1413-1424), (5) Muradiye Külliyesi (1425-1426)

⁴⁷ In order to inhabit the area in the east of Bursa Castle, the riverbed of Gökdere was diverted and in the triangle determined by Maksem-Formara Square-Elmasbahçeler zones a new settlement was formed (Yavaş, 2008: 54).

⁴⁸ Greeks who lived in Western Anatolia migrated to a Christian centre, Iznik as well as Bursa in 13th century after the Mongol Invasion in 1277 (Çetin, 1994: 9-32).

⁴⁹ Armenians who were expelled to Cilicia by Byzantine Emperor Romanos Diogenes and then migrated to Kutahya were invited to Bursa by Orhan Bey and never left the city although they were invited to Istanbul until the end of the Empire (Kaplanoglu, 2000: 88-89).

in Setbaşı, Mollaaarap, Çobanbey and Namazgâh neighbourhoods. According to Izra Venturero,⁵⁰ Jews, who have been living in Bursa since 70 AD were evicted from the Bursa Castle and located in Sakarya Street; others who came from Spain in 1492 were placed in Yahudilik district, presently known as Altıparmak (Özdemir, 2009: 315-316).

By the midst of 14th century, Ottoman Bursa started to expand out of the Byzantine citadel, first to the northern slopes of the Fortress where Orhan Mosque and Emir Han and then Bedesten, Bıçakçılar Baths and Orhan Imaret (kitchen soup) were built. In the beginning of 15th century, Orhan Kulliyesi which was surrounded with long perimeter wall for security reasons was called as '*Aşağı Kale*' (lower castle). Of the two gates on the wall, the one in the north is known as '*Taşkapı*' (Stone Gate) and the other in the south is called as '*Demirkapı*' (Iron Gate) ((Çetin, 1994: 17) ; (Hızlı, 2008: 42)). Today, any trace of this wall is visible. During the reign of Murad I (1360-1389), who succeeded Orhan Bey, new zones were established around the upper parts and southern side of Pınarbaşı, near Muradiye district in the west of the Bursa Castle (Yavaş, 2008: 58). In addition to Hudavendigâr Kulliyesi and twenty monumental buildings,⁵¹ which were built in order to divert the expansion of the city to the west, during the reign of Yıldırım Bayezid (1360-1389) many religious⁵² and communal⁵³ buildings such as Ulucami (Great

⁵⁰ Izra Venturero was born in Bursa in 1939 and performed as the President of the Executive Board of Bursa Turkish Jewish Community between 1979 and 2008. He is a prominent figure in restoration of synagogues in Bursa (<http://bgc.org.tr/ansiklopedi/venturero-izra.html>).

⁵¹ Some of these monumental buildings are: Eski Kaplıca, Kükürtlü Kaplıcası, Nalıncılar Baths, Şehadet Mosque, Koca Naib Mosque, the Tomb of Murad I, and Kapanhan (Çetin, 1994:17). According to Hoca Saadeddin's Chronicle, the architect of these buildings is a Byzantine captive brought from Yalakabad (Kemal, 2008:215).

⁵² Some of these buildings listed in sources are: Somuncu Baba Mosque, Ali Paşa Mosque, Abu İshak Mosque, Gazi Demirtaş Mosque ve Molla Fenari Mosque.

⁵³ Demirtaş Baths, Ördekli Baths, Eyne Bey and Şengül Baths bare among those communal buildings.

Mosque) Kapalıçarşı complex were constructed near the new commercial centre (Kemal, 2008: 272, 279, 358). According to the account of the traveller Schiltberger, 200,000 new houses were constructed in the area between Ulucami and Molla Fenari Mosque as there was no empty plot remained in the Castle (Gölgen 2008: 68) and thus the city started to grow to the east. Sultan Bayezid, who ordered the building of the perimeter wall in order to protect Yıldırım Kulliyesi⁵⁴ and its surrounding that was damaged as a result of the attacks⁵⁵ of Karamanoğlu Principality (Çetin, 1994: 18), also repaired and reinforced Bursa Castle in 1393.

In the Registries of Bursa, renovations of foundation buildings, materials used and the expenses are recorded chronologically. Accordingly, between 14th and 18th centuries, in addition to the budget for renovation works, architects, leadsmiths, water pipeline workers and other artisans were assigned in the documents (Bakırer, 1972: 121). Besides, masjids and other religious or charity buildings which were foundation properties were renovated with the financial support gathered from relevant pious foundation or the state treasury. By the end of 15th century, the foundation deeds start to include task sharing between the experts, for instance it is instructed in the relevant deed that the renovation and administrative works in Piring Han and the shops should be governed by the trustee of the pious foundation (Bakırer, 1972: 119). The Registries give detailed information on the renovation of monuments in Bursa (Bakırer, 1972: 123-125). That is;

⁵⁴ This complex consists of a mosque, a madrasa, an imaret (soup kitchen) an orphanage and a darüşşifaa (hospital).

⁵⁵ Karamanoğlu Ali Bey, son-in-law of Murad I's and his son Mehmed Bey failed conquering Bursa; rebellions were suppressed by Yıldırım Bayezid but these events gave way to weakening of military power (Kemal, 2008: 286-289).

- In the Tomb of Osman Gazi, renovation estimation was made and proposed to the council and it was renovated for the second time in 1508.
- Upon the request for the renovation of the old Yeni Hamam, architect Elhac Mustafa made renovation estimation in 1484 and the building was renovated in 1687 by imperial architects.
- There is detailed information on the materials and budget used in the renovation of Orhan Gazi Mosque and Imaret Mosque made by Orhan Foundation between 1626 and 1808.
- There is information on the renovations that took place between 1751 and 1788 on Emir Sultan Mosque which was constructed by Emir Sultan Foundation. Accordingly, the budget for the replacement of lead coating on the domes of the mosque, repair of windows and tiles as well as renovation of water pipeline was given.

Bursa which has already been an important centre of silk trade by the end of 14th century developed in political and economic spheres by the increase in the revenues gathered from souks and markets⁵⁶. The city, which became prominent with new constructions for public use such as mosques, hospitals and Hams, went to wreck and ruins after the invasion of Mirza Muhammad Shah⁵⁷, grandson of Timur (Kemal, 2008: 358-359). Orhan Mosque was burnt and turned into a stables, the facade of the Great Mosque became illegible due to the fire in front of the portal. Following this invasion through which many important buildings of Ottoman State were destroyed, twenty-two public buildings were constructed in order to improve the conditions of the

⁵⁶ Bursa which became prominent in world trade by the beginning of 15th century is located in a spot that allows spices and silk trade with Tebriz through Tokat, Damascus-Aleppo through Konya, Hungary and Central Europe through Brasov (Hızlı, 1996:42).

⁵⁷ After the Battle of Ankara in 1402 which resulted in Ottoman defeat and capture of Sultan Bayezid by Timur, the state entered to an interregnum period. Timur, who planned to annihilate Ottomans entirely assigned his grandson Mirza Muhammad Shah to sack Bursa which resulted with the spoil of city's resources and destruction of many monuments (Kemal, 2008: 358-359).

citizens (Gölgen, 2008: 68). On the other hand, new settlements were established in the east of the city in order to relink Yıldırım and Emir Sultan Districts with the city centre. In addition to Irgandı Bridge built on Gokdere stream, Ipekhan, Geyvehan, Kütahya Han, Tuz Han, Hacı İvaz Paşa Han, Şerafettin Paşa Han, Katır Han and İbrahim Paşa (Mahkeme) Baths were built in the east in order to improve city's economy. Seventy-seven monuments⁵⁸ built during the reign of Murad II, and new settlements⁵⁹ established around Yeşil and Emir Sultan Kulliye in the east of the city and Muradiye Kulliye in the west determined the borders of the city in the end of the 15th century. Gölgen (2008:68) states that the number of the neighbourhoods in the city in the second half of the 16th century was 168. In muhimme records (Registries of Ottoman Supreme Court) of the period, the neighbourhoods were described as distinct units separated from each other by walls and gates. In a muhimme record from 1577 building of gates to be protected by guards on suitable positions in neighbourhoods and streets and was instructed (Kaplanoğlu, 2000: 119).

⁵⁸ For the foundation monuments commissioned by Ottoman officials Hacı İvaz, Umur Bey and Şehabettin Pasha during the reign of Murad II see *Halil İnalcık, "Bursa", İslam Ansiklopedisi, TDV Yayınları, İstanbul, 1992, V.6, p.446.*

⁵⁹ In 1432 around one thousand houses were built in Muradiye district that connects Hisar and Çekirge districts (Gölgen, 2008: 68).

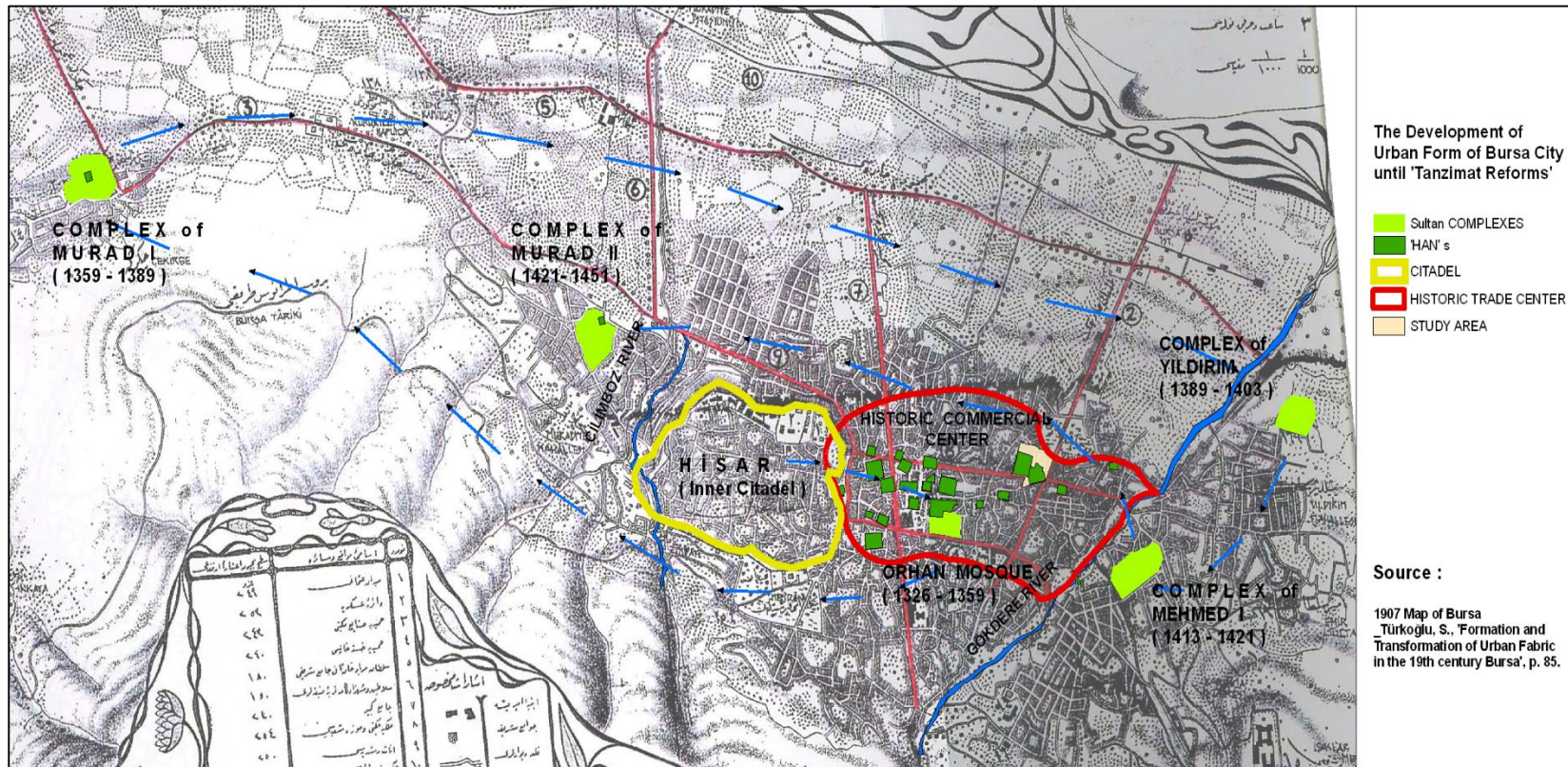


Figure 2.6: Distribution of Sultans' Complexes in formation of urban structure of Bursa (Çakıcı, 2008: 14).

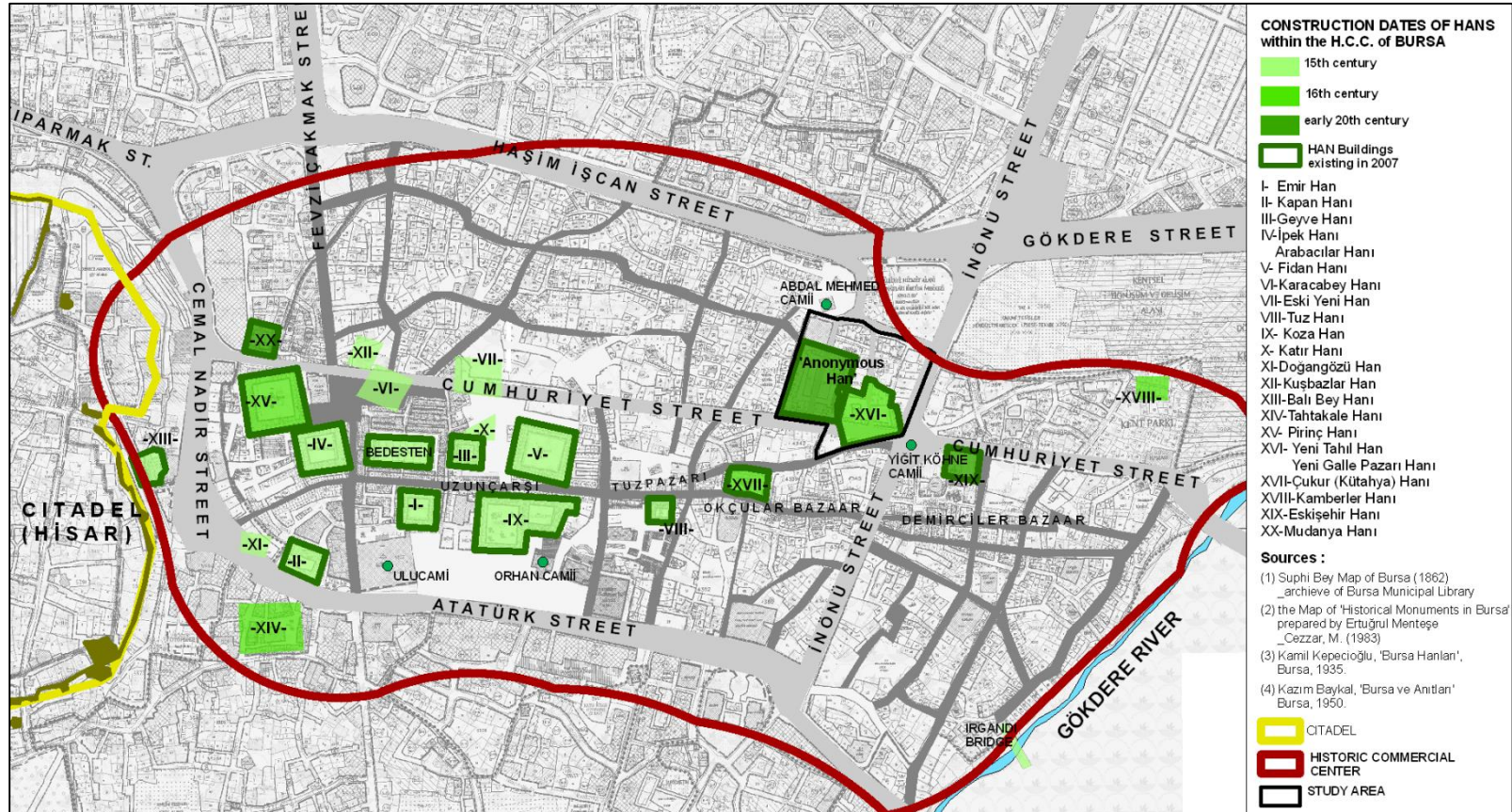


Figure 2.7: Distribution of Han Buildings according to their construction dates within Historic Trade Center of Bursa (Çakıcı, 2008: 15)

Mehmet II, who was nicknamed as the Conquerer after capturing Istanbul, commissioned 119 monuments including magnificent classical Ottoman han buildings such as Fidan Han, Kozahan and Pirinç Han. Thus, in the midst of 16th century, Bursa became a large commercial city, a metropol, within a region covering Istanbul in the centre, South-Eastern Balkans and northwestern edge of Anatolia (Kemal, 2008: 358-402) **(Figure 2.7)**.

After Mirza Muhammad Shah, grandson of Timur, another period of plundering took place in the reign of Ahmed I, during the Celali Revolts (1608-1649) leaded by Kalenderoğlu (Yalman, 1977: 6). Reyhan Paşa Souk, Uzun Souk, Old Galle Market, Kırırgan Souk, Katır Han, Doğan Gözü Han and many shops burnt down as a result of the revolts. As a precaution against Celali Revolts, secondary fortification⁶⁰ was built in the three sides of the city on Tatarlar Bridge-Şehreküstü-Altıparmak line, located in the Yeşil-Setbaşı-Gökdere' Yıldırım exit (Çetin, 1994: 18).

However these walls do not exist presently. According to Evliya Çelebi, in the second half of the 17th century, Bursa city was composed of two fortified settlements called as Aşağı Kale (lower castle) and Yukarı Kale (Upper Castle). Yukarı Kale which is formed by sixty-seven towers and five gates surrounds nearly 2000 houses while Aşağı Kale covers 23000 houses, 600 shops and three baths (Danişmend, 1948: 34).

⁶⁰ The eastern wall of this new fortification, known as “Tatarlar-Hasanpaşa”, is located in Altıparmak district; the western wall is known as “Filadar” (Çetin, 1994: 18).

Aside from the travel accounts of Evliya Çelebi⁶¹ and Jean de Thevenot⁶², sketch map drawn by another traveller, Carsten Niebuhr⁶³ in 1767 is the first visual document⁶⁴ describing urban pattern of Bursa in 18th century. According to this map, the western edge of the city was defined by Muradiye Kulliyeh and the eastern edge by Yıldırım Kulliyeh. In the south, while there is not any building in the southern side of the Hisar, the urbanization in Maksem, Temenyeri and Mollaarap direction was sparse (Kaplanoglu, 2008: 73).

In this period, Demirkapı neighbourhood stretched as a long significant street in the south of Muradiye district and there was not any settlement in the area between Çatalfırın, which is opposite to Great Mosque and the lower end of Altıparmak Street. Niebuhr states that Bulgarlar, Hasanpaşa, Doğanbey and Kiremitçi neighbourhoods established beyond Çatalfırın defines the northern border of the city (**Figure 2.8**).

⁶¹ Evliya Çelebi who describes Bursa in the 17th century in his Seyahatname (Dağlı ; Kahraman, 2005: 1-74), depicts the Bedesten, souks, hans and shops that formed the commercial core of the city. Besides, he gives descriptions of Pirinc Han, Kazazlar, Takyeciler, İplikçiler, Hallaçlar, Kebapçılar, Kuyumcular, Hamhalat, Gelincik souks and Uzunçarşı, the backbone of the commercial core (Bursa, 1948: 71-72).

⁶² Original source: "**Voyages de Mr. De Thevenot, tant en Europe qu'en Asie et Arique**"; "Kulliyat", (1689), s.276-283.

⁶³ Apart from the Bursa travel accounts, there is another sketch map of Niebuhr. This map, drawn in 1767 is important as it gives general information on the city in the end of the 18th century.

⁶⁴ It is the oldest Bursa map drawn by Carsten Niebuhr. Original source: "**Reisebeschreibung nach Arabien und anderen unliegenden Ländern**" - "Arabistan'a ve civarındaki ülkelere bir seyahatin izlenimleri"

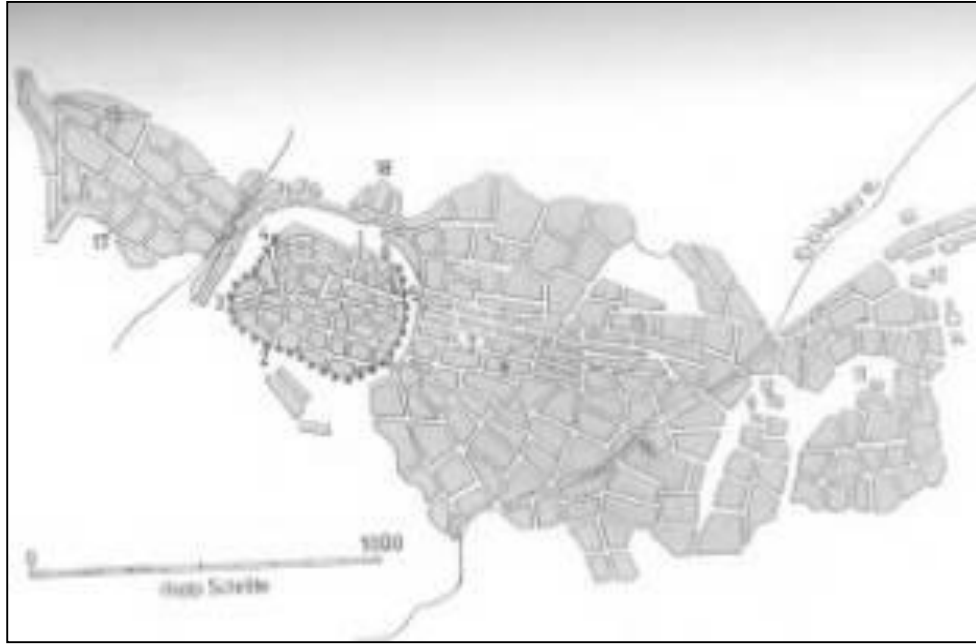


Figure 2.8: Ottoman Bursa before Transformation Movements dated to the 19th century (map of Niebuhr, 1767; from archive of SMK)

2.2 Westernization and Transformation of Ottoman Bursa (1862-1923)

Bursa which had extended in the east-west axis and improved economically by the revenues gathered from public and commercial monuments until the end of the 17th century, kept its urban form with new residences until the 19th century. In this era, after the French Revolution in 1789 concepts such as populism, democracy, justice, equality, and liberty spread rapidly. This paved the way for a transformation period during which absolute monarchies were replaced with constitutional monarchies and multinational empires scattered into nation states. These political changes in the world also affected the Ottoman Empire. The nationalism movement spread first among the Ottoman subjects in Balkans and embraced by intellectuals forcing the state to make reforms in many aspects. This modernization and renovation period started by the Tanzimat Firman (1839) and continued with the establishment

of the First (1876) and Second (1908) Constitutional Eras. This new situation, likewise the other cities, influenced Bursa in social, economic and cultural terms leading important transformations and improvements in the physical features of the city.

Bursa, which was an important commercial city due to its location and social structure attracted many native and foreign travellers and researchers after the 17th century. With the aid of detailed descriptions made by these travellers and researchers, most significant of whom are Charles Texier⁶⁵, B. Poujolat⁶⁶, Joseph Von Hammer⁶⁷ and Ambroise Bernard⁶⁸ important information on the state of Bursa prior to its transformation in the 19th century can be gathered.

In his notes dated to 1834, Charles Texier who visited many settlements in Anatolia gives the account of Bursa including the location and size of the city, the social life, geological structure of the mountain, healing springs⁶⁹, and the flora dominated by chestnut orchards. Besides, he describes the architectural features of the monuments and houses in Hisar, Emir Sultan, Yıldırım and Muradiye districts (Texier, 2002: 201-228). Dr. A. Bernard, who visited Bursa in the midst of the 19th century for undertaking a medical research, located and marked the healing springs on a small map (Eyice, 1996: 74-81).

⁶⁵ The impressions of Charles Texier who visited Bursa in 1834 can be found in "*Asia Mineure*" which was translated into Turkish by Ali Suad Bey and published under the title of "*Küçük Asya*" (Texier, 2002.).

⁶⁶ B. Poujolat, who paid a visit to Bursa in 1837 gives detailed information on the colourful tiles of the Tomb of Emir Sultan (Tanman, 1996: 142).

⁶⁷ Joseph Von Hammer; wrote the account of his travel from İstanbul to Bursa and Mt. Olympus and from there back to İznik(Nicea) and İzmit (Nicomedia) and published under the title of "*Umblick auf einer Reise von Constantinopel nach Brussa und dem Olympos und von da zurück über Nicöa and Nicomedien (1818)*"

⁶⁸ Dr. Charles Ambroise Bernard was invited from Austria to become the president of 'Mekteb-i Tıbbiye-i Adliye-i Şahane (Imperial School of Medicine) in 1842. His book *Les Bains de Brousse en Bithynie (Turquie d'Asie)* conveys his experiences in Bursa.

⁶⁹ Charles Texier (2002: 202), calls these healing springs as 'Ayn-al Asa' (The Eye of Asa)

Historian Joseph von Hammer explains these seven healing springs, four of which are on the slopes of the mountain and the three are in Çekirge district and gives information on the architectural features of the spa centres such as Eski Kaplıca, Yeni Kaplıca, Kükürtlü and Kara Mustafa.

Between 1857 and 1862, a team⁷⁰ consisting Suphi Bey and his friends who worked for Mühendishane-i Berri Hümayun (Imperial School of Military Engineering) produced Bursa's first city map that was published in the school's print house (Kaplanoğlu, 2008: 73-74). This map is significant because it reveals the state of Bursa prior to the modernization activities which took place in all Ottoman cities, especially in Istanbul. The document which was prepared by the professors of the school of military engineering is known as 'Suphi Bey Map of 1862' in the literature (**Figure 2.9**). It offers the cadastral data of Bursa in 19th century with detail, information through which the garden-street relationship of the houses in the neighbourhoods is revealed. In addition to the neighbourhood pattern composed of Sultan Kuliyesi⁷¹ (imperial building complexes) and houses around them, the commercial centre including Bedesten which is the backbone of this centre and the souks, shops and hans surrounding it are seen detailed. Moreover significant public buildings such as factories, schools, baths, madrasas and mosques are drawn in scale with their names in the map. Accordingly, an industrial zone covering Umurbey-Hacı İskender-Çobanbey districts in the

⁷⁰ Detailed information on the research team is given by Abdulkadir in Bursa Tarihi Kılavuzu (Bursa Historical Guide): "In 1274 AH, an assembly gathered by the professors of the School of Military Engineering and armymen came to Bursa... Veteran Colonel Osman Pasha the Champion of Plevna, Ali Saib Pasha, Macarlı Mehmet Ali Pasha, Tevfik Pasha administered this assembly under the presidency of Subhi Bey, the Minister of Land Registry and Cadastre...", 1327 AH (1909), tr. Ömer Kurmuş.

⁷¹ Among these Kuliyes, Hudavendigar which is located in Çekirge district and the residences around it are not shown in the map. According to the author of this thesis, in the 19th century, Çekirge District was not considered as an urban zone but a rural area, thus it was not included within the borders of the city in the map

east, Fabrika-i Harir Humayun (Imperial Silk Factory) (1852) in Çınarönü, factory of Osman Fevzi in the site of today's Gökçen İşhanı and the factories of Saib Efendi, Mustafa Nuri Paşa, M. Leon Arakelian and Garabed Kırmızıyan can be seen clearly.

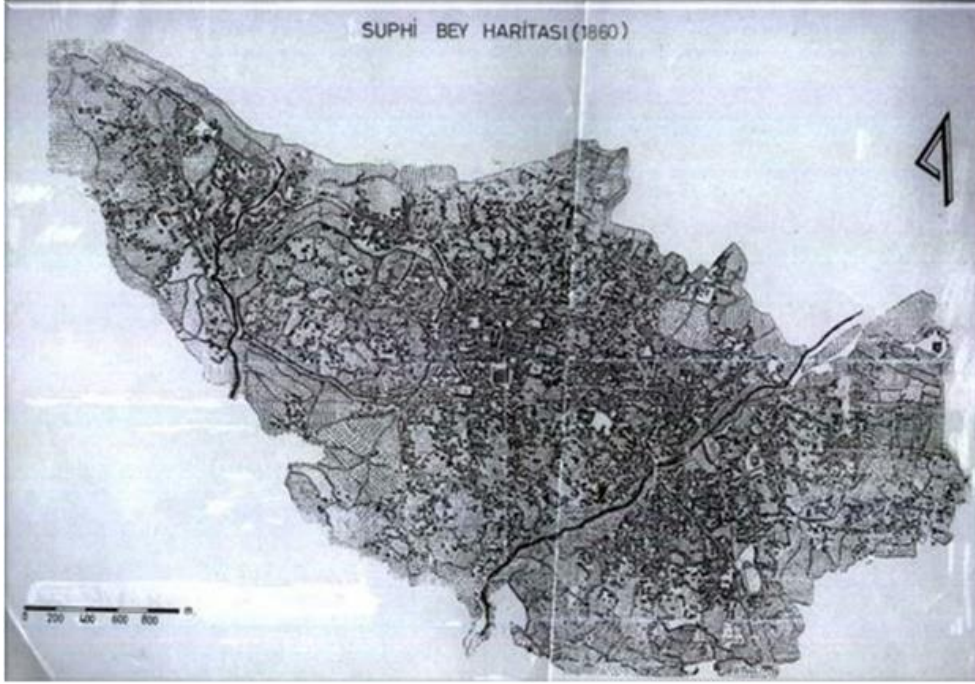


Figure 2.9: Bursa in the 19th century (Suphi bey map, 1857-1862 ; from archive of SMK)

This map which was drawn in legend and scale order and for this reason considered as a success for Ottoman Empire in the process of modernization is also important as it contains elaborate dot detail drawings. For instance, as an architectural document, the drawing of Tekfur Palace, which was still intact in that period, is drawn together with the parcel layout it is located, in the upper right corner of the map. Briefly, in addition to indicating the organic urban pattern of Bursa, an early Ottoman city, this map is also considered as

a historical document⁷² for scholars in which, the historic core of the city involving Hisar district in the centre, Işıklar area, and Yıldırım Kulliyesi in the east, Muradiye Kulliyesi and surrounding residential zone in the west, Great Mosque and commercial core in the north and Pınarbaşı and Molla Gurani neighbourhoods in the south is clearly seen.

The fires started after the earthquake of 1855 and immigrations due to the Russo-Ottoman War of 1877-1878 necessitated new neighbourhoods. For this reason, existing marshlands were dried to retrieve new zoning areas. In this respect, new maps were drawn. For instance, in the Insurance Map of 1880 scaled in 1/1000, new roads⁷³, bridges⁷⁴, factories and neighbourhoods were indicated with their names (Kaplanoğlu, 2008: 74-76). Accordingly, the residential zone between Namazgah and Işıklar street, the region between Hacıvat and Alacahırka districts and Rusçuk neighbourhood, Yıldırım and Davutkadı neighbourhoods in the east of Gökdere stream, gridiron planned Setbaşı⁷⁵ neighbourhood, and new residential zones around Çatalfırın and Altıparmak districts are clearly legible in this map. Followingly, in the

⁷² For this reason, Suphi Bey Map was used as the main base in preparation of the visual materials used in this thesis. It was used as an effective visual document in search for the traces of built environment which have lost especially after the urban transformation activities.

⁷³ Bursa-Mudanya railway built between 1873 and 1892 (Kaplanoğlu, 2008: 74) and steamboat trips between Istanbul and Mudanya led to a new commercial and transportation network linking Bursa with overseas cities. New highways were built connecting Gemlik and Mudanya with Bursa, in Danişmend's (1948:38) words "macadam roads with masonry buildings and trees in both sides" were formed.

⁷⁴ Meydancık Bridge, Namazgah Bridge and a stone bridge in Tatarlar are some of these bridges (Güray, 1991:24).

⁷⁵ Kaplanoğlu (2008: 74-76) defines the settlement type composed of attached buildings in Setbaşı which was known as an Armenian neighbourhood as "the first example of modern urbanization" occurred in the 19th century.

‘Brousse’ map of 1905⁷⁶, ‘Bursa City Map’⁷⁷ of 1907 and Sewage Map’⁷⁸ of 1909-1910 produced by a French company, Mecidiye Street (presently, Fevzi Çakmak Street), Mahmudiye Street, Rusçuk and Intizam Streets are clearly indicated. Before the declaration of the Turkish Republic in 1923, a last map was started by German Union, Bursa Branch of the Deutsche Orient Bank and Ottoman Mapping Company but never completed (Kaplanoğlu, 2008: 77)⁷⁹. These maps produced consequently in the beginning of the 20th century help in understanding the contemporaneous urban pattern. They are also important for the history of Bursa because they document the first and permanent transformations in the historic city core.

The disasters such as earthquake and fire contributed to the rapid change of the built environment in the city centre. As a result of an earthquake that took place in the last quarter of the 17th century, in 1674, many houses became inhabitable, Emir Han and many other Hansas damaged (Bursa Defteri, 1999b: 82).

The written and visual documents and travel accounts on Bursa prior to and after the earthquake of 1855,⁸⁰ which substantially changed the physical features of the city, offers important information.

⁷⁶ Scaled in 1/20000.

⁷⁷ This map which is available in the archives of the Municipality is dated to 1907 however other resources propose 1910 for its production. The information in Arabic script was translated into Latin alphabet in the end of 1920s.

⁷⁸ This map is located in the ‘Archive of Bursa Researches’ (Kaplanoğlu, 2008: 77).

⁷⁹ According to Kaplanoğlu, this map was used as the base for the Bursa city plan drawn in 1924 and completed in the same year.

⁸⁰ There is no consensus on the date of this earthquake (Bursa Defteri, 1999b: 83). According to Kazım Baykal it occurred in February 9th 1854; according to Naci Kum, the Director of the Bursa Museum in 1939, the earthquake happened in February 9th 1271 (AH); the first earthquake took place in “Cemaziyelahir 11th 1271” (March 1st 1855), and the second in “Recep 23rd /24th 1271” (April 12th 1855); for İsmail Hami Danişmend, since 1271 AH corresponds to the period between September 24th 1854 and September 12th 1855 in the

For instance, Hayrullah Ibn-i Abdülhak Efendi's Bursa travel accounts of 1844, 1851-52 and 1863 give vital information on the last phase of the city before the disastrous effects of the earthquake. In the Itinerary⁸¹ written in 1864, after giving various informations on the establishment of Bursa, he compares the state of the city before and after the earthquake by using the statement "Three Different Bursas in Three Travels" (Danişmend, 1948: 37). As a result of the earthquake, the fire covering the area starting from the Inhisarlar⁸² and ending in the Tuzpazarı in the Hans Locality, devastated Bursa (Bursa Defteri, 1999b: 83). According to the information retrieved from the reports of İrade-i Dahiliye (Directorate of Internal Affairs) in the State Archives of Prime Ministry at İstanbul, Oğuzoğlu (1999b: 72-80), lists the the damages in the monuments⁸³ as:

- In the Great Mosque, deep disintegrations and cracks were observed in the three domes from the mihrab dome to the gate. According to the statement of Bayram Sarıcan, a chaplain who attended in the renovation excavation (Özdemir, 2009: 253-254), the debris of the domes which were demolished by the earthquake could not be removed, therefore they were spread to the ground and then renovation continued.⁸⁴
- The minarets of Emir Sultan Mosque collapsed; madrasa, imaret and granary were assessed as heavily damaged while the tomb was assessed as slightly damaged.

Gregorian calendar, and the date is known as February 9th, the date of the earthquake was approved as February 9th 1855 in Gregorian calendar.

⁸¹ See "Bursa Seyahatnamesi", Hayrullah Efendi Seyahatnamesi, (1864), p. 395-408.

⁸² The locality is presently occupied by TEKEL building.

⁸³ For the damages in the monuments, also refer to; Naci Kum, "*Tanzimat Devrinde Bursa*", Uludağ, November 1939, no:24.

⁸⁴ During the pipe laying works held around the Şadırvan in order to connect Pınarbaşı water to the Great Mosque, the depth of 1.10 m was dug and original brick pavement ground was reached. (Özdemir, 2009: 254)

- The minaret of Orhan Gazi Külliyesi was partially collapsed; the school near the mosque and madrasa in the castle collapsed, Imaret of Orhan Gazi was assessed as slightly damaged.
- The “cupola” of the Green Mosque and its upper part of its minaret were collapsed, lower part of the minaret was fractured, ablution fountain and the house in the courtyard of the mosque demolished. The dome of the mosque partially collapsed, the blue tiles fallen off due to water and rising dampness. The imaret of the mosque became a ruin.
- In the Muradiye Külliyesi, cracks on the minaret of the mosque and on the dome of the tomb and minor damages on the madrasa wall were observed.
- Half of the minaret of the mosque in the Yıldırım Külliyesi collapsed; the domes of the imaret and the tomb were demolished but the rooms were not harmed.
- The cellar of the dormitory of the Işıklar Military Academy almost demolished.
- Many mosque minarets and monuments (hans, baths etc.) in the commercial centre were devastated⁸⁵; Kayganzade Mosque in the west of the Hanlar District and Hayrettin Paşa Mosque in the Tuzpazarı collapsed. Fractures were reported for the old Yeni Han, Karacabey Han and Demir Han collapsed, Kapan Han, Tahtakale Han and Mudanya Han partially collapsed; Ipek Han, Koza Han, Emir Han, Simkeş Mahmut Paşa Han, Piriç Han and Geyve Han. Serious devastations were observed on the front facades of monuments such as Arabacılar Han (a quarter of the building collapsed), Piriç Han (one corner of the building collapsed) and etc.
- Damages were observed in Setbaşı, Irgandı and Boyacı Kulu Bridges over the Gökdere
- Side naves and minaret of Şahadet Mosque collapsed (Baykal, 1999b: 84)
- Many houses and a silk factory in the Greek neighbourhood of Balıkpazarı (fish market) below the Fortress, the southern wall of the Boğozyan School collapsed. In addition to these public buildings, Davullu Mosque, Monastery in the Fortress and Büyük Kayagan Mosque were demolished entirely. (Bursa Defteri, 1999b: 87).

⁸⁵ For the list of these damaged buildings see: Baykal, 1999a: 84-85; (original source: Baykal, Uludağ, May-June, 1947).

Renovations and arrangements decided to be undertaken within three months following the earthquake of 1855 are available in the report no: 14251 under the section of İrade-i Meclis-i Vala (Directorate of High Council) in the State Archives of Prime Ministry (Oğuzoğlu, 1999b: 77-78). In the report, in order to prevent possible accidents, demolition of the damaged buildings and setting up a team from members of the city council and labourers to reopen the streets that were closed as a result of the earthquake were instructed. Besides, necessity of establishing new neighbourhoods and factories to revive sericultural activities which was stopped due to the collapse of silk factories was emphasized.⁸⁶

The Ottoman modernization movements, which took place in various fields of the state, particularly in the military, education, culture and technology, took effect in Bursa after 1860s. In Bursa, which had already become a market for machine-made European goods by the midst of the 17th century, Hans, workshops and souks forming the commercial centre of the classical era lost their significance after the Industrial Revolution that marked the 18th and 19th centuries. Since the foundation incomes gathered from these abandoned buildings decreased, support of foreign capital was sought in order to maintain new construction activities and public services. Consequently, in addition to raw silk production units established beyond Gökdere and Cilimboz streams in the eastern and western edges of the city, new factories were built in remote localities by foreign entrepreneurs (Oğuzoğlu, 1996: 42).

⁸⁶ "As a result of the second massive earthquake occurred on April 12th 1855, the streets were covered with the debris of collapsed buildings. Water pipelines are broken. At times, damaged buildings are collapsing and harming people wandering around. By the decision of Bursa city council, under the supervision of council member Çelebi Muhtar Efendi, 300 labourers were gathered for reopening the roads and demolishing the damaged buildings..., necessary localities should be arranged and new production buildings should be constructed for continuation of sericulture." (Oğuzoğlu, 1999b: 77-78).

The silk factories in Muradiye and Setbaşı are some of these buildings. Therefore, the increase in the industrial silk production and the scale, togetherness and their relationship with the city reshaped Bursa's built environment in the 19th century. However, the massive earthquake of 1855 necessitated the transformation and renovation; as a result, activities started to re-erect the ruined city centre. Besides, westernization movements in construction such as addition of new bridge and building typologies into the urban structure, establishment of new settlements for immigrants and road-broadening and road building continued until 1920s (Vural, 2008:95).

The 1st (1848) and 2nd (1849) Construction Charters (Ebniye Nizamnamesi) which aimed to bring modern approaches and practices construction activities such as transportation and new urbanization in the big cities of Ottoman Empire also included decisions concerning the protection of the old structures in the new construction zones⁸⁷. On the other hand, in the Roads and Buildings Charter (Turuk ve Ebniye Nizamnamesi) of 1864, as a fire safety measure, use of timber material on facade renovations was prohibited.⁸⁸ Construction Law of 1882, which included regulations for application and inspection of construction activities, also had provisions encouraging dissolution of the traditional fabric⁸⁹. It is observed that the legal and

⁸⁷ “While broadening the roads, the old structures in the fire ground, which are repairable, may be setback or demolished and rebuilt” (1st Construction Chart, Article 4). No timber structure can be built adjacent to hans or in courtyards (1st Construction Chart, Article 16). New construction in Mosque courtyards is prohibited. (1st Construction Chart, Article 32).

⁸⁸ Roads and Buildings Charter –Article 36

⁸⁹ The streets shall be broaden in accordance with the new classification and in this respect the structures on one or both sides shall be demolished (Articles 1, 8, 9). The municipality shall post a legal notice to the proprietor concerning the demolishment of risky buildings and walls he owns; in case the proprietor denies demolishing the building, demolition shall be undertaken by the municipality and expenses shall be charged from the proprietor (Articles 47, 48). Only the façade repair shall be allowed for the existing buildings located beyond the roads the widths of which are reestimated; extensive repairs shall be permitted after the expropriation of lands for roads are handled (Article 50).

institutional reform movements concerning the construction and protection in the Ottoman cities are dated to the second half of the 19th century. Large number of constructions made in this period coincides with the governorship of Ahmed Vefik Paşa⁹⁰. Ahmed Vefik Paşa, who was assigned to General Inspectorate (*Müfettiş-i Umumilik*) of Bursa in 1863 (Danişmend, 1948: 39), undertook construction activities in building new roads, broadening of old narrow streets, removal of cul-de-sacs with the aim of transformation of the old organic fabric.

Among these construction activities, new roads and broadened avenues in Bursa city centre are the most prominent (**Figure 2.11**). In addition to construction of Hamidiye (presently, Cumhuriyet) Street in the east-west axis; Gemlik (presently, İnönü) Street⁹¹, crossing Hamidiye orthogonally in the north-south axis; Yahudilik (presently, Altıparmak) Street, connecting Muradiye and Çekirge districts to the city centre; Yeni Yol (New Road), linking Büyük (Large) Street, which starts from Setbaşı district and stretching to the east of the city, with the Train Station; two new roads *each in sixteen zira*⁹² length (Danişmend, 1948: 39), broadening Saray Street (presently, Atatürk Boulevard) passing by the north of Cami-i Kebir (Great Mosque), allowed Yeşil Imaret and the Great Mosque to be clearly visible from the Government Palace. These city scale renovation works and permanent transformations continued in the beginnings of 20th century; the maps of the period reveals that in addition to construction of Mecidiye Street (today, Fevzi

⁹⁰ Ahmet Vefik Paşa, served as “Anadolu Sağ Kol Müfettişi” (Inspector of Northeastern Anatolia) between 1863 and 1864 (Bağbancı, 2008: 104); later he was appointed as governor to Bursa-Hudavendigar Province in February 4th 1879, where he served until 1882 (Güray, 1991: 13). In addition to his official duties, as a Panturkist and an encyclopedist, Ahmet Vefik Paşa, was a typical Ottoman man of letters in Tanzimat era (Güray, 1991: 25-27).

⁹¹ “Five thousand zira long from Government Palace to Gemlik” (1 zira= 0. 75774 m.) (Danişmend, 1948: 38-39)

⁹² *Zira*, also known as *Zira-i Mimari*: an Ottoman measure of length measure, which equals to 0,757738 m. (Agoston G., Masters B. A., 2009)

Çakmak Street) and Mahmudiye Street, stretching parallel to the railway, new settlements such as Rusçuk and Intizam neighbourhoods were established.

Another type of the construction activities undertaken in open and built areas is the public buildings and houses. Monumental public buildings such as Gureba (Paupers) Hospital in Tophane district, Hunkar Manor in the end of Maksem district, Fabrika-i Harir-i Humayun (Imperial Silk Factory), one of the factories built in the industrial zone in Muradiye, Mekteb-i Funun-i İdadi (Military Academy of Sciences; today, Işıklar Askeri Lisesi) built in the eastern edge of the city, were located in high vantage points with clear city view, easily accessible from the city through the new roads. Besides these prominent monumental buildings, new communal buildings with various functions such as granaries, hotels, post office, train station, banks, schools, business centres were constructed (Dostoğlu and Vural, 2002: 241).

Bursa Municipality which was established in 1867 (Uğurlu, 1999a: 55), took part in city-wide repair and restoration works with respect to Ahmed Vefik Paşa's request.⁹³ According to Uğurlu (1999a:60), bridges being in the first place, water lines, macadam roads and towers were repaired by the Municipality. A fund under the title of "the disposition of sidewalks and macadams" was reserved for repairing the macadam road stretching from the Great Mosque to Setbaşı and arrangements were made for repairing sewages and waste water filters by the Municipality.

Certain monuments and houses that were damaged or destroyed especially after the earthquake of 1855 were restored and reused. By the order of Sultan Abdulaziz in 1863 the tombs of Osman Gazi, Orhan Gazi, Emir Sultan and

⁹³ Ahmet Vefik Paşa's statement about the new constructions supported by the Municipality: "It is beyond doubt that making such an advantageous arrangement of reusing the rubble stone and brick of existing wreckage with haste would be considered as great benefits in future and receive His Highness' admiration and even improve artistic production..." (Güray, 1991: 158-159) (original source: *Servet-i Fünun*, 1926: sayı: 1556).

Murad I were renovated in the Empire Style of Tanzimat era,⁹⁴ and the team which prepared Suphi Bey's map actively contributed to these renovations (Tanman, 1996: 139, 142). Ahmed Vefik Paşa who invited French engineer and ceramic expert Leon Parville to Bursa during his mayorship (1876-1882) paved the way for the restoration of heavily damaged Green Tomb and Green Mosque (**Figure 2.10**)⁹⁵. In addition to arrangement of extra production and upkeep of blue tiles (Danişmend, 1948: 40) to be used in the restoration of the Green Tomb⁹⁶ and in future restorations,⁹⁷ as a new approach, reuse of buildings after restoration was embraced. For instance, the two-storeyed timber house known as Damat Efendi Manor in Tophane was restored and reused as state hospital. Ahmed Vefik Paşa who played an active role in the modernization process of the city is also a significant actor in the restoration history of Bursa for his protective attitude.

In the beginning of 20th century, the borders of the city reached to Çekirge and Demirkapı in the west, Selimiye in the north-west, Vefikiye in the south and Yenimahalle in the south-east. It is also observed that in Bursa, a city

⁹⁴ The coffin in the Tomb of Osman Gazi which was renovated in 1863 was covered with sparkled cloth and surrounded with a timber railing ornamented with mother-of-pearl (Tanman, 1996: 142).

⁹⁵ According to Kural (Kural, 1968:70-71), The Green Tomb was repaired two times before the extensive renovation took place after the earthquake of 1855. The first repair was undertook by Imperial Architect Elhac Mustafa Faruk bin Abidin in 1674 and the second one was made by Imperial Architect Es-seyyit Elhaç Şerif Efendi in 1769 under the supervision of Haznedar Elhaç Hüseyin Ağa, the construction inspector.

⁹⁶ According to Kural (1968:71), this restoration started in 1864 and ended in 1867.

⁹⁷ There was another restoration held by Asım Kömürcüoğlu (M.Arch) under the support of Azmi, Bursa Director of Education, Hacı Latif Paşa, member of City Administration Council and Osman Hamdi Bey, painter and the Director of Istanbul Archaeology Museum in 1904 before the extensive restoration which was undertaken in the Green Tomb between 1941 and 1943 by Macit Kural (M.Arch.), member of the the Council of Protection of Monuments.(Kural, 1968:71).

which had tried to keep up with the reform movement since 19th century, building typology had been improved due to variety of functions⁹⁸.

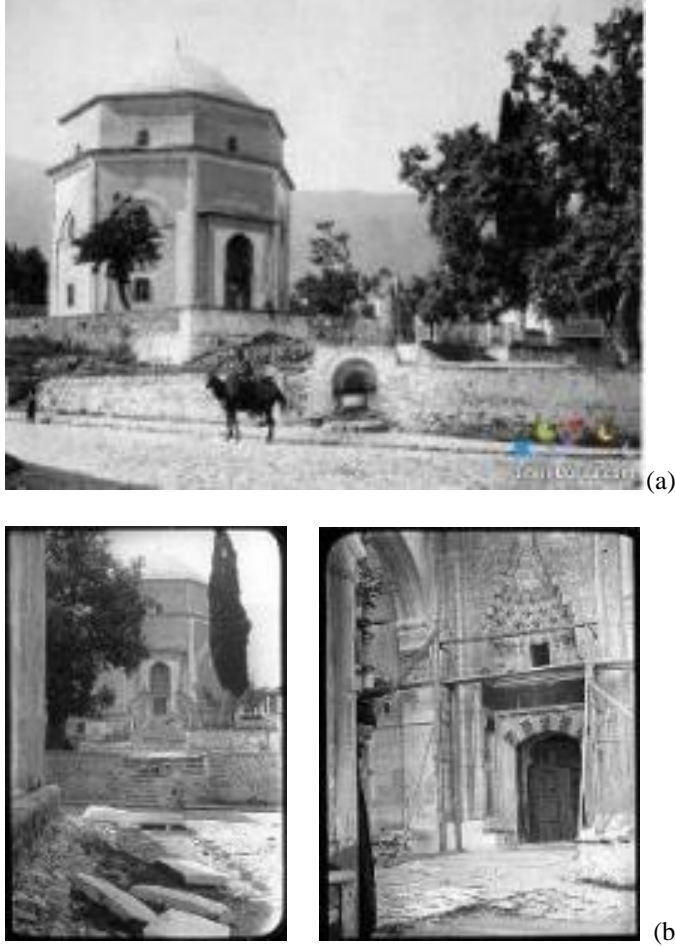


Figure 2.10: (a) Yeşil Mosque (1894), (b) Yeşil Tomb (1908) and restoration of Yeşil Mosque (1908) (source: Selçuk Yılmaz's archive, www.wowturkey.com)

⁹⁸ According to Uğurlu (1999a: 60), in the beginning of the 20th century in Bursa, in addition to the commercial buildings including 86 hans, 2 brickmaker's shops, 47 rearing houses, 31 leathersmiths, 4 pottery workshops, 14 silkworm houses, 42 silk factories, 5 olive-press workshops, and 17 paintshops; there were public buildings such as 1 hospital, 9 apothecaries, 2 water pump stations, 46 public lavatories, 1 theatre, 4 printing shops, a Metropolitanate, 16 police stations, and educational buildings including 1 teachers' training school, 1 military academy, 1 military college, 1 girls college, 53 primary school, 4 minority schools, 1 vocational school. Besides, there were 9 public squares within neighbourhoods including houses, 109 mosques and 10 churches.

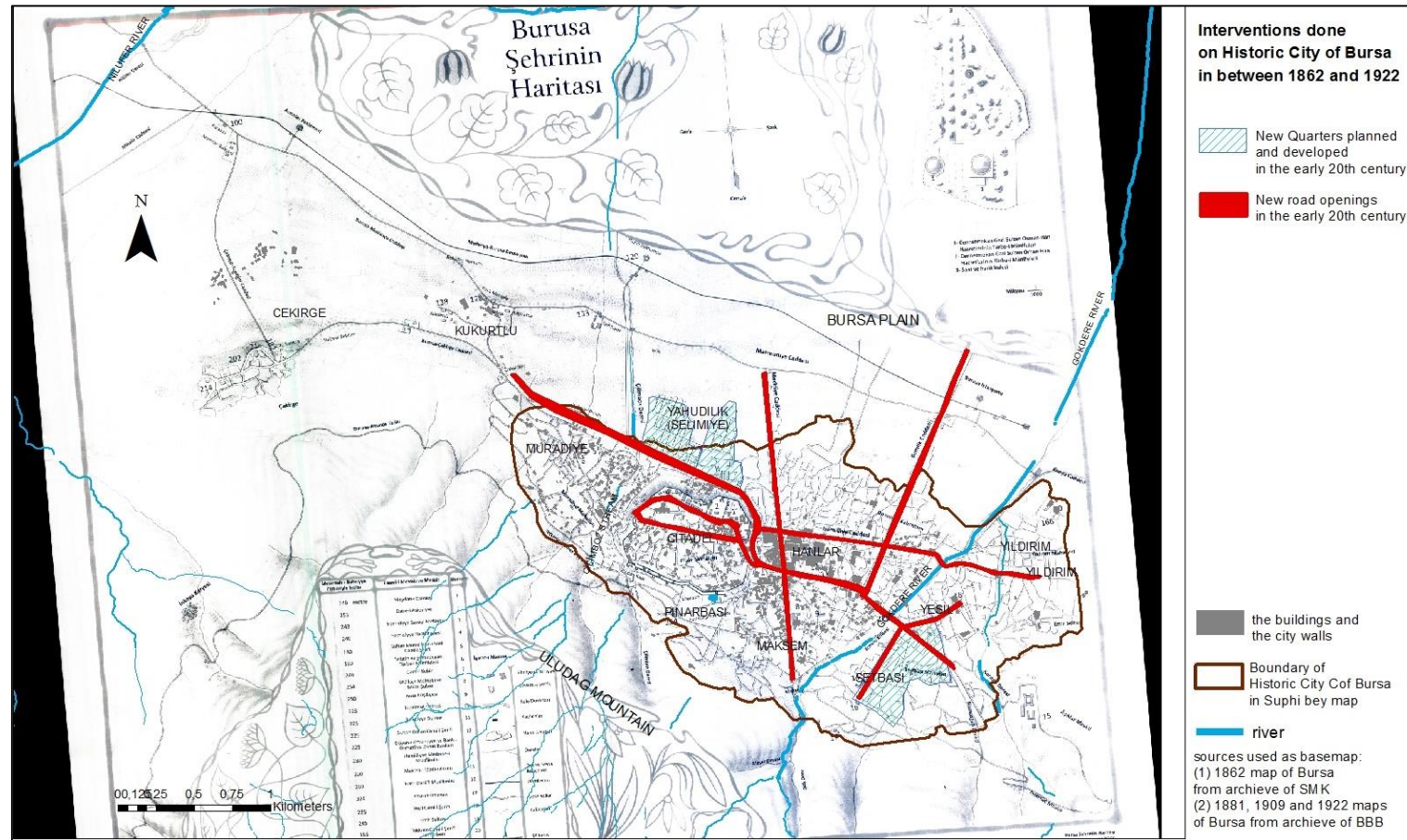


Figure 2.11: New road openings and new quarter plannings until 1922

2.3 Early Republican Era Reform Activities in Bursa (1923-1955)

Being located at the North-Western Anatolia, in the Marmara Region, Bursa hosted various civilisations throughout the history. There are many prominent archaeological settlements, dated to Bithynian, Roman, and Byzantine periods which have been excavated in and around the city and presented since the beginning of the 20th century⁹⁹, which makes Bursa an essential persecutor following the legal aspects, applications and transformation process in museology activities¹⁰⁰ in Turkey.

According to Özgan'ın (2008: 22) movable cultural properties unearthed from Bursa and its surrounding before the Republican era, were brought to Mudanya during the Turkish War of Independence (1918-1922) to be transported to Greece. Some of these properties were retrieved and brought back to Bursa Museum in 1923. Certain measures of documentation and protection of archaeological remains were taken in the “Regulations for Ancient Monuments” enacted in 1869, 1874, 1884 and 1906 ((Güçhan, Kurul, 2009: 21-24) ; (Madran, 2002: 21-28)). These regulations have been in effect for a long time after the declaration of the Republic until 1973, when the law no: 1710 was enacted.

⁹⁹ According to a city guide published by Bursa Metropolitan Municipality, in public opinion, instead of going to archaeological sites, visiting the museums of Bursa to see the artefacts, sculptures and potteries is sufficient enough for being informed about the past civilizations. This may explain the role of museums in satisfaction of the human curiosity, since early 20th century.

¹⁰⁰ Madran (1996: 61) mentioned that the first museological activity was observed by the refunction of Aya Irini Church for just collecting the found artefacts in a restored monumental building. This ‘collecting’ approach was transformed to ‘displaying’ attitude, just before the 20th century, as transportation of all collection to Cinili Kosk in 1873. Following the acceptance of Third (1884) and Fourth Ancient Monuments Regulations (1906), ‘Muze-i Humayun’ was institutionalized, related booklets were prepared and local museums were established in historic towns of the Ottoman Empire.

Following the Beneficial Reforms in Istanbul, the first archaeology museum in Bursa was established in the Boys' High School, under the title of “*Muze-i Humayun*” / “*Asar-i Atika* Museum” (Imperial Museum of Ancient Monuments), in 1902 (Yalman, 1977: 90) (**Figure 2.12**). The inscription panel on the Saltanat Gate describing the repair of 1418 was removed during the construction of the new road passing through this eastern entrance and was sent to Muze-i Hümayun in 1908, upon the request of reformist Governor Reşid Pasha. Besides, the sculptures from Roman and Byzantine times, Turkish art objects and Iznik tile ornaments were exhibited in this building, until Yeşil Madrasa was refunctioned as the new archaeology museum. Moreover, Gustave Mendel, who was invited to classify the collected artefacts in Istanbul Muze-i Humayun, also prepared a printed catalogue for Bursa museum in 1908.



Figure 2.12: Bursa Boys' High School, used as “*Muze-i Humayun*” / “*Asar-i Atika* Museum” in between 1902 and 1930.



Figure 2.13: The Entrance of Yeşil Madrasa, which was used as ‘Bursa Archaeology Museum’ (Imperial Museum of Ancient Monuments) between 1930 and 1972.

As a way of forming national identity, the interest in archaeology continued after the declaration of Turkish Republic in 1923. As a result, local museums were established in Ankara, the new capital, as well in many other cities of Turkey. Green Madrasa Archaeology Museum (**Figure 2.13**) is one of these newly founded museums, which was constructed as a madrasa building by Hacı İvaz Paşa, the architect of Green Complex, in the first quarter of 15th century. After the restoration, the building was converted to the archaeology museum in 1930 (Madran, 1997: 77). In addition to the exhibition hall hosting rare archaeological and ethnographic items the building also had certain administrative divisions such as the offices for the museum director and other personal, depots, directorates. The building served as the archaeology museum until 1972 when the new museum building was constructed.

Besides intact archaeological remains, there are various findings unearthed from tumuli around Bursa (Cengiz, 2010: 21). According to Süel (1996: 26-30), first planned survey research and excavations in and around Bursa started in 1942, though there is still gap in detailed knowledge about them. In addition to discovery of *Inegöl Höyük* (Mound) by K. Bittel in 1942 and drillings were held in Bozhuyuk and Demirci Hoyuk; traces of mounds¹⁰¹ were explored in the survey undertaken in the north of İznik lake by Prof. Kılıc Kökten in 1948.

Following the maintenance and repair activities held in the vicinities of Yeşil and Muradiye Kulliyes in the first dace of the Republican era, in 1938, Bruno Taut was asked to prepare an advisory report¹⁰² for the restoration of the Green Tomb¹⁰³ (Gasco, 2010: 29-32). Taut who, in his own words, followed Ruskin's romanticist restoration style, emphasized that because the architectural details in historic buildings cannot be replicated, in order to maintain their existence they should only be protected from external conditions.¹⁰⁴ In this respect, in the restoration Taut aimed to increase the perceptibility of the Tomb from different locations in the city by highlighting the existing and renovated İznik tiles on the facades. Accordingly,

¹⁰¹ The mounds around the lake have been investigated by the Netherlands Institute in Turkey since 1986. The excavations in Ilıpınar Mound, 1km away from Orhangazi, Bursa yielded remains from 6000 BCE and 12 cultural strata (Kaplanoğlu, 2000: 177).

¹⁰² "*Bericht über die Renovierung der Yeşil Türbe*", Iwanami Shoten Publishing House's possession, Bruno Taut Memorial Hall in University of Creation in Tokyo.

¹⁰³ Architect Bruno Taut was commissioned by the Minstry of Education for the restoration of Green Tomb, Bursa under the supervision of Macit Rustu Kural from the Committee for Protection of Monuments. The report which an important material is revealing the understanding of restoration of the era, was published in 2010 by Giorgio Gasco.

¹⁰⁴ '... *In conclusion no ancient form must be copied. Ancient ruins must be just protected from further deterioration, for all the rest nothing has to be done. I think it is also a good choice to follow this principle in the case of the Yeşil Türbe.*'. (Gasco, (tran.), 2002: 32).

replacement of incompatible new tiles with the plaster in the similar colour¹⁰⁵ and opacity and enhancement of old tiles with water based lime mortar were proposed. In this way, while the restoration intervention on the building can be noticed from a close distance, in general picture the Tomb would be seen as prominent as once it had been.

Afterwards, the Tomb was repaired by the efforts of Macit Kural, between 1941 and 1942¹⁰⁶. The reports including sketches and notes published by Kural, explain not only the restoration process but also the construction technique and materials with Iznik tiles on facades of the Tomb. Kural gave detailed information about deformations, repairs and conservation decisions for the stability of both main building structure and tile revetments with photographs and measured drawings (Kural, 1968: 71-87) (**Figure 2.14 (a) – (b) – (c) – (d)**).

According to Kural's report¹⁰⁷, timber lintel structure of the Tomb which deteriorated due to the dampness and moisture problem, was consolidated with the mixture of reinforced concrete, few rubble stones and hydraulic lime. Mortar detachments in the stone masonry wall, behind the original tiles on facade, were fixed by completely removing the previous mortar fill at first

¹⁰⁵ This mortar known as "*Keim mineral paints*" was found in 1878 by A.W.Keim in Bavaria. According to Gasco (Gasco, 2010: 31), these type of plasters provide durability for decorative finishing materials against rough climatic conditions and prevent increase of capillaries on the building surface.

¹⁰⁶ According to Kural's reports (Kural, 1968: 86), the contractor of the restoration of the Green Tomb was Zühtü Başar (M.Arch) who also participated in the restoration of Mahmutpaşa Bedesten in Ankara (now Museum of Anatolian Civilizations) in the beginning but he passed away due to a disease, before the execution of the project. Kural found this situation very unfortunate and sad.

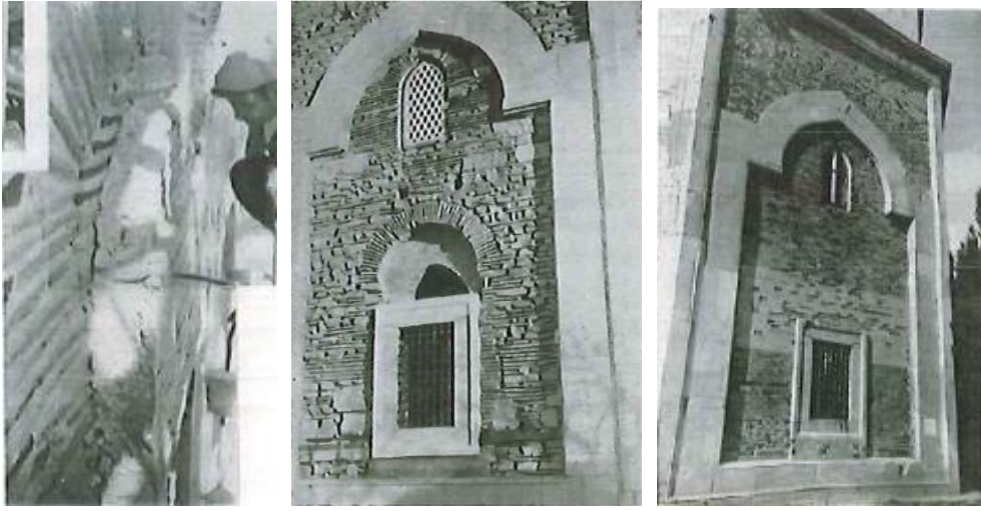
¹⁰⁷ This conservation report and decisions were approved by Maarif Vekilliği Müşavir Heyeti (the Advisory Board of the Ministry of Education), which was formed by Tahsin Öz, the Director of Topkapı Museum, Nihat Nigizberk (M.Arch) the Manager of Constructions in the Directorate of Pious Foundations and Sedat Çetintaş (M.Arch) the Head of the Bureau of Surveys in the Directorate of Surveying and Monuments (Kural, 1968: 102).

and then uniformly refilling with new material. The material losses inside the arches were also consolidated in the same way.

The Seljuqid period mosaic tile panel, previously covered with Horasan plaster during the repair held by Leon Parville, was harmly deteriorated. During the repairs, detachments were observed on the surface of glazed brick wall, but decided to be left as it was. Moreover, later tile additions onto the western and northern facades, were decided to be removed together with its mortar completely, to keep the walls dry and breathing easily. It was essential to use new but compatible tiles for the external facade covering. On the other hand, the inscription panels on decayed surfaces were decided not to be reinstalled and it was proposed to leave their places empty, until being replaced with new replicas of these panels with new tile mosaics.

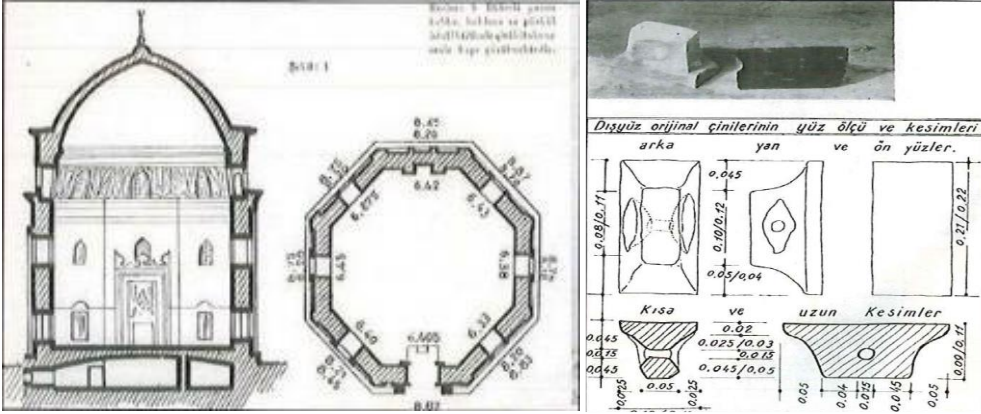
Moreover, the report mentions the comments and opinions of two foreign experts, Bruno Taut and Albert Gabriel, about Kural's restoration and conservation decisions (Kural, 1968: 87-96). Although Taut agreed with Kural in use of the most compatible new tiles on red brick walls, he preferred plaster and pale green Kleim wash (*Kleim mineral paint*). In his opinion this would have contributed to notice the difference between the state of facades before and after the restoration. On the other hand, Gabriel suggested the use of traditional or compatible new tiles obtained from the storehouses and tile factories, instead of filling the detached parts with new and colored plaster. He also thought that the new tiles should be removed and reinstalled in the same level with the original surface of the wall.

Besides, Gabriel proposed using metal hangings together with well-qualified cement on the walls, instead of brick at the back of tile coverings, in order to prevent detachments. Kural partially disagreed with some of these proposals; for instance, according to Kural, using iron material with cement mortar at the back of the tile coverings would be inconvenient for stability of the wall against dampness and moisture problems.



(a)

(b)



(c)

(d)

Figure 2.14: Detailed drawings and photographs, prepared during restoration application of Yeşil Tomb (1941-1943) (a) mortar detachment on the wall, (b) the wall of the Tomb before and after renewed with new tiles, (c) measured drawing of the Tomb, (d) detailed drawings concerning the original inner and outer tiles of the Tomb (Kural, 1968: 71-87).

During the governorship of Haşim İşcan (1945-1950), while many traditional buildings were demolished or damaged during the road constructions, various monuments were restored. During the restorations in the Tomb of Timurtaş Paşa, Masjid of Sitti Hatun and Tuzpazarı Masjid, their vicinities were

‘cleared’ and rearranged by removing the traditional houses and trees (Tanman, 1996: 125). Meanwhile, the first Advisory Board of Ancient Monuments and Museums, which was established in 1946, expressed the need for technical staff and financial support in restoration implementations on damaged monuments (Madran, 1997: 91). In this respect, Albert Gabriel and Sedat Çetintaş, who were appointed by the Ministry of Education, prepared and published measured drawings and restitution reports for many monuments in Bursa until 1950s.

In Gabriel’s work, the state of the immovable cultural properties in Bursa is explained with the photographs and drawings (**Figure 2.15**). In addition to the documentation works¹⁰⁸ started in 1926 and continued in 1940s, a bibliography on the urban and architectural history of Bursa is given in the book. In the appendix, following a general outlook on Turkish architecture, Ottoman era monuments in Bursa are explained in detail. In Çetintaş’s book, Orhan Mosque, Bey Han (Emir Han), Eskiye Bath and Alaaddin Mosque were described in detail with measured drawings.

The book, while giving visual and written information about the excavations and conservation interventions held in Orhan Mosque in 1943, also depicts buildings from the age of Orhan Gazi which did no longer existed by 1934 such as Bey Palace, Masjid of Orhanbey, Orhan Madrasa, Imaret of Orhan, and Nilüfer Bridge. Çetintaş’s other work published in 1952 includes site plan drawings of Hudavendigâr and Yıldırım Kulliyes, measured drawings and restitution reports¹⁰⁹ for Hudavendigâr Mosque, Eski Kaplıca, Yıldırım Mosque, Yıldırım Madrasa, Yıldırım Hospital and the Great Mosque. The documentation work on the buildings provides additional visual and written

¹⁰⁸ In the production of these measured drawings, Gabriel was assisted by Ali Saim Ülgen, Bedri Kökten, Hüsrev Tayla, Fikret Yücel, Nejat Çetingöz, Mualla Eyüboğlu.

¹⁰⁹ These drawings were used in the reconstructions of monuments which disappeared after the fire of 1958.

material on the levels of deterioration in the beginning of 1950s and restoration interventions. Thus, these publications prepared between 1930 and 1950 are testimonials for the architectural and restoration history of Bursa.

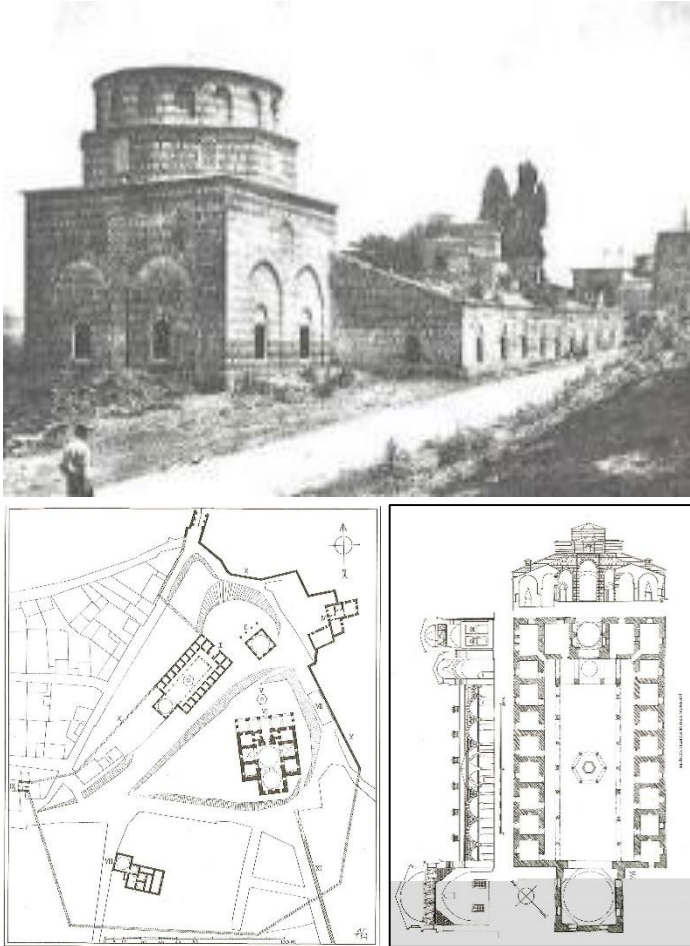


Figure 2.15: Photographs and drawings documenting of Yıldırım Bayezid Madrasah (source: Gabriel, 1958:)

Keeping the project of modernization as its main goal, the young Republic which was established in 1923, aimed to enhance cities with “spaces narrating the modern life” and thus indulged in certain construction activities in this frame. In of of these cities, Bursa important works have been done in the years following the declaration of the Republic.

In the Bursa city plan, prepared by German urban planner Carl Lorcher in 1924, the *garden-city* approach¹¹⁰ was embraced (Dostoğlu, Vural, 2002: 242). In this respect, certain decisions for building garden houses were taken however these decisions underestimated the traditional urban tissue in the historic city centre. Nevertheless, due to the municipality's lack of resources, the decisions related to the historic centre were not implemented. After the first cadastral map was prepared between 1933 and 1934, Atatürk Street reconnected to the Citadel (Kırayoğlu, 2004: 147), and the road from Heykel to Çekirge, via Altıparmak Street was enlarged as double tracked (Özdemir, 2009: 101).

On the spot where Atatürk street, stretching parallel to the historic commercial core, conjuncts with İnönü and Setbaşı streets, administrative buildings such as Vilayet (City Hall), Defterdarlık (Revenue Office) and Adliye (Courthouse) and public buildings like Halkevi (Public House, presently Ahmet Vefik Paşa Theatre)¹¹¹ were built. According to information given by Bağbancı (2008: 106), Heykel (Statue) Square and triple buildings of Adliye-Vilayet-Maliye surrounding this square were built in 1925 and consequent years; Ataturk Statue and Aviation Society Theatre (*Tayyare Cemiyeti* – presently named as Tayyare Cultural and Convention Centre) were built in 1931. Therefore, the city centre of 'Republican Bursa' shifted from Hanlar and Hisar Districts to the south, Heykel Square and its surrounding.

¹¹⁰ This garden-city approach was proposed by Edward Howard, in order to form 'beautiful city' for less populated towns and cities. According to this romantic approach, that was also accepted by Haussmann's city forms, the houses are required to be built within gardens and green areas, together with with surrounding squares and pools (Dostoğlu, Vural, 2002: 242).

¹¹¹ According to Hüseyin Sungur, Bursa People's House was built opposite to Heykel Square surrounded by Adliye-Defterdarlık-Valilik, on the location which is presently occupied by Ahmet Vefik Paşa Theatre, on May 15th 1940 (Özdemir, 2009: 37). After People's Houses were banished in 1952, the building was used as a cinema until 1957 when it was renovated and reopened as Ahmed Vefik Paşa Theatre by the order of İhsan Sabri Çağlayangil, the mayor of that period.

Moreover, Orta Pazar Street, known as the most important road from the Byzantine era, was broadened; the road to Memleket Hospital was constructed and Memleket Hospital, Tuberculosis (*Verem*) Hospital¹¹², Military Hospital and State Hospital were built (Özdemir, 2009: 157).

In the middle of 1930's, in addition to trade and tourism, various sectors such as agriculture, forestry, animal husbandry, sericulture industry and minery had advanced in Bursa. In accordance with the 'nation-state' ideal of the republican regime, new industrial institutions and factories were opened. Bursa Textile Factory (1925), İpek-İş Textiles (1926), Dizel Power Plant (presently the TEDAŞ building)¹¹³, Uludağ Soda Factory (1933), Sayas Dairy Products Factory (1934), Teziş and Emek coach builder's shops (1938), Çelik Palas Hotel and Havuzlupark (1938), Merinos Woolen Textile Factory (1935-1938) (Minibaş, 1996: 172) are some of those institutions. Majority of these buildings, which are considered as Early Republican Era Industrial Heritage, are intact.

In this period of new constructions, protection of relatively better known monuments such as the Green Tomb, Emir Sultan Mosque and Yıldırım Külliyesi was found satisfactory in the Prost's Plan¹¹⁴ of 1940 although Istanbul Council for Protection of Ancient Monuments pointed out to the protection of all monuments (Madran, 1997: 88)¹¹⁵. In addition to that, in the same plan renovation of the baths and thermal springs in Çekirge district and

¹¹² According to the memoir of Dr. Necla Kıtay Yazıcıoğlu (Özdemir, 2009: 157) the Tuberculosis Hospital, which was built as a two-storeyed timber building, burnt in a fire.

¹¹³ Steam powered generators spread around Bursa in the first years of Republican era and power poles were started to be built in 1927. The old Dizel Power Plant was built and launched during this period (Özdemir, 2009: 184).

¹¹⁴ Bursa Urban plan prepared by Henri Prost between 1938 and 1940 exhibits the 'axial (linear) planning' approach of Paris urban plan.

¹¹⁵ The report prepared by Istanbul Council for Protection of Ancient Monuments is dated to 1939.

their conversion to thermal hotels was suggested (Dostoğlu, Vural, 2002: 242-244). Moreover, use of the Hanlar district which is bordered by İnönü Street in the east, Fevzi Çakmak Street in the west, Atatürk Street in the south and Cumhuriyet street in the north as a commercial and cultural centre was proposed in the plan. While the proposal regarding the protection of historic monuments and old streets and keeping industrial facilities and railways out of the city¹¹⁶ was received positively, broadening the existing streets in order to ease the motor vehicle traffic¹¹⁷ caused the demolishment of many historic buildings and created adverse effects on conservation works in the historic centre (Vural, 2008: 96-97) (**Figure 2.16**). In this respect;

- It is known that while the Altıparmak Street, which was constructed to connect Çekirge district, thenew touristic centre to the city centre, was broadened into two laned road, the lots on the right hand side of the street were appropriated and the timber houses located there were demolished (Özdemir, 2009: 178).
- While Ortapazar Street, an urban axis from the Byzantine era located in the Hisar District, was enlarged and new hospital buildings were constructed along this street, many historic houses were demolished in the surrounding and this caused the modification of the oldest traditional fabric in the city centre.
- Enlarging the Darmstad and Gazcılar Streets, opened in the axis of Muradiye and Emirsultan Kulliyes and Ataturk Street (which was also

¹¹⁶ In the plan decisions, railway connection was proposed for the itinenary between Gemlik Road and Istiklal Street Plan.

¹¹⁷ There were two circulation ring in Bursa in 1940s: The first one was from Romans Tea Garden to the triplet of Revenue Office-Courthouse-City Hall in Heykel square (Romans Tea Garden → Tayyare Movie Theatre → City Club → Mountaineering Club → People's House → Ahmet Vefik Paşa Theatre → Revenue Office-Courthouse-City Hall); the other was from the Yeşil Kulliye to Darmstad Street (Yeşil → Emir Sultan → Maksem → Muradiye → Darmstad Street).

known as porched street), opened in the Green Tomb axis bolstered the view of certain monuments (Bağbancı, 2008: 106), but at the same time caused many traditional historic buildings facing towards the streets to be demolished partially or entirely.

During the five years when Haşim İşcan was in duty (1945-1950), construction works in Bursa accelerated. In order to keep up with the motor vehicle traffic, entire Altıparmak Street (Tör, 1948: 77), the part of Atatürk Street between the Great Mosque and Çakırhamam (Kaplanoğlu 2008: 80) and the road between the İş Bankası, opposite to the Great Mosque, and Luca Palas (Özdemir, 2009: 182-183) were enlarged and main streets were tarmaced. In this period of new road constructions and enlargements, many historic building and traditional fabric destroyed (). For instance, while the Altıparmak Street was enlarged and tarmaced, half of the Ets Achayim Synagogue, Gerush (Exiled, cast out) Synagogue, and a great part of Major Synagogue were demolished (Tör, 1948: 77), (Özdemir, 2009: 316-317). In addition to the new roads, public buildings constructed in the style of the period and public squares are considered as the construction works that left their mark on the period. Expropriations were made for the construction of the new public buildings such as Finance Office (Tax Office in Yeşil), Jailhouse,¹¹⁸ Ottoman Bank Branch¹¹⁹, Vocational High School of Commerce and Stadium and public open spaces such as Kulturpark¹²⁰ (Kaplanoğlu, 2008: 80). According to Özdemir (2009: 182-183), many old buildings were

¹¹⁸ In the place of new Courthouse on Cumhuriyet Street, a penitentiary where Nazım Hikmet served his time was built (Özdemir, 2009: 39).

¹¹⁹ Today the Ottoman Bank built between the Orhan Mosque and Great Mosque is missing since it was collapsed.

¹²⁰ The Kulturpark Project, which was initiated during the governorship of Haşim İşcan when new vuildings and new recreation areas were designed, was started to be implemented between 1955 and 1956.

demolished and monumental trees were chopped down in the expropriated lands during this construction works.



Figure 2.16: The changes in historic city center of Bursa, by new road openings and new building constructions, during the Early Republican Period ; views of Atatürk Street from the Citadel (source: digital archive of www.lifeinbursa.com)

CHAPTER 3

CONSERVATION HISTORY OF BURSA WITH REFERENCE TO CONSERVATION COUNCIL DECISIONS: 1955-2012

In this chapter, the council decisions retrieved by the author during her archival research¹²¹ in Bursa Regional Council for the Conservation of Cultural and Natural Properties (BKTVKBK) is given, in addition to the literature review regarding the conservation activities in Bursa. This chapter, which is reserved for the conservation history of Bursa is arranged in four parts. In this respect, the phase between 1955 when the first council decision of High Council for the Preservation of Unmovable Antiquities and Monuments (GEEAYK) was edicted and 1978 when the initial conservation attempts were took place are given in the first part. The next part is a preliminary for the planning decision considering the conservation of the historic sites and covers the activities took place in a short time of three years between 1978 and 1981. The Urban Development Plans for Conservation prepared and enacted during the years between 1981 and 2006, and conservation implementations are given in the third part. The last part is reserved for the conservation implementations undertaken between 2006 and present, when the reflections of new regulations in conservation legislation on Bursa can be seen clearly. In addition to the conservation decisions gathered from the Council archive, this part also includes information on urban conservation and urban transformation activities in Bursa of the 21st century retrieved form the activity reports of Bursa Metropolitan Municipality.

¹²¹ This archival research was held in June, July and August, 2012.

3.1 First Organized Conservation Attempts: 1955-1978

After 1951, the decisions regarding conservation activities started to be taken by the High Council of Conservation (GEEAYK). According to the documents gathered from the archive of Bursa Regional Council of Conservation, the oldest decision, concerning the approval of restoration application in Yıldırım Bayezid Bezzestan within the heart of Historic Commercial Center of Bursa, was dated to 1955. While maintenance and restoration implementations regarding Bezzestan and its surrounding were approved in the decisions taken between 1955 and 1964¹²² (**Figure 3.2**), the restoration of Emir Han, located to the north of the Great Mosque, was halted because the facade's measured drawings were missing. It was decided that the building could be restored only after the plasters and later additions were removed and the original state of the building was documented¹²³.

After the fire of 1958 broke out in the west end of Hanlar District, the souqs and shops located in the firezone disappeared and hans in the surrounding burnt down to the foundations (**Figure 3.1**). Council decisions were taken regarding restoration and minor repair of especially the Bezzestan and çarşıs and shops around it. In these restoration projects, majority of which were prepared and implemented by the General Directorate of the Pious Foundations, certain statements such as minor - comprehensive repair, in-situ application, reconstruction / partial reconstruction, reinforcement /

¹²² GEEAKY: (1) 371 / 23.04.1955 ; (2) 387 / 27.05.1955 ; (3) 970 / 07.07.1958 ; (4) 1237 / 08.11-1959-11.12.1959 (5) 1296 / 05.03.1960 ; (6) 1408 / 08.10.1960 ; (7) 1417 / 08.10.1960 ; (8) 1579 / 07.05.1961 ; (9) 1908 / 30.09.1962 ; (10) 2307 / 15.12.1963 ; (11) 2325 / 25.01.1964

¹²³ GEEAKY: (1) 371 / 23.04.1955 ; (2) 387 / 27.05.1955 ; (3) 970 / 07.07.1958 ; (4) 1237 / 08.11-1959-11.12.1959 (5) 1296 / 05.03.1960 ; (6) 1408 / 08.10.1960 ; (7) 1417 / 08.10.1960 ; (8) 1579 / 07.05.1961 ; (9) 1908 / 30.09.1962 ; (10) 2307 / 15.12.1963 ; (11) 2325 / 25.01.1964

strengthening, addition of new-contemporary architectural element with new-contemporary material, removal of former-improper additions attached to the historic buildings, adaptive reuse draw the attention.

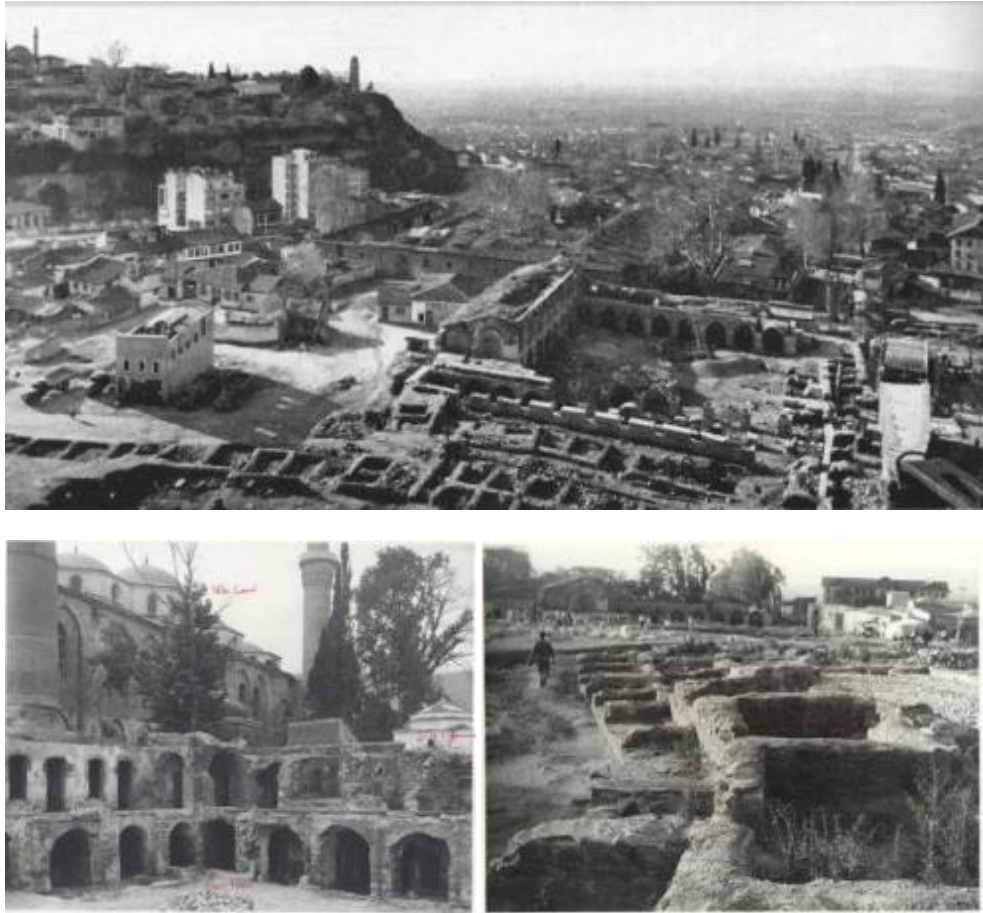


Figure 3.1: Photographs of Historic Commercial Buildings, after the fire of 1958

(source: archive of Umut Ünsal, from the archive of Bursa Metropolitan Municipality)

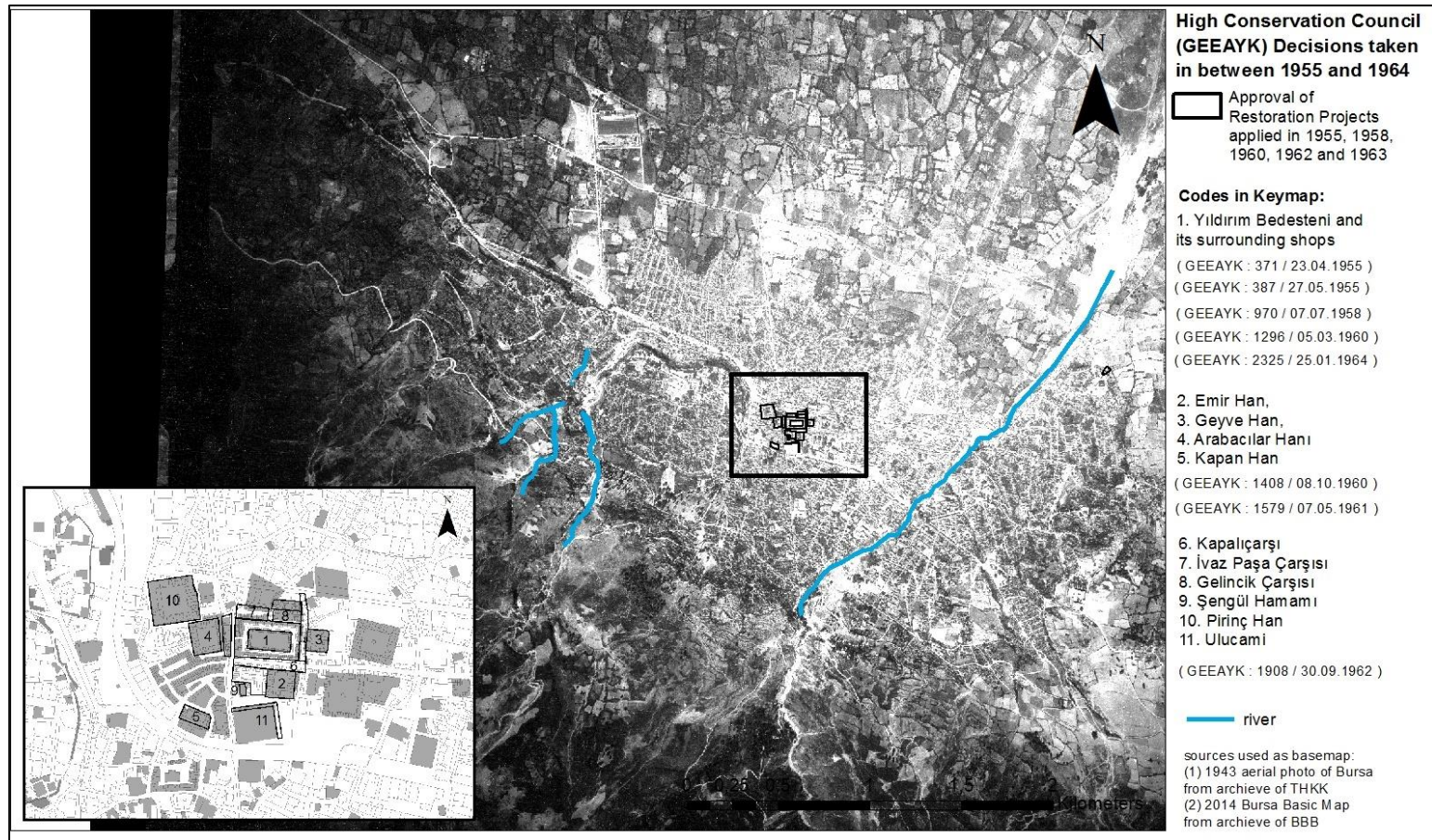


Figure 3.2: High Conservation Council (GEEAYK) Decisions (1955-1964)

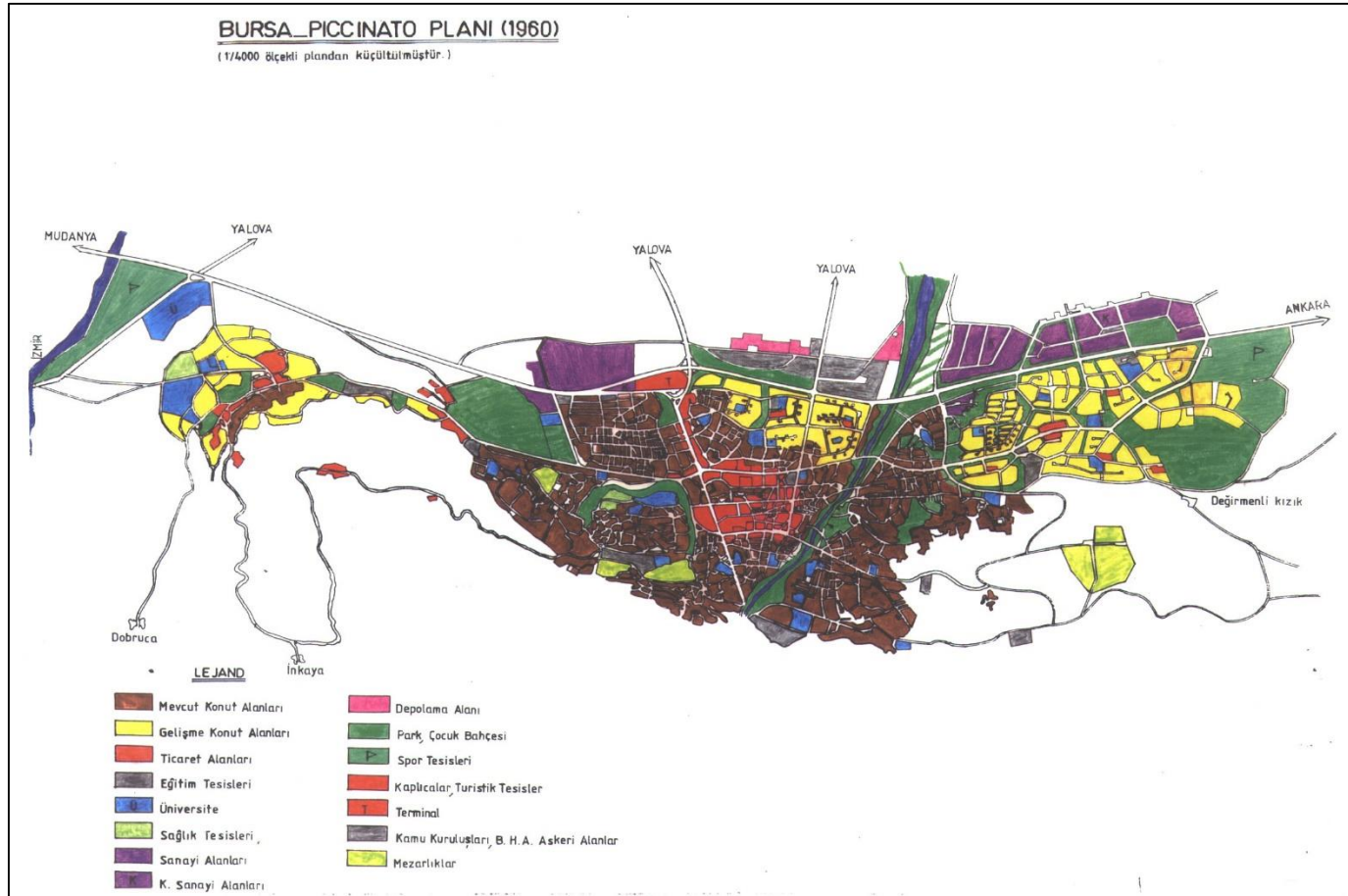


Figure 3.3: Bursa plan (1958-1960), prepared by Luigi Piccinato and Emin Canpolat (from archive of BBB)



Figure 3.4: Bursa map prepared by Kazım Baykal, which shows the urban development in 1960s (Bursa, ? : 82-83)

In addition to suggestions concerning the removal of later additions such as signboards and etc. on facades of the shops, reinforcement of hans linked to the Bezzestan and other monumental buildings with post and lintel systems made of reinforced concrete, the most common material of the phase was also proposed¹²⁴. This type of intervention became so widespread that, the expression “reconstruction of the building from its foundations to its dome by using reinforced concrete material” was used very frequently in the decisions¹²⁵ taken consecutively.

The buildings which were constructed with the classical building techniques were reconstructed by use of new materials and building techniques. In Hanlar district buildings constructed with the classical materials and classical building techniques were “reconstructed” with modern materials and techniques in parallel with the dominant conservation approach of the phase which can be formulated as “reinforcement and reconstruction with modern materials” (**Figure 3.5**). This stance is the reflection of “renovation through conservation” notion which appeared in Turkey in 1960s.

In this phase, the first decision¹²⁶ concerning the new constructions in the historic tissue of Bursa was taken in 1962; construction of two-storeyed shops was allowed for the sake of the gentrification of the book collector’s courtyard around the Great Mosque and the facade facing towards the lower souq.

Italian planner Luigi Piccinato, who was invited Bursa after Çarşı Fire of 1958, and Emin Canpolat, an architect from Bursa Bureau of Urban Planning prepared a new urban plan¹²⁷ for Bursa, completed between 1958 and 1960,

¹²⁴ GEEAYK: (1) 371 / 23.04.1955 ; (2) 387 / 27.05.1955

¹²⁵ GEEAYK: (1) 970 / 07.07.1958; (2) 1296 / 05.03.1960; (3) 1408 / 08.10.1960; (4) 1579 / 07.05.1961; (5) 1908 / 30.09.1962.

¹²⁶ GEEAYK:1908 / 30.09.1962.

¹²⁷ It is known as a master plan with 1/4000 scale (Vural, 2008: 98).

with the support of the Bank of Provinces and Bank of Estates (**Figure 3.3**). The main decisions of the new plan can be listed as;

- Protection of agricultural lands
- Establishment of a new industrial zone
- Development of tourism
- Improvement of the city's connection with the neighbouring cities (Kaplanoğlu, 2008: 80-81).

As mentioned previously by many researchers studying Bursa, 'Piccinato Plan' is important for its concern on the conservation and sustainability of existing urban tissue in Bursa historic city centre (Vural, 2000); (Dostoğlu and Vural, 2002); (Bağbancı, 2008). The plan highlighted the conservation and revival of the traditional houses constituting the neighbourhoods in the city centre together with the monuments such as hans, baths, mosques, tombs and fountains. It also underlined that the new constructions should follow the compatible architectural style and colours with the existing one (Kaplanoğlu, 2008: 81). Accordingly, it was also suggested that the new buildings should be designed respecting the traditional domestic architecture in the form of three-storeyed houses with a bay window.

During the implementation phase of the plan, circulation axes in the Kapalıçarşı and Bakırcılar (*Coppersmiths*) Souq in Hanlar district were highlighted and the superstructures of both souqs were renewed (Vural, 2008: 100); (Bağbancı, 2008: 107) (**Figure 3.5**). Kapalıçarşı was covered with a new material composed of short timber hipped roofs and the superstructure of Bakırcılar Çarşı was replaced with reinforced concrete vaulting. The shops in the area were renewed keeping the three-storeyed building type, reconstructions and completions with reinforced concrete technique on the original foundation walls which were accessed through basement walls that became visible after the fire. Piccinato, who took leading steps in the protection of urban and suburban areas of Bursa, also set an example for

similar implementations in historic environment in Turkey in 1960s with his approach of “demolishment and removal of ‘squalid’ houses around major monuments in Bursa”¹²⁸ in order to improve the cultural tourism.

With respect to the Piccinato Plan, which was prepared in line with aforementioned principles, a new administrative centre was founded in Reyhan and Doğanbey Neighbourhoods between Santral Bus Terminal and Hanlar District. New business centres were built along the Fomara (Fevzi Çakmak) and Haşim İşcan Streets¹²⁹, which were constructed to establish connection with this new administrative centre and historic city centre (Bağbancı, 2008: 107), and new industrial zones were started to be established on Ankara and Istanbul Highways to the north of the centre (Kaplanoğlu, 2008: 81).

Yıldırım district and its surrounding to the south of Ankara Highway were reserved for housing zone for the immigrants. The two-storeyed timber shops located in the south-western corner of Hanlar District were demolished and replaced with new building blocks as a result of which the traditional tissue was destroyed (Özdemir, 2009: 152) (**Figure 3.6**). However, some of these multi-storeyed attached building¹³⁰ blocks surrounding Hanlar District like a wall are identified as buildings “needed to be conserved” because they exhibit the construction activities and architectural style of their period (Bağbancı, 2008: 107).

¹²⁸ Piccinato mentioned this view in a speech he gave at ITU Department of Architecture when Mithat Kırayoğlu, one of the important urban planners of Bursa, was a student there (Özdemir, 2009:163).

¹²⁹ Many monumental buildings and houses were destroyed when Haşim İşcan Street was constructed (Bağbancı, 2008: 107).

¹³⁰ These buildings include the examples of Modern Architecture in the Early Republican Era.

In addition to these new roads and building blocks, construction activities continued in the historic city centre. For example, the field between Pınarbaşı stream and Fetih (Conquest) Gate, which was used as a picnic area in 1950s, was rearranged (Özdemir, 2009: 70), and 35 new fountains were built in order to supply water from Kırkpınar (Tör, 1948: 77). Uludağ Cableway which was started to be built by Swiss company Von Roll AG in 1957 was launched in 1963 (Minibaş, 1996: 172). Beside these infrastructural and transportation improvements, certain advancements were made in the fields of bladesmith industry, spring cart production and trade and sericulture¹³¹.

During the mayorship Kemal Bengü (1963-1973), the first organized industrial zone was founded in Bursa (Tarih İçinde Bursa, 1989: 86) and thus the city started to be identified as an industrial city¹³². After 1970s, as a result of establishment of new nationwide prominent industrial ventures¹³³ ranging from agriculture to car manufacture, the city was exposed to dense immigration and rapid industrialization¹³⁴. Especially due to the rapid increase in population, “The Organized Industrial Zone and Settlement Project”, proposed by Piccinato could not be completed. According to

¹³¹ Nearly collapsed factory of Romangal, Ipekerler, Resulzade Textile Factory in Yıldırım District and Mehmet İpekyün (Silk&Wool) are prominent industrial enterprises founded in Bursa (Özdemir, 2009: 258).

¹³² According to an inventory research held by Mithat Kırayoğlu on the industry in Bursa, sericulture, timber car hooding and car manufacturing were dominant sectors between 1965 and 1966 (Özdemir, 2009: 266). Minibaş on the other hand (1996: 172) states that the first bicycle was produced in Bursa in 1964.

¹³³ The industrial ventures in Bursa in 1970s were as follows: Çelik Makine Türk Anonim Şirketi, Sümerbank, Bursa Cement Factory, KARSAN (Bursa Karoserleri), AROMA ve TOFAŞ Factories (Özdemir, 2009:130), Filement Factory founded in 1971 by Ali Osman Sönmez, BİSAŞ İplik ve Büküm Fabrikası, BUSTAŞ Cold Air and Ice Facilities, Cemtaş Steel Machine Industry, Kimsan Regenerate Latex Factory, Robert Bosch Factory (Minibaş, 1996: 172).

¹³⁴ According to Turhan Tayan, after the industrialization movements in 1960s, in addition to immigrants of Ruso-Ottoman War, Kurdish landlords started to settle in Bursa (Özdemir, 2009: 296).

Huseyin Sungur, because the worker's apartment blocks were not constructed opposite to the industrial zone, the physical implementations did not integrate with the social life (Özdemir, 2009: 261).

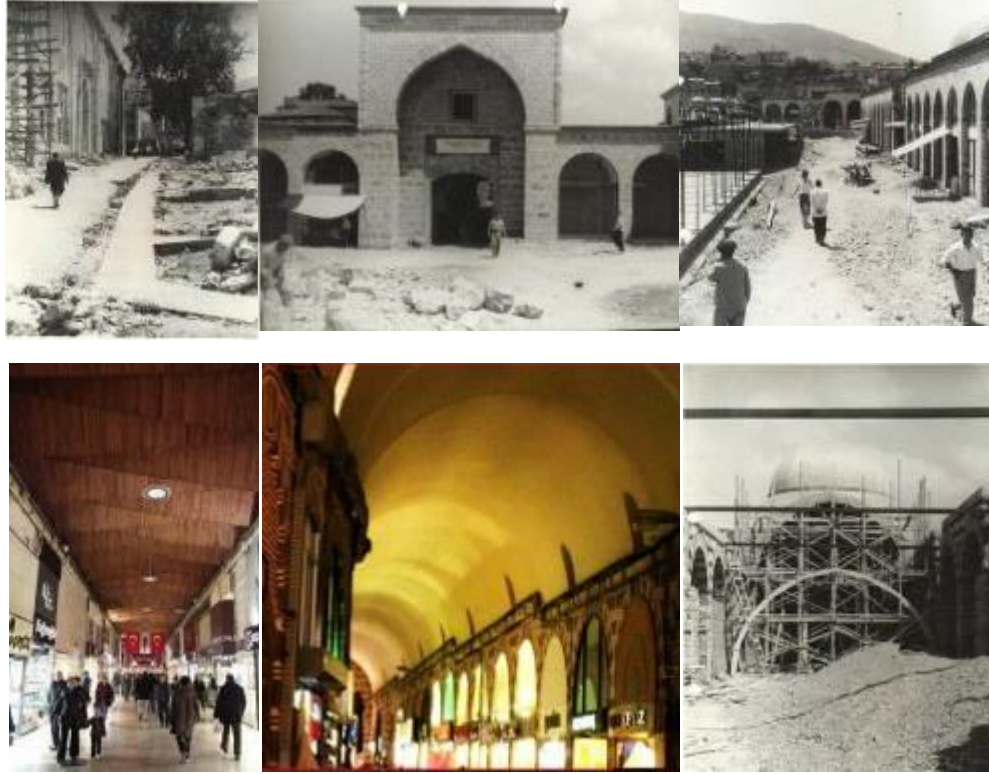


Figure 3.5: Reconstruction and renovation applications by using reinforced concrete in destroyed Hanlar District, after 1958 fire (source: archive of Umut Ünsal, from the archive of Bursa Metropolitan Municipality (BBB))

Between 1970 and 1980, apartment blocks were built near the traditional houses in Namazgah, Atatürk and İpekçilik Streets¹³⁵ (**Figure 3.6**). A timber

¹³⁵ Urban Planner Turgut Yalkı witnessed the preparation of construction plans for İpekçilik and Maksem Streets while he was doing his professional practice in 1969 in Bursa. He claimed that the plans underestimated the possible vehicle traffic in future (Oğuzoğlu, 2008: 112).

house opposite to Tayyare on Ataturk Street, the city restaurant and Kafkas Patisserie were demolished (Özdemir, 2009: 70), and the street from Setbaşı to Yeşil was rehabilitated and widened meanwhile (Kaplanoğlu, 2008: 74).



Figure 3.6: The new multi-storeyed attached building blocks constructions along the west side of Hanlar District (source: archive of Bursa Metropolitan Municipality)



Figure 3.7: Development activities by constructing new buildings with cultural functions in the historic city center of Bursa (1970s-1980s) (archIeve of SMK)

Besides, while the central functions in Altıparmak and Fevzi Çakmak Streets were changed, cabinet makers accumulated around Yeşil and insurance sellers and accountants' offices in Hanlar District

Constructions of new theatre and cinema buildings, which contributed to the city's cultural life, of its period, also draw attention. According to the memoirs of Fethi Akkoç and Yahya Şimşek (Özdemir, 2009: 14, 273), Zafer Movie Theatre opposite to the Zafer (Victory) Square at the feet of the city walls, Saray Movie Theatre near Setbaşı Bridge, Setbaşı Movie Theatre¹³⁶ near Mahfel Coffeeshop and Dilek Movie Theatre on the location of today's Karamursel Shop in Setbaşı District, Marmara Movie Theatre and next to it, Sumer and Tayyare Movie Theatres in Heykel were the best known among these (**Figure 3.7**).

One of the new building types to be used in cultural and touristic purposes was museum. Museology activities which became influential in Bursa by the Late Ottoman and Early Republican eras continued to develop with the new museum buildings opened in this era. Following the establishment of ICOM¹³⁷ (International Council of Museums) National Committee, museums, previously housed in historic monuments, were proposed to be shifted to new buildings, due to their insufficiency in various aspects. Hence, the movable cultural properties exhibited in Yeşil Madrasah were decided to be carried / transported to a new and modern Archaeology Museum, which was built in Reşat Oyalı Kültürpark in 1972. Meanwhile, Yesil Madrasah was re-used as Turkish Islamic Art Museum¹³⁸, and re-designed to exhibit

¹³⁶ The ground floor of the movie theatre was used as a sport centre for a period of time.

¹³⁷ It has become as a non-governmental international organization for the challenges and needs of museums and museum professions, by the UNESCO Conventions dated to 1950.

¹³⁸ This monumental madrasah building, in other words Turkish Islamic Art Museum, has passed a major repair in the early 2000s.

immovable cultural properties such as metals, ceramics, woodworks, weapons, manuscripts and books, Islamic coins, Islamic inscriptions and tombstones with various ethnographic works (Yalman, 1977: 27-28).

On the other hand, while the central functions in Altıparmak and Fevzi Çakmak Streets were changed, cabinet makers accumulated around Yeşil and insurance sellers and accountants' offices in Hanlar District. In addition to infrastructural and planning problems started to arise in the city centre which was not prepared for this rapid change, squatters became wide spread. As a result of this, 'The Urban Planning Office' (*Bursa Nazım İmar Bürosu*) was established in 1970 in Bursa for fast realization of planning activities. Upon the request of the Office and Ministry of Public Works and Settlement, 'Bursa City Master Plan' (scale: 1/25000) was prepared in 1976 and. In 1978 this plan was approved and in line with the plan decisions, construction plans in the scales of 1/5000 and 1/1000 were prepared. According to this plan, communal housing zones were placed outside the city and therefore, new neighbourhoods like Beşevler, Ataevler, and İhsaniye started to develop in the west of the city which today form the Nilufer District (Tarih İçinde Bursa, 1989: 86).

The quick increase in population, the influence of the law of property ownership approved in 1964 and the rise in illegal housing in the eastern and northern parts of the city caused the rapid destruction of the historic tissue in the city centre (Bağbancı, 2008: 109). Due to its location and function, Hanlar District was the major neighbourhood among the regions affected by this destruction. Restoration works in response to functional modifications in monumental buildings continued in Hanlar District which was influenced quickly by both the physical transformations in the city centre caused by the

construction activities, especially the new road openings, and socioeconomic changes in the society¹³⁹.

In this phase, 1/500 scaled master plans and 1/200 scaled ‘architectural projects’ belonging to the buildings to be restored and their surrounding were requested to be prepared and submitted to the Conservation Council. For example, in the decision¹⁴⁰ no: 3151 of 1966, in addition to Kapalıçarşı and neighbouring monumental buildings such as Fidan Han, The Chamber of Industry and Commerce, The Laboratories of Veterinary Medicine, Koza Han, İvazpaşa Souq, Kapan Han, Sipahi Bazaar, measured drawings of all the buildings located alongside the Cumhuriyet Street were requested. Moreover, investigation of new settlements and necessary revisions in the existing urban plan were demanded. Following the edict sent by the Ministry of Education in 1968, a decision was taken considering the preparation of a Local Zoning Plan for the route between Yeşil and Emir Sultan localities which to be submitted to GEEAYK. It was requested in the decision that a special attention must be paid for the detailed indication of regular maximum heights for building masses in order not to prevent the view of the ancient monuments was requested¹⁴¹. This indicates that, in addition to the monuments, the new constructions in their surrounding started to be a concern before the dawn of 1970s.

As a result of the law no: 1710 of 1973, through which the concept of “site” was introduced to the discipline of conservation, in Bursa the first urban scale conservation decisions were taken for Tophane region and its surrounding in Hisariçi. Accordingly, while a ‘Site Concerned Implementary Development

¹³⁹ However, no document of restoration decisions belonging to the years between 1964 and 1974 was retrieved in the archive of the Conservation Council.

¹⁴⁰ GEEAYK: 3151 / 04.06.1966

¹⁴¹ Ibid.

Plan' was requested¹⁴², in the GEEAYK decision no: 7763 of 1974¹⁴³, Tophane and its surrounding and 577 land plots to the east of Maksem District were registered (**Figure 3.8**). These registration decisions of 1974 were effective in conservation activities undertaken in the areas housing monuments in need of protection. The ruins of city walls, religious and governmental buildings and traditional houses in the registration lists which were presented with the aid of modern listing maps prepared by architect Besim Çeçener and photographs were identified as 'ancient monument to be conserved in its original state'¹⁴⁴.

Especially the major part of the parcels located in the north and east of Hisariçi District were registered after this decision. Open spaces located in the east of the Hisar District, such as Pınarbaşı cemetery¹⁴⁵, were included in the registration list under the title of religious and governmental buildings". By the same decision, the traditional houses located in Tophane District to the north-west of Hisariçi District and those in the south of Ortapazar Street which passes through the Hisariçi District were registered together with masjids and tombs that are dated to the Early Otoman Period.

In another registration list¹⁴⁶ submitted to the Conservation Council in 1977, the monuments were registered under three categories of 'natural

¹⁴² GEEAYK: 7420 / 16.09.1973

¹⁴³ GEEAYK: 7763 / 19.04.1974

¹⁴⁴ According to the 18 pages attached list, these monuments were estimated as 110 parcels of monumental buildings, 34 parcels of natural monuments and 352 parcels of civil architecture.

¹⁴⁵ Later on, by the GEEAYK decision no: A-625 of 1977, Pınarbaşı Cemetery was registered as 'natural monument'.

¹⁴⁶ This registration list was prepared upon the request of the Ministry of Culture, General Directorate of Ancient Monuments and Museums. In the 53 pages list, 123 parcels were registered as monumental buildings, 80 parcels as archaeological ruins and 407 parcels as Example of Civil Architecture.

monuments', 'religious and cultural monuments' and 'civil buildings'¹⁴⁷ (**Figure 3.8**). While the historic hans, mosques and baths located in Hanlar District were registered together with the monumental trees around them as 'religious and cultural monuments' and 'natural monuments', in Reyhan, Kayhan and Setbaşı Districts, mostly the traditional houses were registered. Monumental buildings¹⁴⁸ especially the mosques, hans and baths accumulated in the historic commercial centre were registered as 'religious and cultural buildings'. Remaining few parcels of Deveciler Cemetery which was located in the north-east of Reyhan region was registered as 'religious monument'¹⁴⁹. On the other hand, while Pınarbaşı Cemetery and parcels in its surrounding, which were registered as 'religious building' in 1974, were registered as 'natural property' in 1977, the parcels belonging to monumental religious buildings like Orhan Mosque, Tayakadın Mosque and Maksem Mosque were registered under the titles of 'religious and cultural monuments' and 'natural monuments'. For this reason, 1977 can be considered as the beginning date for the monumental trees in Bursa were identified as 'natural monument' and taken under protection. In the same decision, the parcels including the Municipality building, one of the Late Ottoman public buildings and the Early Republican era triplet of 'Governor's Office-Revenue Office-Courthouse' were registered under the title of 'civil buildings'.

¹⁴⁷ GEEAYK: A-625 / 09.07.1977.

¹⁴⁸ Some of the monumental buildings registered in 1977 are: Bezzastan and souqs and shops around it, Ivazpaşa Souq, Emir Han, Kozahan and Inner Kozahan, Geyve Han, Mahmut Paşa Han, İpek Han, Tuzhan, Çukurhan-Kütahya Han; religious buildings such as Orhan Mosque, Tuzpazarı Mosque, Yiğit Köhne Mosque, Kayıhan Mosque; Nalıncılar Bath, Şengül Bath, Dayioğlu Bath, Irgandı Bridge on Gökdere Stream.

¹⁴⁹ The location of Deveciler Cemetery was determined with the aid of Bursa maps of 1862 and 1880.

In another registration list¹⁵⁰ which was approved by the decision no: A-1072¹⁵¹ of 1978, the parcels in Kuruçeşme, Muradiye and Çekirge Neighbourhoods were registered under the categories of ‘civil buildings’, ‘religious and cultural monuments’ and ‘natural monuments’ (**Figure 3.8**). With this decision, Servinaz Bath in Çekirge region and the monumental trees in the garden of Hudavendigar Kulliye were included in the registration list under the title of ‘religious and cultural monuments’ and ‘natural monuments’. With another Council decision¹⁵² taken in the same year, historic sites in Bursa city centre were registered according to their properties under the titles of ‘historic urban site’, ‘archaeological site’ and ‘natural site’. Accordingly;

- Historic Urban Sites: (1) Tophane-Osmangazi, Alaaddin, Mollagürani, Kavaklı reighbourhoods within the city walls; (2) Maksem, Yeşil, Muradiye, Emir Sultan, Reyhan and Çekirge neighbourhoods; (3) West of Setbaşı and (4) Kuruçeşme (Yahudilik) neighbourhoods
- Archaeological Sites: The parcels around the fortification wall surrounding the Hisar District.

¹⁵⁰ As far as it was retrieved from 30 pages registration list and imported to the map, 37 parcels of monumental buildings, 9 parcels of natural monuments and 254 parcels of Examples of Civil Architecture were registered. In 1984, some errors of fact were determined in this registration list of 1978 and in this regard, revisions prepared especially for the northern slopes of Tophane region and two sides of Altıparmak Street were presented in a map for the approval of the Conservation Council. Correction of the insula numbers in the list was decided. (BKTVKBK: 389/06.04.1984).

¹⁵¹ GEEAYK: A-1072 / 15.04.1978

¹⁵² GEEAYK: 10662/13.10.1978.

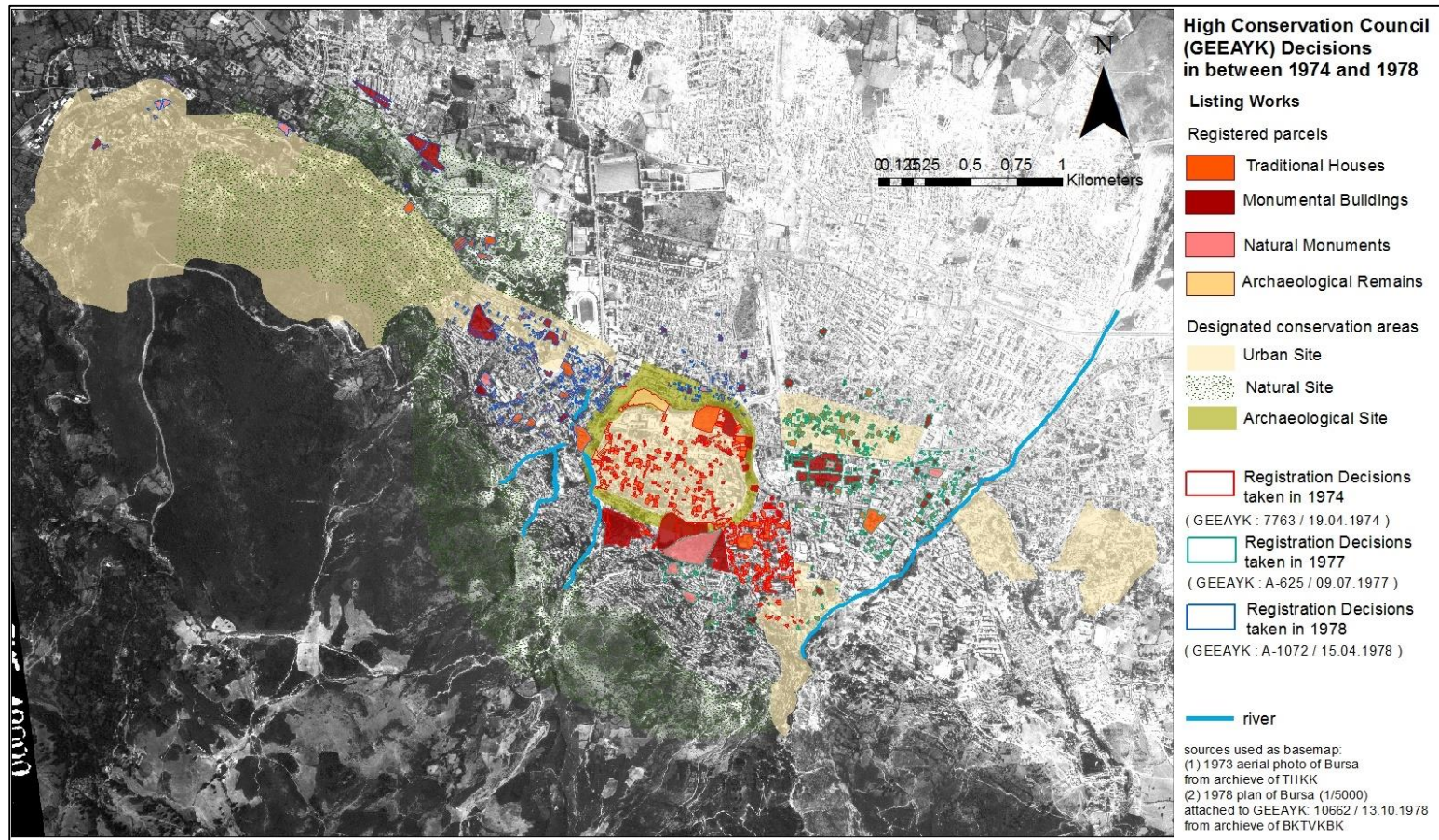


Figure 3.8: High Conservation Council (GEEAYK) Decisions 1974 - 1978

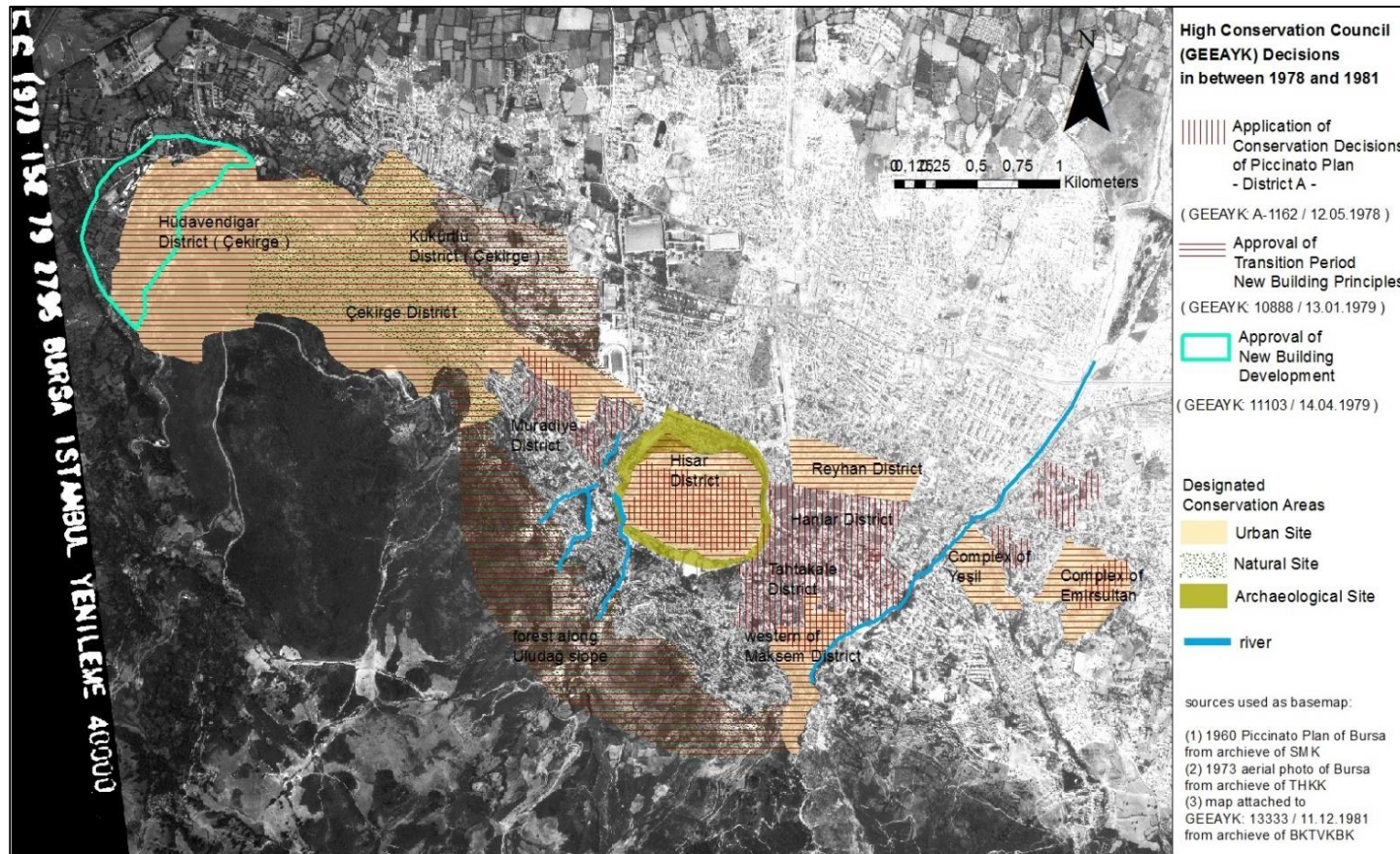


Figure 3.9: High Conservation Council (GEEAYK) Decisions 1978-1981

- Natural Sites: Green area bordered with Kltr Park-Altıparmak-ekirge District, forest between the fortifications of Hisar and slopes of Uludağ, green area between Nilufer Stream and the slopes of Uludağ and green areas between Muradiye and ekirge Districts.

Therefore, greater part of the assessment and registration activities concerning the conservation of cultural properties and historic sites in the Bursa historic city centre was completed before 1980s. Following these registrations, there has been an increase in the demand for the restoration and reuse of especially the monumental buildings in a new function. For instance, the Ottoman Manor of 19th century on the ekirge Road was restored and reused as the Atatrk Museum. On the other hand, measured drawings and restoration projects were prepared for an ‘integrated repair’ approach of unregistered Pirin Han and the Old İpek Han, and already registered Mahmut Paşa Han, Bedesten and Sipahi and İvaz Paşa souqs around it and submitted to the approval of the Council¹⁵³. However, how these activities ended and what portion of the projects was implemented could not be estimated.

During this phase when the registration activities and restoration implementations went together, local authorities, non-govenrmental organizations (NGO) and associations participated in activities of protecting the cultural Properties of Bursa. The most prominent among them was Bursa Eski Eserler Sevenler Kurumu¹⁵⁴ (Association of Lovers of Historic Monuments) which was replaced with Tarihi Sevenler Kurumu (Association

¹⁵³ GEEAYK: 831 / 14.10.1977. The measured drawings and restoration works for these buildings were started upon a request of the General Directorate of Ancient Monuments and Museums.

¹⁵⁴ After the death of Kazım Baykal, known as the founder of this Association, architect Zafer nver has been its new head. It is currently located within the Citadel (<http://www.marmaraturizm gazetesi.com/?p=1662>).

of the History Lovers) in 1946¹⁵⁵ by Kazım Baykal. This association which was given the status of ‘non-profit organization’ aimed the repair of historic monuments¹⁵⁶ and conservation of historic environment including the natural monuments¹⁵⁷. Sixteen leaflets in which the conservation activities which were held with the support of local authorities and governorates were published are important for the literature on repair and restoration implementations. Information gathered and published by Kazım Baykal, who was a leader in the translation of Ottoman law registries of Bursa into Turkish, were published by the association for the future generations. “Bursa ve Anıtları” (Bursa and its Monuments) which is considered as the most significant among these publications, is still an important handbook for the immovable cultural Properties in Bursa.

Besides, the Map of Bursa (**Figure 3.4**), prepared by Baykal, is another valuable visual document as it provides a clear picture of Bursa in 1960s. According to this, while Haşim İşcan Street which was to separate Reyhan Region from the traditional tissue in Doğanbey Neighbourhood, has not been

¹⁵⁵ The first general convention was held in Bursa People’s House in February 26th, 1946. The 10 founder members of the association were given in the statute as: Abdülkadir Keskin (Deputy Governor), Hilmi Erözden (Teacher), Hulusi Köymen (Lawyer), Kazım Baykal (Teacher of Philosophy and History), Ahmet Muhtar Aykut (Teacher), Hüseyin Kocabaş (Merchant), Rıza İlova (Merchant), Necip Kartalkaya (Retired Lieutenant Colonel), Vecdi Kalyoncuoğlu (Assistant Director of Bursa Museum), Neşet Köseoğlu (Director of Bursa Museum) (<http://bgc.org.tr/ansiklopedi/bursa-eski-eserleri-sevenler-kurumu.html>).

¹⁵⁶ Most important historic buildings repaired by the Association until 1996 are: Timurtaş Paşa Tomb, İsa Bey Mosque, Azep Bey Masjid, Takiyah of İsmail Hakkı, Süleyman Çelebi Tomb, Hacılar Mosque, Hoca Alizade Mosque, Maksem Mosque, Bedrettin Mosque, Zeyniler Mosque, Hamza Bey Mosque, Hüdavendigar Mosque, Alaaddin Mosque, Veled-i Saray Mosque, the minaret of İznik Yeşil Mosque, Akbıyık Mosque, Simkeş Masjid. (<http://bgc.org.tr/ansiklopedi/bursa-eski-eserleri-sevenler-kurumu.html>)

¹⁵⁷ Plates with the inscription ‘natural monument, no chopping, no pruning’ which were nailed on many monumental trees including especially the oak trees in Bursa, are a product of movement started by this Association to protect the natural monuments of Bursa. (<http://www.marmaraturizm gazetesi.com/?p=1662>)

opened yet, the Ankara-İzmir Highway, Çekirge Street, Fomara Street and Altıparmak Street (the road between Atatürk Stadium and Merinos Factory) were indicated clearly in the map. In addition to the monumental buildings located in the historic centre of the city, the new public spaces and buildings such as Stadium, Kulturpark and Santral Garaj constructed in the northside and westside of the city can be seen in this map.

In following years, activities of promoting Bursa in homeland and abroad were undertaken. With the contributions of Huseyin Sungur, the chairman of the executive board of Bursa Chamber of Industry and Commerce, Bursa was twinned with Darmstad, Germany in June 11, 1970. With the influence of technical visits, seminars and project discussions, Bursa as a prominent historic city was emphasized in international circles and the urban conservation awareness was started to develop in the local scale (Özdemir, 2009: 265).

In the meantime, which witnessed the cooperation of different institutions and associations in the conservation and revival of cultural properties, the Ministry of Culture and Tourism collaborated with BİSAŞ company and municipality for the restoration of the ruins of Bithynian Palace under the park (today, Haşim İşcan Park) opposite to the State Hospital (Tarih İçinde Bursa, 1989: 89). Hunkar Manor was restored by Taç Foundation in the system of build-operate-transfer (Tarih İçinde Bursa, 1989: 89). Balibey Han, which was expropriated by the municipality, was restored in the same system of build-operate-transfer. While the scope of the project covered minor repairs, the facade paints of the Examples of Civil Architecture within the 150 m diameter of the building were renewed (Tarih İçinde Bursa, 1989: 88).

3.2 Preliminary Attempts for Conservation Planning: 1978-1981

The planning and conservation regulations were changed by the effectuation of the first conservation act of Turkish Republic, no: 1710 Historic Artifacts Act (Eski Eser Yasası), in 1973. This act introduced the term of ‘historic site’, in addition to the ‘historic artifact’ to the field of conservation (Şahin Güçhan, Kurul, 2009: 29-30). The destruction in the historic sites of Bursa due to dense housing continued until this act take effect. The activities to prevent this destruction became a concern of the Council first time in 1978. In the Council decision no: A-1162¹⁵⁸ of 1978 it was decided that the historic sites, which were labelled as “A region”¹⁵⁹ in Piccinato Plan, should be conserved in line with the plan decisions and sustainability of the tissue should be provided (**Figure 3.9**). In this respect, it was endorsed that, in addition to conservation and revival of the historic tissue in these sites, new buildings to be constructed should be in the compatible architectural style and colour.

In the other Council decisions¹⁶⁰, which were taken in 1978, for conservation and regular development of registered sites, implementations independed from decisions of current construction plan were requested to be held. In this respect, it was emphasized that, in addition to ‘Bursa City Master Plan’¹⁶¹

¹⁵⁸ GEEAYK: A-1162 / 12.05.1978

¹⁵⁹ “A District” includes Hisar District, Hanlar District, Muradiye District, Maksem District, Yıldırım District, and Emirsultan District, whereas Çekirge District was not revealed as within this defined boundary of historic city center.

¹⁶⁰ GEEAYK: A-1162/12.05.1978 ve GEEAYK: 10662/13.10.1978 sayılı kurul kararları

¹⁶¹ 1/25.000 scale ‘Bursa City and its Surrounding Master Plan’ was prepared and approved by collaboration of Bursa Master Plan Bureau and the Ministry of Public Works and Housing in 1976 (*source: an unpublished report prepared by Bursa Municipality, from the private archive of Emre Madran*).

(1/25000), a ‘conservation construction plan’ concerning the historic and natural sites of Bursa should be prepared.

As a preliminary attempt, ‘**Bursa City Centre Conservation and Development Project Report**’¹⁶² was prepared under the supervision of GEEAYK in 1978. After general information on the city centre was given and the borders of the scope of the project were drawn (**Figure 3.10**), the ‘planning-project policies and goals’ considering the project site¹⁶³ were mentioned in detail. Accordingly, the macro scale planning policy of the project was defined as ‘*Conservation of Historic Environment*’ and ‘*Optimization of Development of Central Functions*’. After that, with respect to the analyses of the historic sites, which form the city centre, the data and strategies for Hanlar, Reyhan, and Kayhan Quarters ‘Conservation Development Planning and Design Principles’ were estimated and a situation assessment was done concerning the applicability of the plan in each region. In the final part of the report, a public survey covering ‘Reyhan Subregion’ was attached. According to the survey results, information on the ‘satisfaction’ status of inhabitants living in traditional houses, ‘property ownership and tenancy’ conditions concerning the construction sites in the region and ‘residential density’ was given.

With respect to this report, in the Council decision no: 10662 of 1978, where the urban, archaeological and natural sites were redefined, the region to the north of Haşim İşcan Street was identified as ‘the administrative and commercial centre of Bursa’. In the same decision, while **Bursa City Historic and Natural Sites Transitional Period Conservation-**

¹⁶² The information on the author/s of 30 pages explanation report attached to the decision GEEAYK: A-1162/12.05.1978 could not be retrieved.

¹⁶³ The project site (historic commercial centre), which was indicated as no: 5 in the report, is bordered with Cemal Nadir Street in the west, Atatürk Street in the South, Haşim İşcan Street in the North and Gökdere Stream in the east.

Development Plan and Decisions was requested to be prepared by the project team composed of experts from the Municipality of Public Works and Housing, the Ministry of Culture, the Middle East Technical University, Department of Architecture and the Bursa Municipality within three months, estimation of the constructions in the sites which were incompatible with the conservation principles was demanded.

In 1979, an action plan indicating the boundaries of the historic city centre was prepared and annexed to the Council decision no: 10888¹⁶⁴. The sites which require conservation were marked in this plan with the epithets of ‘historic urban site’, ‘kulliye area’, ‘historic urban site conservation area’, ‘natural site conservation area’ and ‘natural site’. It was requested that the 1/5000 and 1/1000 scale conservation plan and plan decisions should be prepared immediately.

It was endorsed that the ‘Transition Period Construction Conditions’ would be valid until the plans were approved¹⁶⁵ (Figure 3.9). It was emphasized in the Council decision no: 11103¹⁶⁶ taken in the same year that these new construction conditions were valid for all the historic and natural sites. In the same decision, revisions in certain articles¹⁶⁷ of the ‘Bursa City Historic and Natural Sites Transition Period Conservation-Development Plan’¹⁶⁸ and

¹⁶⁴ GEEAYK: 10888 / 13.01.1979 ; The original text of this decision could not be retrieved. Therefore, its context was deduced from the references to it in the other decisions.

¹⁶⁵ The plans should be submitted to the approval of Conservation Council and then the Ministry of Public Works and Housing.

¹⁶⁶ GEEAYK: 11103 / 14.04.1979.

¹⁶⁷ The articles decided to be revised were: (Article no: 2.1), (Article no: 2.2), (Article no: 2.10), (Article no: 3.5), (Article no: 4.5) (GEEAYK: 10888/13.01.1979).

¹⁶⁸ Although, such type of a plan definition about conservation activities does not exist in the regulations, it is stated in the Council decision no: 11103 that the 1/5000 scale ‘Bursa City Historic and Natural Sites Transitional Period Conservation-Development Plan’, which includes the common and regional planning conditions and decisions, was prepared.

Decisions' which was approved by the decision no: 10888 were considered necessary. In this respect, the transitional period plan and decisions became valid for the situations when Master Plan (1/5000) of Bursa City and Conservation Plan (1/1000) and Construction Implementation Plans (1/1000) for the sites were not prepared. Besides, it was requested that the green areas, especially those located in the western end of Çekirge District, should be included within the boundaries of the natural site and relevant revisions should be made in the plan.

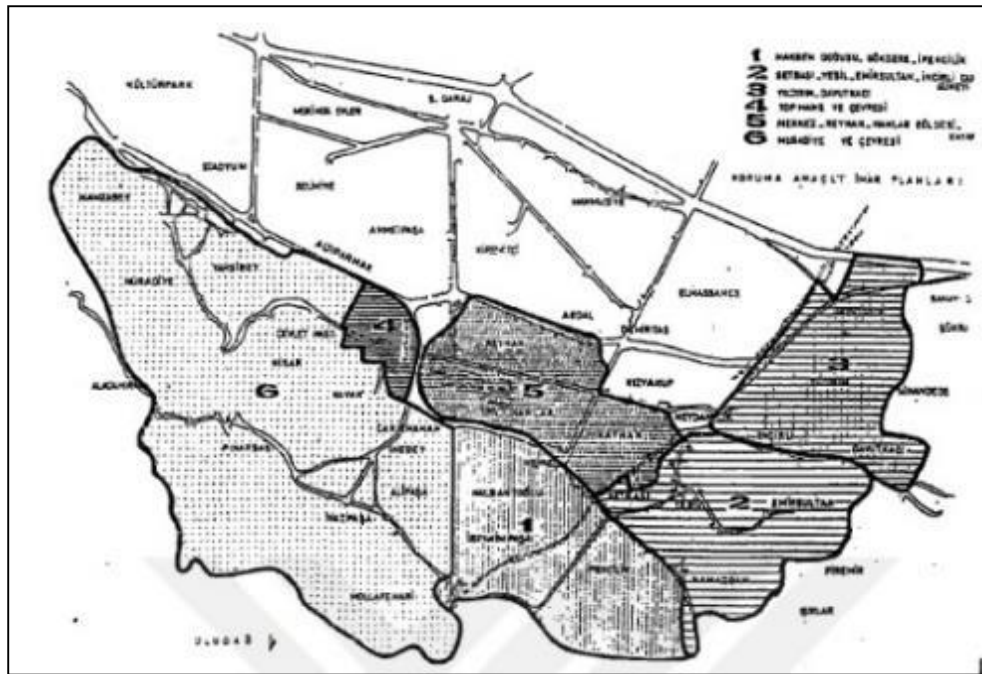


Figure 3.10: The boundaries of study areas, mentioned in map in the report attached to the Council Decision no: 10662/13.10.1978; the 5th is defined as the Central Business District (Merkezi İş Alanı) in the report (source: Oğuz, 1999: 67).

(definition of the numbered study areas: (1) East of Maksem-Gökdere-İpekçilik, (2) Setbaşı-Yeşil-Emisultan-İncirli Street, (3)Yıldırım-Davutkadı, (4) Tophane and its surrounding, (5) Merkez-Reyhan-Kayhan, (6) Muradiye and its surrounding)

After 1979, when many important decisions for new constructions in historic sites in Bursa city centre were taken, registration activities continued; a current situation report¹⁶⁹ dated to 1980, which includes the registration lists¹⁷⁰ of 1974 and 1977 and photographs, was prepared and submitted to the Council. As a result of site surveys, assessments concerning the changes inside and outside the registered buildings were made, additions made to floors and room divisions due to the new uses and material changes due to the repairs were emphasized. Besides, the changes in the floor levels and mass density of new constructions in old tissue were observed. As a result, these new constructions continued to be undertaken despite of consecutive registration decisions were reported as a threat to the conservation and continuity of cultural properties.

On the other hand, in 1982, the hot water springs¹⁷¹, which are located in the 1st and 2nd degree conservation zone at the western end of Çekirge, were registered as ‘natural site’, possible constructions above them were halted for two months¹⁷². It was requested that the parcels with and without new building construction license to be updated and indicated in the cadastral plans in Bursa Municipality and to be submitted to High Council within one month. Therefore, the contribution of local authority was found necessary for

¹⁶⁹ The lists of ‘registered buildings’ and ‘collapsed buildings’ with 4 map sheets and 361 registration forms were attached to the report which was prepared by Nermin Beşbaş (Archaeologist), Füsün Gürer (Architect), Günnur Güven (Architect), Cenap Işık (Ethnologist), Zerrin Türkelli (Hititologist), ve Sibel Ulusoy (Anthropologist) in May 1st 1980.

¹⁷⁰ The ancient properties given in this registration list were 292 Examples of Civil Architecture, 60 monumental buildings and 9 monumental trees.

¹⁷¹ The hot water springs were shown as the 1st and 2nd Conservation Zone in 1/5000 scale 28M and 28N charts. It was requested that the parcels with and without new building construction license be updated and indicated in the cadastral plans in Bursa Municipality and to be submitted to High Council within one month. Accordingly, the parcels including a building with their licences; parcels which might be given construction permit.

¹⁷² GEEAYK: 14362 / 11.12.1982.

assessment and revisions considering the illegal/unlicensed constructions in natural sites.

The sensibility and conscientiousness of local authorities in conservation of cultural properties in Bursa can be seen clearly in the correspondances¹⁷³ that took place in the beginning of 1980s. In one¹⁷⁴ of these correspondances, it reads that the communications between the Chamber of Architects, Bursa Branch and Conservation Council were found dissatisfying pertaining to the activities concerning the conservation of sites and restoration and reuse of the examples of civil architecture. Moreover, in this correspondence dated to 1981, an urgent Council meeting was requested to be held in Bursa in order to analyze the problems regarding ‘the 1st Stage Conservation Implementation Plan’, which was prepared by Bureau of Master Plan of Bursa, as well as troubles in conservation of sites and single buildings. In response to this request, **the General Assembly of GEEAYK was held in Bursa in December 10th-12th, 1981.** In this assembly, where many decisions important for Bursa’s history of conservation were taken, ‘The East of Maksem-Gökdere-İpekçilik Conservation Implementation Plan-Plan Report’¹⁷⁵ which was submitted to the High Council, was evaluated.

In the preparation phase of this report, a series of meetings¹⁷⁶ were held in 1981, with the presence of experts from the Ministry of Public Works and

¹⁷³ The dates of the correspondances which are attached to the GEEAYK decision no: 13333 / 11.12.1981, found in the archive of the Council: 06.01.1981, 19.01.1981, 26.01.1981, 09.04.1981.

¹⁷⁴ The letter which was sent by the Municipality of Bursa to the High Council (GEEAYK) dated to November 10th 1981.

¹⁷⁵ This report was prepared by the Ministry of Public Works and Housing, General Directorate of Planning and Development and Bursa Bureau of Master Plan and submitted to approval in the GEEAYK meeting which took place between December 10th and 12th 1981.

¹⁷⁶ The meeting report dated to January 6th 1981 and concerning correspondence were found as attached to GEEAYK decision no: 13333 of 1981.

Housing, Bursa Municipality and the Ministry of Culture. As a result of the meeting held in January 6th, 1981, a working schedule¹⁷⁷, concerning the activities to be done during the preparation of conservation implementation plans including the sites in Bursa, was yielded (**Figure 3.11**). Accordingly,

- (A) Estimation of the use of archaeological, historic and natural sites and damages and reconstruction applications with respect to the floor levels and construction licences of new buildings in these sites,
- (B) In addition to the interviews made with inhabitants of sites, filling the field survey fichiers about the registered buildings in sites, completion of measured drawings and typology studies¹⁷⁸,
- (C) Revision of states of deterioration and new construction in relevant site and old plan decisions with respect to the results of interviews and site surveys and the views of the Municipality and the Ministry of Culture,
- (D) Identification of sites which were to be planned under the light of current situation analyses made for the area within the scope of this new plan decisions,
- (E) Preparation of the relevant conservation implementation plan was emphasized after identification of the sites and preparation of relevant conservation policies and organizational plan with the aid of physical and social data retrieved from the field surveys.

This work plan dated to 1981 is important for its resemblance with the modern methods that are used in preparation of conservation implementation plan. In the scope of this work, while the assessment of land use, floor heights and etc. were responsibility of Bursa Bureau of Master Plan, collecting the construction licence informations of the region was the Municipality's duty.

¹⁷⁷ The experts and institutions working in preparation of this schedule: (1) Bursa Belediyesi: Semir Vardarbaş, Turgut Yalkı; (2) Kültür Bakanlığı Eski Eserler ve Müzeler Genel Müdürlüğü: Yücel Kutlay, Nermin Beşbaş, Zühal Özcan; (3) İmar ve İskan Bakanlığı Planlama ve İmar Genel Müdürlüğü: Remin Biler, Şenel Yağız; (4) Bursa Nazım Plan Bürosu Başkanlığı: Erden Eşit, Önder Batkan, Sedvan Teber.

¹⁷⁸ Within the scope of this field survey, it was aimed to collect data such as physical properties, parcel size, location, conditions of unification-division, facade features of registered buildings and parcels (work plan attached to the letter of January 19th 1981).

In addition to these, the Ministry of Culture was asked to supervise evaluation of building typologies and categorization of registered buildings which were possibly done.

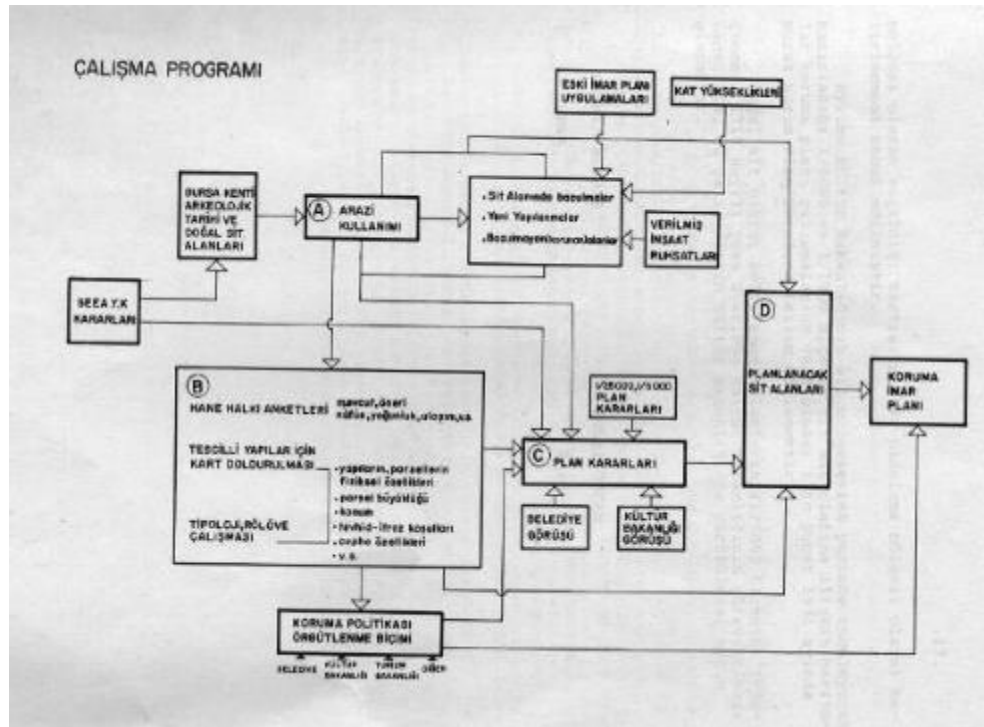


Figure 3.11: The chart of the study to be followed before a conservation development plan is prepared (source: report prepared for Maksem Doğusu-Gökdere-İpekçilik Conservation Development Plan; attached to decision (GEEAYK: 13333 / 11.12.1981).

A chart in 1/25000 scale (**Figure 3.12**), indicating the *priority planning areas* was added to the report of ‘The East of Maksem-Gökdere-İpekçilik Conservation Development Plan’. In this chart, all historic sites that were considered to be conserved were grouped as ‘sites’, ‘conservation areas’ and ‘natural sites’ and hatched. Among those, while ‘sites’ were categorized

under five subdivisions¹⁷⁹, ‘conservation areas’ were categorized under three sub-divisions¹⁸⁰.

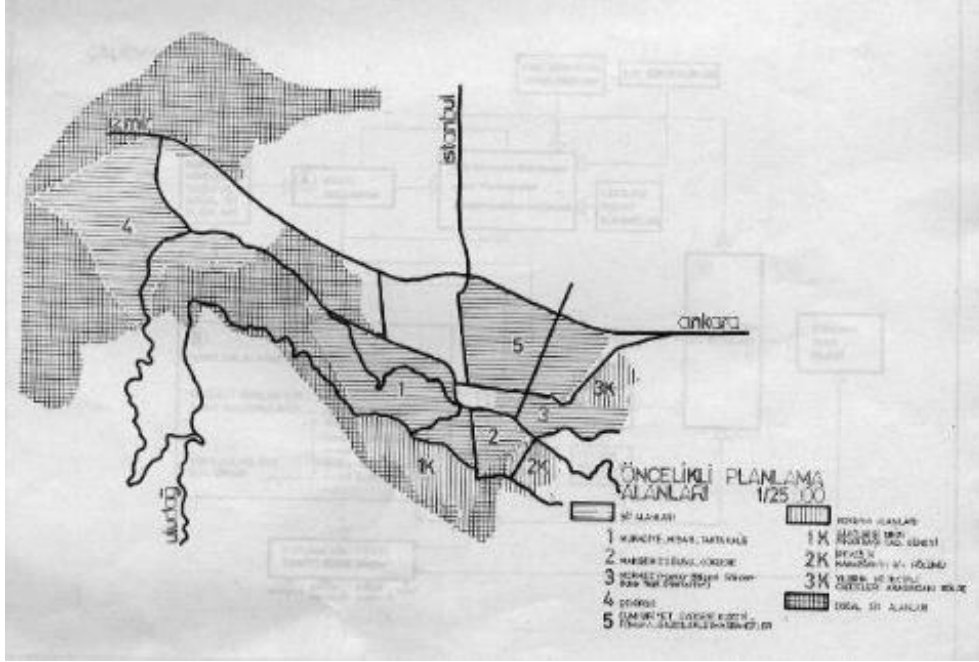


Figure 3.12: Primary Planning Areas (*Öncelikli Planlama Alanları*) attached to decision GEEAYK: 13333 / 12.11.1981.

Compared to present site boundaries, the compatibility of the the boundaries of historic urban sites is intriguing. It is odd that although Çekirge, Muradiye, Hisar Districts and the neighbourhoods in the east and west of Gökdere were assigned as urban sites, but the western end of Hisar District was not. Besides,

¹⁷⁹ no:1 site: Muradiye-Hisar-Tahtakale (Maksem Batısı) ; no:2 site: Maksem Doğusu-Gökdere ; no:3 site: Merkez (Hanlar Bölgesi-Gökdere batısı-Yeşil ve Emirsultan) ; no:4 site: Çekirge ; no:5 site: Cumhuriyet Caddesi kuzeyi, Fomara, Gazcılar, Elmasbahçeler (**Figure 3.12**).

¹⁸⁰ Sub-division 1K: Between the borders of squatter rehabilitation area and the south of Pınarbaşı Street; Sub-division 2K: İpekçilik and a part of Namazgah; Sub-division 3K: The area between Yıldırım and İncirli Streets (**Figure 3.12**).

the vast area between Hanlar District and Ankara-İzmir Highway hatched as urban site is also inconsistent with current situation. However, despite the traditional tissue in Reyhan and Doğanbey Neighbourhoods was indicated as a single hatch as Haşim İşcan Street which separates these neighbourhoods was not drawn in the chart, this unity was deteriorated after the Street was opened and Doğanbey and Tayakadın Neighbourhoods to the north were discarded from the boundaries of site. These neighbourhoods, which preserved the traditional tissue that should have been taken under conservation in the beginning of 1980s, were exposed to new construction implementations until the beginning of 1990s, identified as ‘new business centre’ and became a zone for multi-storeyed dense construction. In 2000s, urban transformation projects could not be avoided in this locality where the traditional tissue has substantially lost its integrity.

It is decided in the GEEAYK meeting in 1981 that ‘conservation plans for sites’ to be prepared by the Municipality of Bursa and Bursa Bureau of Master Plan should be prepared in stages under the supervision of the Ministry of Public Works and Housing, and the criteria of staging were given as follows:

It was endorsed that the conservation plans be prepared immediately for;

- the areas within the regions identified as subdivisions, which have lost their site qualifications due to the dense construction but call for rapid preparation of conservation plans for the valuable cultural properties that they include,
- the areas which are compatible with plan decisions prepared and approved previously and do not affect 1/5000 scale master plan and areas for which the field assessment works were completed and projects could be prepared in short duration of time.

Accordingly, while it was decided that the Bursa historic city centre conservation plan be prepared primarily for ‘the east of Maksem-Gökdere,

İpekçilik and Namazgah Districts', the works in the west of Maksem (Tahtakale)-Muradiye-Hisar Districts and 'squatter rehabilitation area' located in the south of Pınarbaşı Street considered as the second priority. It was also decided that the conservation plans, which were to be prepared for the areas between Yıldırım and İncirli Streets and the west of Gökdere Stream and Hanlar, Yeşil and Emirsultan Neighbourhoods, be held concurrently with the master plan. Finally, the regions, which were identified as natural sites, were approved to be examined in 1/5000 scale.

Another important result of the meeting was the decision to establish a 'local council' which was to provide the link between the local authority and society in order to investigate and implement the conservation development plans prepared for historic sites in Bursa. It was requested that an organizational chart indicating the duties, responsibilities and working methods of this local council should be prepared and submitted to the High Council. However until this local council was set, '2nd group implementation projects were prepared under the responsibility of Bursa Bureau of Master Plan, the Municipality of Bursa and the Museum Directorate¹⁸¹. In brief, since the need for a 'local council' for the conservation of historic city centre of Bursa was mentioned in the decision no: 13333, it became a model for Regional Conservation Councils which were established later.

3.3 Implementation of Conservation Plans: 1981 - 2007

In the council decision no: 13333¹⁸² taken in GEEAYK meeting held in Bursa in 1981, the primary emphasis was given on the revision and correction of

¹⁸¹ GEEAYK: 13333 / 12.11.1981

¹⁸² Ibid.

Bursa Master Plan and site borders and raising the awareness of public about the conservation implementation plans. **‘The East of Maksem-Gökdere-İpekçilik Conservation Development Plan (CDP) (1/1000) and plan decisions’**¹⁸³ which was prepared in the same year was also approved by this decision (**Figure 3.14**).

In Conservation Development Plan, the areas which were known as ‘urban site’, ‘urban site conservation’, ‘natural sites and other sites’ were decided to be labelled as ‘1st Degree Urban Site’, ‘2nd Degree Urban Site’ and ‘3rd Degree Urban Site’ according to their levels of deterioration and new construction. Borders of natural sites, on the other hand, decided to be expanded as to cover ‘green park area and natural sites in İpekçilik District’. It was requested that the registered twenty-five parcels¹⁸⁴ added to the decision as a list and the revisions within the site borders be marked on the relevant plan and resubmitted to the Council.

Meanwhile, the registered parcels inside or outside the site borders of the Conservation Development Plan, on which buildings were demolished and reconstructed or which left empty, were decided to be estimated and submitted to the council in a list. It was also decided that the ‘2nd group projects’ proposed for these parcels be submitted to approval of the High Council. Moreover, legal process concerning the proprietors of the registered parcels inside or outside the borders of sites in Maksem Region, on which buildings were demolished and reconstructed or which left empty, be

¹⁸³ This plan and its decisions, together with the proposal of the Ministry of Culture, the Ministry of Public Works and Housing, the Municipality of Bursa and General Director of Planning and Construction, Erdem Kırdar, were submitted to the approval of Council.

¹⁸⁴ Since the numbers of these 25 parcels that were attached in a list to the decision file did not overlap with the actual parcel file gathered from Bursa Cultural and Natural Properties Conservation Council and basemap from the Municipality, the author could not identify their locations and mark on the analysis charts.

started¹⁸⁵. In this respect, it was requested that the concerning parcels should be estimated and a list of licenced and unlicenced buildings should be prepared by a team of experts¹⁸⁶ and submitted to the Council immediately.

After the decisions were taken for the conservation and renovation of sites in Bursa, in 1982, the ‘Cumhuriyet and Kurtuluş Streets and surrounding construction plan’ (1/500) that pass through the urban sites in the north-east of the city was approved by the Council; previously approved ‘transitional period construction conditions’ were found applicable for the new constructions at the two sides of the streets¹⁸⁷. In the same decision, preparation of ‘implementary plans’, which were compatible with traditional tissue and old building height in the area between Meydancık-Davutkadı Districts and İncirli Street located in the borders of the site, was requested.

In another Council decision¹⁸⁸ dated to 1982, revision of the articles 3a, 3b and 3c of ‘the East of Maksem, Gökdere and İpekçilik Quarters Conservation Development Plan’, which was approved a year ago, was decided. In the same decision, **‘Setbaşı-Yeşil-Emirsultan and the south of İncirli Street Conservation Development Plan’**¹⁸⁹ (1/1000) was approved and the it was emphasized that the decisions of this plan be valid for the current master plan

¹⁸⁵ GEEAYK: 13333 / 11.12.1981

¹⁸⁶ It was written in the appendix of the decision that aforementioned team of experts was formed by Bursa Advisory-Investigation Board and Bursa Bureau of Master Plan, the Municipality, the Ministry of Culture, General Directorate of Ancient Monuments and Museums, the Ministry of Public Works and Housing, General Directorate of Planning and Construction, Head Architect’s Office for Conservation of Historic Environment and Planning of Sites.

¹⁸⁷ GEEAYK: 13553 / 04.03.1982

¹⁸⁸ GEEAYK: 13954 / 11.06.1982.

¹⁸⁹ Since mentioned plan chart could not be gathered, the details of the plan decisions are not given. The study for digitalization of this plan was approved by Bursa Cultural and Natural Properties Conservation Council decision no: 2560 / 28.05.2007

(Figure 3.14). In addition to these, for the ‘pedestrianization work’ which aims to conserve Yeşil Kulliye and its surrounding as a whole, traditional houses in close proximity were defined as the ‘3rd Group Examples of Civil Architecture’, and the addenda of old monument affixed to the deeds of these buildings at the Office of Land Registrar were cancelled. A similar case was found in another Council decision¹⁹⁰ from 1985, in which due to a road construction in Hisar-Tophane District, reconstruction of registered buildings in close proximity was permitted after completing their measured drawings, provided that the reconstructed buildings would keep the same facade features.

After the pass¹⁹¹ of ‘Law of Conservation of Cultural and Natural Properties’ no: 2863 in 1983, the decision making mechanism that played active roles in urban conservation decisions and implementations changed, the responsibility of preparation and implementation of urban conservation plans transferred to local authorities, therefore, *centralization* was replaced with local scale approaches, that is *regionalization* (Güçhan and Kurul, 2009: 31). The High Council of Conservation of Cultural and Natural Properties, which was established with the pass of the law no: 2863, was given the duties of taking principle decisions, while Regional Councils, which were to be established, were given the responsibilities of undertaking assessment and registration procedures, creating the conditions of new development, approving and investigating conservation/restoration projects in line with these principle decisions.

After this legislative regulation, Bursa Regional Council for Conservation of Cultural and Natural Properties (BKTVKBK), which was proposed first in GEEAYK meeting of 1981, was established in 1987 and authority of

¹⁹⁰ TKTVYK: 1453, 04.10.1985.

¹⁹¹

approving conservation interventions was transferred from the centre to regional.

According to the results of archive study, the first decision approved by BKTVKBK is dated to 1988¹⁹². It draws attention that, between the last decision approved by GEEAYK dated to 1984 and the first decision accepted by BKTVKBK in 1988, the decisions about conservation of historic buildings and sites were approved by different councils. These were, in chronological order, Istanbul Regional Council of Immovable Cultural and Natural Properties¹⁹³, and Istanbul 3rd Council for Conservation of Cultural and Natural Properties¹⁹⁴. Therefore, no interruption in conservation decisions in Bursa took place during this few years of handover process.

Although incomparable with the construction activities that they indulged in, local authorities made important contributions to the conservation of city's cultural Properties in Bursa from the first Municipality Organization, which was founded in the last years of 19th, century to present. Especially after 1980s mayors give immediate or gradual support to the conservation activities, and therefore became important actors in the conservation history of Bursa.

For example, during the mayorship of Ekrem Barışık (1982-1989), when the Conservation Law no: 2863 took effect, generally urban conservation projects in site scale were undertaken.

Barışık, who brought in two rewards to the Municipality of Bursa during his mayorship and his team were awarded with 'European Council Flag of Honour' in March 15th 1988 due to their role in establishment of social and

¹⁹² BKTVKK: 55 / 25.06.1988

¹⁹³ The errors in the registration lists were corrected and new registration proposals were approved (decision no: 389 / 06.04.1984).

¹⁹⁴ Decisions about the new constructions in the surrounding of Gökdere Stream and Çekirge Region were taken (decision no: 103/22.01.1988; 273/25.03.1988).

cultural relationships within the scope of ‘sister cities’¹⁹⁵ project. The same team was awarded with ‘*Europa Nostra Çevre Düzenleme Ödülü*’ in March 17th 1988 for their contributions to the conservation of European cultural and natural heritage as a result of landscape activities held in Çatalfırın, Tophane slopes, Türbelerin Önü, Yıldız Kahve, Çakır Kahve, Temenyeri, the Great Mosque and Orhan Mosque (Tarih İçinde Bursa, 1989: 92-93). Projects for conservation of historic sites prepared under the Mayorship of Barışık were;

- The project of a ‘Historic Pedestrian Axe’¹⁹⁶, which starts from Kapalıçarşı, stretches to Tophane Square, from there to the historic sites in Muradiye and Çekirge Districts and ends in the Hudavendigar Kulliyeh at the western end of the city, was prepared but could not be realized (Özdemir, 2009:169).
- According to Mithat Kırayoğlu¹⁹⁷, certain activities were held to raise the public awareness on conservation of traditional houses, meanwhile (Özdemir, 2009: 164). In this regard, in cultural and art centres were founded in every neighbourhood with the participation of neighbourhood headmen and inhabitants. Moreover

¹⁹⁵ Bursa’s sister cities are: Darmstadt (Germany, since 1965) ; Olulu (Finland, since 1975) ; Sarajevo, since 1970) ; Multan (Pakistan, 1973) ; Kairouan (Tunisia, since 1983) ; Tiffin-Ohio (USA, since 1981) ; Klagenfurt (Austria, since 1982) ; Enshedo (Netherlands, since tarih?) ; Kulmbach (Germany, since tarih?) ; Cairo (Egypt) ; Kuwait ; Kütahya ; Denizli ; Torino (Italy; since 1985) (Özdemir, 2009: 265) (Tarih İçinde Bursa, 1989: 94).

¹⁹⁶ According to Kırayoğlu the itinerary of this axe was: (Özdemir, 2009: 169): Kapalıçarşı → Bakırcılar Souq → The Tomb of Timurtaş Paşa → City Walls → Tophane Square → Descent at Çağlayan → Fabrika-i Hümayun → Muradiye → Hamzabey → Beşikçiler → Çekirge Street → Kükürtlü → New Spa → Karamustafa → Old Kaplıca → Hudavendigar Kulliyeh

¹⁹⁷ Kırayoğlu’s many papers, essays and articles written on architecture, urbanization, local authorities and Bursa, were published in newspapers and journals. In 1982, Kırayoğlu was elected as the Chairman of Bursa Chamber of Architects. Currently, he is the Vice Chairman of ÇEKUL (Environment and Culture) Foundation and a member of the advisory board of the Union of Historic Cities.

‘Neighbourhood Houses Project’ was prepared for conservation and revival of urban tissue (Özdemir, 2009: 164-165).

- In 1983 Hudavendigâr Kullîye and its surrounding was restored with the participation of Aga Khan Foundation, the Municipality of Bursa and the Directorate of Special Provincial Administration. Accordingly, ordinary brick masonry wall between the porticoes in the narthex of the Hudavendigâr Mosque was removed, the porticoes were unveiled, landscape plan was implemented and the fountain was restored in accordance with the original (Özdemir, 2009: 166).
- While a project for the conservation and revival of Cumalıkızık, a 700 hundred years old Kızık village, was prepared, the factory area in Umurbey Neighbourhood was restored and refunctioned and ‘Museum of the Cars of Bursa’.
- In terms of single building scale, while Fabrika-i Hümayun (Imperial Factory) was restored, Setbaşı Marriage Office (1946) was restored and converted to Setbaşı City Library.

The ‘Bursa in History Symposium’¹⁹⁸ was decided to be organized in the ‘National Palaces Symposium’ in November 1984. With this symposium, which was first held between 13th and 18th of 1985, supporting the implementations in the city was aimed (Tarih İçinde Bursa, 1989: 83).

Two architectural idea competitions named as ‘Living Environments for Future in Historic City-Bursa 2000’ with the theme of ‘reconstruction in historic environment’ were organized with the partnership of the Municipality

¹⁹⁸ Attendees in the Symposium were the Speaker’s Office of the Grand National Assembly of Turkey; the Municipality of Bursa and specialists group: Metin Sözen, Ersu Pekin (Graphic Designer/Painter), Samih Rıfat (Architect), Zehra Uçar (Architect), Bülent Güngör (Architect), Arzu Karamani (Archaeologist), Ezel and Eşref İlter (Architects), Nermin Ağaoğlu (Secretary).

of Bursa and the Chamber of Architects (Özdemir, 2009: 168). For instance, in the competition under the title of “Functional and Spatial Renovation in Historic Environment: Reyhan-Haşim İşcan Cultural Area”, which was aimed to provide continuity for Reyhan Neighbourhood in the south of Haşim İşcan Street, the competitors were requested to bring proposals for the pedestrianization of the street and create cultural spaces in this area (Özdemir, 2009: 66-72). In the Bursa Declaration, which was read in the end of the symposium, the necessity of establishing departments that would organize the activities of modern conservation, assessment and revival in local authorities and municipalities was emphasized (Tarih İçinde Bursa, 1989: 80).

Through the restoration, street rehabilitation and landscape planning projects undertaken in by 1984 in Hisar District, the oldest known historic centre of the city, Ekrem Barışık left his mark on conservation activities dated to 1980s when he was the mayor of Bursa. Accordingly, upon the request of the Municipality of Bursa, firstly, a photogrammetrical survey was held in Kale Street between April-July 1984 under the supervision of concerning institutions and persons¹⁹⁹ (Madran, 1985). Four streetscapes/facades were documented by using the methods of photogrammetry and submitted to the Municipality of Bursa as a part of ‘Kale Street Conservation Project’ (**Figure 3.13**). Besides, the plans of ground floors, first floors and upper floors of the houses in Kale Street were drawn; plan and facade typologies and architectural elements such as doors, windows, and projections were documented.

¹⁹⁹ Kale Street, which densely exhibits the traditional tissue, was located in the area of application of Tophane and its Surrounding Conservation Development Plan. According to the activity report prepared by E. Madran (Madran, 1985), this work was undertaken by Fuat Gökçe, Şinasi Kılıç, Emre Madran and Nimet Özgönül within the cooperation of the Municipality of Bursa, Middle East Technical University, Department of Architecture and Restoration, KENT Construction and Design, Research and Implementation Company.

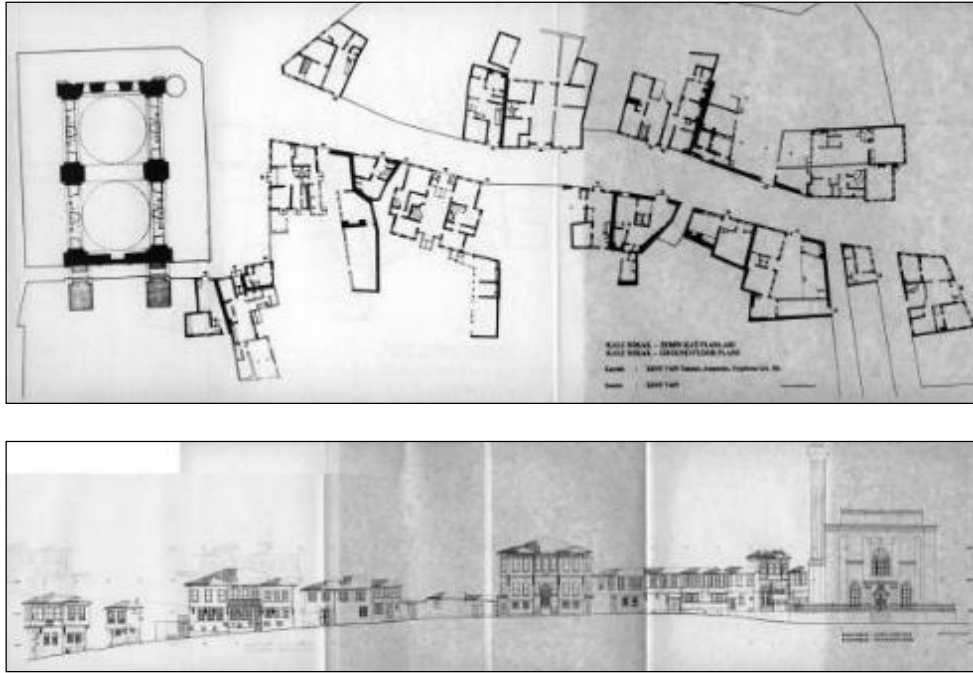


Figure 3.13: ‘Photogrammetric Documentation of Kale Street in Citadel District (Madran, 1985)

After that, in the same year, ‘**Historic Kale Street Rehabilitation Project**’, within the scope of ‘**Tophane and its surrounding Conservation Development Plan**’ approved in 1983²⁰⁰ (**Figure 3.15**) was prepared and approved in principle by the Council²⁰¹. In this regard, while the infrastructure, water installations and sidewalks of the street was renewed by the Municipality, telephone lines were repaired by the concerned institutions. The restoration of houses which were in use, were done by the support of Aga Khan Foundation. Within the extent of the project, while new constructions attached to a traditional house were allowed as long as keeping with the

²⁰⁰ GEEAYK: 14566 / 08.01.1983.

²⁰¹ TKTVYK: 603 / 24.01.1985

permitted building height, the registration category of registered parcels were approved to be changed to ‘Group 2A’.²⁰²

Within the scope of same Conservation Development Plan, while area scale interventions were continued between 1984 and 1986, new studies for **rehabilitation of the northern slopes of Tophane** and **conservation and restoration of the Tombs of Osman Gazi and Orhan Gazi**²⁰³ were started.

On the other hand, decisions for conservation and reuse of the city walls in Tophane District were taken²⁰⁴, the clear field between the ruins of the city wall at the right hand side of Saltanat (Imperial) Gate in the east and an old masjid was rearranged and converted to an exhibition area under the title of “Painters’ Street Project” (Vardar, 2008: 85). Meanwhile, measured drawings of 26 houses in the region and 2 layout plans of the area that they were located were requested to be prepared and submitted to the Council.²⁰⁵ In the following years, while erroneous block numbers in the registered parcels in the eastern end of Altıparmak Street stretching alongside the northern slopes of Tophane was requested to be corrected²⁰⁶, ten more parcels identified in Kuruçeşme Neighbourhood in the same region were decided to be registered²⁰⁷.

²⁰² This works were held between June 1981 and May 1985.

²⁰³ This works were held between August 1985 and August 1986.

²⁰⁴ GEEAYK: (1) 351 / 11.03.1983 ; (2) 14726 / 11.03.1983.

²⁰⁵ GEEAYK: 14441 / 07.01.1983

²⁰⁶ GEEAYK: A-1072 / 15.04.1978

²⁰⁷ GEEAYK: 389 / 06.04.1984.

For the revisions to be made in Tophane Conservation Development Plan which were approved by the Council²⁰⁸, it was requested that;

- the registered buildings which were to be used in touristic purposes should be indicated in a different legend in the plan
- the roof of new buildings should be single-storey and covered with brick not with ‘metal material’²⁰⁹
- the street facades of new buildings should be arranged in the similar manner with the traditional houses of Bursa,

and therefore new facade applications imitating the old ones were endorsed.

On the other hand, while the ‘Monument of Martyrs’ was agreed by the Council to be moved to its present location in front of the Tomb of Orhangazi²¹⁰, this type of arrangements in Tophane Garden were included in the travel itinerary of ‘Aga Khan Award’ of 1983.

Attached apartment blocks located alongside Ortapazar Street in Hisariçi District became a concern for the Council in the beginning of 1980s. The decisions considering the demands for new constructions and new implementation plans intensified in 1983. Besides, there were cases that implementations targeting two neighbour areas were evaluated in single decision.

²⁰⁸ GEEAYK: 14607 / 11.02.1983

²⁰⁹ The term ‘metallic coating’ was cited verbatim from the Council Decision addendum, and for this reason the identity of the metal material which was found problematic and requested to be replaced with brick was not given in this study.

²¹⁰ GEEAYK: 15093 / 10.06.1983

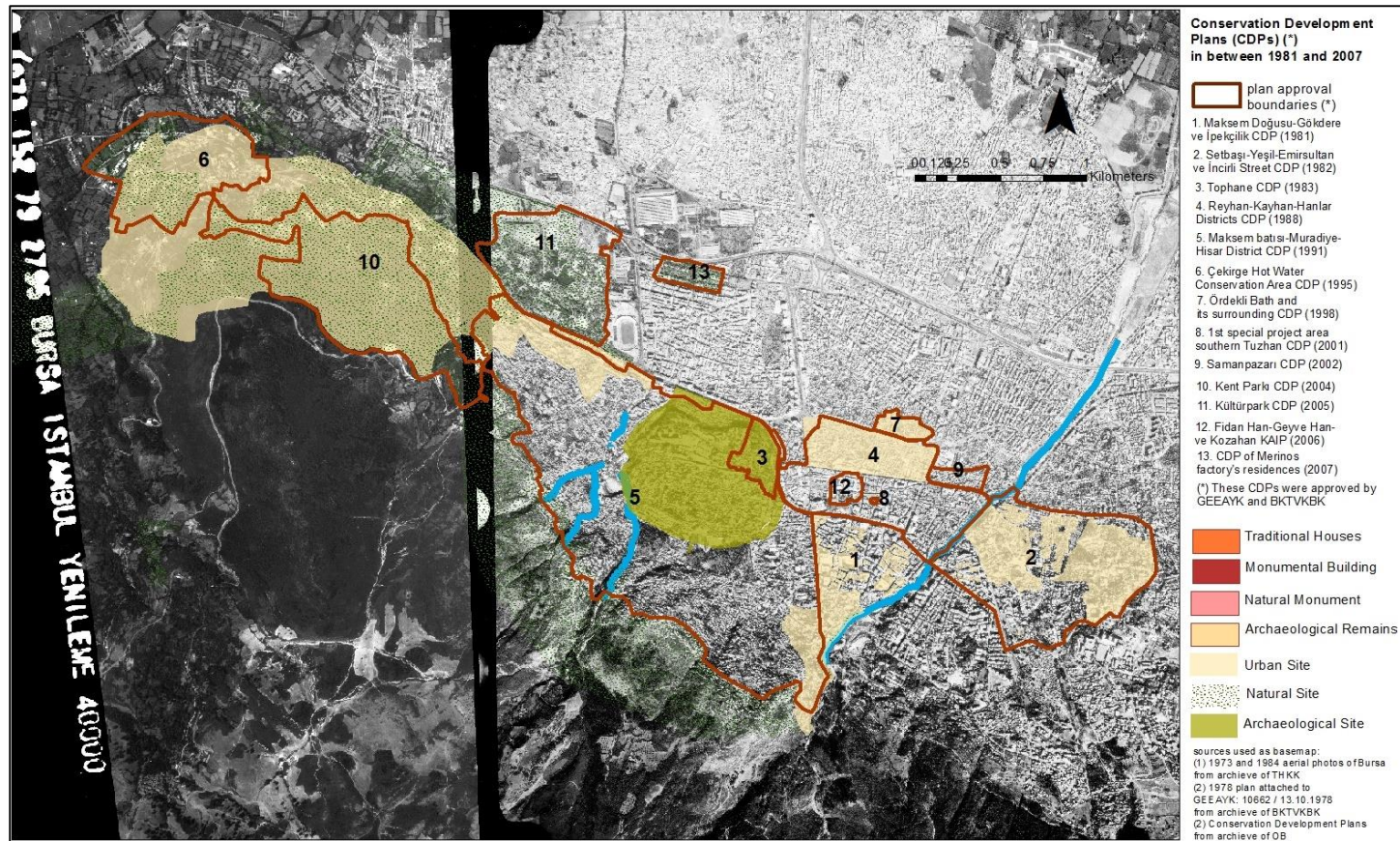


Figure 3.14: Conservation Development Plans 1987-2007

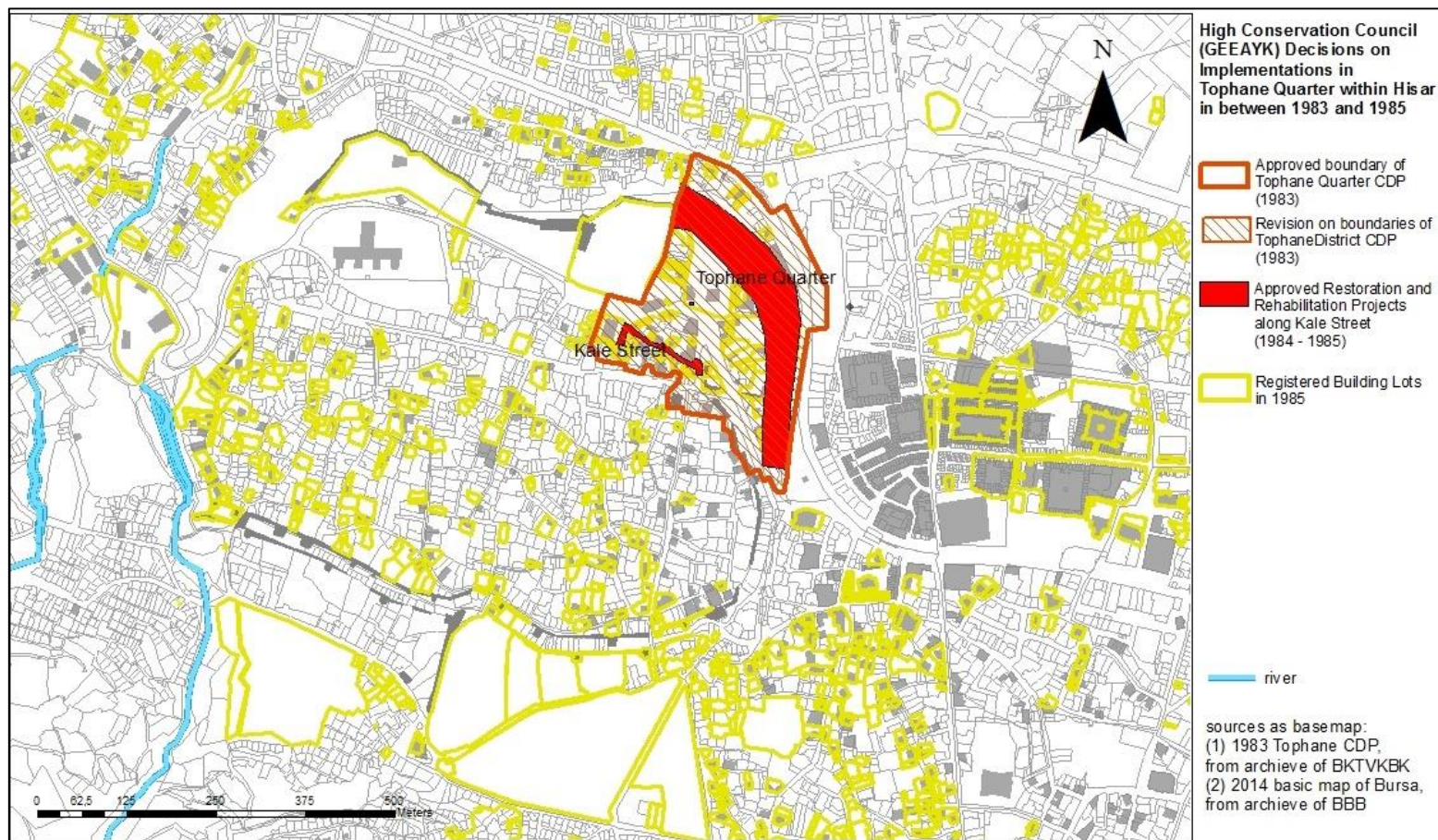


Figure 3.15: High Conservation Council (GEEAYK) Decisions on Implementations in Tophane Quarter within Hisar 1983-1985

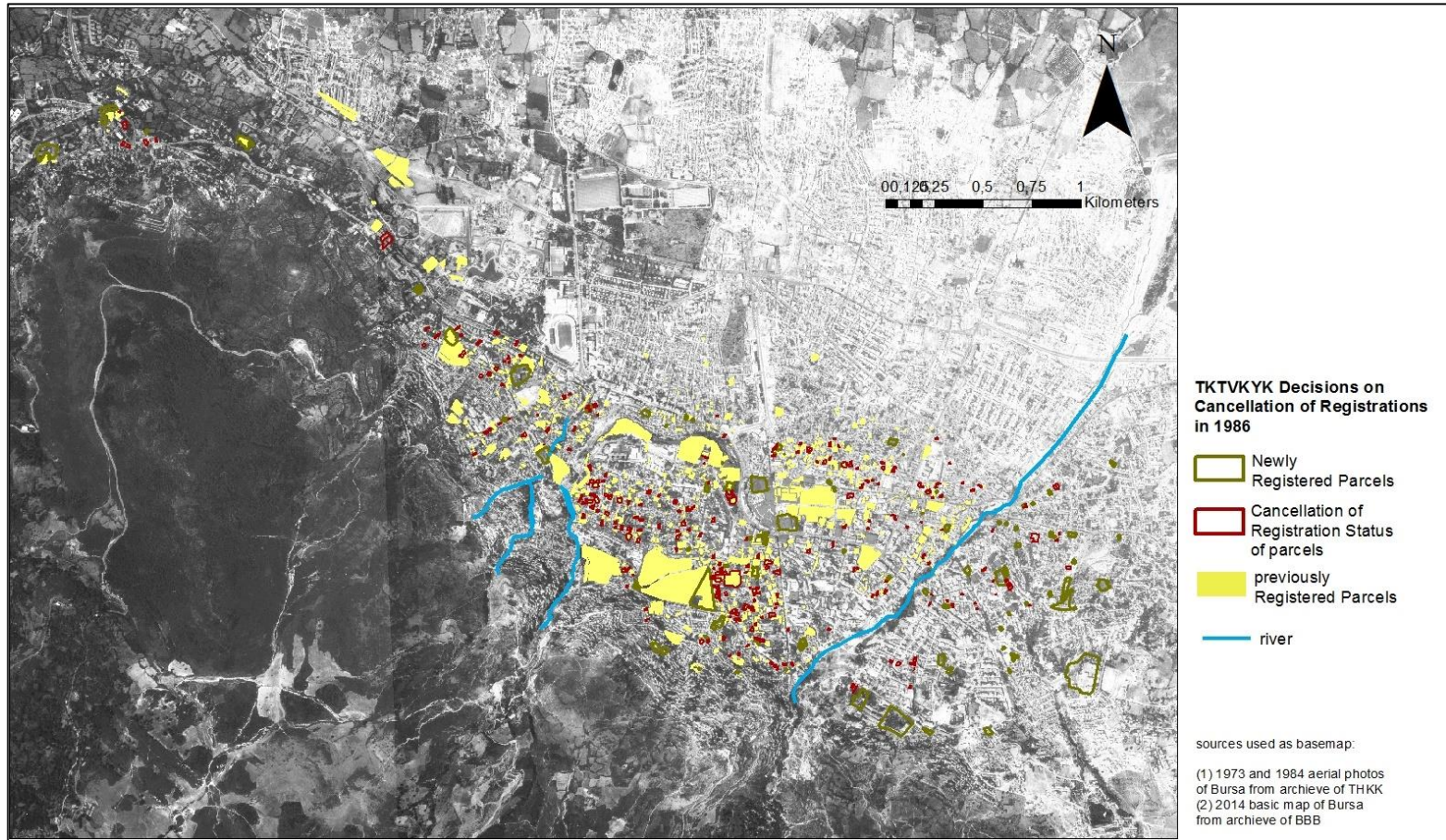


Figure 3.16: TKTVKYK Decisions on Cancellation of Registrations 1986

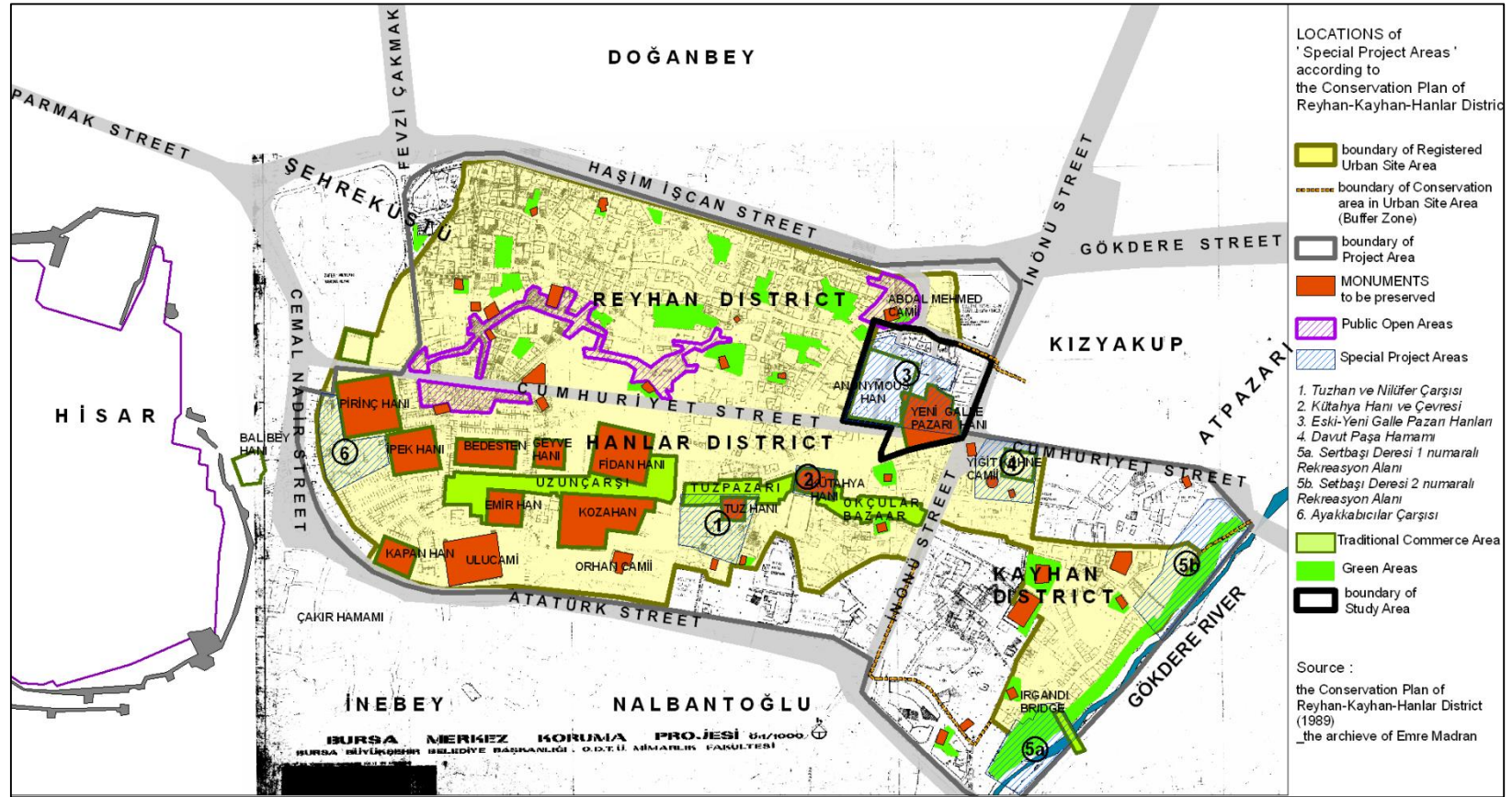


Figure 3.17: Conservation Development Plan of Reyhan-Kayhan-Hanlar Quarters / Districts (1988-1989) (digitally manipulated by Çakıcı, S. (Çakıcı, 2008: 30))

For example, new construction projects proposed for the Great Mosque and its surrounding were rejected with the decision no: 14566²¹¹ on the grounds that they would blemish the visuality of the slopes of Tophane. In the same decision, while the historic buildings nearby the Great Mosque were put under conservation, the Municipality of Bursa was required to organize a competition to collect new ideas for new construction and land use. The ‘car-park project’ which was to be built under the courtyard of the Great Mosque was refused as this would not meet with the traffic density and parking area needs. Independent from the competition, a public square²¹² was configured between the Great Mosque and Orhan Mosque; within the scope of the project, which was prepared by Neşet and Şaziment Arolat, 14 shops, facing towards Orhangazi Square in front of Kozahan, were expropriated by the Municipality with the intent of generating revenue (Özdemir, 2009: 87-90).

With the decision no: 14788²¹³ of 1983 the 2nd degree natural sites, including the hot springs nearby Çekirge District, were deregistered and new constructions in these areas meeting the conditions stated in the report of the General Directorate of Mineral Research and Exploration were permitted. In the same decision, it is requested that the development plan implementations at Çekirge hot springs 1st degree natural site, conservation areas no: 1, 2, 3, 4, the area between Çekirge Street and Selviler Street and Kültürpark-Karagöz and Süleyman Çelebi natural sites be halted; previously approved **‘Transitional Period Implementation Plan for the site between Suleyman Çelebi, Çelik Palas and State Road’**²¹⁴ was **cancelled**, the boundaries of

²¹¹ GEEAYK: 14566 / 08.01.1983.

²¹² Bu çalışmalar (Kasım 1984 – Kasım 1986) tarihleri arasında yapılmıştır.

²¹³ GEEAYK: 14788 / 08.04.1983.

²¹⁴ Although the definition of ‘transitional period implementation plan’ that is used in the decision no: 14730 (GEEAYK: 14730 / 11.03.1983), in which the plan was approved, did not exist in the legislation, it is understood that the ‘transitional period development

natural site and natural conservation area within the plan area were decided to be revised.

In the Council decision taken in 1985, in one hand, project proposals concerning the conservation of historic sites were evaluated, on the other hand, decisions²¹⁵ regarding the new construction and development projects to be realized in the sites in the historic city centre were taken. Therefore, new constructions were allowed for several empty parcels in Kale Street and other empty lots in the sites and conservation areas which were included in the scope of Çekirge and Tophane streets Conservation Development Project. For instance, in one decision²¹⁶, the top floors of the houses located in the area between Çekirge Street and Selviler Street were allowed to be converted to flats. In another decision²¹⁷ Bursa Police Offices's Club project (1/500), which was proposed to be implemented in deregistered parcels in Çekirge District, was approved.

Within the range of the decisions of TKTVYK (the High Council for the Immovable Cultural and Natural Properties) taken in 1985, new constructions were allowed in the sites in the historic centre. Besides, it was decided that the new buildings in these sites be repaired by the Municipality Of Bursa in line with the construction conditions given in the development plans²¹⁸. The evaluations about the new building constructions and restorations proposed to be implemented in the place of hotels and thermal spas, especially the ones

conditions' was found valid for the new constructions in sites within the extent of this decision.

²¹⁵ TKTVYK: (1) 603 / 24.01.1985; (2) 604, date: 24.01.1985; (3) 1199, date: 11.06.1985.

²¹⁶ TKTVYK: 604 / 24.01.1985.

²¹⁷ TKTVYK: 1199 / 11.06.1985.

²¹⁸ TKTVYK: 1099 / 25.01.1985

located in Çekirge District, were postponed to a further date after when the conservation development plan for the region was completed²¹⁹.

Listing activities continued in 1986²²⁰, as being related to the building lots, from east to west districts in historic city center of Bursa. In the Council decision no: 1918, in addition to the ‘historic urban sites, archaeological and natural sites’ and ‘conservation areas’, those that were registered before 1986, single building registrations continued. Therefore, in the list attached to the decision text, 133 building lots²²¹ were identified and registered as monumental buildings, natural monuments and example of civil architectures. On the other hand, it was found out that, the registration status of 313 building lots were cancelled, within Setbaşı-Yeşil-Emirsultan Regions, Reyhan-Kayhan-Hanlar Regions, Maksem, Hisariçi, Mudanya and Çekirge Districts, greater part of which included traditional houses²²² (**Figure 3.16**). Besides, revisions about the registration status of immovable properties which were demolished and reconstructed without permission and building lots that left empty and conservation interventions were requested to be prepared under the collaboration of the governor’s office and the municipality and then submitted to the Council.

In addition to new registrations, corrections in the codes of approved or cancelled registration status of related building lots were given by the

²¹⁹ TKTVYK: 45 / 10-11.07.1986

²²⁰ TKTVYK: 1918 / 14.02.1986

²²¹ With respect to the attached list, 117 buildingg lots were registered as monumental buildings, 15 buildins lots as natural monuments and 2 were as the examples of civil architecture.

²²² While 7 cultural properties among those that were deregistered, were transferred as natural monument and monumental buildings, registration of the examples of civil architecture in the other 307 building lots were canceled with the Council decision no: 1918.

decisions²²³ dated to 1986. For instance, a building lot just accross Tophane Park in Hisariçi was registered, whereas registration status of Kapalıçarşı was cancelled²²⁴, according to the Council's decisions dated to 1987. For Kapalıçarşı, which was deregistered, a restoration project was prepared and in the project, preliminary works and alternative proposals for replacement of the floor pavement with marble material were requested to be submitted to the Council²²⁵. For the floor pavement of Ivazpaşa Mosque, marble material which was proposed in the project was approved²²⁶.

While monumental buildings, which were the markers of the city, were conserved and restored together with their surrounding, because of deregistrations and rapid urbanization, the destruction of traditional tissue in the city centre continued throughout 1980s. However, this type of implementations were tried to be avoided by certain Council decisions; interventions such as road extensions, increasing of building heights, and replacement of current tissue with green area in the revision plan²²⁷ of 'Emirsultan Mosque and its Surrounding Conservation Development Plan' were refused²²⁸.

Following the immigration movements from countryside to cities which started in the beginning of 1960s and intensified in 1980s, notably the historic commercial centre of the city, many districts started to lose its original fabric in spatial and urban scale. As agreed in the GEEAYK meeting held in 1981, conservation projects for historic sites continued to be prepared and approved

²²³ TKTVYK: (1) 45 / 10-11.07.1986; (2) 2933 / 26.12.1986

²²⁴ TKTVYK: 3281 / 19.06.1987

²²⁵ BKTVKK: (1) 535 / 04.06.1989; (2) 895 / 24.12.1989.

²²⁶ Ibid.

²²⁷ This plan approved with the Municipal Council's decision no: 121 in 14.06.1985

²²⁸ TKTVYK: 2255 / 15.05.1986

with respect to the physical changes they had been exposed to and abundance of cultural properties they include which was discovered in inventory-assessment works. Thus, after the assessment, analysis and evaluation studies held by a team of experts²²⁹ from the Middle East Technical University, Department of Architecture between 1987 and 1988, conservation plan for Reyhan, Kayhan and Hanlar Districts which were covered in the historic commercial centre, was prepared. Later on, in a decision taken in 1988²³⁰, **‘Reyhan-Kayhan-Hanlar District Conservation Development Plan’** was conditionally approved. Besides, in the same decision, the plan provisions and conservation groups together with an actual registration list were asked to be delivered to Bursa Regional Conservation Board. The aims of the plan were given as;

- Conservation of the historic values, providing integrity and improving living conditions of the city centre.
- Providing structural integrity to Hanlar District, Reyhan and Kayhan Neighbourhoods.
- Avoiding forced gentrification of the population living and working in the region.
- Scrutinising the plan provisions for physical conservation and restoration together with social planning

Creating new and effective potentials against the restrictions and economic burdens that the municipality and people may face with in case the plan was implemented.

It was decided that the missing parts in the plan be completed and while revisions were being made, the building lots which were ‘agreed to be

²²⁹ The team of Experts was formed by Gönül Tankut, Haluk Alatan, Özcan Altaban, Emre Madran, Nimet Özgönül, Fuat Gökçe, Alım Erdemir, Hüseyin Karagöz

²³⁰ BKTVKK: 218 / 27.10.1988.

registered', 'registration maintained' and 'registration cancelled' be given new inventory number, listed again and marked in the plan.²³¹ Besides, the sub-regions, upon which more extensive restoration and rehabilitation works were planned to be run, were identified as 'special project areas' and marked in the plan (**Figure 3.17**). According to this project area categorization special project areas were defined as follows;

1. Special Project Area No: 1: 'Osmangazi-Nilüfer Peasants Market' which faced towards the public square to the north of the old Municipality building in the south of Hanlar District and the surrounding of Tuzhan
2. Special Project Area No: 2: Kütahya Han in the east of Hanlar District and its surrounding
3. Special Project Area No: 3: Old and New Galle Hans located in the south-eastern end of Reyhan District and the nearby building insula.
4. Special Project Area No: 4: Davutpaşa Bath located in the northwestern end of Kayhan District and its surrounding.
5. Special Project Area No:5a and 5b: Recreation areas no: 1 and 2 stretching alongside Gökdere (Setbaşı) Stream which defines the eastern border of Kayhan District.

Special Project Area No:6: Shomakers' Souq in the western end of Hanlar District facing towards the slopes of Hisar-Tophane and its surrounding.

In order to provide environment friendly maintenance-repair works and new constructions to be implemented in the axis of Kapalıçarşı, Tuzpazarı Street and Okçular Street, which was also named as 'Traditional Commercial Areas' within the scope of the plan, the northern and southern silhouettes of these souqs were decided to be documented by the Municipality of Bursa. On the other hand, single building elementary projects for the repair of the

²³¹ BKTVKK: (1) 426 / 01.03.1989; (2) 456 / 01.04.1989.

registered buildings outside the urban site within the scope of the ‘Reyhan-Kayhan-Hanlar Districts Conservation Development Plan’ were rejected; empty parts in the building lots were decided to be converted to green areas and indicated in the plan.

On the other hand, the registered buildings in the urban sites and conservation areas in Muradiye, Uftadiye, and Hisar, Maksem, Pınarbaşı and Çakırhamam districts within the extent of ‘the West of Maksem, Muradiye and Hisar Conservation Development Plan’ were categorized as the Examples of Civil Architecture Group 1, 2, 3, and 4 and the interventions for the restoration of these buildings were diversified in accordance with this categorization²³².

During the mayorship of Teoman Ozalp between 1989 and 1994 (Özdemir, 2000: 169), restoration and landscape planning of Sultan Kulliyes together with their surrounding became the main task. In the ‘Yeşil Mosque and its Surrounding Landscape Plan’ prepared by the architect Cengiz Bektaş, the vehicle traffic between the Tomb and the Mosque was shifted to the south of the Tomb and diverted into a tubular passage, rehabilitation of the gardens of the Mosque and Tomb, facade improvements and avoiding new constructions were targeted. Whereas reducing the vehicle traffic around the Complex, this application resulted in decays on the surface of the monuments due to vibrations and air pollution problems.

In the proposal of ‘Yıldırım Kulliye Landscape Plan’ prepared by Prof. Dr. Cengiz Eruzun shops were built beneath the high revetment wall to the north of the mosque, the madrasa, which was used as a public dispensary, was given a touristic function by rearranging it as carpet, cloth and silk shop. Another project designed by Eruzun, under the title of ‘Emirsultan Mosque and its Surrounding Landscape Plan’, aimed to regulate construction works, improve the facades of existing buildings and rehabilitation of cemeteries in this region

²³² BKTVKK: 715 / 28.09.1989.

which was confiscated by the Municipality. These three projects had two main goals:

- (1) providing access to Haşim İşcan Park and Bithynian Palace in the Hisar District through, from (east to west) Yıldırım-Emirsultan-Yeşil-Irgandı Bridge-Kayhan-Tuzpazarı Souq-Hanlar District-Zafer Square and its surrounding-the slopes of Tophane-Kale Street-Türebeler-Yahudilik (Kuruçeşme Neighbourhood)
- (2) creating the axis of (from west to east) Yıldız Kahve and Altı-Gece Neighbourhood-Muradiye-Kültürpark-Kükürtlü-Çekirge-Hüdavendigâr.

Therefore, the concept of ‘historical pedestrian axis’ which emerged during the mayorship of Ekrem Barışık was tried to be elaborated during the mayorship of Teoman Özalp and in this respect maintenance and improvement of the monumental buildings and building complexes, which were considered as important stations on this axis, became the main task.

The revisions made in conservation development plans considering the new constructions in historic city centre and Çekirge District just before 1990s deserve attention. In this respect, within the scope of Rehan-Kayhan-Hanlar Districts Conservation Development plan, plan revisions for the green area in the west bank of Gökdere Stream, multi-storeyed construction area in the south-western corner of Hanlar District and the building lots looking towards Haşim İşcan Street in the north of Reyhan District was agreed²³³. While the constructions in New Galle Bazaar, which faces towards Cumhuriyet Street that passes through Hanlar District, and its surrounding were requested to be halted²³⁴, the buildings constructed adjacent to Hacılar Mosque in Gökdere-

²³³ BKTVKK: (1) 426 / 01.03.1989 ; (2) 456 / 01.04.1989

²³⁴ BKTVKK: 516 / 04.06.1989

Hacılar Neighbourhood to the east of Kayhan District were requested to be confiscated and demolished in line with the decisions of construction plans in order to bring out the Mosque²³⁵. In the meantime, while Local Zoning Plan was deemed suitable for a specified building lot in Çekirge Neighbourhood²³⁶, for another specified building lot in Çekirge Hot Springs Area No: 2, the General Directorate of Mineral Research and Exploration was appointed to run the drilling research in the area and submit the results to the Council before the preparation of 1/200 scale preliminary project²³⁷.

For the conservation activities held in 1990, the multitude of registration decisions²³⁸ taken for the industrial and Early Republican era buildings that were built between the end of 19th century and beginning of the 20th century is interesting. Accordingly, the State Hospital²³⁹, the ruins of the Silk Weaving Mill and in the south, the Altıparmak Primary School on the Altıparmak Street in Hanlar District; Işıklar Bridge and İpeker Silkworm Rearing House in Işıklar district; the People's House, Setbaşı Tax Office and the Marriage Bureau in Setbaşı-Yeşil region; bank buildings²⁴⁰ and public buildings²⁴¹ on the Ataturk Avenue in the Heykel area and the School of

²³⁵ BKTVKK: 103 / 22.01.1988

²³⁶ BKTVKK: 273 / 25.03.1988

²³⁷ BKTVKK: 1497 / 22.12.1990

²³⁸ BKTVKK: (1) 1236 / 28.07.1990; (2) 1231 / 18.07.1990; (3) 1307 / 31.08.1990.

²³⁹ Unification of 23 building lots in the city block, which also include the registered Bursa State Hospital, and revisions to be made in Muradiye Conservation Development Plan were approved by the Council decision no: 1236 in July 28 of 1990. In the same decision, the proposal of annex facility building to be constructed in the south of the existing hospital within the borders of 'the State Hospital Extension Plan', which was prepared and approved in 1984, was approved.

²⁴⁰ Central Bank, Türkiye İş Bankası, Emlak Bankası, Yapı Kredi Bankası buildings

²⁴¹ PTT, Tayyare Movie Theatre and the building of the Municipality of Bursa, Directorate of Health

Agriculture in the south-west and the old Penitentiary House²⁴² in the south-east of the city were the first registered examples of modern architecture.

Besides, registration activities continued for the building lots in the north of Ortapazar Street that divides Hisar District into two; the traditional houses within the city block next to the palace ruins in Tophane District were registered in this era. In addition to these new registration decisions, corrections and completions were made in the name and cadastral status of 58 graves, graveyards and cemeteries which were registered in 1986²⁴³. Registrations²⁴⁴ of Ipekiş Textile Factory, Merinos Treading Mills and Sericulture Building, which are important buildings of Bursa's industrial heritage, were made one year later.

In the registration decisions of 1991, the boundaries of archaeological sites in Hisar District and natural sites in Çekirge District were rearranged; in this regard, revisions and corrections were made on concerning conservation development plans. First of all, the ruins of castle-fortification-wall and Byzantine underground galleries, the registrations of which were decided to be continued in the maps prepared within the range of Hisar-Muradiye Conservation Development Plan, were decided to be incorporated in the 1st Degree Archaeological Site Boundaries²⁴⁵. In another decision dated to same year, while the boundaries of urban sites, natural sites and archaeological sites which were defined in 1986, were conserved, entire Hisariçi District was

²⁴² In the place of the old Penitentiary House, the Courthouse was built.

²⁴³ For the list of buildings and building lots, the registrations of which agreed to be revised see: BKT VKK: 1387 / 07.11.1990

²⁴⁴ BKT VKK: (1) 1871 / 14.07.1991 ; (2) 3704 / 09.11.1991

²⁴⁵ BKT VKK: (1) 1623 / 25.02.1991; (2) 200 / 15.03.1991.

defined as 3rd Degree Archaeological Site²⁴⁶. Certain errors were detected in the cadastral information belonging to the monumental buildings and examples of civil architecture in the registered building lots in the list attached to this decision and these errors were requested to be corrected.

In addition to the decisions of revisions to be made in the degree and boundaries of the archaeological sites, the request of withdrawal of the approved borders of natural sites on the slopes of Uludağ to forestland borders was rejected; in fact, the borders were decided to be extended to the road border in the master plan²⁴⁷. In the same year, the area including Kükürtlü Thermal Baths to the north of the Çekirge Street was registered as ‘2nd Degree Natural Site’, the area including the hot spring as ‘1st Degree Conservation Area’ and ‘Vali Konağı and its Surrounding Natural Site’ as ‘2nd Degree Natural Site’²⁴⁸. It is also emphasised that the architectural and urban scale implementations concerning these areas should obey the laws, regulations and principle decisions of the High Council of Conservation.

Aside from plenitude of registration decisions taken dated to 1991, there were Council decisions²⁴⁹ taken for the new buildings in these areas. The principle decisions²⁵⁰ of High Council of Conservation were decided to be employed in regard of the new constructions to be built in the 1st and 3rd Degree natural sites in Bursa historic centre. On the other hand, instead of 5-storeyed

²⁴⁶ This area which was defined and approved as 3rd Degree Archaeological Site was noted in the 1/2000 scale base map attached to the decision no: 1730.

²⁴⁷ BKT VKK: (1) 1604 / 10.02.1991 ; (2) 1624 / 25.02.1991. Bu kararlara eklenmiş olan paftalara arşiv çalışması sonucu ulaşamadığı için, tescil iptali ya da revizyonu gibi kararların hangi parseller ve alanlar ile ilgili olduğu araştırmacı tarafından analizlerde gösterilememiştir.

²⁴⁸ BKT VKK: 1877 / 27.07.1991 ; 1870 / 14.07.1991 (2458-21.04.2007 sayı ve tarihli Kurul Kararı ile ilişkili!)

²⁴⁹ BKT VKK: (1) 1624 / 25.02.1991 ; (2) 1730 / 04.05.1991.

²⁵⁰ TKTVYK: (1) 24 / 28.06.1988; (2) 101 / 06.10.1989.

construction, the storey height specified in the Muradiye District Conservation Development Plan was preferred for the area between Pınarbaşı and Maksem Mosques. In this phase, restoration decisions regarding the State Hospital and its surrounding in Tophane District were taken. For instance, while the 23 building lots around the State Hospital was decided to be unified, construction of annex to be built in the south of the hospital block within the ‘State Hospital Extension Plan’ which was approved in 1984 was agreed and a traditional house within the boundaries of the construction area was decided to be moved to an appropriate location in the east of the main entrance of the hospital and used as the hospital’s additional service building²⁵¹. However no information about the moving and reconstruction processes was given.

There were many consecutive restoration projects held in the beginning of 1990s. According to memoirs of Doğan Yılmaz İpek, within the scope of the project named ‘Forming the Framework of Muradiye Conservation Development Plan’ in 1991, Fabrika-i Hümayun (Imperial Factory), Yılmazipek, and silk factories belonging to Duraner family were decided to be converted to cultural facilities (Özdemir, 2009: 348-349). Various single building restoration projects were run by the Municipality. The Ottoman era house from 19th century nearby Ahmed Paşa Madrasa in Muradiye District was restored and converted to ‘Hüsnü Züher House: Living Museum’. Saatçi Manor on Çekirge Street was restored and refunctioned as the Museum of Forestry. On the same street, an old transformer building was put into the service of culture in form of the Karagöz²⁵² House (Özdemir, 2009: 81). According to Özdemir (2009: 172-173) the foundations took part in these restoration implementations were ÇEKÜL (The Foundation of Environment and Culture), Bursa Culture, Art and Tourism Foundation, Bursa Researchs

²⁵¹ BKT VKK: 1236 / 28.07.1990

²⁵² A traditional Turkish shadow puppetry.

Foundation and Bursa Book Group. In the Council decisions²⁵³ of 1992 the restoration proposals regarding the shops around Emirhan in the east of Hanlar District and houses on the slopes of Tophane were evaluated²⁵⁴.

In the Council decisions dated to 1991, the changes in the uses of building lots and areas and revisions in conservation development projects with respect to new construction demand were evaluated 1991.

While the demand of revision in the plan about the Historic Nalıncılar Bath and its surrounding submitted to the Council within the scope of ‘Abdal Mehmet Tomb-Mosque-Bakery Restoration Project’ inside the boundaries of Reyhan-Kayhan-Hanlar District Conservation Development Program was approved, the demand of creating a new residential zone in the part facing towards Haşim İşcan Street of the project area was rejected on the grounds that the proposed buildings may damage the continuity of green tissue and perceptibility of the traditional houses²⁵⁵. The plan revision regarding the pedestrian way in the area between Haşim İşcan Street and Fırın Street was approved on the condition that the new buildings to be constructed alongside the pedestrian way be compatible with the traditional fabric²⁵⁶.

With the Council decision²⁵⁷ no: 1730 of 1991, by which Muradiye District Conservation Development Project’ was approved, the plan revisions considering the new constructions to be built in Muradiye District were

²⁵³ BKTVKK: (1) 2262 / 24.01.1992 ; (2) 2824 / 29.11.1992

²⁵⁴ The 1/50 scale elementary project of converting two attached shops on a registered building lot located in the north of Emirhan in Hanlar District by removing the separator wall between the them was requested to be submitted to the Council (BKTVKK: 2824 / 29.11.1991). The restoration project prepared for a 2nd group registered example of traditional architecture on the slopes of Tophane was also approved (BKTVKK: 2262 / 24.01.1992).

²⁵⁵ BKTVKK: 1546 / 23.01.1991

²⁵⁶ BKTVKK: 1598 / 10.02.1991

²⁵⁷ BKTVKK: 1730 / 04.05.1991

rejected while legal proceeding was demanded for the new constructions built without permission. Within the extent of the plan prepared by Yıldız University Conservation Planning Team;

- the urban sites were defined as ‘the Urban Sites, Historic Urban Sites, and Historic Urban Site Conservation Areas in the west of Maksem-Hisar-Muradiye, Hamzabey, Alacahırka, Pınarbaşı Districts and nearby’
- ‘Development plans covering Altıparmak-Fevzi Çakmak-Stadyum Streets and Beşikçiler Street opposite to the Kültürpark’ and ‘Tophane and its Surrounding Conservation Development Plan’ were excluded from the plan approval boundaries of Muradiye District Conservation Development Plan.

The error correction²⁵⁸ and revision works²⁵⁹ due to the changes in use of building lots in these two development plans continued through 1992. For instance, in the consecutive Council decisions²⁶⁰, the plan revision submitted to the Council considering the change of the statuses of the building lots facing towards Haşim İşcan Street from housing zone to commercial area was approved but the revision proposals prepared within the range of Muradiye District Conservation Development Plan were refused²⁶¹. In this phase,

²⁵⁸ The decisions about the error corrections on plans: BKT VKK: (1) 2573 / 02.07.1992 ; (2) 2574 / 02.07.1992.

²⁵⁹ While the proposals for Muradiye District Conservation Development Plan were often limited to the scale of building lot, the revision proposals for Reyhan-Kayhan-Hanlar Districts Conservation Development Plan were related to the built environment within the borders of the entire site.

²⁶⁰ BBKT VKK: (1) 2576 / 02.07.1992; (2) 2692 / 10.10.1992; (3) 2708 / 10.10.1992; (4) 2856/17.12.1992. (the decision no: 2856 was cited in another decision (4977 / 02.03.1996) dated to 1996)

²⁶¹ BKT VKK: 2437 / 27.04.1992

demands for new constructions to be implemented in historic sites were often rejected and new proposals were requested to be revised and then submitted to the Council. For example, while a new construction proposal to be built in an unregistered building lot on the western slopes of Hisar District were decided to be evaluated within the scope of Muradiye District Conservation Development Plan²⁶², construction in another building lot in the 1st degree archaeological site in the region was not permitted²⁶³. In the same way, new construction proposal for the three building lots neighbouring Muradiye Kulliyeh in Muradiye District and multi-storey car park to be built in the Hanlar District were rejected²⁶⁴.

In the Council decisions of 1993, in addition to registration and registration cancellation decisions²⁶⁵ for the building lots on the slopes of Tophane, the revision proposals with respect to the demands for new construction in Kayhan, Maksem, Hisar and Muradiye Districts were continued to be evaluated²⁶⁶. To illustrate, the ‘New Centre Development Plan’, which was

²⁶² BKT VKK: 2573 / 02.07.1992

²⁶³ Ibid.

²⁶⁴ BKT VKK: (1) 2708 / 10.10.1992; (2) 2742 / 19.10.1992

²⁶⁵ BKT VKK: (1) 2984 / 04.02.1993; (2) 3039 / 27.02.1993; (3) 3045 / 28.02.1993; (4) 3176 / 09.05.1993; (5) 3485 / 17.10.1993.

²⁶⁶ Plan revision decisions dated to 1993 for Conservation Development Plans: (A) For Muradiye District Conservation Development Plan: BKT VKK: (1) 2971 / 29.01.1993 ; (2) 3061-A / 08.03.1993 ; (2) 3298 / 07.07.1993 (B) For Reyhan-Kayhan-Hanlar Districts Conservation Development Plan: BKT VKK: (1) 3065 / 08.03.1993 ; (2) 3123 / 04.04.1993 ; (3) 3226 / 23.06.1993 ; (4) 3228 / 23.06.1993 ; (5) 3554 / 27.11.1993 (C) For the West of Maksem-Hisar-Muradiye Districts Conservation Development Plan: BKT VKK: 3450 / 25.09.1993 (D) For Tophane and its Surrounding Conservation Development Plan: (1) 3176 / 09.05.1993.

prepared in order to prevent the declination of the urban tissue in the region to the north of Haşim İşcan Street, was approved to be implemented²⁶⁷.

Besides, since no conservation development plan for Çekirge District, which included urban sites as well as natural sites within its boundaries, has prepared and approved yet²⁶⁸, in order to prevent the conservation problems that might occur due to demands for new construction in this district, the ‘transitional period construction conditions’ approved in 1979 were requested to be updated in accordance with the current considitons and submitted to the council together with the revision proposals prepared by the Municipality.

Meanwhile, indicating the new pedestrian ways to be constructed and registration changes within the scope of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan on the plan was approved by the Council. For instance, the construction of the pedestrian walk which was to give access to Unlü Street in the east of the commercial centre and the plan revision proposed for Batpazarı, Sobacılar Souq and Kayhan Souq located in the area between İnönü Street-Kirişcikızı Street and Tekel Tobacco Barns were approved²⁶⁹. In other Council decisions²⁷⁰ taken in the same year, while the plan revisions prepared for the commercial centre and the building lots in the

²⁶⁷ BKTVKK: 3162 / 18.04.1993. A brief account of urban conservation activities held between 1979 and 1993 were given in this decision.

²⁶⁸ In order to prepare a conservation development plan for the urban site in Çekirge District, the Municipality of Osman Gazi and BKTVKK established a collaboration and asked support of METU Department of Architecture in 1991. The pilot project prepared by the project team including Assoc. Prof. Özcan Altaban was submitted to the Council on March 29th of 1991. However, as the Council decision no: 3162 states, this plan was not taken into consideration by the relevant Municipality until April 18th of 1993.

²⁶⁹ BKTVKK: (1) 3065 / 08.03.1993 ; (2) 3554 / 27.11.1993

²⁷⁰ BKTVKK: (1) 3224 / 23.06.1993 ; (2) 3443 / 25.09.1993

west of Maksem were rejected, registered Tahıl Han²⁷¹, which was located in the special project area no: 3 within the boundaries of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan, was requested to be shown on the plan and the boundaries of the project area to be redefined.

In addition to the revisions of conservation development plan approved and rejected in the Council decision dated to 1993, new constructions which were started in the sites within the range of the plans were halted and the project proposals which were not compatible with the traditional tissue were rejected²⁷². To illustrate, the construction works due to the extension of Kışla Street in the west of Hisar District were halted²⁷³. On the other hand, in another decision²⁷⁴, although construction of tree-five storey high buildings in registered lots, facing towards Kaplıca Street in the west of Muradiye Kulliyeye, was permitted, legal proceeding was requested for those who operated illegal constructions in the registered lots in the north-western corner of Hisar District²⁷⁵. In another decision²⁷⁶ dated to 1995 construction was permitted in a building lot which has previously been the subject of a legal proceeding.

The plan revision decisions²⁷⁷ of 1994 were generally focused on the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan and the West of

²⁷¹ The author of this thesis explored that the building which was labeled as ‘Tahıl Han’ in the decision text is actually another masonry building constructed behind New Galle Pazar Han.

²⁷² The Council decisions which declares rejection of new projects or halting of constructions: BKT VKK: (1) 3119 / 04.04.1993 ; (2) 3235 / 23.06.1993 ; (3) 3421 / 12.09.1993.

²⁷³ BKT VKK: 3235 / 23.06.1993

²⁷⁴ BKT VKK: 2979 / 04.02.1993 (from the decision of SEDAM)

²⁷⁵ BKT VKK: 3119 / 04.04.1993

²⁷⁶ BKT VKK: 4393 / 25.05.1995 ;concerning building lot no: (117 PLAN SHEET, E.911 Y.4811 BLOCK, E.5 15TH LOT)

²⁷⁷ (A) The decision about the revision of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan: BKT VKK: 3644 / 23.01.1994 ; (B) the decisions about the revisions of

Maksem-Hisar-Muradiye Districts Conservation Development Plan. For example, in one of these decisions, ‘Uzunçarşı Street Rehabilitation’ to be implemented between the eastern gate of Kapalıçarşı and Tuzpazarı Street and the single building desing project prepared for renovation of a registered building in Kayhan District were approved by the Council.

In 1995, it can be seen that, decisions were taken to stop new construction activities in registered building blocks and lots in especially Çekirge and Hanlar Distrcits. A general decision²⁷⁸ was made considering the new buildings constructed in the sites and building lots in the neighbourhood of registered monuments in Bursa city centre. Accordingly,

- the negative effects caused by buildings constructed in urban, archaeological and natural sites and site conservation areas without the permission of the Council on the historic townscape should be prevented
- In single building design projects for the new buildings, silhouette drawings which clearly indicate the relationship between the traditional tissue and new buildings should be prepared and submitted to the Council.

Within the framework of this decision, while some of the new construction proposals for Bursa city centre were rejected²⁷⁹, a building planned to be constructed in a building lot next to a registered one was decided to be evaluated only after a 1/200 silhouette for the building and adjacent house

the West of Maksem-Hisar-Muradiye Conservation Development Plan: BKTVKK: (1) 3769 / 20.11.1994 ; (2) 3787 / 02.12.1994.

²⁷⁸ BKTVKK: 4833 / 02.12.1995

²⁷⁹ BKTVKK: 4119 / 11.03.1995

was prepared and submitted to the Council²⁸⁰. In other Council decisions²⁸¹ from the same date, traditional houses which about to collapse in the historic commercial centre and Muradiye Districts were decided to be demolished after their measured drawings were prepared and implementation of new construction projects on their locations were approved. For instance, the ruined house with the registration no: 497 inside the boundaries of ‘Special Project Area No: 1’ in the south of Hanlar District decided to be demolished after its measured drawing was prepared²⁸².

The ‘underground car-park project’ to be built behind the Ahmet Vefik Paşa Theatre in the Heykel Square was approved by the Council²⁸³ although the construction area was located within the boundaries of Hanlar District which included the Ottoman Classical era commercial buildings (**Figure 3.18**). In the same way, Uzunçarşı Street Rehabilitation Project to be applied between the eastern gate of Kapalıçarşı and Tuzpazarı Street and new building project to be implemented adjacent to a group of traditional houses in Kayhan Neighbourhood were also approved by the Council²⁸⁴. In the same year, the two-storey mosque project, which aimed to revive Suluki Mosque-its grave yard, Doğanbey Grave and Doğanbey Mosque together as a whole by unifying the building lots of Suluki Mosque and Doğanbey Mosque (lost presently), was requested to be prepared²⁸⁵. Theplementary project

²⁸⁰ BKT VKK: 4763 / 21.10.1995

²⁸¹ BKT VKK: (1) 4264 / 10.04.1995 ;(2) 4169 / 12.03.1995 ; (3) 4393 / 25.05.1995.

²⁸² BKT VKK: 4264 / 10.04.1995; Unfortunately, while only the part of the Conservation Development Plan was found in the subclause of the relevant decision text, the survey project could not be retrieved.

²⁸³ BKT VKK: 4169 /12.03.1995. This project was reapproved by the decision no: 4988 / 02.03.1996.

²⁸⁴ BKT VKK: (1) 3644 / 23.01.1994 ;(2) 3895 / 25.12.1994

²⁸⁵ BKT VKK: 3927 (eski 3784) / 07.01.1995

prepared for the Kızılay Blood Bank and its surrounding in the west of Hanlar District was also approved by the Council. While the extension of a pedestrian way passing by a building block within the boundaries of Muradiye District Conservation Development Project from 3m to 6m was approved, the building lots in this area were decided to be unified and recorded as ‘transformer building area’ in the plan²⁸⁶. In summary, a planning approach based on new construction demands and infill housing were preferred for the new construction projects decided to be implemented in empty or abandoned building lots in the historic city centre.



Figure 3.18: Remains of historic monuments, demolished during construction of an underground car-park at the rear side of Ahmet Vefik Paşa Theatre, in Hanlar District (source: archive of Bursa Municipality)

In the Council decisions²⁸⁷ of 1995, as a result of the demand for the construction of attached buildings in the registered building lots within the scope of Muradiye District Conservation Development Project, the new construction condition was requested to be cancelled and regulated.

²⁸⁶ BKTVKK: (1) 4828 / 02.12.1995 ; (2) 4829 / 02.12.1995

²⁸⁷ BKTVKK: 4694 / 09.09.1995

Additionally, while annex buildings²⁸⁸ attached to Kapalıçarşı and the hans and souqs nearby, which provides continuity for the commercial centre and transformer buildings to be constructed between registered building groups were not approved²⁸⁹, among these buildings, the superstructure of Ivazpaşa souq and the plating over the road surrounding the Kuyumcular Bezzastan were permitted to be built temporarily²⁹⁰. Within the scope of the ‘Kükürtlü Hot Springs Touristic Centre Implementary Development Project’, which was prepared for Kükürtlü Hot Springs and surrounding located inside the boundaries of a natural site, the new building implementary project proposed for the green area between the 2nd and 3rd touristic facilities was approved by the Council²⁹¹. This frequency of decisions of approval and refusal is important to understand the stress that the new buildings, which were planned to be constructed especially in the western half of the historic centre, applied over the region in 1995.

For the maintenance and repair of the shops attached to the hans, baths, mosques and souqs in the Hanlar District, the attention was paid on the ‘participation of the inhabitants’, the main stakeholders. For instance, Çarşı Artisans Association was asked for to prepare the project proposal for the

²⁸⁸ BKTVKK: (1) 4454 / 16.06.1995; (2) 4751 / 21.10.1995. The reports of three drawings related to the unlicensed toilet buildings constructed without permission on the Saraçhane Street at Kapalıçarşı were examined and they were decided to be demolished by the Municipality.

²⁸⁹ BKTVKK: (1) 4462 / 16.06.1995; (2) 3927 / 07.01.1995. In these decisions, while construction of the transformer building in the place of a shop under the ownership of the Municipality in the end of the passageway from Kapalıçarşı to Aynalı Çarşı was approved, another transformer building to be constructed adjacent to the northern wall of Ivazpaşa Mosque was rejected.

²⁹⁰ BKTVKK: 4798 / 01.12.1995

²⁹¹ BKTVKK: (1) 4451 / 16.06.1995 ; (2) 4754 / 21.10.1995

restoration of the northern facade of registered Ivazpaşa souq in the historic commercial centre and submit to the council²⁹².

In the same year, in addition to the houses within the scope of the **‘Çekirge Hot Springs Conservation Areas and Urban and Natural Sites Conservation Development Plan’** which was approved by the Council²⁹³, several monumental buildings such as Küplüce Bath and Adapalas Hotel²⁹⁴ were registered; the building blocks where these registrations were intensified were designated as ‘special project areas’²⁹⁵. The renovation projects prepared for these buildings were rejected and repair and refuncitoning preliminary projects were requested to be revised and resubmitted to the Council.

In the registration decisions of 1995, the tomb²⁹⁶ next to the Selimzade Mosque in the east of Gökdere and the ‘Old Merinos Station’²⁹⁷ were registered as monumental buildings; the graves in the building lots around previously registered Haraçcioğlu Madrasa and along the Kavaklı Street were decided to be designated as ‘cultural properties in need to protection’²⁹⁸.

²⁹² BKTVKK: 4885 / 23.12.1995

²⁹³ BKTVKK: 4521 / 11.07.1995

²⁹⁴ The Adapalas Hotel which was located in the ‘Touristic Facilities Area’ within the borders of approved Çekirge District Conservation Development Plan was registered as “2nd group example of civil architecture” due to its location in the city block and since it exhibits the features of a spa hotel and of the architectural style of a period with its façade and roof solutions.

²⁹⁵ Küplüce bath regiatration decision:BKTVKK: 4521 / 11.07.1995 ; Adapalas Hotel registration decision: BKTVKK: 4595 / 04.08.1995.

²⁹⁶ BKTVKK: 4795 / 01.12.1995

²⁹⁷ BKTVKK: 4902 / 23.12.1995. The building lot which was marked as the station was not marked in the map since it could not be found in the base map.

²⁹⁸ BKTVKK: 4795 / 01.12.1995

Regarding, the ruins of city walls at the junction of Osmangazi Street and Ortapazar Street within the boundaries of Hisar District 1st degree archaeological site, the protrusions caused by the vibration of the vehicles were decided to be restored and put in the list of urgent intervention by the General Directorate of Monuments and Museums²⁹⁹.

Some of the conservation activities held in 1995 were plan revisions regarding demands of the functional and border changes in certain sites. The proposal of changing the borders of the urban site by removing 20 registered houses around the Kiremitçi and Ordekli Baths in the north of Hanlar District was rejected³⁰⁰. On the other hand, the plan prepared for the refunctioning of 1st, 2nd, and 3rd degree natural sites and 1st and 2nd hot spring conservation areas in Çekirge District was put in the perspective by the Council³⁰¹. Moreover, in this phase, decisions³⁰² considering the correction of errors³⁰³ in land divisions were made and the registration scanning concerning the Haraççioğlu Madrasa and a neighbouring house on the Kavaklı Street in the Hisar District was decided to be rectified on the Muradiye-Hisar Districts Conservation Development Plan and then submitted to the Council³⁰⁴.

The council decisions taken in 1996 and 1997 were sequential and often related to the approval of proposals of revision in the conservation

²⁹⁹ BKTVKK: 4248 / 09.04.1995

³⁰⁰ BKTVKK: 3927 (old 3784) / 07.01.1995. This decision is important because it could resist the parcelation demands as an introduction to 'Doğanbey TOKİ (Housing Development Administration of Turkey) Urban Transformation Project' which was going to be implemented in the region in future years.

³⁰¹ BKTVKK: 4241 / 09.04.1995

³⁰² BKTVKK: (1) 4775 / 21.10.1995 ; (2) 4880 / 23.12.1995

³⁰³ These revisions were mainly held in Muradiye District Conservation Development Plan and Selimiye-Altıparmak Development Plan.

³⁰⁴ BKTVVK: (1) 4683 / 09.09.1995 ; (2) 4763 / 21.10.1995

development plans concerning the building blocks and lots in Reyhan, Muradiye, the west of Maksem and Tophane. The revision decisions³⁰⁵ of 1996 were generally related to the unification of the building lots inside the borders of Muradiye District Conservation Development Plan and correction of errors in cadastral plans. Besides, in order to solve the problems caused by the mass dimensions and back yard distances of new buildings in the implementations within the scope of Muradiye District Conservation Development Plan, it was decided that addendums by the related Municipality should be given in the plan appendixes, and the revisions on plans should be examined by the planner and submitted to the Council³⁰⁶.

In the Council decisions³⁰⁷ related to the building lots in the west of Maksem Street, plan revision for the 3m wide pedestrian way that gives access to the city block in the south of Maksem was approved. In addition to that, the plan modification prepared as a result of the reexamination of the city blocks³⁰⁸ in the northern and western parts of the Hisar Districts and construction of a road in a building lot within the borders of Muradiye District Conservation Development Plan was approved³⁰⁹. In other Council decisions³¹⁰ taken in the same year, unification of the building lots³¹¹ inside

³⁰⁵ BKT VKK: (1) 5066 / 12.04.1996 ; (2) 5068 / 12.04.1996 ; (3) 5069 / 12.04.1996 ; (4) 5309 / 18.07.1996

³⁰⁶ BKT VKK: (1) 5090 / 13.04.1996 ; (2) 5373 / 26.08.1996

³⁰⁷ BKT VKK: (1) 5053 / 23.03.1996 ; (2) 5098 / 13.04.1996

³⁰⁸ Relevant city block numbers: 4262, 4264, 4266, 4267, 4268, and 4272

³⁰⁹ BKT VKK: (1) 5373 / 26.08.1996 ; (2) 5067 / 12.04.1996

³¹⁰ BKT VKK: (1) 5053 / 23.03.1996; (2) 5065 / 12.04.1996 ; (3) 5074 / 12.04.1996 ; (4) 5479 / 01.11.1996.

³¹¹ In the same decision, whether the registered buildings in these building lots were used as headquarters in the Turkish War of Independence should be examined by the General Staff, Office of Military History and the plan revision should be made according to the results of this research.

borders of Muradiye District and rectifications to be made in the development plans were rejected. Meanwhile, decisions on plan revisions concerning the building lots and areas within the borders of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan were made³¹². For instance, revision proposal for a building lot located in the east of the old Municipality building to the south of Hanlar District was approved.

In the Council decisions of 1996, conservation development plan revisions in the historic city centre and new construction, planning and project demands were evaluated. Accordingly, while the unlicensed building activities around the Murad Hudavendigâr Külliyesi were decided to be halted³¹³, tarihli Kurul kararlarında, tarihi kent merkezindeki KAIP revizyon çalışmalarının yanında tarihi alanlardaki yeni yapılaşma, planlama ve projelendirme talepleri de değerlendirilmiştir. Buna göre, Çekirge Bölgesi'ndeki I.Murad Hüdavendigâr Külliyesi çevresinde ruhsatsız yeni yapılanma hareketlerinin durdurulmasına karar verilirken³¹⁴, the '3rd Degree Natural Sites above Çelik Palas Implementary Development Plan' (1/1000), which was prepared for the hills in the south of Kükürtlü Street, was approved by the Council. Plan revision proposals caused by the new construction demands in the 'Hot Spring Conservation Areas' and 'Urban and Natural Sites' in the Çekirge District were decided to be examined by a commission formed by Assoc. Prof. Emel Göksu and reporters³¹⁵. Additionally, the project to be implemented in the

³¹² BKTVKK: (1) 5166 / 24.05.1996 ; (2) 5167 / 24.05.1996 ; (3) 5333 / 01.08.1996 ; (4) 5477 / 20.10.1996 ; (5) 5818 / 03.05.1997.

³¹³ BKTVKK: 5174 / 24.05.1996

³¹⁴ BKTVKK: 5174 / 24.05.1996

³¹⁵ BKTVKK: 5690 / 24.01.1997

building lot, on which the statue in the Heykel Square, the Revenue Office, Governor's Office and Courthouse were located, was also approved³¹⁶.

While the proposals, projects, and silhouettes for which was to be the base for new construction in a defined area³¹⁷ in the historic commercial center were not found satisfactory, an implementary project proposed for the Bezzastan and its surrounding and a green area was rejected³¹⁸. The project proposal of demolishing Gümüşlü Coffeehouse in the Tophane District in the north-east of Hisar and reconstructing the area was rejected since the project area was inside the boundaries of 1st degree archaeological site³¹⁹. The pilot project proposals prepared for alleys to be constructed on the slopes of Tophane was decided to be evaluated after onsite investigations³²⁰. However, according to decisions³²¹ no. 1998 and 6200, new construction implementations on the alleys on the slopes of Tophane were decided to be halted and concerned project was requested to be prepared and submitted to the Council.

In the decisions³²² dated to 1997, it is observed that the plan revision works were focused on the Çekirge and Muradiye Districts Conservation

³¹⁶ BKTVKK: 5477 / 20.10.1996

³¹⁷ This area covers the northern part of Uzun Çarşı, the eastern part of Borsa Street and several building lots adjacent to the southern façade of the building of Bursa Commodity Exchange Market.

³¹⁸ BKTVKK: (1) 5072 / 12.04.1996 ; (2) 5480 / 01.11.1996

³¹⁹ According to the decision no: 5437 of 20.09.1996, the new construction demand in the relevant building lot within the borders of 1st degree Archaeological Site in Hisar District was decided to be evaluated after the Municipality of Osmangazi concluded the examination of 1st degree Archaeological Site.

³²⁰ BKTVKK: 5894 / 13.06.1997

³²¹ BKTVKK: 6200 / 06.02.1998

³²² BKTVKK: (1) 5984 / 23.07.1997 ; (2) 5994 / 06.08.1997 ; (3) 5748 / 02.03.1997

Development Plan. In this respect, corrections³²³ such that the service road stretching alongside Cilimboz Stream should be 5 m in width and the new buildings should be constructed 2 m above the maximum water level, were made in the plan decisions³²⁴. Moreover, after the approval³²⁵ of preliminary project proposal prepared for the building lots inside the borders of the special project areas in Çekirge District, proposal of modification in the borders of the construction area in a building lot in the west of Maksem Street was also approved³²⁶.

The decisions³²⁷ about registration, documentation and restoration projects of the examples of civil architecture within the borders of the conservation development plans, which was planned to be revised, increased in 1997. For instance, the proposal of demolishing wrecked registered houses, which were located inside the scope of Muradiye and Çekirge Conservation Development Program, after completing their measured drawing documentation, and reconstructing them in line with the restoration project approved by the Council was approved. On the other hand, measured drawings, technical reports³²⁸ and restoration project to reinforcement or reconstruction of the ruins of the city wall which were explored near Okçubaba Tomb in the Tophane District were requested to be prepared swiftly. Besides, the assessment and registration works concerning the cultural properties that

³²³ This revision was approved after it was prepared by the General Directorate of State Hydraulic Works and submitted to the Council.

³²⁴ BKT VKK: 5995 / 06.08.1997

³²⁵ BKT VKK: 5778 / 24.03.1997

³²⁶ BKT VKK: 6103 / 12.10.1997

³²⁷ BKT VKK: (1) 5649 / 14.01.1997 ; (2) 5775 / 24.03.1997 ; (3) 5776 / 24.03.1997 ; (4) 5805 / 11.04.1997 ; (5) 6001 / 06.08.1997 ; (6) 6010 / 07.08.1997.

³²⁸ This report was requested to be prepared by the relevant bodies of universities under the coordination of the General Directorate of Monuments and Museums.

were in need of conservation continued in the meantime. In this respect, while several building lots including traditional houses in Muradiye District were registered³²⁹, field survey was made for the current state of the registered houses inside the boundaries of the urban and natural sites in Çekirge District and construction licences belonging to the building lots that were to be revised were requested to be estimated and submitted to the Council³³⁰.

In the conservation development plan revisions dated to 1997, the demands for functional revisions in the areas comprising historic buildings are mentioned. For instance, plan revision proposing to reuse a part of the building lots in the area containing the old silk factories in Muradiye as Kızılay Dormitory and Educational and Cultural Centre instead of ‘primary school area’ and a building lot within the Çekirge Hor Springs Conservation Development Plan as ‘girls’ dormitory’ instead of ‘touristic facilities’ was approved³³¹.

In 1998, decisions about the new construction projects in the urban sites in Bursa were continued to be taken. For example, the ‘re-development project proposal’ considering the building lot involving a 2nd Group Example of Civil Architecture was approved and decided to be implemented under the supervision of the author of the project³³². On the other hand, necessary legal proceeding in line with the laws no: 2863 and 3386 was decided to be started concerning those who made construction in a registered building lot inside the borders of the Muradiye District Conservation Development Plan³³³. In

³²⁹ BKT VKK: 5052 / 23.03.1996

³³⁰ Ibid.

³³¹ BKT VKK: 5985 / 23.07.1997

³³² BKT VKK: 6185 / 23.01.1998

³³³ BKT VKK: 6595 / 13.08.1998

another decision³³⁴ from the same date, in addition to the houses in the registered building lots, the architectural projects³³⁵ to be implemented in not-registered areas nearby the western end of Çekirge District received the Council's approval, while new construction activities in the building lots facing towards Nazlı Street were halted and project proposal were requested to be redesigned and submitted to the Council.

While the projects³³⁶ targeting reuse of the open spaces between the registered buildings in the 'special project area no: 1' within the scope of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan were approved, the survey, restoration and architectural implementation projects concerning Tuzhan and ruined or intact examples of civil architecture nearby in this area were requested to be submitted to the Council³³⁷. In the submitted projects, the restitution and measured drawings of a traditional house, which was about to collapse was proposed to be reconstructed. After that, restitution (1/200) and restoration (1/100) projects of Tuzhan were prepared and submitted to the Council within **"Tuz Han and Nilufer Souq Urban Design Project"**. As a result of the land surveys held by the members of the Council, the project was asked to be improved and revised³³⁸. Besides, the 1/500 scale urban design project prepared for Tuzhan and its surrounding was approved in principle. The construction conditions of the conservation development plan

³³⁴ BKT VKK: 6595 / 13.08.1998

³³⁵ Çekirge Multi-storey Car Park Architectural Project" and "Çekirge Playground and Recreation Park over Multi-storey Car Park Planting Project"

³³⁶ These projects were: (1) 1/50 scaled project prepared for the 'Flowerists' Market' between the registered Yapı Kredi Bank and the Office of Municipal Police (2) 1/200, 1/10 and 1/2 scale projects prepared for the book seller shops on the pedestrian walkways in the north and east of registered Tayyare Movie Theatre

³³⁷ BKT VKK: (1) 6262 / 05.03.1998; (2) 6751 / 22.10.1998; (3) 6239 / 19.02.1998.

³³⁸ BKT VKK: (1) 6615 / 26.08.1998 ; (2) 6714 / 25.09.1998 ; (3) 6751 / 22.10.1998

were asked to be revised in accordance with the principle decision in effect and necessary corrections concerning the area should be made³³⁹.

While some³⁴⁰ of the plan revision decisions dated to 1998 considering the Muradiye District Conservation Development Plan was related with the functional changes to be made in the building lots and areas in Hisar District and its surrounding, other decisions³⁴¹ were related with the changes in the borders of the building lots. For instance, conversion of a building lot, which was reserved partially for a transformer building and partially for commercial area, in the Pınarbaşı Neighbourhood in the south of Hisar District into Municipal Service Area for construction of a public library was approved. While the use of the building lot in the southeastern corner of registered Veziri Mosque as ‘transformer building area’ was requested to be cancelled³⁴², the construction³⁴³ of approved typical project belonging to the transformer building to be implemented nearby Hamzabey Kulliye in the same region was approved as long as it is made in a lower elevation in order not to avoid the view of the monument³⁴⁴. Besides, the plan revisions due to the restoration applications³⁴⁵ in the houses which had been affected by the expansion of Ortapazar Street passing through the Hisar District were approved³⁴⁶.

³³⁹ BKT VKK: 6805 / 13.11.1998

³⁴⁰ BKT VKK: (1) 6214 / 06.02.1998 ; (2) 6215 / 06.02.1998 ; (3) 6745 / 22.10.1998

³⁴¹ BKT VKK: (1) 6214 / 06.02.1998 ; (2) 6215 / 06.02.1998 ; (3) 6745 / 22.10.1998

³⁴² BKT VKK: 6433 / 28.05.1998

³⁴³ Details of ‘typical project’ said to be prepared for transformer buildings and submitted to the Council were not found in the subclause of the decision text.

³⁴⁴ BKT VKK: 6577 / 13.08.1998

³⁴⁵ These restoration applications were generally in form of the documentation, demolish and reconstruction of the houses.

³⁴⁶ BKT VKK: (1) 6245 / 20.02.1998 ; (2) 6748 / 22.10.1998

In addition to these approvals, there were plan revision proposal which were rejected by the Council. For example, plan revisions caused by the new constructions to be implemented in the green area on the slopes of Mount Uludağ in Muradiye District were rejected³⁴⁷ in the account that this would allow the ‘development causing decline of green areas’³⁴⁸.

During 1998, registration decisions were also taken within the scope of plans and projects for the conservation of historic sites. While the modifications made in “The Surrounding of Ordekli Bath Urban Site Conservation Development Plan” (1/500 and 1/1000) and plan decisions were approved³⁴⁹, in this regard, many building lots including traditional houses and building ruins were registered. While the rural area on the slopes of Mt. Uludağ, in the south-western end of Çekirge District were registered as **‘Dobruca 3rd Degree Natural Site’**, the **Implementary Development Project (1/1000)** prepared for the area was also approved³⁵⁰. The registered monumental trees on the southern ridges of the region were decided to be taken care of and information boards should be installed, while information sheets for not-registered monumental trees, which were proposed to be registered, should be prepared and submitted to the Council³⁵¹.

Although the majority of the decisions taken in 1999 for the conservation activities to be held in Bursa historic city centre were in the single building scale, different from previous years, the decisions were not focused on one region. In this phase, the Council was generally indulged in the revision proposals for conservation development plans considering the building lots

³⁴⁷ BKTVKK: 6799 / 13.11.1998

³⁴⁸ In the decision the construction code no: 3194 was cited.

³⁴⁹ BKTVKK: 6622 / 27.08.1998

³⁵⁰ BKTVKK: 6431 / 28.05.1998

³⁵¹ BKTVKK: 6394 / 15.05.1998

within the urban and natural sites in Çekirge, Muradiye and Hanlar Districts. In fact, without changing the attitude of previous years, the revisions caused by road opening and road expansion works in historic areas with conservation plan were accepted³⁵², while the revision proposals related to the new construction projects in green areas were rejected³⁵³. In addition to that, plan revisions related to the unification and separation of the building lots in Hisariçi District and its surrounding and in the historic commercial centre were rejected as it was found contradictory with the integrity, principles and decisions of the relevant conservation development plan³⁵⁴.

It is understood that, functional modifications to be made in the historic areas and registered building lots were the dominant factor in the plan revision decisions taken in 1999 and these decisions were focused on the historic city centre. For example, within the scope of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan, while the use of the ‘special project area no: 1’ as a medical facility was approved by the Council³⁵⁵, conversion of the area belonging to ‘Abdal Mehmet Tomb-Mosque-Bakery Restoration Project’ in the neighbourhood of the ‘special project area no: 3’ into housing area was rejected³⁵⁶. On the other hand, the plan revision proposing unification of the transformer building areas located in the building lots in the south-western side of Maksem Street and converting them into housing area was approved³⁵⁷. In the same year, the revisions proposed to be made in Ordekli

³⁵² BKTVKK: (1) 6903 / 07.01.1999 ; (2) 7067 / 13.03. 1999 ; (3) 7452 / 30.09.1999

³⁵³ BKTVKK: (1) 7046 / 13.03.1999 ; (2) 7061 / 13.03.1999 ; (3) 7066 / 13.03.1999 ; (4) 7246 / 12.06.1999.

³⁵⁴ BKTVKK: (1) 6912 / 08.01.1999 ; (2) 7608 / 17.12.1999

³⁵⁵ BKTVKK: 7545 / 26.11.1999

³⁵⁶ BKTVKK: 7064 / 13.03.1999

³⁵⁷ Ibid.

Bath and its Surrounding Conservation Development Plan was requested to be examined by the relevant Municipality and delivered to the Council³⁵⁸.

Similar with the revision proposal of 1998, decisions³⁵⁹, related to the building additions, such as transformer buildings to be made in the historic tissue, were taken in 1999. In this respect, the plan revision proposal regarding the transformer building and public library constructions in the building lots within the extent of Conservation Development Plans belonging to Hanlar³⁶⁰ and Muradiye Districts were approved by the Council. On the other hand, while the transformer building addition to be made in the garden of Piring Han and Ivazpaşa Mosque was rejected, revision proposals regarding the locations for transformer buildings in the Ivazpaşa and Gelincik Souqs were approved³⁶¹. Moreover, the plan revision considering the viaduct expansion project at the Uludağ Exit was rejected on the basis that it caused the increase of traffic density in the 2nd Degree Natural Site³⁶².

In this phase, while proposal considering new constructions to be built in the registered building lots were approved, suspension and demolition decisions regarding the new buildings and building annexes, which were constructed incompatible with the approved projects, were also taken. The region, in which these decisions considering the illegal new constructions were accumulated, was the Hanlar District, the most vivid and changing part of the

³⁵⁸ BKTVKK: 7499 / 05.11.1999

³⁵⁹ BKTVKK: (1) 6919 / 08.01.1999 ; (2) 7312 / 09.07.1999 ; (3) 7455 / 30.09.1999

³⁶⁰ The plan revision mentioned here was related to the transformer building addition to be constructed in the Ayakkabıcılar (Shomakers') Souq and its surrounding within the 'special project area no: 6' in the west of the Hanlar District.

³⁶¹ Burada bahsi geçen plan revizyonu Hanlar Bölgesi'nin batısındaki '6 nolu özel proje alanı' içindeki Ayakkabıcılar Çarşısı ve çevresinde yapılmak istenen trafo eki ile ilgilidir.

³⁶² BKTVKK: (1) 7046 / 13.03.1999 ; (2) 7613 / 18.12.1999

historic commercial centre. The decision³⁶³ considering the removal of all types of plain and illuminated sign boards to be installed on all of the registered cultural properties, especially Tuzhan, were taken on the basis of principle decision³⁶⁴ no: 638. Within the scope of the same decision, legal proceeding considering the facade siding works and additions in Inner Kozahan, Tuzhan and Nilufer Peasants' Market and removal of these additions by the Municipality was requested. On the other hand, within the extent of landscape works realized in Burç Street and nearby in Hisar District, the barrier additions to be made adjacent to the registered city walls were approved³⁶⁵.

In the same way, illegal building constructed in the 'green area' lot adjacent to a registered house in Muradiye District was decided to be undertaken in to legal inspection, demolished by the Municipality and converted into a green area as it was specified in the plan³⁶⁶. Regarding the new constructions to be implemented in 1st, 2nd, and 3rd Degree Natural Sites in Çekirge District, at least three proposals of preliminary projects with models were requested to be prepared and submitted to the Council³⁶⁷. In the same decision, taking the problems of implementation in the region and issues contradicting with the legislation, the revision of the principle decisions³⁶⁸, which were in effect, was emphasized.

³⁶³ BKT VKK: (1) 6907 / 07.01.1999 ; (2) 665 / 05.11.1999

³⁶⁴ Concerning principle decision: KTVKYK: 638 / 12.03.1999

³⁶⁵ BKT VKK: 7096 / 26.03.1999

³⁶⁶ BKT VKK: 7119 / 16.04.1999

³⁶⁷ BKT VKK: (1) 6913 / 08.01.1999 ; (2) 659 / 05.11.1999

³⁶⁸ The principle decisions no: KTVKYK: (1) 541 / 16.06.1997 ; (2) 593 / 14.07.1998 ; (2) 596 / 14.07.1998 ; (4) 639 / 12.03.1999

As a result of the problems arose from the architectural and restoration applications in Hisar District, the parts of the Tophane Area Conservation Development Plan that contradicted with Muradiye District Conservation Development Plan as well as the site boundaries were decided to be rectified after on-site survey held by the members of the Council³⁶⁹. In order to prevent possible issues caused by new constructions to be built in the 1st Degree Archaeological Site which was located within the scope of the same plan, it was decided that the Site be surveyed and relevant documents be prepared and submitted to the council³⁷⁰.

Before the start of 21st century, between the years 1994 and 1999, wen Ekrem Saker was the Mayor, in addition to the urban conservation and restoration applications, certain activities were undertaken to raise the public awareness about conservation of cultural properties. In this respect, the first action of the “Local Agenda 21³⁷¹”, which targets the preparation of sustainable development programs with the participation of people, in Turkey was organized by the lead of the Bursa Metropolitan Municipality in 1995.

As a result of shifting the Central Business Area (CBA) to the north pf Kayhan and Reyhan after the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan revision works, the 19th century houses in this region were declared as ‘unqualified’ and restored unfitting with the original or demolished. Independed from the revisions and modifications to be made in this plan, an assessment and evaluation research considering the status of the historic housing stock in Reyhan Neighbourhood and Mudanya was held by

³⁶⁹ BKTVKK: 6905 / 07.01.1999

³⁷⁰ BKTVKK: 7472 / 15.10.1999

³⁷¹ “Local Agenda 21” is a global action program which was launched in the meeting of world leaders in Rio in 1992.

a team of experts³⁷²; a financial and organizational model for improvement of the traditional tissue in these two localities was prepared and this research was published by the Housing Development Administration of Turkey in the same year³⁷³.

One of the working groups among over 150 non-governmental organizations, around 2500 volunteers, the City Council composed of 450 members and 13 District Advisory Boards (SEDAM) and city constitution that created 'Bursa Action Plan' was 'Bursa Local Agenda 21 Cumalıkızık Working Group'³⁷⁴. Within the scope of 'Bursa Local Agenda 21 Cumalıkızık Conservation and Revival Project'³⁷⁵ certain activities were held between the October 1997 and February 1999³⁷⁶.

Cumalıkızık Conservation and Revival Project (1998) was started under the lead of the Bursa Metropolitan Municipality and Bursa Tophane Unesco Youth Association (Bursa Yerel Gündem, 1999: 13). The representatives of the Government³⁷⁷, Local Administration and Non-Governmental Organizations, businessmen, volunteers and the delegates of the village came

³⁷² Team of experts: Yıldız Okçuoğlu, Nimet Özgönül, Önder Batkan, and Fuat Gökçe

³⁷³ *Tarihi Konut Stokunun Sağıklaştırılması İçin Bir Finansman ve Örgütlenme Modeli*, 1996

³⁷⁴ Cumalıkızık, 700 years old Ottoman village was registered as urban and natural site in 1981.

³⁷⁵ For further information, plans and visual documents on the Project see: ***Bursa Yerel Gündem 21, 1999: 34-47***

³⁷⁶ For the activities undertaken within the scope of the Cumalıkızık Conservation and Revival Project between October 1997-February 1999 see (***Bursa Yerel Gündem 21, 14 Nisan 1999: 16-32***) between 1980 and see (____ ***1999: 49***)

³⁷⁷ According to Turhan Tayan, an old Bursa parliamentarian of Republican People's Party in this period activities considering the 'Reuse of Ancient Monuments' were held (Özdemir, 1009: 305-306).

together for this project³⁷⁸. In order to realize an action plan for the conservation and sustainability with the participation of public, the project was launched in 1998 and continued during the Mayorship of Erdoğan Bilenser (1999-2004) (Özdemir, 2009: 170). As the example work, four houses were restored; one of these houses was converted to a Turkish restaurant, other two houses to accommodation facilities and one to a sales office-caffeteria-archive to be run by the villagers³⁷⁹.

In addition to all these participatory approaches, during the Mayorship of Saker, certain steps were taken to improve the city socio-economically such as the ‘Bursa City Council’, ‘Bursa Orbital Motorway’ and ‘BursaRay Railway System’. Bus Terminal, Soğanlı Botanical Garden and Zoo were designed and constructed in the developing part of the city. Moreover, the work for ‘City Information System’ was started, but could not be completed, except the part related to BUSKİ (Bursa Water and Sewerage Administration) was launched (Özdemir, 2009: 235).

The revisions of approved conservation development plans of historic areas in Bursa city centre continued in 2000s. The variety of reasons that paved the way for these revisions is intriguing. In recent plan revisions, most of which were related to Hisar, Çekirge and Hanlar Districts, in addition to the changes in the cadastral state, functions and registration status of the defined building lots, restoration applications and new construction activities to be held in historic sites were also effective.

³⁷⁸ For the list of the working group and participants see: (*Bursa Yerel Gündem 21, 1999: 9-10*)

³⁷⁹ For the activities, planned to be held in Economic, Socio-Cultural and Physical dimensions, , solutions, and suggestions see: (*Bursa Yerel Gündem 21, 1999: 14-15*)

For example, in a Council decision³⁸⁰ dated to 2000, application of plan revision, which was caused by the inclusion of the 3rd Degree Archaeological Site in Hisar District within the borders of the 1st Degree Archaeological Site and urban site, on the Muradiye District Conservation Development Plan was approved. In line with the framework of the principle decision³⁸¹ no: 658, the experts from the General Directorate of Monuments and Museums were requested to run drillings in the 3rd Degree Archaeological Sites in Hisar District and submit the excavation results together with the views of the excavation directors to the Council before new constructions were allowed in these sites³⁸².

On the other hand, in the same era, revision proposals caused by new construction and development activities in Çekirge District were evaluated by the Council. For example, the demand of expansion of 8 m wide road in the Çekirge Hot Springs Conservation Development Plan to 10 m and in relation with this, demand of increase in the legal building height from 3 storeys to 4 storeys were rejected on the basis that this caused the increase of building density in the area³⁸³. The plan revision proposing the conversion of the touristic facilities area in the 2nd Degree Natural Site into housing area was also rejected³⁸⁴.

Additionally, the road construction in order to regulate Mustafa Street and the natural landscape in the south and Merdivenli Street which were located within the scope of the Çekirge Lami Mosque and Selvili Street Conservation Development Plan was decided to be halted considering the positions of

³⁸⁰ BKT VKK: 8233 / 17.11.2000

³⁸¹ KTV KYK: 658 / 05.11.1999

³⁸² BKT VKK: 7712 / 17.02.2000

³⁸³ BKT VKK: 8119 / 22.09.2000

³⁸⁴ BKT VKK: 7700 / 17.02.2000

existing buildings and topography and re-examined by the Municipality of Osmangazi and submitted to the Council³⁸⁵.

In the end of 2000, in order to contribute to Turkey's access to European Union with its "national and universal identity values", the "Union of Historic Cities" was decided to be established and on July 22nd 2000, the first meeting of the Union of Historic Cities and on November 20th 2000 the first meeting of the Assembly of Union were held³⁸⁶.

Meanwhile, the demands related to the new constructions and building additions in the historic city centre were evaluated by the Council and a series of decisions³⁸⁷ were taken in 1999 about repair, maintenance and restoration of the city walls and bastions in Tophane and nearby to the north-eastern side of Hisar District. These decisions were consecutive in date and subject. For instance, the necessary projects for the reinforcement of the registered city wall ruins in the garden of Osman Gazi Primary School and the restoration of the examples of civil architecture attached to the city walls were requested to be prepared and submitted to the Council. Within the scope of the 'Bursa City Walls and Gates Master Plan Project', the **'Osmangazi Primary School and its Surrounding Pilot Land Survey and Measured Drawings Projects'** were rejected by the decisions³⁸⁸ dated to 2000, returned for review and correction of the errors by the project coordinators and be resubmitted to the Council.

The works of painting, plastering, changing of sign boards and floor pavement to be held in a specified shop in the registered Bezzastan in the west

³⁸⁵ BKT VKK: 8119 / 22.09.2000

³⁸⁶ *bknz. Türkiye'de Tarihi Kent Dokularının Korunması ve Geleceğe Taşınması Sempozyumu, 2002: 15.*

³⁸⁷ BKT VKK: (1) 7076 / 13.03.1999 ; (2) 7332 / 09.07.1999 ; (3) 7184 / 21.05.1999

³⁸⁸ BKT VKK: (1) 7879 / 11.05.2000 ; (2) 7984 / 06.07.2000

of Hanlar District, were decided to be implemented according to the definition of ‘MAINTENANCE’ given in the principle decision³⁸⁹ no: 660 of 1999, and the document concerning the condition of the shop after the application be prepared with the addition of the reports and photographs by the Municipality and delivered to the Council. In a decision³⁹⁰ dated to 2000, while the restoration proposal and unification of the building lots in the city block in the south-eastern corner of the Bezzastan was rejected, in the new restoration project, the levels of the arches of the shop windows were asked to be extruded. In other Council decisions³⁹¹ of the same year, **the restoration project prepared for registered Tuz Han and its surrounding** (1/200 - 1/500 scale) (**Figure 3.21**) and construction conditions and the project prepared for the reuse of two separate shops in Kazazhane Street in Uzunçarşı Neighbourhood were approved by the Council.

In the Council decisions dated to 2001, plans and projects prepared for the conservation of historic areas and buildings were approved. For instance, after the preliminary restoration and urban design project works for ‘Tuzhan and its surrounding’ within the scope of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan which was cited frequently in the Council decisions by 1998, the **‘No:1 Project Area, South of Tuzhan City Block Conservation Development Plan’** was approved and decided to be implemented together with special construction conditions³⁹² (**Figure 3.21**).

Another exemplary approval decision is related to the project to be applied in the 1st Degree Archaeological Site within the scope of the Tophane and its Surrounding Conservation Development Plan Implementary Project.

³⁸⁹ KTVKYK: 660 / 5.11.1999

³⁹⁰ BKT VKK: 7849 / 29.04.2000

³⁹¹ BKT VKK: (1) 7706 / 17.02.2000 ; (2) 8123 / 22.09.2000

³⁹² BKT VKK: 8402 / 16.02.2001

‘Tophane Slopes Improvement and Rehabilitation Project, Arched Cells Configuration Project’³⁹³, which has been being worked since 1983, was approved by the Council in 2001³⁹⁴. According to the project, renewal of the deteriorated parts of the current floor pavement with the same material, improvement of current city furnitures, removal the superstructure system and use of portative umbrellas in order to expose bacgroung view, regularization of the sign boards and patching the empty parts in current green areas with herbaceous plants were found necessary. Besides, the stone carving building remains on the slopes of Tophane was registered with this decision and the restoration project for these remains were approved. The drawings belonging to the stairway application to be applied in the walk way between the Tombs of Osman Gazi and Orhan Gazi, located in Tophane Park, were requested to be prepared and delivered to the Council³⁹⁵.

In 2001, revision decisions in Conservation Development Plans and plan appendixes, considering the approval or rejection of road construction and infrastructure works to be held in the registered building lots or sites, were taken. For instance, while the proposal of plan revision concerning the construction of 7 m wide road in the defined building lots in the urban site conservation area within the scope of the West of Maksem-Hisar-Muradiye Conservation Development Plan was rejected, the two building masses located on not-registered building lots were allowed to be constructed as a

³⁹³ However since the plan sheets could not be retrieved, the borders of concerning site could not be estimated, and therefore could not be marked on the analysis and evaluation charts elaborately.

³⁹⁴ BKTVKK: 8677 / 07.09.2001

³⁹⁵ BKTVKK: 8795 / 08.11.2001

single building³⁹⁶. In the consecutive Council decisions³⁹⁷ taken in the same year, the plan revision proposal for the defined building lots in the 3rd Degree archaeological sites and urban sites within the scope of the Muradiye District Conservation Development Plan were approved; the plan revision proposal in the construction of pedestrian walkways due to the sewerage and rain water drainage problems were approved. Within the scope of the same plan, the subway passage project to be constructed underneath Cemal Nadit Street for the access of pedestrians between the registered Balibey Han and Central Bank building on the slopes of Tophane was approved and decided to be indicated on the plan³⁹⁸.

The decisions related to the revisions in Conservation Development Plans due to the changes in uses of historic areas continued meanwhile. For example, 2-storey construction licence to be implemented in the urban site in Alacahırka Neighbourhood, outside the city walls in the south of Hisar District was cancelled and this area was decided to be used as the Municipal Service Area³⁹⁹. In another decision⁴⁰⁰ dated to the same year, the plan revision proposal for conversion of two defined building lots planned as green area in Muradiye Neighbourhood into the Municipal Service Area and commercial area was rejected.

Apart from these, the plan revision proposals concerning the buildings and building annexes in registered building lots and areas within the scope of

³⁹⁶ BKTVKK: 8328 / 19.01.2001

³⁹⁷ BKTVKK: (1) 8391 / 16.02.2001 ; 8566 / 29.06.2001 ; 8601 / 12.07.2001 ; 8660 / 28.08.2001 ; 8705 / 21.09.2001 ; 8706 / 21.09.2001 ; 8710 / 21.09.2001 ; 8715 / 21.09.2001 ; 8747 / 18.10.2001

³⁹⁸ BKTVKK: 8717 / 21.09.2001

³⁹⁹ BKTVKK: 8717 / 21.09.2001

⁴⁰⁰ BKTVKK: 8707 / 21.09.2001 (from SEDAM decisions)

Muradiye-Hisar Districts Conservation Development Plan were evaluated and the district exchange transformer building proposals were rejected⁴⁰¹. Within the extent of the same Conservation Development Plan a new building construction planned for a defined building lot in Hisar District 3rd Degree Archaeological Site was rejected because of the conservation and perceptibility of the registered trees in the building lot, and the 1/500 scale project was asked to be revised and delivered to the Council⁴⁰². The modifications made in the registration statuses of the cultural properties in the defined building lots in Çekirge and Tophane Districts were requested to be recorded and corrected on the relevant Conservation Development Plan⁴⁰³. Besides, except the Romans Caffee⁴⁰⁴, all the cafeterias and kiosks, built on the slopes of Tophane were decided to be removed with the Council decision⁴⁰⁵ (**Figure 3.21**).

The Council decisions dated to 2002, were focused on both the modifications to be made in the registration statuses and uses of defined building lots and areas within the scope of the Muradiye and Çekirge Districts Conservation Development Plan and the plan revisions due to the new constructions in these places. Accordingly, within the range of Çekirge District Conservation Development Plan, while the plan revision proposal for decreasing the building height from four to three storeys was approved⁴⁰⁶, another plan revision related to a new construction in another building lot was rejected for

⁴⁰¹ BKTVKK: (1) 8385 / 16.02.2001 ; (2) 8396 / 16.02.2001.

⁴⁰² BKTVKK: 8711 / 21.09.2001

⁴⁰³ BKTVKK: (1) 8381 / 15.02.2001 ; (2) 8677 / 07.09.2001.

⁴⁰⁴ Karar ekinde koyulduğu söylenen 'Tophane Yamaçları Sağlıklaştırma ve Rehabilitasyon Projesi'ne ait planlara ulaşılamadığı için kararda bahsi geçen Romans Kafe'nin yerleştiği alan analiz paftalarında gösterilememiştir.

⁴⁰⁵ BKTVKK: 8677 / 07.09.2001

⁴⁰⁶ BKTVKK: 8936 / 25.01.2002

it would cause increase in building density⁴⁰⁷. Moreover, some of the building lots around the city walls to the south of Hisar District were converted to **‘Çarşaf Water Spring Conservation Area’**, while another part was turned to **‘Mevlevihane Water Reserve’**⁴⁰⁸.

In the same phase, while a plan revision proposal for a building lot in the south-western end of Maksem within the borders of Muradiye District Conservation Development Plan was approved⁴⁰⁹, the the revision proposed for the building lots in the surrounding of Cilimboz Stream was rejected⁴¹⁰. While the plan revision which proposed increasing the street width by extruding construction line in the defined building lots in the same plan was approved⁴¹¹, the plan revision for correction of display of building masses and hatchings in the registered and not-registered building lots within the framework of Tophane Park Landscape Project decisions was accepted⁴¹².

In the Council decisions dated to 2002, renovation and restoration projects belonging to the examples of civil architecture in Hanlar District and on the slopes of Tophane were evaluated. For example, repair project for a registered house on the northern slopes of Tophane District was decided⁴¹³ to be applied under the supervision of the project author⁴¹⁴.

⁴⁰⁷ BKTVKK: 9535 / 13.12.2002

⁴⁰⁸ BKTVKK: 9225 / 05.07.2002

⁴⁰⁹ BKTVKK: 9291 / 29.08.2002

⁴¹⁰ BKTVKK: 9410 / 12.10.2002

⁴¹¹ BKTVKK: 9537 / 13.12.2002

⁴¹² BKTVKK: (1) 8924 / 25.01.2002 ;(2) 9347 / 20.09.2002

⁴¹³ BKTVKK: 8944 / 14.02.2002

⁴¹⁴ Architect Ömer Tahir Güllökar



Figure 3.19: Accepted Proposals for Regulation of a street around Alacahırka Sport and Recreation Area and Cilimboz Stream (BKTVCBK: 9875 / 20.06.2003)



Figure 3.20: Approved relief design dedicated to the memory of Turkish cartoonist, Cemal Nadir.

Due to the problems arose in the application stage of ‘Tophane Slopes Improvement and Rehabilitation Project’, which has been a concern of the Council since 1983, the revision proposals prepared successively by the Metropolitan Municipality of Bursa were submitted to the Council and accepted in 2002⁴¹⁵.

⁴¹⁵ BKTVCBK: (1) 9095 / 09.05.2002 ; (2) 9122 / 20.05.2002.

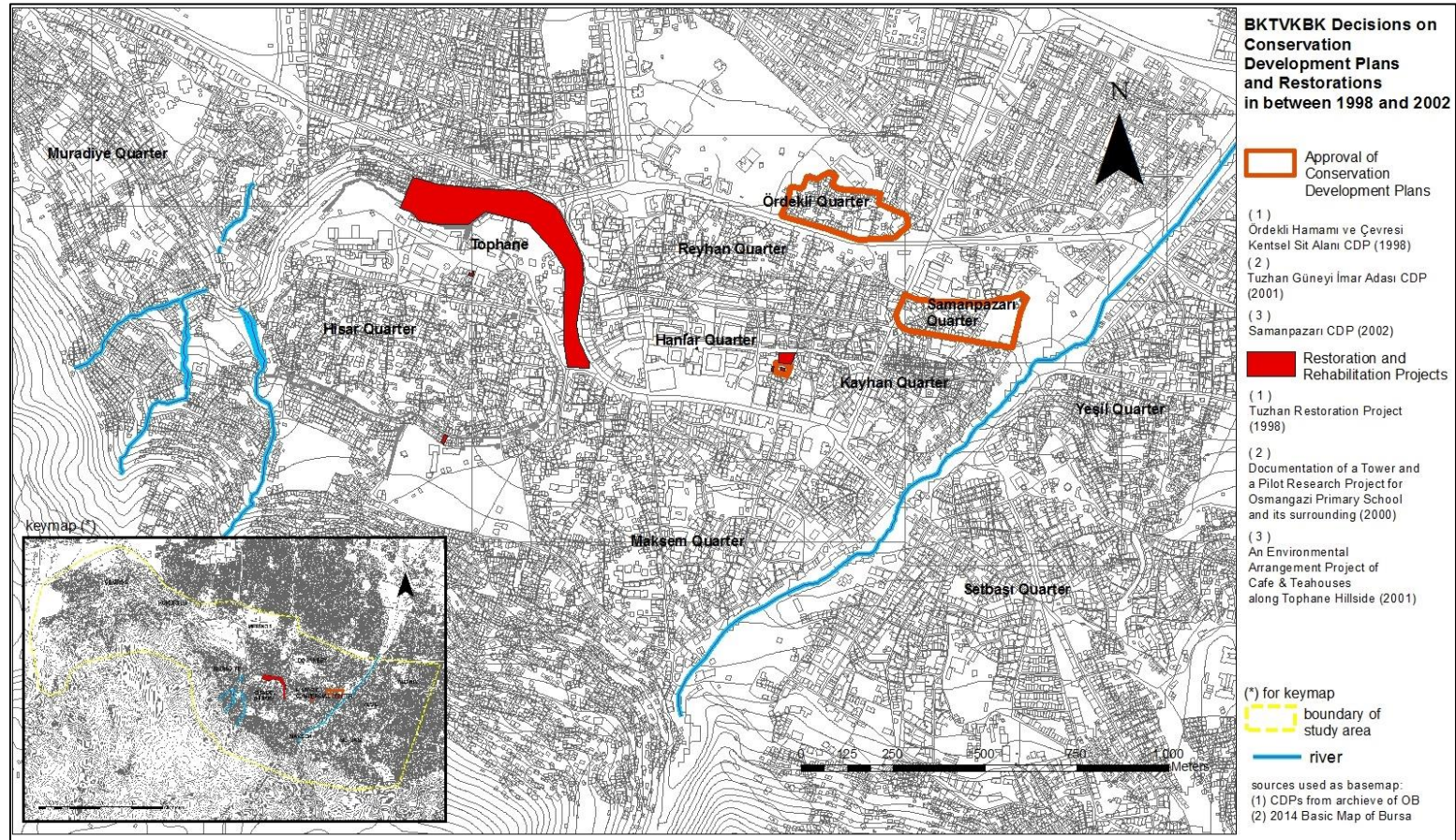


Figure 3.21: BKTVKB Decisions on Conservation Development Plans and Projects 1998 - 2002

Also, certain revisions in the project prepared for handicapped access and men's restroom between the Tombs of Osman Gazi and Orhan Gazi in the Tophane Park was approved⁴¹⁶.

Additionally, the current state measured drawings of the defined shops in Hanlar district and restoration projects which aimed repair and reuse of these shops were approved by the Council⁴¹⁷. On the other hand, legal case was decided to be opened for persons and institutions, which were responsible from the renovations in the registered shops in Kapalıçarşı area that were started without the permission of the Council. The alternative projects aiming to expose the original wall structure were requested to be submitted to the approval of the Council⁴¹⁸.

In the Muradiye District Conservation Development Plan revisions dated to 2003, the plan revisions considering the cadastral changes caused by road opening and expansion works in Hisar District were evaluated⁴¹⁹, the plan was decided⁴²⁰ to be revised by overlapping the borders of the natural sites⁴²¹. Same year, plan revisions considering the Cilimboz Stream and its surrounding in the south-western part of Hisariçi and Tophane Park and its slopes in the north-east were submitted to the Council.

⁴¹⁶ BKTVKK: (1) 9095 / 09.05.2002 ; (2) 9122 / 20.05.2002.

⁴¹⁷ BKTVKK: (1) 9092 / 09.05.2002 ; (2) 9290 / 29.08.2002

⁴¹⁸ BKTVKK: 9171 / 21.06.2002

⁴¹⁹ BKTVKK: (1) 10137 / 24.10.2003 ; (2) 10147 / 24.10.2003.

⁴²⁰ BKTVKK: 9875 / 20.06.2003

⁴²¹ These sites were; (1) the Natural Site defined in GEEAYK decision no: 10888 of 13.01.1979 (2) the Natural Site the registration of which was decided to be continued with the TKTVYK decision no: 1918 of 14.02.1986 and (3) 1st Degree Natural Site defined by the decision of BKTVKK no: 1624 of 25.02.1991.

When the revision and digitalization works in the Tophane and its Surrounding Conservation Development Plan was approved⁴²², proposals of change in boundary of the 1st Degree Natural Site in the south of the area and separation in Pınarbaşı Cemetery were accepted⁴²³. While decisions⁴²⁴ on the plan revisions considering the cadastral statuses of building lots in Alacahırka and Pınarbaşı Neighbourhoods in this region were continued to be taken, the plan revision demand proposing **construction of a 10 m wide vehicle road** between Orhaneli Street, the beginning of Çongara Street and Aşıklar Street and Dar Street was approved on the account that it *included public benefit*⁴²⁵. In another decision⁴²⁶, the plan revisions on the itinerary of ‘Intra-Urban Cable Car Line’ to be founded between Kulturpark and the slopes of Tophane and in the area to the west of Maksem Street were accepted and the construction implementations in these places were decided to be halted.

The plan revision proposal for the estimation of flood line of Cilimboz Stream, which was located inside the borders of Muradiye District Conservation Development Plan, was approved in principle; the results of the archive research on the plan revisions made in this area in past was decided to be delivered to the Council⁴²⁷.

After that, the land survey held by the Metropolitan Municipality of Bursa, Bureau of Conservation of Historic Environment was turned to a report by addition of current state photographs and submitted to the Council under the

⁴²² BKT VKK: (1) 9911 / 10.07.2003

⁴²³ BKT VKK: 9998 / 08.08.2003

⁴²⁴ BKT VKK: (1) 10137 / 24.10.2003 ; (2) 10149 / 24.10.2003

⁴²⁵ BKT VKK: 10190 / 14.11.2003

⁴²⁶ BKT VKK: 9897 / 10.07.2003

⁴²⁷ BKT VKK: 9701 / 22.03.2003

title of Cilimboz Valley Urban Design Projects⁴²⁸ (**Figure 3.19**). Among these projects, the revisions related to the ‘Cilimboz Valley Rehabilitation Works’ and ‘Alahirka Sports and Recreation Area Land Use Project’ were decided to be made and submitted to the Council. In the same decisions, the plan revision proposal prepared for avoiding the destruction of the bridges⁴²⁹, the fountain⁴³⁰ and the trees within the scope of Cilimboz Stream plan revision was accepted. Previously approved changes in the building lot scale were requested to be cancelled. In following months, the 1/500 scale ‘Rehabilitation of Studied Street’ prepared by the Municipality of Osmangazi for the area where the two channels conjoins with Cilimboz Stream was approved, the necessary revision was requested to be marked in the Muradiye District Conservation Development Plan⁴³¹.

The plan revision proposal for Çekirge Hot Springs Conservation Area Development Plan that was submitted to the Council in this year, was decided to be evaluated together with silhouette, land elevation and photographs from different locations after it was examined on-site by the members of the Council⁴³². Some of the revision works in the Çekirge Conservation Development Plan was due to error corrections. In this respect, the display of Mustafa Street and the borders of the natural landscape area in the south of the street were rectified in the plan. Additionally, tescil tarama of the building

⁴²⁸ These projects were titled as ‘Muradiye Cultural Area Project-Factory Restoration and Reuse Applications’; ‘Cilimboz Stream Rehabilitation and Green Area Project’; ‘Alacahırka Sports-Recreation and Green Area Project’. The details and contents of the projects are given in the 4th chapter.

⁴²⁹ (390-A, 389-A, 255-A, 387-A envanter nolu) among those bridges with the inventory no: 390-A, 389-A, 255-A, 387-A, registration of the one on Cilimboz Stream connecting Dere Street to Kaplıca Street was approved by the decision of BKT VKK no: 9735 on 04.04.2003.

⁴³⁰ The fountain with the inventory no: 256-A

⁴³¹ BKT VKK: 9875 / 20.06.2003

⁴³² BKT VKK: 9916 / 10.07.2003

lot şncluding the 2nd group examples of civil architecture in the region was decided to be corrected and marked in the plan. The plan note about the registered examples of civil architecture within the scope of the plan was decided to be reedited⁴³³.

There were **Conservation Development Plan revision works due to the ‘demands of functional changes’** to be made especially in the defined building lots in Çekirge and Muradiye Districts. . In this regard, the plan revision proposals considering;

- The conversion of a defined building lot in Çekirge District from ‘Touristic Facilities Area’ to ‘Girls’ Dormitory Area’⁴³⁴
- Changing the function of the building lot, adjacent to registered Hüsnü Züber Museum House in Muradiye District as three-storey house (B-3) and use of its surrounding as green area⁴³⁵, and
- use of a registered ‘house’ in the ‘Alacahırka Neighbourhood Köşk Street Conservation Development Plan’ as ‘educational facilities and women’s shelter’ were approved by the Council⁴³⁶.

Moreover, during the year of 2003, necessary revisions in plan decisions and drawings about the locations of transformae buildings attached to monumental buildings in Hisar District and number of the storeys of the new commercial buildings to be built in Hanlar District were decided to be made⁴³⁷. On the other hand, revisions to be made in the new construction

⁴³³ BKTVKK: 10126 / 23.10.2003

⁴³⁴ BKTVKK: 9631 / 31.01.2003

⁴³⁵ BKTVKK: (1) 9540 / 13.12.2002 (from the SEDAM decisions) ; (2) 9661 / 07.03.2003

⁴³⁶ BKTVKK: 10229 / 12.12.2003

⁴³⁷ BKTVKK: (1) 9782 / 02.05.2003 ; (2) 9980 / 08.08.2003.

conditions in the registered building lots in Çekirge District were also accepted⁴³⁸.

New construction project proposals submitted to the Council were evaluated separately from the Conservation Development Plan revisions. For example, the construction of the building mass no: 55-C in the western end of Maksem District was decided to be cancelled because it was incompatible with the surrounding tissue⁴³⁹. In another decision, the **transformer building construction project**, planned for the building lots in the west of Ipek Han and north of Bakırcılar Çarşı (Coppersmiths' Souq) inside the borders of the Special Project Area No: 6 in Hanlar District was accepted after the revisions⁴⁴⁰.

There were decisions taken about the Rehabilitation Plans and Regulation Projects, which was produced within the scope of the Conservation Development Plans prepared for Tophane, Çekirge and Hanlar Districts. In this respect, while the **Old Spa Development Plan**⁴⁴¹ was approved⁴⁴² together with the 1st, 2nd, and 3rd Degree Natural Site registration decisions that it covers, the proposal for the 'pedestrian walkways and sales units superstructures' indicated in the **Nilüfer Peasants's Market Regulation Project**⁴⁴³ in Hanlar District was accepted⁴⁴⁴. **The Slopes of Tophane**

⁴³⁸ BKTVKK: 9631 / 31.01.2003

⁴³⁹ BKTVKK: 9897 / 10.07.2003; This halting decision was reapproved with the Council decision no: 10403 dated to 26.03.2004

⁴⁴⁰ BKTVKK: 10256 / 26.12.2003

⁴⁴¹ The Council decision text about the approval of this plan could not be retrieved, however the written information on the plan was benefitted for this study.

⁴⁴² BKTVKK: 9696 / 22.03.2003

⁴⁴³ "Nilüfer Peasants' Market Project" within the scope of special project area no: 1 was approved by the Council decision no: 9700 dated to 22.03.2003.

⁴⁴⁴ BKTVKK: 10233 / 12.12.2003

Rehabilitation Project to be held in Hisar District was rejected because it was inside the borders of the 1st Degree Archaeological Site, alternative projects proposing lesser physical intervention were asked to be delivered for evaluation⁴⁴⁵.

Folowingly, within this project, the relief work including “Cemal Nadir and his Antagonists” to be applied on the support wall on the slopes of Tophane (**Figure 3.20**) and landscape project for the area between Balibey Han and Romans Caffee were approved by the Council with other decisions⁴⁴⁶.

In the Council decisions of 2003, **simple repair and restoration projects** of immovable cultural properties in Bursa historic city centre were also evaluated. In this respect, in a registered Example of Civil Architecture in Kuruçeşme Neighbourhood on the slopes of Tophane, it was decided that the interventions, except simple repair, should be made similar with the original state and in order to expose the floor plans, which had been deteriorated after the recent commercial use, a restoration project including the survey and restitution works should be prepared and submitted to the Council⁴⁴⁷. On the other hand, within the borders of Çekirge Conservation Development Plan, although simple repair permit was retrieved for a registered example of civil architecture, the building was reconstructed from reinforced concrete without an approved restoration project, therefore in order to start the legal procedure, experts were assigned to prepare a report about the interventions and submit to the Council⁴⁴⁸. Legal proceeding was decided to be started against the perpetrators, who demolished the registered cultural property in the ‘urban

⁴⁴⁵ BKT VKK: 9759 / 14.04.2003

⁴⁴⁶ BKT VKK: (1) 9873 / 20.06.2003 ; (2) 9820 / 22.05.2003

⁴⁴⁷ BKT VKK: (1) 9735 / 04.04.2003; (2) 9734 / 04.04.2003. The relevant decisions following these decisions: BKT VKK: (1) 608 / 15.05.2005; (2) 1336 / 17.03.2006).

⁴⁴⁸ BKT VKK: 9631 / 31.01.2003

site conservation area' in the north of Maksem Street⁴⁴⁹. Legal proceeding was called for persons who were responsible from demolition of cultural properties and illegal and unlicensed constructions in defined sites⁴⁵⁰.

In this years, plan approval, assessment and documentation works in the city centre were continued. First of all, **“Samanpazarı Conservation Development Plan”**, which was prepared for Samanpazarı area in the east of Reyhan Neighbourhood in the north of the historic commercial centre, was approved in 2002⁴⁵¹. After that, the area within the borders of the **‘Kent Park Conservation Development Plan’**, which was prepared for the planning of green area in the south of Çekirge District and approved by the Council in 2004⁴⁵², was registered as the ‘1st Degree Natural Site’. the assessment and drawings related to the current state of the 3rd Degree Natural Site in the south of Mustafa Street in the same area was requested to be prepared and submitted to the Council⁴⁵³. Considering the defined 83 building lots within the scope of **‘Between Maksem Street-Gökdere Implementary Development Plan’** that was approved⁴⁵⁴ in the same year, 26 were registered as the 1st Degree Urban Site, 19 as 2nd Degree Urban Site and 38 as 3rd Degree Urban Site⁴⁵⁵.

⁴⁴⁹ BKTVKK: 9872 / 20.06.2003

⁴⁵⁰ BKTVKK: 9872 / 20.06.2003

⁴⁵¹ BKTVKK: 9493 / 22.11.2002. Since the text of this decision could not be retrieved, the date of approval given in the plan was considered as the date of decision.

⁴⁵² BKTVKK: 10332 / 13.02.2004

⁴⁵³ BKTVKK: 10333 / 13.02.2004

⁴⁵⁴ BKTVKK: 10434 / 15.04.2004

⁴⁵⁵ Within the scope of this thesis, although the building lot registrations were considered as ‘single bilding scale’ decisions, in this part, in line with the original text of the decision no: 10434, these building lots were mentioned as registered as ‘site’.

Shortly, Conservation and listing activities dated to 2004 are named as;

- (1) ‘Kent Parkı CDP’ and designation as natural sites
- (2) ‘Maksem Caddesi-Gökdere Arası Uygulama İmar Planı and designation as urban site
- (3) Excavation, Listing and Preservation Activities for archaeological sites in Hisar District

In 2004 when Mayorship of Erdoğan Bilenser (1999-2004) and Hikmet Şahin (2004-2009) overlapped, both urban and building scale conservation activities were continued to be held by the Metropolitan Municipality of Bursa. While the Old Courthouse building in Heykel Square was refunctioned as the ‘**Bursa City Museum**’ and the Madrasa of Ahmed Paşa in Muradiye was converted to ‘**Uluumay Ottoman Costumes and Jewelleries Museum**’, in urban conservation activities in Hanlar District, increasing liveability and perceptability of the historic commercial centre, preparation of service access schema for both pedestrian and vehicle traffic and improvement of pedestrian axes were targeted.

The revisions made in the Council in 2004 were mainly related to the correction of errors. On the other hand revision demands due to new constructions within the borders of Conservation Development Plans and modifications in cadastral statuses and building functions were also observed.

Decisions⁴⁵⁶ were made on the proposals of revision on plans due to parcelation and land use in especially the building lots in Kuruçeşme, Mollafenari, İvazpaşa, and Alipaşa Neighbourhoods within the scope of Muradiye Conservation Development Plan and Çekirge Hot Springs Conservation Areas and Urban and Natural Sites Conservation Development Plan. Accordingly, the plan revisions proposing;

⁴⁵⁶ BKTVKK: (1) 10285 / 15.01.2004; (2) 10333 / 13.02.2004 ; (4) 10355 / 04.03.2004 ; (5) 10645 / 15.07.2004 ; (6) 66 / 07.09.2004 ; (7) 127 / 30.09.2004.

- Use of defined building lots in the surrounding of Cilimboz Stream in Hisariçi as ‘sports facilities’ and ‘park area’⁴⁵⁷
- Use of the open areas in Tahtakale and Maksem Neighbourhoods to the east of Hisar, which were reserved for new construction, as ‘carpark and green area’⁴⁵⁸,
- Use of a defined building lot in Çekirge District and the public open space in the same block of Tayyare Movie Theatre in Hanlar District as Local Car Park⁴⁵⁹
- Conversion of the old Municipality Building, which was used as a service building by the Municipality of Osmangazi, in the south of Hanlar District and its surrounding to ‘commercial area’ were approved⁴⁶⁰.

The Municipality of Osmangazi continued to demand revision of the cadastral plan belonging to entire Hanlar District in 2000s. In a decision dated to 2004⁴⁶¹, the plan revision considering cancellation of the decision of redistribution of the land with respect to the unification of the defined building lots within the borders of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan was approved. In other decisions⁴⁶² from the same year, the revision proposals concerning the regulation of transformer building areas in defined building lots in Hanlar District were accepted.

⁴⁵⁷ BKTVKK: 10343 / 04.03.2004

⁴⁵⁸ BKTVKK: (1) 10325 / 13.02.2004 ; (2) 10326 / 13.02.2004 ; (3) 10644 / 15.07.2004 ;

⁴⁵⁹ BKTVKK: (1) 10357 / 04.03.2004 ; (2) BKTVKK: 10361 / 04.03.2004

⁴⁶⁰ BKTVKK: 10427 / 15.04.2004

⁴⁶¹ BKTVKK: 123 / 30.09.2004

⁴⁶² BKTVKK: (1) 10351 / 04.03.2004 ; (2) 64 / 07.09.2004

In Tophane Park, located in the region, which was converted from the 3rd Degree Archaeological Site to the 1st Degree Archaeological Site as a result of the archaeological excavations held in the north of Hisar District, landscape design activities intensified in 2004. In this regard, the fountains at the entrance of the park, which were in possession of the General Directorate of Pious Foundation (**Figure 3.22**) and the periphery wall surrounding the park were registered and indication of the registration on the relevant Conservation Development Plan was accepted⁴⁶³. Removal of vegetation and stain formed on the registered wall without using chemical material and reconstruction⁴⁶⁴ of the pillars on the wall, which had previously been renewed by using concrete, with original limestone according to the approved 1/10 detail drawings were decided. The proposal of removing the marble fountains on both sides of the stairway at the causeway from the area in the park, where the Tomb of Osman Gazi and Orhan Gazi were located, to the park was rejected; instead of this, the fountains were decided to be repaired according to their original state and supplied with water as it was proposed in '**Park Regulation Project**'⁴⁶⁵, which was approved in 1983.

⁴⁶³ BKTVKK: 10 / 12.08.2004

⁴⁶⁴ It was deduced from the decision of BKTVKK no: 2353 / 24.03.2007 that the repair and reinforcement of these pillars with limestone were continued in 2007. Bu babaların küfeki taşı ile onarım ve sağlamlaştırılmasına 2007 tarihinde de devam edildiği sayılı karar üzerinden anlaşılmıştır.

⁴⁶⁵ This project was approved with the decision of GEEAYK no: 15093 / 10.06.1983.



AVRUPA KONSEYİ		DOĞAL VE KÜLTÜREL VARLIKLARI KORUMA ENVANTERİ		ANIT		ENVANTER NO: 434	
TÜRKİYE		KÜLTÜR VARLIKLARI VE MÜZELER GENEL MÜDÜRLÜĞÜ		HARİTA NO: H2D67A1C			
İL: BURSA		İLÇESİ: ÖSMANGAZI		KÖYÜ:		KORUMA ANITSAL	
SOKAK VE KAPİ NO:		KADASTRO : E-803		PAFTA: ADA: Y.4268		DERECESİ	
				PARSEL: E.171Y.148		ÇEVRESEL	
ADİ: TOPHANE PARKI		YAPTIRAN:		YAPAN:		MİMARİ ÇAĞ: (OSMANI)	
GİRİŞİ ÇEŞMELERİ VE ÇEVRE DUVARI		YAPIM TARİHİ: 19. YÜZYIL İKİNCİ YARISI		KİTAP:		VAKİFİYE:	
GENEL TANIMI TOPHANE PARKI GİRİŞİNDE, MERMERDEN İKİ YÖNDE KULLANILABİLECEK ŞEKİLDE YAPILMIŞ ÇEŞMELER İLE PARKI ÇEVRELEYEN KEPEKİ TAŞ ÖRGÜLÜ, DÖVME DEMİR KORKULUKLU ÇEVRE DUVARI.							
KORUMA DURUMU	A İYİ B ORTA C FENİ	YASINICI YAPI	A DIŞ YAPI B C	A ÜST YAPI B C	A İÇ YAPI B C	A SÜSLEME B ELEMANLARI C	A KÜLTÜREL B C
							A YOK B İZİ VAR C ÖNEMLİ
VAZİYET PLANI							
							
GÖZLEMLER: "Çeşmeler" "duvar"							

Figure 3.22: The fountains and the wall to be preserved during the regulation activities in Tophane District (source: inventory document attached to the Council decision: (BKTVKBK: 285 / 24.12.2004)

In this decision dated to 2004, certain decision about excavation, survey and conservation activities, which were or possibly be undertaken, in archaeological site in Hisariçi. The drilling and survey projects held in 25 building lots in the area were approved. On the other hand, before the decision of whether the tessera floor pavements and marble road remains could be removed was made, the technical report was requested to be prepared and submitted to the Council urgently. Besides these remains were decided to be covered in the appropriate technique from top to the natural ground level until the excavation permission was given. In addition to that, necessary safety measures were requested to be taken by the local authority in order to prevent intrusions to the excavation site.

The restoration project proposing the restoration and reuse of the not-registered and unlicensed houses located in the 1st Degree Archaeological Site in Haraşlı Cul-de-Sac in Kuruçeşme Neighbourhood as accommodation facilities was rejected⁴⁶⁶ on the basis of the principle decision⁴⁶⁷ no: 658. On the other hand the renovation project for converting a 2nd Group Example of Civil Architecture in Sakarya Street in the same neighbourhood to a cafeteria was approved⁴⁶⁸. However, the restoration project started in the same year without the approval of the Council was decided to be halted by the concerning Municipality⁴⁶⁹. The revision project, which included necessary modifications, was accepted⁴⁷⁰.

In addition to registration, restoration projects and conservation decisions related to the conservation imlementary plans, the demands of new buildings and building additions to be constructed in historic areas were evaluated in the Council decisions dated to 2004. In this phase, better solutions which were not harmful for the historic tissue were tried to be formulated for new additions such as transformer buildings and electric switchboards needed for distribution of power in Hanlar District within the scope of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan.

For example, the bases of LV-MV substation LV main boards were requested to be buried underground as much as the physical circumstances allowed⁴⁷¹ and in order to reduce the costs, ‘monoblock type transformer buildings’ were

⁴⁶⁶ BKTVKK: 10317 / 12.02.2004

⁴⁶⁷ KTVKTK: 658 / 05.11.1999

⁴⁶⁸ BKTVKK: 10599 / 30.06.2004

⁴⁶⁹ BKTVKK: 608 / 15.05.2005

⁴⁷⁰ BKTVKK: 586 / 15.05.2005.

⁴⁷¹ BKTVKK: 10567 / 09.06.2004

decided to be constructed in the registered building lots, instead of preapproved type projects⁴⁷².

In the meantime, the roof over the pedestrian way between the northern entrance of Yorgancılar (Quiltmakers) Souq and Cumhuriyet Street was collapsed due to heavy snow rain, the project proposing reconstruction of the roof to be seated on steel carrier bars was rejected as it would negatively affected the view of the historic souq⁴⁷³. In another decision⁴⁷⁴ dated to 2005, legal proceeding was decided to be started against those, who did not obey the decision that instructed the removal of unpermitted roof over this pedestrian way. Moreover, the roof was requested to be lowered to its previous height.

Similar to the previous years,

- corrections in the cadastral statuses of registered and not-registered building lots,
- modifications to be made on the plan due to construction implementations,
- revisions occurred as a result of the changes in use of the defined building lots and areas

and

- corrections needed to be made on the plan due to new supplementary projects and new construction

were influential in the decisions dated to 2005, on revisions in Conservation Development Plans.

⁴⁷² BKT VKK: 133 / 30.09.2004

⁴⁷³ BKT VKK: 10547 / 09.06.2004

⁴⁷⁴ BKT VKK: 600 / 15.05.2005

Changes in the appendix of the plan⁴⁷⁵, considering the marking of Kışla Yolu Street on the plan of the 3rd Degree Archaeological Site, which was located within the borders of Muradiye District Conservation Development Plan, in Kuruçeşme Neighbourhood, on the Tophane slopes, and connecting it to Kaplıca Street through Bayır Street; expansion of the current road⁴⁷⁶ in the west of the slopes; and the procedures of unification and separation of not-registered building lots in the region were approved⁴⁷⁷. In addition to that, pedestrianization and public square regulations to be made in the area between Şehreküstü Street – the South of Kozahan - Ünlü Street – the west of İpekhan - Fidan Han - Geyve Han were decided to be marked on the plan⁴⁷⁸.

On the other hand, demands of expansion of a road facing towards a defined building lot within the borders of the same plan and changing the plan decisions related to the storey uses were rejected by the Council on the account that they would negatively affect the integrity of the plan⁴⁷⁹. In the same way, plan revision proposal suggesting expansion of 7 m wide pedestrian way, which was to pass through the defined building lots in the ‘1st Degree Archaeological Site’ inside the borders of Çekirge District Conservation Development Plan, in order to allow manoeuvre of vehicles was rejected as it required construction of a retaining wall that would deter the natural tissue⁴⁸⁰. Within the scope of the same plan, the road wanted to be constructed in partially ‘Urban Site’, partially ‘3rd Degree Natural Site’ was

⁴⁷⁵ The revision in the subclause 6b the 6th article.

⁴⁷⁶ BKT VKK: (1) 482 / 01.04.2005 ; (2) 977 / 07.10. 2005

⁴⁷⁷ BKT VKK: 742 / 23.06.2005

⁴⁷⁸ BKT VKK: 886 / 25.08.2005

⁴⁷⁹ BKT VKK: 622 / 15.05.2005

⁴⁸⁰ BKT VKK: 484 / 01.04.2005

decided to be stopped due to the problems it might create in the topography of the land⁴⁸¹. The notation of the borders of the 1st and 3rd Degree Archaeological Sites in Hisariçi District, the registration statuses of which were reformulated in 2004⁴⁸², in plan was approved in 2005⁴⁸³ and decided to be integrated with the relevant Conservation Development Plans⁴⁸⁴. In this concern, the works of digitalization and necessary revisions in cadastral plan were requested to be made and submitted for the evaluation of the Council by the Municipality urgently.. Similarly, the borders⁴⁸⁵ of the Hot Spring Areas no: 1st, 2nd, 3rd and 4th in Çekirge District were decided to be recitified and digitalized on the cadastral map according to the land title boundaries⁴⁸⁶. In another decision⁴⁸⁷ from the same year, the borders of the ‘urban site’ and ‘urban site conservation area’ within the scope of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan were decided to be revised⁴⁸⁸.

⁴⁸¹ BKTVKK: 345 / 13.01.2005

⁴⁸² BKTVKK: 10 / 12.08.2004

⁴⁸³ BKTVKK: 381 / 10.02.2005

⁴⁸⁴ Plans considered here are: Maksem Batısı-Hisar-Muradiye Districts Conservation Develepment Plan (1/1000) and TOPHANE and its SURROUNDING Conservation Development Plan (1/1000). In addition to these plans, (1) Approved 1st and 3rd Dgree Archaeologic Site Boundaries Map (1/2000); (2) Bursa Castle and its Surrounding 1st Degree Archaeological Site Land Ownership Analysis (1/2000); (3) Bursa Castle and its Surrounding 1st Degree Archaeological Site Licence Analysis (1/2000); (4) Bursa Castle and its Surrounding 1st Degree Archaeological Site Building Height Analysis (1/2000); (5) plan sheets indicating the City Block Numbers and Buildings Included in the Registration Lists were also taken into consideration.

⁴⁸⁵ The borders of Hot Springs area were approved by the Council Decision no: GEEAYK: 14788 / 08.04.1983 on 1/5000 map.

⁴⁸⁶ BKTVKK: 488 / 01.04.2005

⁴⁸⁷ BKTVKK: 886 / 25.08.2005

⁴⁸⁸ Middle East Technical University, the author of these revisions, was requested to follow the issues defined in letters dated to 30.12.2003 and 22.03.2004, and current legislation.

It was figured out that the building lots inside the boundaries of the Muradiye District Conservation Development Plan, which were in the possession of the General Directorate of Pious Foundations and those owned privately, were not built in according to the new construction conditions, and the plan revision for creating green area was approved⁴⁸⁹. In this respect, few months after when the decision was taken, the demand of housing in the east bank of Cilimboz Stream which was defined as green area in the plan was rejected by the Council⁴⁹⁰. On the other hand, the road construction to be made in Mustafa Street and the natural landscape area to the south inside the borders of Çekirge District Conservation Development Plan was decided to be evaluated after the results of the on-site survey and necessaryplementary projects were submitted to the Council⁴⁹¹.

Landscape Design Project, which proposed the 2nd Degree Natural Site inside the boundaries of approved K lt r park Conservation Development Plan⁴⁹² to be used as a cultural and recreation area was also approved in this era⁴⁹³. In another decision⁴⁹⁴ dated to the same year, the ‘**Landscape Design Projects**’ (1/500 and 1/200), which were prepared for unbuilt lots in the **Setbaşı Stream Recreation Area No: 2**⁴⁹⁵ (**Figure 3.23**), were rejected and their revision was requested. Accordingly,

⁴⁸⁹ BKTVKK: 620 / 15.05.2005

⁴⁹⁰ BKTVKK: 1049 / 27.10.2005

⁴⁹¹ BKTVKK: (1) 345 / 13.01.2005 ; (2) 1212 / 19.01.2006.

⁴⁹² K lt r park Conservation Development Plan, which was prepared for the natural site in the south of Muradiye District, was approved by the decision of BKTVKK no: 652 / 03.06.2005

⁴⁹³ BKTVKK: 652 / 03.06.2005

⁴⁹⁴ BKTVKK: 805 / 29.07.2005

⁴⁹⁵ This area was indicated as the ‘Special Project Are 5b’ in Reyhan-Kayhan-Hanlar Districts Conservation Development Plan, which was approved in 1989.

- re-examination of the new building masses which did not suit with green areas and existing historic tissue,
- revising the new construction in the building lots adjacent to 4 registered houses in the site in order not to veil the visuality,

and

- defining schematic facade order and building dimensions for all types of building implementations in the not-registered building lots in the area were decided.

Moreover, because the dimensions and amount of new buildings in the site were too large, ‘building mass estimation criteria’ in the relevant Conservation Development Plan notes were requested to be revised and delivered to the Council⁴⁹⁶.

The revision of the 1/200 scale ‘**Urban Design Project**’ to be held in **Abdal Mehmet Mosque and its surrounding** in the south-east of Reyhan District inside the boundaries of the same Conservation Development Plan was accepted. The revision concerning the use of the 5 m wide area stretching alongside Haşim İşcan Street forming the northern border of the project area as commercial area was also approved by the Council⁴⁹⁷.

The revision proposal for the function of the area to the north of Haşim İşcan Street, which was located inside the borders of The Surrounding of Ördekli Bath Urban Site Conservation Development Plan, was evaluated in another decision⁴⁹⁸; the proposal of using the open space remained after the illegal demolition of registered buildings in the defined building lots as ‘Social and

⁴⁹⁶ BKT VKK: 380 / 10.02.2005

⁴⁹⁷ BKT VKK: 1121 / 26.11.2005

⁴⁹⁸ BKT VKK: 445 / 11.03.2005

Cultural Facilities and Touristic Area’ and car park was approved. In the same decision, the demand of cancelling the registration of the building lot adjacent to the Ordekli Bath was rejected and any new construction activity to be held in this location was forbidden. Therefore, the attitude of the Council against the efforts of change and transformation in the Ordekli Bath and its surrounding had remained the same for the duration of ten years⁴⁹⁹ and possible interventions of urban transformation and urban tissue modification interventions⁵⁰⁰ could be stalled for few more years.

The Council which often assessed the revision proposals caused by the plans and projects to be implemented in Muradiye, Çekirge and Hanlar Districts, took decision considering **the maintenance, repair and restoration projects of the cultural properties in Hisariçi and Tophane Districts** in 2005. In these project applications;

- renovation of the marble gravestones of the martyrs of the Turkish War of Independence which were located in the area between Tombs of Orhan Gazi and Osman Gazi inside the boundaries of the Hisariçi-Tophane Districts Conservation Development Plan,
- repair and reuse of the deteriorated steps, made of block marble, of the entrance stairway of the registered Clock Tower, and in this respect approval of the **Tophane Clock Tower Landscape Design Project** (1/500)

⁴⁹⁹ The demand moving 20 registered examples of civil architecture in this region was rejected for the first time with a Council decision (BKT VKK: 3927 (old 3784) / 07.01.1995) dated to 1995.

⁵⁰⁰ Doğanbey Urban Transformation Project, which was realized in 2009 by applying the settlement pattern of the Housing Administration of Turkey (TOKİ) on the traditional tissue in Doğanbey Neighbourhood inside the eastern part of Ördekli Bath and its Surrounding Conservation Development Project. Ördekli Hamamı ve çevresine ait KAİP doğusunda kalan Doğanbey Mahallesi’ndeki geleneksel doku üzerine TOKİ yerleşim planı yerleştirilmek suretiyle gerçekleştirilen Doğanbey Kentsel Dönüşüm Projesi 2009 yılında hayata geçmiştir.

- addition of urban furnitures such as benches and trashbins in the area as well as installation of a platform to the northern side of Gümüşlü Kahve,

and

- preparation of an implementary project, which could indicate all these interventions,

were decided by the Council⁵⁰¹.

There were also project designs and plan revisions caused by new buildings and building additions to be constructed in historic areas. Plan revisions considering the status of new constructions in the west of the slopes of Tophane, Muradiye District and Hanlar District as well as indication of transformer building installations were approved by the Council⁵⁰².

3.4 Conservation versus Regeneration: 2006-2014

New laws and legislations that took effect after 2003 left their mark on the developments in the statute of the conservation of cultural and natural properties most of which were realized within the framework of the process of adaptation to the European Union. As a result of new legislations and organizational regulations, which were presented in the law⁵⁰³ no: 4957 in

⁵⁰¹ BKTVKK: 1422 / 15.04.2005

⁵⁰² BKTVKK: (1) 633 / 03.06.2005; (2) 878 / 25.08.2005; (3) 988 / 07.10.2005.

⁵⁰³ The Law for Amendment in the Law for the Encouragement of Tourism no: 4957, August 1st 2003.

2003, an *era of change* in regard of the conservation of cultural and natural properties began in Turkey (Şahin Güçhan; Kurul, 2009: 33-34).

In the law⁵⁰⁴ no: 5226, all the laws from the Law of Conservation no: 2863 to other laws until 2004 were decided to be altered. By the successive new laws⁵⁰⁵, authorities responsible from the conservation activities were reconfigured. In this respect, after special provincial administrations and municipalities were given broad authority and ample sources in the field of conservation, ‘Bureaus of Conservation Implementation and Inspection’ (hereafter, KUDEB) were decided to be established within the scope of the Municipalities and ‘project design bureaus’ and ‘educational units’ within the scope of special provincial administrations. Therefore, together with the legislations dated to 2005, institutions such as the Municipalities, the Ministry of Culture and General Directorate of Pious Foundations were became more active than experts in preparation and implementation of the conservation projects for immovable cultural properties.

Indeed, in the activity report of 2009 of the Metropolitan Municipality of Bursa, which increased its role in conservation activities by 2006, the issue of conservation of cultural heritage was discussed under a separate title of the aims and targets of the strategical plan⁵⁰⁶. In this respect;

1. The activities of KUDEB which was established in 2006

⁵⁰⁴ Law no: 5226, dated to: 14.07.2004 (The Law for Amendment in the Law for Conservation of Cultural and Natural Properties no: 2863 and Various Laws).

⁵⁰⁵ The Law for Metropolitan Municipalities no: 5216 (July 23rd 2004), **The Law for Amendment in the Law for Metropolitan Municipalities no: 5390 (July 5th 2005), The Law for Amendment in Special Provincial Administrations Law no: 5391 (July 13th 2005), The Law of Municipalities no: 5393 (July 13th 2005).**

⁵⁰⁶ The Metropolitan Municipality of Bursa, the Year of 2006 Activity Report, p. 56

2. Taking the inventory of historic gravestones, monumental buildings and natural monuments, updating the current information and publishing the activities.
3. Conveying all the information⁵⁰⁷ about historic and natural Properties collected by 2006 to information system and web site.
4. In addition to Hanlar District, Merinos Atatürk Cultural and Convention Centre and Muradiye cultural area, reviving the historic values by designing public square projects nearby Balibey Han, Kozahan-Geyve Han, and Pirinç Han
5. Improving, updating and digitalization of written and visual documents in City Memory, for the purpose of introducing the historic and cultural heritage.
6. In order to introduce endangered handicrafts of Bursa improving the workshops in the City Museum and publishing and distributing ‘The Book of Kızık Villages of Bursa’ and ‘Our Village Project’ prepared within the scope of the Kızık Villages Intangible Heritage Inventory Research
7. Increasing the public awareness by opening temporary exhibitions introducing the historic and cultural background of the city throughout the year,

and

⁵⁰⁷ The documents including these information sheets are supported with the written and visual material on the historic importance of the concerning buildings, the repairs they were exposed, property, cadastral and current statuses. Inventory works which started to be published by 2009 were recently assembled in the book titled as “Inventory of the Cultural Properties of Bursa: Monumental Properties, 2011” prepared by Prof.Dr. Neslihan and architect Hamdi Dostoğlu by the lead of the Metropolitan Municipality of Bursa.

8. In addition to biennial meetings held with district municipalities in order to increase cooperation with the institutions authorized in the field of Conservation, collaborating with the Provincial Directorate of National Education and the University of Uludağ for organizing educational activities

were targeted.

It is stated in the document of the ‘Convention of Urbanization Final Declaration’ dated to 2009 that, in order to overcome the problems of implementation, inspection and financing arise during the conservation process in addition to a powerful conservation legislation, effective mechanisms of implementation, inspection and sanctioning were needed to be developed. For this purpose, increasing the staff effective and expert in conservation issues, encouraging conservation projects prepared and implemented by the local authorities and supporting non-governmental organizations which were indulged in the field of conservation was considered as necessary.

New Regulations on Public Open Areas in Bursa

In addition to the new legislations and organizational reconfigurations, it is observed that the bureaucratic procedures were simplified, implementations were accelerated by the way of defining deadlines for the projects and while the areas were transformed with the investments in urban transformation, urban regeneration and tourism. With the law no: 5226⁵⁰⁸ dated to 2004, new terms such as ‘Conservation Development Plan’ and ‘Site Management Plan’ were introduced to the discipline of conservation. With

⁵⁰⁸ The Law for Amendment in the Law for Conservation of Cultural and Natural Properties no: 5226 and Various Laws, (July 27th 2004).

the law⁵⁰⁹ no: 5366, dated to 2005, the use of ‘regeneration’ was legalized, the way for plans and projects prepared for ‘regeneration and reuse of deteriorated historic sites’ was cleared and urban transformation projects implemented in historic sites caused ermanent damages in historic tissues of cities.

Kültürpark (1950) which was registered as natural site preserved its importance as a recreation area in the city centre although it was deteriorated by planless and unqualified business buildings, public buildings and inelaborate roads that gave access to them. The ‘Kulturpark Regeneration and Improvement Project’⁵¹⁰, which was prepared by the Metropolitan Municipality of Bursa in order to develop natural and recreative features of Kulturpark, improving food & beverages and all types of social, cultural and artistic activities, was completed in 2006. Within the scope of the project, in the restoration project prepared for idle Kulturpark Cultural and Educational Facilities, preserving the current state of the building and reusing it with its surrounding as the Municipality Service Building was aimed.

Among the urban design applications run by the Metropolitan Municipality of Bursa in 2006, in addition to creating recreation areas, there were new public square arrangements. Bursa Central Bus Terminal City Square Project was one of these applications⁵¹¹. Central Bus Terminal and its Surrounding Implementary Development Plan, which aimed to establish the administrative and commercial centre that the city was going to need in the new century in the Central Bus Terminal and its Surrounding Planning Area that was defined as ‘special project area’ in the Master Plan of 1995, took effect in 1998. The

⁵⁰⁹ Law for Regeneration, Conservation and Reuse of Deteriorated Historic and Cultural Immovable Properties no: 5366 (July 5th 2005).

⁵¹⁰ The Metropolitan Municipality of Bursa, the Year of 2006 Activity Report, p. 213.

⁵¹¹ The Metropolitan Municipality of Bursa, the Year of 2006 Activity Report, p. 194.

plan revision prepared for transformation of this area⁵¹², which includes the early Republican era Central Bus Terminal building complex, to a new ‘City Square’ was submitted to the approval of the Council after it was approved by the District Council⁵¹³ in 2006.

The location of the Central Bus Terminal and its surrounding is very important for the new city centre to be established in the north of the city and nearby project areas. Accessibility and presence of different means of transportation nearby and existence of a dense pedestrian axe directed to the area from different directions, commercial functions, crafts, bureaus and public services located in the area increases its importance. However, this area became deteriorated due to irregular development. As a result, in order to meet the increasing need for open spaces and public squares due to the development and expansion of the city, “Bursa Central Bus Terminal City Square Architectural and Urban Design Project Competition” was launched by the demand of the Metropolitan Municipality of Bursa⁵¹⁴. The preliminary project⁵¹⁵ that won the competition was started to be implemented on September 11th 2006. The project which was started in the Build-Operate-Transfer model and was finalized and started to be used in 2008 (**Figure 3.24**).

⁵¹² The ownership of the land is held by the General Directorate of Retirement Fund and the Metropolitan Municipality of Bursa.

⁵¹³ The date of approval: District Council decision no: 91 of 16.02.2006

⁵¹⁴ Bursa Central Bus Terminal City Square Project competition was launched by the Metropolitan Municipality of Bursa with respect to the “Guideline for Architectural, Landscape Design, Engineering, Urban Design Projects, City and Regional Planning and Fine Arts Competitions” which was prepared on the basis of the 23rd and 53rd articles of the Law of Public Procurement Contracts no: 4734 (www.arkitera.com).

⁵¹⁵ The team that won the grand prize: M.Arch Dr. Seçkin Kutucu, M.Arch Dr. Ebru Yılmaz, Architect Tomurcuk Yonca Kutucu, City Planner Uğur Bozkurt. For further information on the project, refer to www.arkitera.com

In addition to its appropriateness for the intense and central function it was to undertake, the Central Bus Terminal was an important historic place as it exhibited the architecture of a period and being the city's point of transportation from other cities. The urban design project, which aimed to demolish entire Central Bus Terminal building complex and create a brand new public square and building mass instead of reusing it, was an action which could not preserve the identity and memory values of the area and caused it to transform totally.



Figure 3.23: The 5B Special Project Area, defined in Reyhan-Kayhan- Hanlar Districts Conservation Development Plan; (1) plan drawing of the area prepared by Osmangazi Municipality in 2004 (2) photo of the project area, attached to decision BKTVCBK: 805 / 29.07.2005.

The **‘Fidan Han-Geyve Han-Koza Han Urban Conservation Project’** prepared by the Metropolitan Municipality of Bursa for the purpose of increasing perceptibility of traditional tissue in the Hanlar District and increasing the vividness of the area, is composed of 2 stages⁵¹⁶. While in the 1st stage, the streets and public squares, which appeared as a result of the demolition of buildings incompatible with the historic tissue, was opened to pedestrian use, in the 2nd stage, public square arrangement works were

⁵¹⁶ The Metropolitan Municipality of Bursa, the Year of 2006 Activity Report, p. 216.

realized in the open space that was retrieved by the removal of the rows of shops and medical dispenser.



Figure 3.24: Before and after the application of Kent Meydanı (former Santral Garaj) Urban Design Project (<http://projeler.bursa.bel.tr/>)

In the urban design projects, which were prepared and approved⁵¹⁷ for Emirsultan Mosque and its surrounding within the scope of the ‘Emirsultan City Square Arrangement Works’, the vehicle road in front of the Emirsultan Mosque was buried underground and the Takiyah of Emir Buhari which was lost during the project works was reconstructed. With the ‘**Emirsultan Mosque and its Surrounding Urban Design Project**’ (Figure 3.25) designing a public square fully open to pedestrian access in the open space gathered from demolishment of the shops, houses and the Emir Buhari Primary School and creation of building blocks that include various utilities such as car parks, shops and houses in the areas expropriated and evacuated was aimed. This project proposal, while providing functional regeneration in terms of faith tourism, intensifies the spatial use of the area and majorly changes the ratio of empty-full in the tissue.



Figure 3.25: Proposals of Urban Design Project for Emir Sultan Mosque and its surrounding (<http://projeler.bursa.bel.tr/>)

⁵¹⁷ This project was approved and launched with the decision of District Council no: 535 / 14.06.2006 (The Metropolitan Municipality of Bursa, the Year of 2006 Activity Report, pp. 199, 216).



Figure 3.26: Merinos Atatürk Cultural Centre Project (<http://projeler.bursa.bel.tr/>)

One of the projects realized in 2006 under the supervision of the Metropolitan Municipality of Bursa, Directorate of Study and Planning Department, in which restoration, landscape design and rehabilitation implementations coexisted, was the **Atatürk Cultural Centre and Merinos Cultural Park project**⁵¹⁸ (Figure 3.26).

Merinos Factory that was owned by the Sumer Holding, which was one of the symbols of the industrial revolution in the Republican Era, was transferred to the Metropolitan Municipality of Bursa to be used in ‘public educational, cultural, artistic and recreational purposes’ in 2004. While the building of the Merinos Factory was restored in adherence to its original plan features, the conservatory, museum, art centre and social units inside the building were needed to be given new functions after an extensive repair. Atatürk Cultural and Convention Centre, which was constructed between 2006 and 2009, is

⁵¹⁸ The service procurement tender for architectural and landscape design projects for “Atatürk Cultural Centre and Merinos Cultural Park” was held on 26.05.2005 (The Metropolitan Municipality of Bursa, the Year of 2006 Activity Report, p. 212-213)

located in the crossing area of Merinos Factory and Merinos Park. It is a recent era building of modern architecture that houses opera-ballet and concert halls, exhibition halls.

Plan revisions due to new construction activities in historic areas within the borders of Conservation Development Plans are seen in the decision dated to 2006. While the vehicle road to be constructed in the building lots defined as ‘housing area to be forested and its part in the natural site conservation area be rehabilitated’ which was located inside the boundaries of the Muradiye District Conservation Development Plan on the slopes of Mount Uludağ, was rejected⁵¹⁹, construction of the pedestrian way in the building lots defined as 2 storied housing area in the Hisar District within the boundaries of the same plan was approved⁵²⁰. Besides, within the scope of the restoration of the Takiyah of Seyyid Usul, the plan revision proposal for designing the surrounding of the building as green area was rejected⁵²¹ as the justification of the proposal was not understood clearly and to be reevaluated in case an area coverage design project was submitted to the Council.

Within the scope of the plan, the revision proposal related to the new construction decisions in the ‘Medical Facilities Area’ inside the borders of the 3rd Degree Archaeological Site in Tophane District was evaluated and decided to be applicable after the approach distances⁵²² between the registered Bursa State Hospital and surrounding buildings and the operation building were redefined⁵²³. The Police Spot Project to be implemented at the public square facing towards the Tombs of Osman Gazi and Orhan Gazi in the same

⁵¹⁹ BKTVKK: 1441 / 05.05.2006

⁵²⁰ BKTVKK: 1345 / 17.03.2006

⁵²¹ BKTVKK: 1409 / 15.04.2006

⁵²² Before the revision, these approach distances were defined as between 5 m and 10 m.

⁵²³ BKTVKK: 2055 / 23.12.2006

region was rejected on the account that it would negatively influence the view of the historic tissue and the cultural properties to be protected⁵²⁴, and a new appropriate project proposal was requested to be submitted to the Council.

the single building design project to be implemented in Setbaşı Stream Recreation Area no: 2 within the borders of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan was rejected as it would prevent the view of the registered house from Gökdere direction and not allow an empty line without construction in the stream basin⁵²⁵. On the other hand the construction of a building in another lot in the area was allowed with the condition of reducing its scale. In another decision⁵²⁶ taken in the same year, **‘similar landscape design project in Special Project Area 5a’**, which was the continuation of this recreation area, was requested to be prepared and submitted to the Council.

In 2006, the decisions were taken considering especially the additions built in souqs and shops in the south-western part of the Hanlar District. In this respect, while the removal of the unpermitted metal additions made to the registered buildings in the defined lots within the borders of Bakırcılar Souq was requested, projects related to the additions to be made on the facades of Kapalıçarşı and surrounding shops were asked to be prepared and submitted to the Council⁵²⁷. Unfitting additions on the facades of registered Geyve Han and Fidan Han in the region and Kozahan’s facade looking at Uzun Çarşı and facades of the shops attached to the hans were decided to be removed⁵²⁸. Expropriation of a building lot in this area and integrating the open space,

⁵²⁴ BKTVKK: 2062 / 23.12.2006

⁵²⁵ BKTVKK: 1202 / 19.01.2006

⁵²⁶ BKTVKK: 1203 / 19.01.2006

⁵²⁷ BKTVKK: 1410 / 15.04.2006

⁵²⁸ BKTVKK: 1421 / 15.04.2006

which was to be retrieved after demolishment of the buildings inside, with the city square, was accepted. In the same decision, the Conservation Development Plan revision in the building block⁵²⁹ including Geyve Han and Fidan Han was approved, while the maximum height of the buildings to be constructed in Uzun Çarşı in the area was determined as 2 storeys. New construction implementations to be made in the building lots, the registrations of which were cancelled, were not allowed until the new construction conditions were defined.

Therefore, in reference to the Council decisions of 2005 and 2006, the general opinion of the Council towards the new construction demands was not allowing the loss of perceptibility of immovable cultural properties and keeping the compatibility between plan decisions and new construction proposals.

When the registration decisions of 2006 are investigated, it is seen that the registrations of a house in Sakarya Cul-de-Sac in Tophane District and Site Han in Hanlar District were cancelled⁵³⁰. Moreover, revisions were made on plan related to the registration of Geyve Han, Gelincik Souq, Fidan Han, and Burial Chamber with dromos and surrounding building lots in Hanlar District⁵³¹. **The Governor's Palace** in the 3rd Degree Natural Site in the Muradiye Conservation Development Plan was registered as an example of modern architecture⁵³², the registration status of two city blocks in the western

⁵²⁹ In the same decision, additionally, since the numbers of the building lots of these two hans were not given in the cadastral plan, this error was requested to be corrected on the relevant Reyhan-Kayhan-Hanlar Districts Conservation Development Plan.

⁵³⁰ BKT VKK: (1) 1262 / 17.02.2006 ; (2) 1725 / 06.09.2006.

⁵³¹ BKT VKK: (1) 1410 / 15.04.2006 ; (2) 1413 / 15.04.2006 ; (3) 1421 / 15.04.2006.

⁵³² This example of modern architecture which covers four building lots in the block it is located, was designed by Architect Aydın Boysan.

end of the same region was **degraded from 2nd Degree to 3rd Degree Natural Site**⁵³³.

‘Public Square design between Geyve Han and Fidan Han’, which was approved in 2003⁵³⁴ and proposed to be revised in 2005 and partially implemented, was reconsidered one more time due to the lack of green area potential and material incompatibilities in the implementation⁵³⁵. In this respect, a new urban design project targeting to highlight the visibility of both hans and increasing the proportion of green area was requested to be prepared. In the same decision, independent and partial new project proposals decided not to be evaluated without integral urban design project is retrieved.

Despite of this Council decision which emphasized the importance of the integral approach in conservation, partiality was preferred not only in restoration projects, but also in registration decisions. In fact, with a Council decision⁵³⁶ dated to 2007, **the area within the borders of the conservation development plan prepared for the Merinos Lodgings**, which were a part of Merinos Factory Complex, was registered as 3rd Degree natural Site. Therefore, while only the accommodation units were registered instead of whole factory complex, the registration of built environment as 3rd Degree Natural Site instead of urban site was a decision which might paved the way for new constructions in this area in future years. Indeed, in a period of one year, within the scope of the project called Merinos Park Lodging Area, a district park composed of children’s playground, walking and cycling paths,

⁵³³ BKT VKK: 1921 / 10.11.2006

⁵³⁴ BKT VKK: 10051 / 18.09.2003

⁵³⁵ BKT VKK: 1421 / 15.04.2006

⁵³⁶ BKT VKK: 2567 / 28.05.2007

cafeteria, pool and recreation areas was designed and opened to public use in 2008.

This project, although contributed to the establishment of a public green area in the city centre, exclusion of Merinos lodging buildings from Landscape and Restoration project prepared for Merinos Factory and their total demolishment is intriguing for observing the negative results of non-integral interventions in conservations (**Figure 3.27**).

In the Council decisions⁵³⁷ dated to 2007 evaluations were made on plan revision works caused by functional changes in defined building lots.

In this respect, the plan revision proposals of;

- Conversion of registered Mahkeme Bath, which was located within the borders of Between Maksem Street – Gökdere Implementary Development Plan into the Social and Cultural Facilities Area,
- Cancellation of the ‘House’ function of the not-registered building lot owned by the General Directorate of Pious Foundations in the same area and its transformation to ‘green area’

and

- modification of the function of a defined building lot inside the borders of the Tahtakale Neighbourhood urban site in the east of Hisariçi District from commercial area to city square were approved.

The revisions concerning redefinition of urban sites as ‘Regeneration Areas’, were started to be evaluated in the Council decisions⁵³⁸ in 2008. Within the scope of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan, the revision proposal for transforming “the West of Gökdere”, “Kayhan Bath and its Surrounding”, “Eskişehir Han and its Surrounding”, “Ordekli Bath

⁵³⁷ BKT VKK: (1) 2182 / 27.01.2007 ; (2) 2450 / 21.04.2007 ; (3) 2464 / 21.04.2007.

⁵³⁸ BKT VKK: (1) 3757 / 26.06.2008 ; (2) 4067 / 16.10.2008

and its Surrounding”, and entire Hanlar District to ‘Regeneration Area’ was not accepted by the Council, instead, the new implementations were requested to be realized in line with current plan decisions. Yet, within the scope of the ‘regeneration project’ to be held in Hanlar District, the Metropolitan Municipality of Bursa continued expropriation and demolishment activities with the purpose of clearing the surrounding of the monumental buildings such as hans and mosques. In this respect, three different ‘Urban Regeneration Concept Projects’ which were suitable with the traditional commercial character of **the region defined as ‘1st Stage Project Area’ in the west end of Hanlar District**⁵³⁹ and meet the needs of users were decided to be prepared; the projects were submitted to the evaluation of a board assembled under the chairmanship of Prof. Dr. Metin Sözen, the head of ÇEKÜL (Environment and Culture) Foundation.

In 2008, the decisions for conservation of especially the cultural properties in the historic commercial centre were taken. Accordingly, the registration statuses of Yorgancılar (Quilt Makers’) Souq; Fidanhan; Kapan Han; Şengül Bath; Piriñ Han; Zeytin Han; İpek Han; Geyve Han; Emir Han; İvazpaşa Mosque; the Madrasa of Vaiziye; Gelincik Souq; Bezzastan; İvazpaşa Souq and shops and souqs connected to these were upgraded to ‘1st Group’⁵⁴⁰.

⁵³⁹ This project area is located between Çömlekçiler Street in the east, Atatürk Street in the south and Cumhuriyet Street in the north (The Metropolitan Municipality of Bursa, 2008 Activity Reports, p. 237).

⁵⁴⁰ BKTVKK: 3761 / 26.06.2008. This decision was taken in reference to the principle decision no: KTVKYK: 660 / 05.11.1999.



Figure 3.27: Changes in Landuse of ‘Merinos Factory Area’, ‘Merinos Accommodation Area’, and ‘Santral Garage Area’ (sources: 1973 and 2015 aerial photos)

Plan revision proposals appeared as a result of revisions in Cadastral maps conveyed on the Conservation Development Plans, continued to be evaluated in the decisions dated to 2008. In this respect, procedures of unification and

renunciation for road to be held in the defined building lots inside the borders of Çekirge Conservation Development Plan were agreed to be realized in the way they were proposed and in certain cases legal procedures could be demanded and followed up⁵⁴¹. In a similar way, ‘renunciation for road-unification-separation’ file proposed for the defined building lots within the scope of the urban design project prepared for Abdal Mehmet Mosque and its Surrounding in Reyhan District was approved⁵⁴². On the other hand, opinions of city planner members of the Council were asked for revisions for unification and of defined blocks and building lots within the borders of the Çekirge District Conservation Development Plan and their development as a single piece in the ‘housing area no: 1’⁵⁴³.

The plan revision proposal for indication of the transformer building construction area in the defined building lots facing towards the İnönü Street, in the east of Hanlar District in plan while keeping the contours of registered buildings was approved⁵⁴⁴. Besides, decisions considering the correction of errors in display of the registered building lots and site borders within the scopes of the Muradiye District Conservation Development Plan and Maksem Street-Gökdere Implementary Development Plan were made⁵⁴⁵.

During 2008, projects of restoration and conservation of historic monuments within the scopes of Conservation Development Plans were evaluated. For example, the ‘ground measurement values’ analysis necessary for the restoration of Ördekli Bath within the extent of Ördekli Bath and its

⁵⁴¹ BKTVKK: (1) 3712 / 24.05.2008 ; (2) 3737 / 26.06.2008.

⁵⁴² BKTVKK: 3417 / 16.02.2008

⁵⁴³ Block and building lot numbers in housing area no: 1 : BLOCK 4206/ BUILDING LOTS 18-19 AND BLOCK 4157/ BUILDING LOTS 13-19-20-21-23-24

⁵⁴⁴ BKTVKK: 4230 / 21.11.2008

⁵⁴⁵ BKTVKK: (1) 3610 / 19.04.2008 ; (2) 3717 / 24.05.2008 ; (3) 4220 / 21.11.2008

Surrounding Conservation Development Plan and plan revision proposal resulted by the implementation of the reconstruction project belonging to a registered building in the same area were approved⁵⁴⁶. On the other hand, landscape design in the restoration project proposed for a registered building lot within the scope of the Abdal Mehmet Mosque and its Surrounding Urban Design Project was requested to be revised according to the procedure of renunciation for road⁵⁴⁷ Diğer taraftan, Haşim İşcan Caddesi'nin güneyinde yer alan Abdal Mehmet Camii Çevresi Kentsel Tasarım Projesi kapsamına giren tescilli bir parselde yapılması uygun görülen restorasyon projesinde gösterilen bahçe düzenlemesinin yola terk işlemi esas alınarak düzeltilmesi talep edilmiş⁵⁴⁸, the project, revised and submitted to the Council, was approved with the Council decision⁵⁴⁹ dated to 2009. In Hudavendigar Mosque, which was repaired in 2008, after the extensive repairs it has been exposed over years, porticoed place in the upstairs which is used as madrasa and the part in front of this place bordered with stone railings were completely closed with stone masonry (Özdemir, 2009: 167).

Meanwhile, renovations of new buildings were held by the Metropolitan Municipality of Bursa⁵⁵⁰. For example, in **the Havuzlu Park facilities in Kükürtlü Neighbourhood**, Çekirge District, part of the administrative building was converted to restaurant-café, the green area was transformed to open space sitting area and the pool was covered with inflatable roof in order to be used in the winter season. In the Setbaşı Library, which was established after restoration of the wedding hall that was built in 1946 near Setbaşı

⁵⁴⁶ BKTVKK: 4213 / 21.11.2008

⁵⁴⁷ BKTVKK: 3417 / 16.02.2008

⁵⁴⁸ BKTVKK: 3417 / 16.02.2008

⁵⁴⁹ BKTVKK: 4374 / 22.01.2009

⁵⁵⁰ The Metropolitan Municipality of Bursa, 2009 Activity Reports p. 175-176.

Stream/Gökdere, the implementary projects to convert the basement into cafeteria and the river side to open space sitting area were approved by the Council.

According to the information gathered from the activity reports of the Metropolitan Municipality of Bursa, landscape, facade rehabilitation and urban design projects held between 2011 and 2012 were aimed to reuse the defined empty areas as park, public square and green recreation area. These are (**Figure 3.29**);

1. Altıparmak Stadium Square Urban and Landscape Design Project

It includes the urban design and landscape projects prepared by the Istanbul Technical University for reconfiguration of the area in Altıparmak, where the Social Security Institution was located, as a public square together with Arap Park-Atatürk Stadium and Reşat Oyal Cultural Park entrance.

2. Yerkapı Urban Design Project

For ensoulung the Bursa City Walls, the project is composed of mechanical and electrical installations projects for lighting the area between two walls in Yerkapı and outside the city walls near Osmangazi Primary School in the north.

3. Orhangazi Square Urban Design Project

“The Orhan Gazi Square”, which is of capital importance for historic, touristic and cultural character of Bursa, is located in front of Koza Han, Great Mosque, Gazi Orhan Mosque and the historic Municipality Building and used by both the people of Bursa and the native and foreign visitors. In order to redesign the square with its Surrounding in compliance with the modern world standards and its historic city centre character, a competition was announced on November 15th 2011. A contract was signed with the winning team on July 24th 2012. Preliminary projects submitted during the project

preparation phase were presented to the competition jury which in turn requested revision in the projects. Revised project was submitted.

4. The Old Tekel (Regie) Building and its Surrounding Urban Design Project

Kayhan Square Landscape Design Project, which was prepared for the same area, was completed in 2011.

5. Gökdere Sports and Entertainment Park

The tender contract of the area, the preliminary project of which was approved by the Conservation Council, was finalised and construction site delivery was handled.

6. Davutdede Mosque Imam's Lodge and Landscape Design Project

7. Selimiye Mosque Extension and Landscape Design Project

In order to expose the registered Selimiye Mosque, located in dense housing area in Çarşamba Neighbourhood, Altıparmak, the surrounding buildings were demolished and in the area retrieved, project for the extension building including the utilities of classroom, reading room and men's/women's restroom was designed.

8. Yıldırım District Open Prayer Hall and Park Landscape Design Project

9. Tophane Park Design Project

10. Historic Bursa City Walls, the Slopes of Tophane and its Surrounding Preliminary Landscape Project

The “Historic Bursa City Walls, the Slopes of Tophane and its Surrounding Preliminary Landscape Project” was prepared for the region which covers Tophane Park, stretching from Timurtaşpaşa Park Area to Alacahırka Street, Tophane Park Lower Slopes and Tophane Park and Kaplıca Street Intermediate Area. The implementary projects are being prepared. Within the

scope of the project, “The Tombs of Osman Gazi and Orhan Gazi Landscape Design Project” was completed and approved by the Council and then delivered to the Department of Public Works and Engineering.

11. Muradiye, Emir Sultan, Murad I and Yıldırım Kulliyes Landscape Design Projects

12. Cilimboz Stream Landscape Design Project

2003 yılında çalışmalarına başlanan The **Cilimboz Stream Rehabilitation and Landscape Design Project** which was started in 2003 became an important matter of discussion in the agenda of the Council and the Metropolitan Municipality of Bursa after the flood took place in 2010. After expropriation and demolishment of the building lots (45 lots) submerge under flood waters, 7700 square meter area in both sides of the Stream was rehabilitated and transformed to recreation area, while in the road and its lower part, construction works for Alacahırka Park was held⁵⁵¹ (**Figure 3.28**). Within the scope of Muradiye District Conservation Development Plan, rehabilitation and revision works in order to regulate the uncut flow of the Cilimboz Stream in case of a flood were approved however the implementations here were requested to be realized not partially but in the entire project area⁵⁵². In a decision⁵⁵³ dated to 2012, “**Cilimboz Stream Landscape Project**” prepared for the flood plain of the stream was approved. In this area, located near Hisar District, which was declared as an Archaeological Site, many buildings were damaged by the flooding of Cilimboz Stream which was actually an ancient watering channel. There is not any information neither on how many of these buildings, those that were damaged by the flood and demolished, were registered, nor on the types of

⁵⁵¹ “Cilimboz’da dönüşüm tamamlandı.” “Transformation completed in Cilimboz”, The Metropolitan Municipality of Bursa press release September 10th, 2014.

⁵⁵² BKTVKK: (1) 144 / 28.10.2011 ; (2) 239 / 01.12.2011

⁵⁵³ BKTVKK: 942 / 13.07.2012

documentation and damage assessment works held on these buildings. For this park design project including children's playgrounds and sports areas in addition to the road constructions in both sides of the Cilimboz Stream, there is no mention of a risk assessment for possible cases of flood in future.

Overlappings between these projects, prepared and implemented in city and area scale during the years 2011 and 2012, due to their location, were detected. (**Figure 3.29**). For example, in the Old Tekel (Regie) Area in the west of the historic centre, in addition to facade rehabilitation works public square design was tried to be implemented. In another case, while Urban Design Project for Yer Kapı and its Surrounding in the south-eastern end of Hisariçi District, were continuing, the works to rehabilitate the facades in these streets were held.

Therefore, although the empty areas created or occurred in each street and avenue were related, treating them separately as if these implementations were unrelated resulted in planning the area through typical projects instead of creating solutions in accordance with the area's authentic character. As a result, design and rehabilitation projects indicate the absence of integrated approach in urban conservation.

In the implementations for the Restoration of Slopes of Tophane and the Historic City Walls, the excavation and restoration implementations realized in order to expose **the city walls in the Zindan Gate and its Surrounding** approved by the Council in two stages⁵⁵⁴. Within the scope of this project, The **“Historic Bursa City Walls, the Slopes of Tophane and its Surrounding Preliminary Landscape Project”** was prepared for the region which covers Tophane Park, stretching from Timurtaşpaşa Park Area to Alacahırka Street, Tophane Park Lower Slopes and Tophane Park and

⁵⁵⁴ The text of this decision could not be retrieved because the Council decisions of 2013 were not scanned and digitalized yet.

Kaplıca Street Intermediate Area and submitted to the Department of Public Works and Engineering⁵⁵⁵. These projects prepared for the slopes of Tophane were followed by others prepared for different areas in the historic city centre. Muradiye Kulliya and its Surrounding Urban Design Project, Tahıl Han Urban Design Project, Bursa Mevlevi Lodge Reconstruction Project, Gelinlikçiler and Sahaflar Souqs Facade Rehabilitation, Floor Pavement and Roof Design Projects, and Ivazpaşa Souqs Survey, Restitution and Restoration Projects are examples⁵⁵⁶.

In the same phase, while the proposal of reinforcing the touristic function of 1st and 2nd Degree Archaeological Sites within the scope of the Muradiye-Hisar District Conservation Development Plan by improving pedestrian access, transportation and car parks, was approved⁵⁵⁷, necessary precautions were decided to be taken in order to avoid new constructions to destroy the housing tissue and use in this area. Besides, instead of the multi-storey car park proposed to be constructed in the defined building lots within the borders of Çekirge District Conservation Development Plan, an open area car park was decided to be constructed, and necessary plan revision was asked to be marked on the plan⁵⁵⁸.

In this phase, previously approved the West of Maksem-Bu Hisar-Muradiye Distrcits Conservation Development Plan, Tophane and its Surrounding Conservation Development Plan, and Ordekli Bath and its Surrounding Urban Site Conservation Development Plan were decided to be digitalized by the relevant Municipalities together with the latest revisions⁵⁵⁹. Moreover, in

⁵⁵⁵ The Metropolitan Municipality of Bursa, 2013 Activity Reports, p. 158.

⁵⁵⁶ The Metropolitan Municipality of Bursa, 2009 Activity Reports, p. 168.

⁵⁵⁷ BKT VKK: 2613 / 29.05.2007

⁵⁵⁸ BKT VKK: 2867 / 13.09.2007

⁵⁵⁹ BKT VKK: 3015 / 26.10.2007

addition to the modifications due to cadastral status, in the borders of the Hot Springs Area no: 1, 2, 3, and 4 within the scope of the Çekirge District Conservation Development Plan, plan revision proposal to eliminate the incompatibilities between current use, cadastral border and construction line of the area between the Military Hospital and Touristic Facility, was approved⁵⁶⁰.

While the infrastructure work considering renewal of the fresh water pipeline in Yokuş Street and Kavaklı Street, in the east of the 1st Degree Archaeological Site within the borders of Muradiye District Conservation Development Plan was approved by the Council⁵⁶¹, the projects⁵⁶² proposing designing the area between Cilimboz Stream and Fabrika-i Humayun (Imperial Factory) to the west of the Site and opening the stream which had once been covered with concrete were requested to be prepared and submitted to the Council⁵⁶³.

Although the registration statuses of the building lots in the 1st Degree Natural Site inside the borders of Çekirge District Conservation Development Plan were demanded to be changed in order to paved the way for new constructions, the report⁵⁶⁴ assessing the effects of this modification on the

⁵⁶⁰ The borders of this site were added to the decision of BKT VKK no: 14788 / 08.04.1983 and indicated in the 1/5000 scaled map.

⁵⁶¹ BKT VKK: 3222 / 16.12.2007. While this approval was given, the principle decision no: 658 / 05.11.1999 was taken into consideration.

⁵⁶² One of the proposals belonging to the 'Cilimboz Stream Landscape Project' prepared for the flood plain of Cilimboz Stream was approved finally in the Council decision no: 942 / 13.07.2012

⁵⁶³ BKT VKK: 2613 / 29.05.2007.

⁵⁶⁴ This report was requested to be prepared in reference to the opinions of General Directorate of Mineral Research and Exploration and the Chamber of City Planners and submitted to the Bursa Conservation of Cultural and Natural Properties Council.

hot springs were requested by the Council⁵⁶⁵. The plan revision proposal for individual development of a defined building lot in the same region by cancelling its unification requirement was approved⁵⁶⁶. In the same year, plan revision considering the construction of transformer building in a defined building lot in the ‘Setbaşı Stream Recreation Area No: 2’ within the borders of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan was also accepted⁵⁶⁷.

In the successive decisions⁵⁶⁸, the revision proposals concerning the cancellation of the plan note related to the construction of basement in the defined building lots within the scope of Çekirge and Muradiye Districts Conservation Development Plan were approved. Among those, the Council decision no: 2613 emphasized the necessity for applications to preserve the remains unearthed during the basement floor constructions of the new buildings to be constructed in the archaeological site in Hisariçi District, the expropriation of the building lots and **designing an archaeological park** in this location was approved **as long as the integrity of the plan was preserved**. When the design process was finalized, basing on the results of the report ‘Archeologically Oriented Geophysical Surveys’ prepared by Prof.Dr. Metin İlkışık under the control of the Municipality of Osmangazi, **‘the archaeological park design’** was found applicable.

In a Council decision⁵⁶⁹ dated to 2009, provisions of the ‘Çekirge Hot Springs Conservation Areas and Urban and Natural Sites Conservation Development Plan’ were decided to be changed according to the provisions of the Law for

⁵⁶⁵ BKTVKK: 2152 / 27.01.2007

⁵⁶⁶ BKTVKK: 3216 / 16.12.2007

⁵⁶⁷ BKTVKK: 2462 / 21.04.2007

⁵⁶⁸ BKTVKK:: (1) 2457 / 21.04.2007 ; (2) 2458 / 21.04.2007 ; (3) 2613 / 29.05.2007.

⁵⁶⁹ BKTVKK: 5131 / 09.10.2009

Geothermal Springs and Natural Mineral Waters and its Legislation no: 5686. Within the scope of the same plan, plan revision to eliminate the contradictions in the cadastral block-building lot boundaries, caused by renovations on ownershios and the border between the building lots including the Military Hospital, Touristic Facilities Area and Private Sports Facilities was approved⁵⁷⁰.

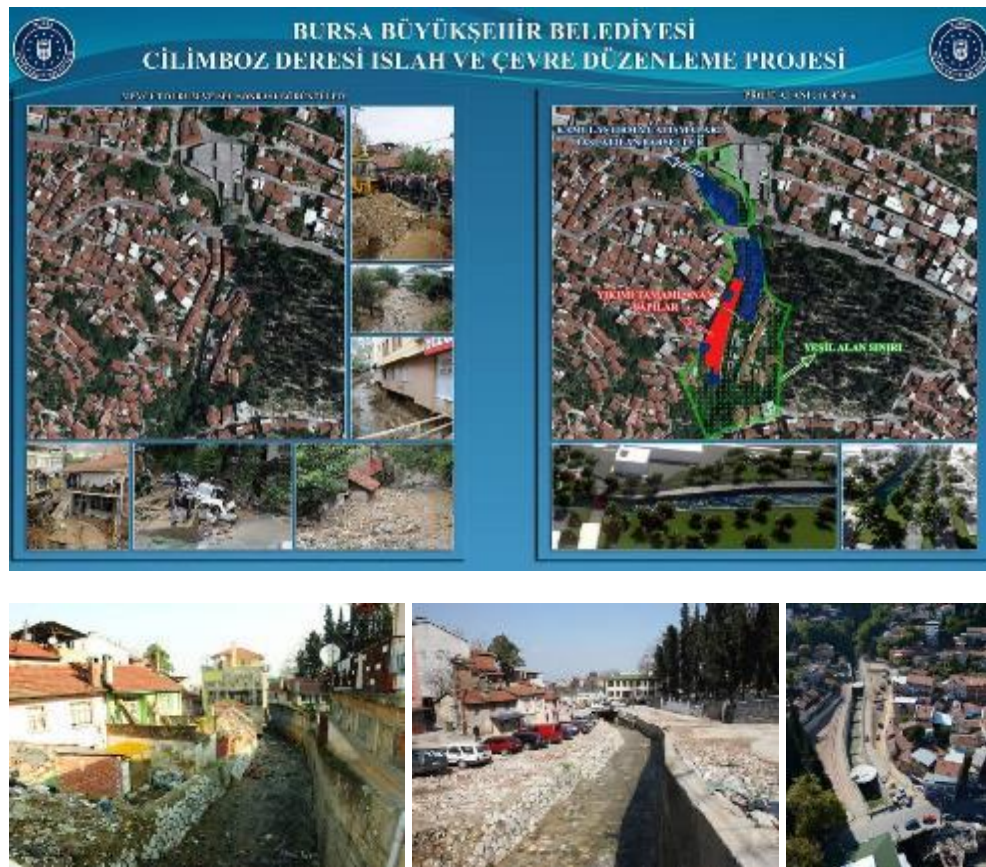


Figure 3.28: Implementation of Cilimboz Stream (Ancient Watering Channel) and its Surrounding Environmental Regulation Project (2010-2014) (<http://projeler.bursa.bel.tr/>)

⁵⁷⁰ BKTVKK: 5313 / 18.12.2009

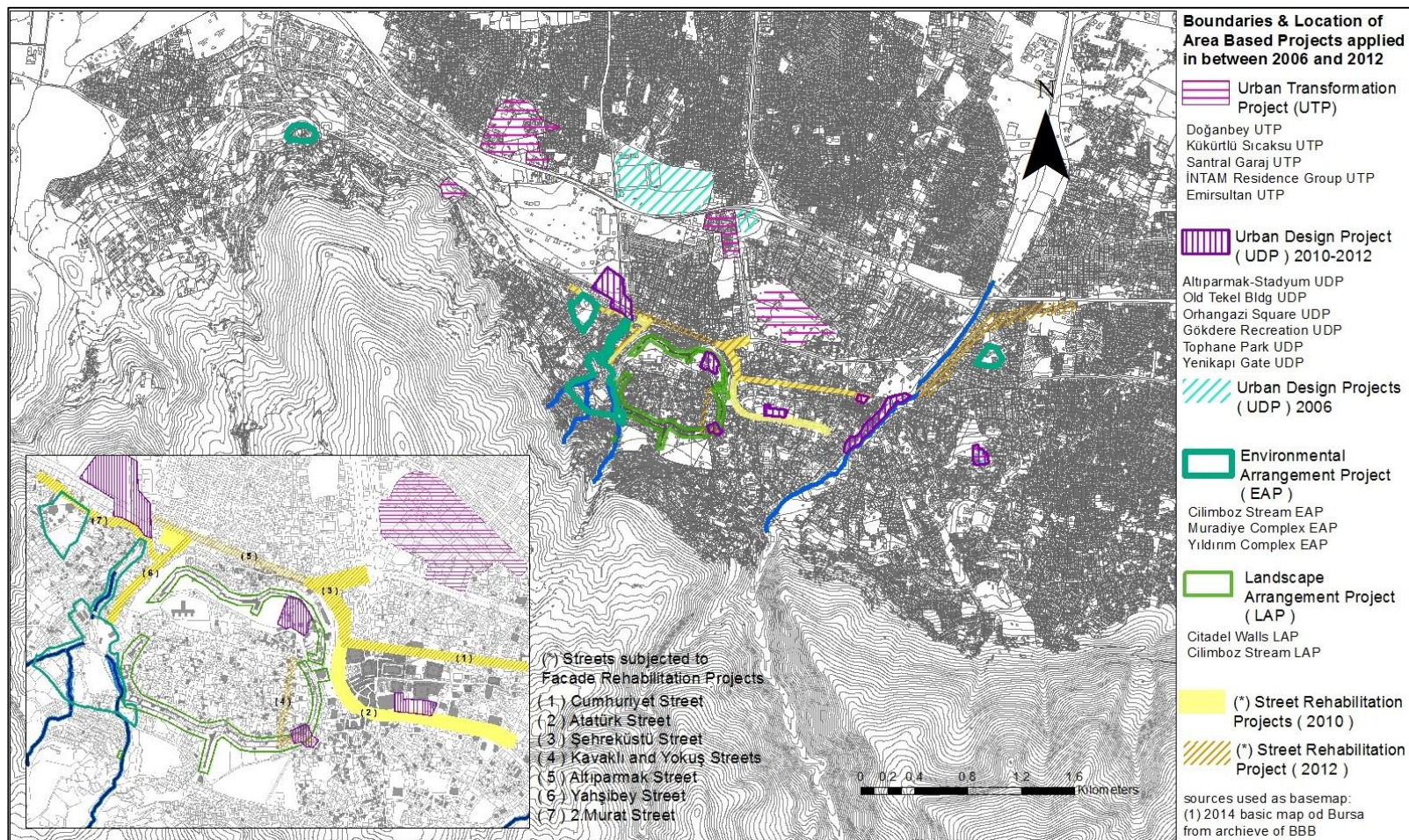


Figure 3.29: Boundaries and Location of Area Based Projects 2006-2012

It is seen that decision considering the new constructions implemented or proposed to be implemented in registered building lots and sites within the borders of Muradiye and Çekirge Districts Conservation Development Plans. The proposal of new construction project for a building lot in Hamzabey Neighbourhood in Muradiye District was rejected as its design was not compatible with the traditional fabric⁵⁷¹. Legal investigation was decided to be launched against unpermitted buildings in registered building lots in Çekirge District Conservation Development Plan constructed in a different way from the approved projects⁵⁷².

In a decision⁵⁷³ dated to 2011, plan revision caused by the registration status of the Maşjid of Hoca Yunus inside the borders of the Ördekli Bath and its Surrounding Urban Site Conservation Development Plan and nerby road and green area constructions was approved. Decisions on similar construction activities were continued to be taken in the next year; with the Council decision⁵⁷⁴ no: 846, the pedestrian way between Üç Kuzular Mosque and Molla Fenari Mosque in the west of Maksem was decided to be extended to 7 m. Similar to the previous implementations, renovation of the sewage system in Satı Street, Bedizci Street and Yaşlı Street in the 1st and 3rd Degree Archaeological Sites in Alaaddin Neighbourhood, Hisariçi District, were allowed to be made only with hand digging under the supervision of experts assigned by the General Directorate of Cultural Properties and Museums⁵⁷⁵. The sewage line to be construction in the western part of Uftade Street in

⁵⁷¹ BKTVKK: 4345 / 22.01.2009

⁵⁷² BKTVKK: 4885 / 29.07.2009

⁵⁷³ BKTVKK: 4885 / 29.07.2009

⁵⁷⁴ BKTVKK: 846 / 21.06.2012

⁵⁷⁵ BKTVKK: 6896 / 02.06.2011

Kavaklı Neighbourhood, reminding within the borders of the archaeological site was made in the same way⁵⁷⁶.

Preservation and Restoration Applications

The maintenance, repair and restoration activities dated to 2006 were focused on the historic areas within the scope of the Muradiye-Hisar-Maksem Districts Conservation Development Plan. In this respect, the renovation project for the collapsed revetment wall⁵⁷⁷ alongside the pedestrian way on the slopes in the 1st Degree Archaeological Site within the scope of Tophane and its Vicinity Conservation Development Plan, was approved; the implementation was allowed to be made under the supervision of the Directorate of the Museum, only if the late Ottoman era wall remains in the north of the collapsed revetment wall was not intervened⁵⁷⁸. In another Council decision⁵⁷⁹, the stones in the walls of Tophane Park were decided to be reinforced without disjoining, by the Municipality. The pillars proposed to be reconstructed with lime stone, and iron railings were decided to be removed immediately as they were safety-threat and new pillars and capstones were decided to be produced with the original material and technique according to the report prepared by the Ministry of Culture, Central Restoration and Conservation Laboratory.

An integrated restoration project was decided to be prepared for the registered oak trees alongside the Hamzabey Street and for the Hamzabey Kulliye in the south-east of the area, which were located in the coverage of the Muradiye

⁵⁷⁶ BKT VKK: 407 / 21.01.2012

⁵⁷⁷ In reference to the report prepared by the experts from the Municipality, the repair project proposed for the cracked parts of these revetment walls was approved with the BKT VKK decision no: 614 / 15.05.2005.

⁵⁷⁸ BKT VKK: 1289 / 18.02.2006

⁵⁷⁹ BKT VKK: 2064 / 23.12.2006

Conservation Development Plan⁵⁸⁰. On the other hand, the restitution project, which prepared to be a base for the restoration of the registered buildings in Kuruçeşme Neighbourhood in the northern slopes of the Hisariçi District and indicating their conditions in 1990s, was not approved by the Council⁵⁸¹. The restoration project proposal prepared for the building, an example of civil architecture, which was known as Şahbender Manor and thought to be constructed in the beginning of 20th century, was submitted to the Council and approved⁵⁸² (**Figure 3.30**). In respect to this, within the scope of the project prepared in order to revive the Manor, which had long been abandoned, and to preserve its authentic architectural and aesthetical features, it was aimed to give a ‘Restaurant and Cafeteria’ function to it within the concept of the Social Facilities of the Metropolitan Municipality of Bursa and certain architectural additions were allowed to be implemented within the framework of approved project. The Manor was opened in the January 1st of 2010 as a part of the City Library⁵⁸³.

On March 6th 2003, a protocol was signed between the General Directorate of the Pious Foundations and the Metropolitan Municipality of Bursa, for the use of Balıbey Han, located in the archaeological site in the south-east of the Tophane slopes, of which, only the carved rock cells were intact, for touristic purposes by the Municipality for 30 years. The restoration project, which was approved by the Council in 2005, was started to be implemented by the same contractor company (PİRAY Architects Office) in the same year. The han was reconstructed and opened to use in 2008⁵⁸⁴ (**Figure 3.31**). According to

⁵⁸⁰ BKTVKK: 1702 / 17.08.2006

⁵⁸¹ BKTVKK: 1336 / 17.03.2006

⁵⁸² The Metropolitan Municipality of Bursa, 2006 Activity Reports, p. 217.

⁵⁸³ The Metropolitan Municipality of Bursa, 2009 Activity Reports, p. 152.

⁵⁸⁴ The Metropolitan Municipality of Bursa, 2006 Activity Reports, p.158

information given in the activity report of the year 2006 of the Metropolitan Municipality, while the construction of vault and arches in the downstairs of the han, which was composed of three storeys, was completed in this year, the research excavations considering the cells in the third floor were reported to be continued. It is intriguing that the reconstruction activity which is known as a favourite conservation approach in 1960s and examples of it can frequently be seen in the historic commercial centre of Bursa, is still a preferable type of intervention in the beginning of the 21st century.

Within the scope of TOFAŞ Cars of Anatolia Museum and Park, the title of which was transferred from the Municipality to TOFAŞ for 30 years, the projects prepared for the restoration of Umurbey Bath and a registered house nearby were approved⁵⁸⁵ by the Council and started to be implemented. In the same year, the Mahkeme Bath Restoration Project was approved. According to the project, while the men's quarter of the Bath, the title of which was transferred from the General Directorate of Social Services to the Metropolitan Municipality of Bursa, was continued to be used as bath, the women's quarter was aimed to be converted to a 'cultural centre'⁵⁸⁶.

⁵⁸⁵ According to the information given in the "Metropolitan Municipality of Bursa, 2006 Activity Report", these projects were approved by the Council in December 2006 (pp., 217-218).

⁵⁸⁶ On the contrary to the information given above, it is stated in the activity report of 2011 (p. 149) 2011 that women's quarter were going to be used as bath while men's quarter were going to be transformed into the Cultural Centre, within the scope of the Mahkeme Bath restoration project.



Figure 3.30: The Şehbender Manor, before and after the restoration implementations (<http://projeler.bursa.bel.tr/sehbenderler-konagi.html>)

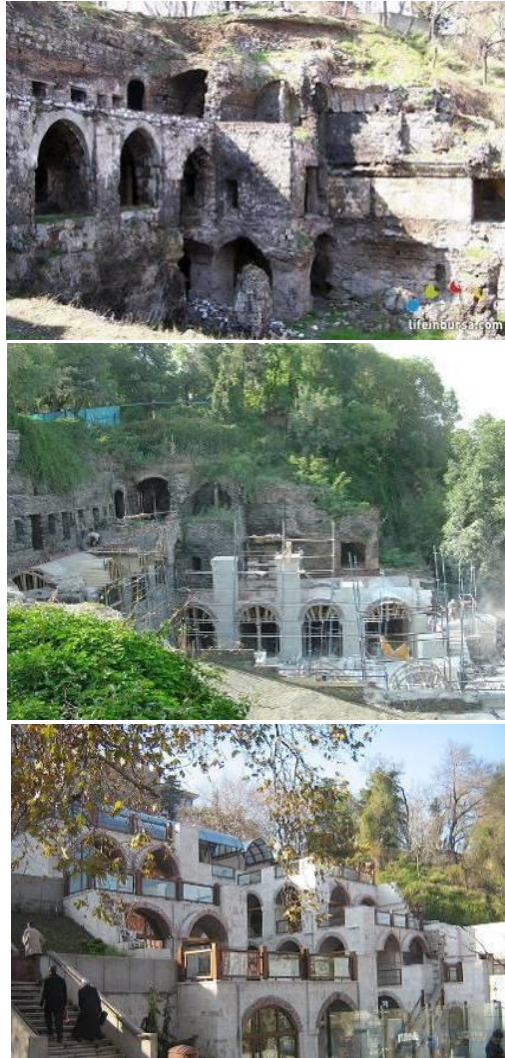


Figure 3.31: Restoration Process of Balibey Hamı (2006-2008) (photographed by Çakıcı,S.)



Figure 3.32: Mahkeme Bath before and after restoration implementations (<http://projeler.bursa.bel.tr/>)

Within the scope of the project, spaces suitable for the utilities of, a multifunctional hall, classrooms, exhibition halls, cafeteria and handicrafts workshop were tried to be created inside the bath. The division, which was decided to be used as bath, was restored keeping its original structure, while

the extra fillings above the domes were removed and the original main walls supporting the dome were exposed during the repair and renovation works (**Figure 3.32**).

Therefore, as it can be seen in these two bath examples, while new uses of museum or cultural centre, apart from their original function, were proposed for the restoration of baths, which have a self activating system, in addition to their architectural and aesthetical values, renovations were made in the original spaces of historic buildings.

As a matter of fact, according to the activity report of the year 2009 of the Municipality (p. 154), during the construction phase of restoration implementation, although they do not harm the structural strength of the building, existing marbles, plasters and other coatings inside the Bath were removed and renewed for aesthetical concerns.

While the groundwork of the Hisariçi District ‘Archaeological Map’, which was decided to be prepared by using the modern research methods in collaboration of the Metropolitan Municipality of Bursa and the Municipality of Osmangazi, was in progress, a ‘restoration project’ which would protect the arbitrarily distributed wall remains that were unearthed in an archaeological drilling held in a defined building lot in Molla Gurani Neighbourhood inside the 3rd Degree Archaeological Site under the supervision of experts, and be compatible with the registered building opposite to it was requested to be prepared and delivered to the Council⁵⁸⁷.

On the other hand, in another Council decision⁵⁸⁸, sewage system renovation work to be held in Oruçbey Street and Yardımcı Street in the same area was evaluated and it was emphasised that the drawings that were prepared under

⁵⁸⁷ BKTVKK: 1442 / 05.05.2006

⁵⁸⁸ BKTVKK: 1510 / 10.06.2006

the supervision of the experts and delivered to the Council should be followed by.

Necessary interventions were decided⁵⁸⁹ to be made on the archaeological materials namely the wall remains of unidentified buildings, the historic value of which was estimated by the specialists, in the Hisar District, remains of a palace and the walls of inner citadel in the Tophane Military Zone and the findings that were unearthed as a result of the archaeological excavations held in the site of the hospital building that was commissioned by Ahmed Vefik Paşa and later demolished, and the relevant projects were requested to be prepared and delivered to the council immediately. In the same decision, the restoration project prepared for the city walls in the 1st and 3rd Degree Archaeological Sites in this district were rejected; it was stated that, in order to preserve the originality and authenticity of the city walls, not reconstruction but consolidation was needed.

However, it is seen that as a result of the dense activities held by the Metropolitan Municipality of Bursa in Hisariçi District between 2009 and 2010, these city walls were completed or fully reconstructed arbitrarily. In this project, following the expropriation and removal works starting from the 700 square meter area located between the building of Bursa Provincial Directorate of Culture to the Garrison Command Headquarters to Yerkapı (**Figure 3.33**), the restitution drawings were prepared basing on the information derived from the relevant literature, and with respect to these drawings city walls were tried to be given the likeness of a Bythinian era citadel wall (**Figure 3.34**).

Although this project could be evaluated optimistically because it increased the perceptibility and give an idea about the entire cultural property and the character it provided the city with, it is considered unfavourably since the

⁵⁸⁹ BKT VKK: 2613 / 29.05.2007.

complete reconstruction instead of restoration and consolidation affected the conservation negatively and continuity of the building. As a conclusion, it can be said that this approach has two conflicting sides.



Figure 3.33: Expropriation Activities and Collapse of Buildings attached to the Citadel Walls (2009-2010) (<http://projeler.bursa.bel.tr/>)



Figure 3.34: The citadel walls of Bursa, before and after restoration applications (2009-2012) (<http://projeler.bursa.bel.tr/>)

On the other hand, plans and project decisions were tried to be produced in order to ease off the overcrowdedness caused by the public buildings such as school, hospital and officers' club in the Hisar District and the new high-rise buildings in Ortapazar and Temiz Streets. The proposals for repair of the public buildings and expanding them with additional buildings were decided to be evaluated within the framework of the plan decisions. On the subject of clearing off the new buildings which were constructed illegally in the

southern part of the District, on the slopes of Mt. Uludag and new construction project proposals, the silhouette drawings which associate new buildings with the land were required to be presented to the Council⁵⁹⁰.

As a result, while the approval of new plans and projects proposed to be implemented in the 1st and 2nd Degree Archaeological Sites was binded to certain conditions, the failures that were observed in the restoration and new construction implementations in these sites were tried to be rectified.



(a)



(b)

Figure 3.35: Examples for Restoration Projects dated to 2007 (a) Ördekli Bath Culture Center (b) Karagöz Museum (<http://projeler.bursa.bel.tr/>)

Among the restoration projects that were proposed for conservation and revival of the immovable cultural properties in Bursa historic city centre, the restoration-renovation project prepared for Ördekli Bath and its Vicinity was approved in 2007⁵⁹¹, while the Ordekli Bath and its Vicinity Conservation Development Plan Revision prepared by the Municipality of Osmangazi and

⁵⁹⁰ BKT VKK: 2613 / 29.05.2007

⁵⁹¹ BKT VKK: 3032 / 26.10.2007

submitted to the Council was also approved meanwhile⁵⁹². In this regard, while the implementation was permitted to be continued under the control of the project author, it was stated that retractions can be made from the road and car park area in case the main walls of the Bath overlap with the borders of the building lot. Upon the request of the Metropolitan Municipality of Bursa, the Karagöz Cultural and Art Centre, located on the Çekirge Street was restored and transformed into ‘Karagöz Museum’ in February 2007 (**Figure 3.35**).

The restoration projects dated to 2007 were concentrated on superstructure applications to be added on main hans in the historic city centre (**Figure 3.36**). In this concern, ‘**Ertaş Çarşı, 2nd Stage Superstructure Renovation Project**’, connected with registered Madrasa of Vaiziye, was prepared by Bursa Chamber of Civil Engineers and approved by the Council⁵⁹³, after the statics report was accepted. Within the scope of this project, measured drawings and surveys of İpek Street were made, and the project proposal for renovation of the floor pavement of Tomrukönü Street and Balıkpazarı and Küfeciler Streets were approved⁵⁹⁴. For the **Kapalıçarşı superstructure application**, the issues presented in the statics report and ‘Natural Air Conditioning Sytem Evaluation Report’⁵⁹⁵ submitted to the Council were requested to be taken into consideration⁵⁹⁶.

⁵⁹² BKTVKK: 3114 / 28.11.2007

⁵⁹³ BKTVKK: (1) 2346 / 24.03.2007 ; (2) 2471 / 21.04.2007 ; (3) 4223 / 21.11.2008 ; (4) 5039 / 11.09.2009.

⁵⁹⁴ BKTVKK: (1) 3616 / 19.04.2008 ; (2) 3876 / 24.07.2008.

⁵⁹⁵ Statics report was prepared by the Chamber of Civil Engineers and the report on the air conditioning system was prepared by Prof.Dr. Vildan Ok and submitted to the Council.

⁵⁹⁶ BKTVKK: (1) 2816 / 27.07.2007 ; (2) 3596 / 19.04.2008

The Council decisions taken in 2009 on the new constructions proposed to be implemented in the sites in Bursa city centre constituted the ground for the probable archaeological excavation, conservation and survey works to be held in these sites.

For example, the archaeological excavation in a building lot within the borders of the Hisar District Urban Site and 3rd Degree Archaeological Site, required to be held prior to the implementation did not yield any finding therefore the implementation was permitted to be made in accordance with the plan provisions of the Hisar-Muradiye Districts Conservation Development Plan under the control of the Municipality. In the same decision, the project proposal for the grave from Byzantine era, which was explored as a result of an archaeological drilling in a building lot inside the boundaries of the Urban Site and 3rd Degree Archaeological Site, to be covered in a proper technique under the control of the specialists from the Museum Directorate and conserved inside the garden was decided to be revised and resubmitted to the Council. Again inside the borders of the same Conservation Development Plan, demands of new building mass constructions in Alaaddin Neighbourhood were evaluated; with respect to the results of the archaeological excavations, the ‘mass A’ indicated in the decision subclause was decided to be cancelled, while ‘mass B’, in the construction site of which no remains were detected, was allowed to be built in line with the plan provisions⁵⁹⁷.

In the Council decisions dated to 2009, the restoration and renovation projects intended for the historic souqs in the Hisariçi and Hanlar Districts were also evaluated. In this regard, in order to restore the wall, which starts from the registered entrance gate of the Utücüler Souq, passes the entrance of Gelincik Souq and stretches to the Ertuğrul Mosque, to their original state, the plaster

⁵⁹⁷ BKT VKK: 4361 / 22.01.2009

on the wall was decided to be scraped off⁵⁹⁸. However in another decision⁵⁹⁹, the survey and restoration project was not approved and instead, a project proposing re-examination of the entrance gate of the Yorgancılar Souq, conservation of the original wall pattern by removing the additions of later periods and implementation of completions with different pattern that was distinguishable from the original wall was requested to be prepared. In 2010, a new facade project proposal for this historic wall was submitted to the Council and approved⁶⁰⁰. In addition to that, the concept projects prepared for the superstructure, facade rehabilitation and floor pavement of **‘the special project area no: 1, Nilufer Peasants Bazaar’**, which had been in the agenda of the Council since 2003, were approved and allowed to be implemented under the supervision and responsibility of the project author⁶⁰¹.

In addition to the concept project design works, intended for an integrated treatment of Hanlar District , in certain projects, the hans, which are among the most important elements of the cultural heritage in Bursa, were dealt with individually. In this concern, after 2010, the main focus of the conservation activities became restoration and maintenance-repair of monumental buildings in the historic commercial centre⁶⁰² (**Figure 3.36**). In the restoration project⁶⁰³ proposed for Kayhan Bath in Kayhan District to the east of the commercial centre, the shops in the building lots in the north of the Bath were decided to be expropriated and transformed into a green area (making the

⁵⁹⁸ BKTVKK: 4756 / 29.05.2009

⁵⁹⁹ BKTVKK: 5312 / 18.12.2009

⁶⁰⁰ BKTVKK: 5508 / 20.02.2010

⁶⁰¹ BKTVKK: (1) 4599 / 17.04.2009 ; (2) 5243 / 20.11.2009.

⁶⁰² The Metropolitan Municipality of Bursa, 2010 Activity Reports, pp.147-148.

⁶⁰³ 2012 yılında, “Sosyal ve Kültürel Tesis” olarak yeniden kullanımını öneren restorasyon proje alanı kapsamında üretilen ‘Kayhan Hamamı Restorasyon Çevre Düzenleme Projesi’ hazırlanarak Koruma Kurulu onayına sunulmuştur.

relevant revision in the development plan), while the four shops adjacent to the western facade of the Bath to be restored in harmony with the historic tissue. During the restoration works, plasters of all facades were scraped off and reinforcement activities were held. The domes were cleared and exposed. Through the scraping activities made to the facades of nine shops surrounding Kutahya Han, the original tissue was aimed to be exposed; the stables in the western part of the Han was demolished and reconstructed upon the traces of foundation walls. While the intact part of the **Eskişehir Han**, which was located in the special project area no: 4 inside the boundaries of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan, was repaired according to its restoration projects, the south-eastern corner of the Han and the part projecting to south-east were completed with timber framing system. While the repaired part was restored to be used with the purposes of accommodation and trade, consistent with its original function, construction of car park and shelter in the basement of the reconstructed part caused radical changes in the functions of interior spaces (**Figure 3.36**).

On the other hand, in 2012, reconstruction renovation project prepared in line with the users' demands and completions intended for the courtyard entrance gate were realized with the approval of the Council⁶⁰⁴.

Additionally, in 2010, survey, restitution and restoration projects were prepared by the Metropolitan Municipality of Bursa for Emir Han, İpek Han, Davutpaşa Bath, Reyhanpaşa Bath, İncirli Bath and the example of civil architecture nearby, Muallimzade Bath, Kiremitçi Sinan Bey Mosque, The Yıldırım Çukur Masjid, Yıldırım Boyacıkulu School, the Old Factory Buildings in Yıldırım-Çobanbey and Darülkurra (Rhetorical) Building, and presented to the Council's approval.

⁶⁰⁴ The Metropolitan Municipality of Bursa, 2012 Activity Reports, p.240.

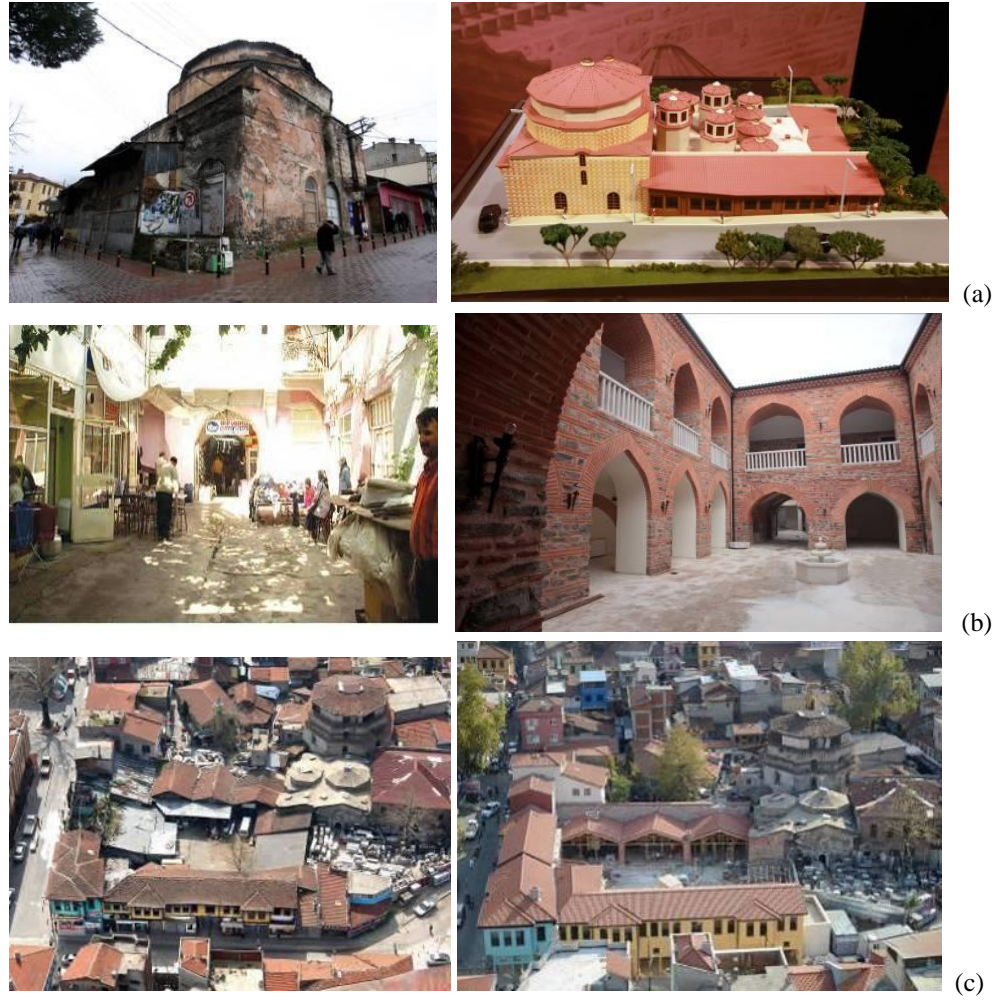


Figure 3.36: Before and after the restoration implementations held in historic monumental buildings, such as (a) Kayhan Hamamı (b) Kütahya Hanı (c) Eskişehir Hanı. (source: <http://projeler.bursa.bel.tr/tarihi-miras?ilce=osmangazi>)



Figure 3.37: Restoration process of Fabrika-i Hümayun Factory, as Faruk Saraç Vocational School of Design (source: <http://projeler.bursa.bel.tr/tarihi-miras?ilce=osmangazi>)



Figure 3.38: Before and after restoration applications to Üftade Tekkesi and its surrounding
(source: <http://projeler.bursa.bel.tr/tarihi-miras?ilce=osmangazi>)

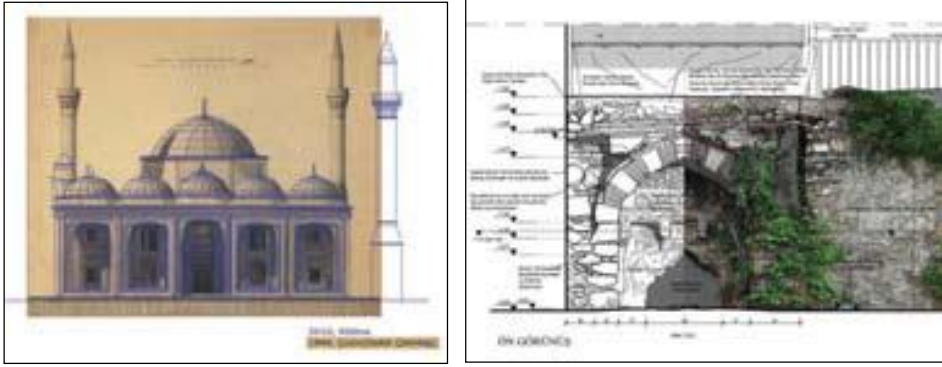


Figure 3.39: Different types of Restoration Projects, applied in the Hisar and Yıldırım Districts (2009) (<http://projeler.bursa.bel.tr/tarihi-miras?ilce=osmangazi>)

On the other hand, conservation activities intended for the Cık Cık Bath Restoration Project, Çandarlı İbrahimpasha Bath Restoration Project, Emirsultan Bath Restoration Project, Fabrika-i Hümayun Restoration Project, the Minarets of Yıldırım Mosque Reconstruction Project, the *Imaret* (the Ottoman era public soup kitchen) of Yeşil Simple Repair Project, The Masjid of Emirsultan Feyzullahpaşa Restoration Project, The Annex of Hünkar Pavilion Reconstruction Project and Yahudilik Synagogue and its Annex Renovation Project were continued.

Moreover, estimation and landscape design of the *hazires* (the Ottoman era burial places especially in mosques, masjids or Sufi lodges reserved for prominent people) were also held on⁶⁰⁵. In the same year, within the scope of the Muradiye District Conservation Development Plan, the restoration project proposed for the registered building adjacent to the building lot, in which the Ali Paşa Mosque is located, was declared applicable; new constructen in this building lot was decided to be prevented⁶⁰⁶.

In the works intended for the preparation of the framework of the ‘Muradiye District Conservation Development Plan’ the restoration of Fabrika-i Humayun (Imperial Factory), which was considered as a cultural centre, was started in 2009. The ‘building 2’ (**Figure 3.37**), which was one of the four buildings that were abandoned and evacuated in 1980s and transferred to the use of the Metropolitan Municipality of Bursa in 1998 was transferred to Faruk Saraç Fashion and Art Centre to be used as a facility for textile edication and museum for 30 years. The two building behind the historic factory building which was stated to be restored by the collaboration of the Municipality and Faruk Saraç Foundation in build-operate transfer model according to its original state, were reconstructed, the project that aimed to provide city with an educational complex for textile production was finalized in one year and later on, with the decision⁶⁰⁷ of the cabinet of ministers no: 2010/156 the ‘Faruk Saraç Vocational School of Design’ was established⁶⁰⁸.

⁶⁰⁵ The arrangement projects related to Umurbey, Musababa Hazire Areas and Graveyard around Emirsultan Mosque, Mollafenari Mosque, Üçkuzular Mosque ve Yeşil Tomb surrounding.

⁶⁰⁶ BKTVCBK: 6208 / 22.10.2010

⁶⁰⁷ *Faruk Saraç Moda ve Sanat Vakfı tarafından Bursa ilinde Faruk Saraç Tasarım Meslek Yüksekokulu kurulması; Milli Eğitim Bakanlığı’nın 9/2/2010 tarihli ve 2147 sayılı yazısı üzerine, 4/11/1981 tarihli ve 2547 sayılı Kanun’un ek 2nci maddesine göre, Bakanlar Kurulu’nca 16/2/2010 tarihinde kararlaştırılmıştır (BKTVCBK: 2010 / 156).*

⁶⁰⁸ Resmi Gazete; sayı: 27513, 6 Mart 2010.

This project, that recovered the Fabrika-i Humayun Silk Factory, which was founded as one of the modern filature workshops and silk factories by the Ottoman State in 1852, from its inactive state in 21st century and refunctioned it as an applied educational institute of sericulture, in harmony with its original use, was received positively, however, due to the use of new materials in restoration and incompatible renewals/renovations observed in the interior space solutions, it was criticized by the Conservation Council (BKTVKBK: 10 / 12.08.2004) and The Chamber of Architects Bursa Branch at first.

In addition to Hanlar ve Muradiye Districts, the restoration and repair of the immovable cultural properties in Hisar District were continued. The Takiyah of Uftade was converted into a museum, while Uftade Mosque was kept on to be used as a place of worship. Ablution hall and toilets additions around the Şehzade Mosque were demolished and reconstructed according to a proper project. In the restoration works of the Uftade Mosque, deformations in the walls, roof and minaret were observed and therefore the mosque, together with its roof and minaret, was decided to be reconstructed⁶⁰⁹ (**Figure 3.38**). In the restoration/reconstruction implementations of the remains of the city walls remaining inside the borders of the 1st Degree Archaeological Site, while the statics studies for the 1st STAGE⁶¹⁰ restoration project that took place in the slopes of Tophane were in progress, for the 2nd STAGE⁶¹¹, the removal of vegetation was completed and measured drawing works were started⁶¹². In further phases in the 2nd STAGE, the concrete based joints of the city walls were cleared and replaced with brickdust mortar, completion of

⁶⁰⁹ The Metropolitan Municipality of Bursa, 2010 Activity Reports, p. 150.

⁶¹⁰ These applications done within the area 400 m. lengt, in between Provincial Directorate of Culture and Garrison Commander.

⁶¹¹ These applications done within the area 600 m. lengt, in between Provincial Directorate of Culture and Garrison Commander.

⁶¹² The Metropolitan Municipality of Bursa, 2010 Activity Reports, p. 175.

missing wall parts and in successive 3rd STAGE of the restoration activities, the gate at the beginning of Yokuş Street was completed⁶¹³.

On the subject of the repair of the walking paths on the slopes of Tophane, partial reinforcement with temporary materials, devoid of damaging the natural ground was approved⁶¹⁴. With the purpose of the commercial use of the immovable cultural properties in the Tophane Park and Osmangazi Cul-de Sac next to it, an implementation project which was respectful to the monumental character of the area, its landscape values and historic significance was requested to be prepared by the Municipality⁶¹⁵. The proposal of survey covering the entire Tophane District, between the registered Bursa city walls surrounding the District, the Saltanat Gate and the Officers' Club was approved by the Council⁶¹⁶.

The landscape design projects of the Green Tomb, the Takiyah and Mosque of Uftade, The Tomb of Suleyman Çelebi, and Çelebi Mehmet High School was prepared and implemented by the Metropolitan Municipality of Bursa in this era⁶¹⁷. Again, in the Yıldırım Mosque, one of the Sultan Kulliyes in Bursa that contribute to the faith tourism in city, the reconstruction projects for the minarets that had not been able to reach to present day due to earthquakes and heavy notos wind, were prepared and submitted for the approval of the Council on the other hand the toilets addition project was implemented with the Council's approval⁶¹⁸. With the purpose of restoring the fountains, which are among the most important elements of Bursa's urban identity and

⁶¹³ The Metropolitan Municipality of Bursa, 2011 Activity Reports, p. 147.

⁶¹⁴ BKTVKK: 4950 / 17.08.2009

⁶¹⁵ BKTVKK: 4754 / 30.05.2009

⁶¹⁶ BKTVKK: 5225 / 20.11.2009

⁶¹⁷ The Metropolitan Municipality of Bursa, 2009 Activity Reports, p.155.

⁶¹⁸ The Metropolitan Municipality of Bursa, 2009 Activity Reports, p.169.

transferring them to the next generations, Şeyh Sami Fountain and Husamettin Tekke Fountain were registered and their projects were prepared by the Municipality (**Figure 3.39**).

During 2012, in addition to urban scale conservation activities, single building scale conservation activities were held; various maintenance-repair, restoration and reconstruction implementations took place arbitrarily in different areas of Bursa historic city centre.

Within the scope of the Tophane Slopes and City Walls Restoration Project, in the repair project prepared for the martyrs monument in Tophane Park installation of a transparent panel made of plastic over granite pedestal was approved⁶¹⁹. In addition to this type of repair applications took place in Hisar District, restoration projects⁶²⁰ and implementations intended for Kapalıçarşı and its surroundings in Hanlar District were also evaluated and as a result, survey, facade rehabilitation and roof project prepared for the building blocks adjacent to Kapalıçarşı were accepted. The conservation interventions possibly held in the not-registered building lots on the other hand, were requested to be reformulated under the control of the Municipality, in accordance with the restoration decisions. The new building constructions proposed to be held in the registered building lots in these blocks were rejected on the account that they would deter the general character of the Kapalıçarşı and negatively affect the load-bearing system⁶²¹.

The restoration projects prepared for the Emir Han and İpek Han, and Kayhan, İncirli, Muallimzade, Emir Sultan, Mudanya Tahirağa, Hasanbey, Reyhan Paşa Baths in Hanlar District were finalized and delivered to the

⁶¹⁹ BKT VKK: 457 / 22.02.2012

⁶²⁰ BKT VKK: (1) 0556 / 09.03.2012 ; (2) 836 / 21.06.2012 ; (3) 683 / 13.04.2012

⁶²¹ BKT VKK: (1) 428 / 22.02.2012 ; (2) 0430 / 22.02.2012 ; (3) 0444 / 22.02.2012.

Metropolitan Municipality of Bursa, the Department of Public Works and Engineering for their implementation. Among these buildings, Muallimzade (Dökümcüler) Bath was restored according to the restoration project that was approved by the Council⁶²². Within the scope of the project implementation, the concrete ceiling covering was carefully broken to expose the domes and completed according to its traces. Inside the Bath, there are a 70 squaremeter wide multifunctional hall, four classrooms and the administration office. Within the landscape design activities, the use of the front part of the Bath as bus and city cab stop was approved.

In the Tombs of Muradiye restoration and landscape desing implementation, the interventions that these 12 tombs⁶²³ had been exposed to since their construction era and damages they had witnessed due to environmental factors were estimated and after that, proper repairs according to the approved restoration project prepared for the plaster scraping, hand drawings, wall and floor pavements were made. Additionally, open area cemeteries were arranged and a new administrative building was constructed. The production of the all painting and hand drawing ornamentations for the interior spaces of the Tomb Gülrüh Hatun, the Tomb of Saraylılar (Cariyeler), the Tomb of Gülbahar Hatun (Ebe Hatun), and the Tomb of Şirin Hatun were concluded in 2013. The project intended for rearranging the grave stones located arbitrarily in the garden of the Muradiye Kulliye in an open space museum was prepared and submitted to the Council in 2012, however was not approved.

⁶²² BKTVKK: 6715 / 19.03.2011

⁶²³ The Tomb of Gülbahar (Ebe) Hatun, the Tomb of Cem Sultan, the Tomb of Şirin Hatun, the Tomb of Gülşah Hatun, the Tomb of Gülrüh Hatun, the Tomb of Şehzade Ahmet, the Tomb of Saraylılar(Cariyeler), the Tomb of Şehzade Mahmut, the Tomb of Şehzade Mustafa, the Tomb of Murat II.

Within the extent of the activities for conservation of the historic monuments together with their environment, while landscape desing projects were prepared for Molla Fenari Mosque, Üç Kuzular Mosque, Şahadet Mosque, the Great Mosque, Green Mosque and Muradiye Kulliye, the Green Imaret (public soup kitchen) was started to be reused as a ‘public soup kitchen’ in harmony with its original function (2013) (**Figure 3.40**).

It is observed that, area scale conservation, facade rehabilitation and public square design activities amplified during this phase. As a part of the “Traditional Commercial Area” in the centre, productions⁶²⁴ intended for Kapalıçarşı Facade Rehabilitation and Superstructure renewal were started; these imolementations were undertaken according to the projects⁶²⁵ approved by the Council.

The Merinos Superstructure Architectural Concept Project intended for providing shelter from the rain for the visitors in the area between the registered Factory Building restored and opened to public use by the Metropolitan Municipality of Bursa and Atatürk Cultural and Convention was also approved by the Council and implemation works were started.

⁶²⁴ According to the 2013 construction affairs Activity Report of the Metropolitan Municipality of Bursa, Kapalıçarşı which has the length of 150 m, 1000 squaremeters of marble floor pavement, construction of 1500 squaremeter wide vaulted roof made up of titanium alloy steel wighing 150 tons and galvanized side roofs measuring 2000 squaremeter and travertine covering to facades of 110 shops.

⁶²⁵ BKTVKK: 556 / 09.03.2012



(a)



(b)



(c)

Figure 3.40: Applied Environmental Regulation Projects in Historic Areas of Bursa (2013).
 (a) Yeşil Cami Çevre Düzenlemesi, (b) Namazgah Çevre Düzenlemesi, (c)
 Muradiye Çevre Düzenlemesi (from archive of BBB)



Figure 3.41: A proposal for Regulation and Rehabilitation of Historic Commercial Center, by Italian architect Massimiliano Fuksas (from archive of BBB)

The restoration of Cık-Cık (Gir-Çık) Bath, which is a part of Hudavendigar Kulliye, according to its original state, was concluded in 2012⁶²⁶. Within the scope of this work, the cracks and disintegrations in the dome of the bath were repaired, incompatible additions in the dome were removed, the lead coatings were renewed, demolished parts in the northern facade were reconstructed and in order to prevent the negative effects of the external conditions in the Bath, its entire drainage system was renewed. The hot water pipeline of the Bath, which became inactive due to negligence was explored via research excavations before the restoration and supplied with from the main distribution station in Karakol locality. The entrance way of the Bath was renewed by demolishing the Women's toilets and rebuilding them near the tea garden. Besides, all the landscape design works of the Bath was completed during this restoration works.

The restoration project implementations stated to be continued in the year 2012 activity years of the Metropolitan Municipality of Bursa were; the

⁶²⁶ The Metropolitan Municipality of Bursa, 2012 Activity Reports, p. 177.

restoration and maintenance-repair activities belonging to the Maşjid of Feyzullah Paşa, Boyacıkulu Mekteb (Ottoman primary school), Çobanbey Old Factory Buildings, the Madrasa of Bayezid Paşa, Selami Takiyah, the Fountain of Husamettin Takiyah, which are located inside the borders of the Yıldırım District. In the meantime, the Hünkar Pavilion Hand Drawings Repair Project and Hunkar Pavilion Annexed Building Reconstruction Renovation Projects were approved by the Conservation Council and started to be implemented, while the restoration renovation project intended for the Elevator and Terrace Roof of the Balibey Han, which is located on the north-eastern slopes of Hisar District was submitted to the Council for approval. The registered houses which were reconstructed with timber frame system after their measured drawings were completed were listed according to their location. Accordingly, these houses are located opposite to Ördekli Bath, Pınarbaşı (Yerkapı) locality, Old Tekel (Regie) Neighbourhood Rehabilitation Project, near Bursa Girl's Highschool and in Demirkapı locality.

Within the scope of the Local Agenda 21 Program⁶²⁷, an important attempt to increase public awareness, "I am looking for my Neighbourhood Project" was launched by the historic and cultural heritage working group with the aim of leading inhabitants of a neighbourhood to embrace and protect the historic values of their environment and to inform the public. Within the scope of the project following activities were held:

- Removal of the transformer building near the Kavaklı Mosque,

⁶²⁷ Local Agenda 21 Program is a democratic enhancement program, in which projects to solve the prioritized problems of the city are produced in collaboration with central government, local authorities, non-governmental organizations, public institutions, trade bodies, universities, and private sector and volunteer citizens for the purpose of improving the quality of environment and life. (The Metropolitan Municipality of Bursa, 2006 Activity Reports, p. 269).

- Petition campaign organized in July 3rd 2006 for restoration of Tohum mekteb (Ottoman era primary school)
- Translation works for the inscriptions in the garden of the Murad II Mosque in Muradiye District.
- Attempts for reconstruction of the Küçük Kumla Mosque

and

- Meetings with related institutions for organization of excavations around the Çobanbey Masjid and Mosque and unearthing the remains of the Masjid.

Therefore, inhabitant's awareness in the subject of conservation was improved. This working group, by utilizing the UNDP fund, organized an educational campaign through which 60 students were offered theoretical and practical courses on history of Bursa. At the end of the courses, each participant prepared 30 minute presentations, posters, booklets and introductory films about the contents of the courses.

Moreover, within the scope of 'Our City is Our Future Project' activities were held with the purpose of the diffusion of urban culture of Bursa and consciousness of urbanity among the youth and children;

- 'Karagöz Tells about Bursa' activities targeted for the kindergartners,
- Bursa travels for the primary school students,
- 'Urban culture workshops' and 'knowledge contests related to Bursa' for the high school students and 'Urban Conduct, Attitude towards Citizens Workshops' for the employees of the Municipality, were organized.

With the purpose of providing information for different target groups and sustainability of the project, various materials were prepared and distributed⁶²⁸.

Urban Regeneration and Transformation Projects within Historic Areas

During the mayorship of Recep Altepe (2009 - ...) one of the basic principles was to establish a city which was compatible with the conditions of the sustainable environment, attuned with historic and natural environment, planned, healthy and safe with the aid of the legal influence offered to the local authorities⁶²⁹ in recent times. The urban transformation projects, which were started in the historic city centre with this purpose in 2006, became a subject in the year 2009 activity reports of the Metropolitan Municipality of Bursa⁶³⁰. In this respect, Urban Transformation and Development Project design works prepared for Emirsultan and its vicinity, Central Bus Terminal and its vicinity, Kukurtlu Hot Springs and the building lots including the Çekirge Intam Apartments.

In 2010, assessment and project design works intended for regulation of Hanlar District according to the needs of modern life were started. Following the signing of the protocol between the Metropolitan Municipality of Bursa and the Chambers of Architects and City Planners with the aim of developing

⁶²⁸, The publications listed as ‘Bursa Knowledge, Citizens’ Life Guide, Bursa Colouring Book, Citizens Rights and Responsibilities, Research on Urban Culture and Urbanity in Bursa, Project Introductory Book, Urban Behaviour-Behaviour against Citizens’ in the Local Agenda 21 Activity Report of 2006 of the Metropolitan Municipality of Bursa were distributed to about 18000 people (The Metropolitan Municipality of Bursa, 2006 Activity Reports, pp. 273, 276).

⁶²⁹ The laws which provide this authority to local administrations are mentioned as The Law of the Metropolitan Municipalities no: 5216, The Law For Municipalities no: 5393 The Law of Construction no: 3194. The Law for Conversation of Cultural and Natural Properties no: 2863 and other related laws.

⁶³⁰ The Metropolitan Municipality of Bursa, 2009 Activity Reports, pp. 179-180.

the project with various participants, a concept project including entire commercial centre was prepared by Italian architect Massimiliano Fuksas and declared to public⁶³¹ (**Figure 3.41**). However, this project underestimating the traditional tissue that the monumental buildings in the commercial centre form together with the surrounding historic houses, and was focused only on the restoration of the monumental buildings, and proposed the implementation of an independent and incompatible urban design project that starting in Gökdere Valley Recreation Area in the eastern border of the Kayhan District and penetrates into the centre.

During the rehabilitation and renovation works in Hanlar District, that were started after the signing of the protocol, within the scope of the the Great Mosque landscape design project, damaged floor pavements in the east and north sides were replaced, the ablution unit and two fountains in the garden were repaired. Discharges of joints on the facades, which appeared after the Great Mosque's walls were washed, were refilled.

In the end of 2010, “the Archaeopark Project” was prepared with the support of the Istanbul University and the Metropolitan Municipality of Bursa. The settlement remains, dated to 5600 BC, which were unearthed in the archaeological excavations made in Aktopraklık Mound in Akçalar, far away from Bursa city centre, near Ulubat Lake, as well as the ‘bone spoons’ that were used by the first agrarian societies were planned to be conserved and exhibited in this project⁶³². This project was within the scope of the legislation for Landscape Design Project in Archaeological Site, and in this scope, the Concept Project was prepared and submitted for the approval of the Council.

⁶³¹ The Metropolitan Municipality of Bursa, 2010 Activity Reports, p. 176.

⁶³² see *'Yaşayan Müze Bursa'* booklets, The Metropolitan Municipality of Bursa, January 2011.

The inventory study intended for the monumental buildings which was started in 2009 became more extensive in 2010; in this respect, service procurement contract was signed for taking the inventory of the historic grave stones located in various hazires (the Ottoman era burial places especially in mosques, masjids or Sufi lodges reserved for prominent people), and in centuries old cemeteries such as Emirsultan, Pınarbaşı and Alacahırka. The publications⁶³³, which were prepared for editing the written, visual and verbal culture, can be considered as the documentation and protection activities that left its seal to present time. On the other hand, when the Council decisions are checked, it is seen that some cancellation of registration decisions were also taken in the same District. The buildings in the registered lots in the conservation area of Ertuğrul Mosque that is located outside the Yorgancılar Souq inside the Uzunçarşı were considered as not having the condition of immovable cultural property to be conserved, and not a part of the historic tissue, and therefore their registrations were decided to be cancelled⁶³⁴.

In 2010, the decisions⁶³⁵ concerning the corrections of mistakes made in the cadastral statuses of the registered building lots on the Ortapazar Street that separates the Hisar District into two and those located around the Yorgancılar Souq and Tuzpazarı Neighbourhood. The decisions⁶³⁶ related to the digitalization and correction of the errors in the display of masses in the West of Maksem-Muradiye-Hisar Districts Conservation Development Plans were continued to be taken in 2012. However, within the extent of the same plan,

⁶³³ In the Metropolitan Municipality of Bursa, 2010 Activity Reports, (pp. 187-188) these publications were mentioned as: 'Bursa Inventory of Monuments', 'The Book of the Historic Souqs and Hanlar Districts', 'The Book of Bursa Districts'.

⁶³⁴ BKTVKK: 6140 / 15.04.2010

⁶³⁵ BKTVKK: (1) 5452 / 30.01.2010 ; (2) 5846 / 11.06.2010 ; (3) 6140 / 01.10.2010.

⁶³⁶ BKTVKK: (1) 451 / 22.02.2012 ; (2) 846 / 21.06.2012.

the plan revision proposal regarding the conversion of the defined building lots in Alipaşa Neighbourhood in the west of Maksem Street into green area was rejected⁶³⁷.

The urban transformation and regeneration projects were started to be realized after large areas or the groups of building lots which included buildings that had the potential of being industrial heritage were expropriated by the municipalities and transformed into municipal service areas (MSA) or cultural centres. It is observed that, in Bursa city centre, the ‘urban design projects’ intended for city square and open area designs that were started to be prepared and applied by 2006, increased and extended in the years of 2011 and 2012 and in certain cases implemented under the title of ‘Urban Transformation Projects’.

In one of these projects, namely the ‘Emirsultan Urban Transformation Projects’⁶³⁸, the existing residential buildings and a school building in Yıldırım District were demolished to retrieve an open area and a public square measuring 4000 squaremeters. The Takiyah of Emir Buhari, which is mentioned in written and visual sources but lost prior to the implementation, was reconstructed according to its original state in timber frame system to be used as a library and coffee shop. In the definition⁶³⁹ of the ‘Emirsultan Urban Design, City Square Planning and Restoration Project’, while the basement was reserved for the car park, shelter and store room, there are the entrances of shops and flats and benches, green areas that form the public square in the ground floor; 5 new building blocks to be used in residential purposes were

⁶³⁷ BKTVKK: 6208 / 22.10.2010

⁶³⁸ Emirsultan Mosque and its vicinity were declared as Urban Transformation and Development Area with the decision of the Council of Municipality no: 488 dated to 19.07.2007.

⁶³⁹ The Metropolitan Municipality of Bursa, 2011 Activity Reports, p.146, 240.

located above the ground floor. Besides, a cab stand, a sightseeing bus stop and the office of local administration (muhtarlık) was designed.

In 2011, when the project was started to be implemented, the lots including the building complex of the Emirsultan Mosque, the Tomb of Emirsultan and Hazire were registered as monumental cultural properties⁶⁴⁰. Right after this, the plan revision proposal caused by the new construction in Setbaşı-Yeşil-Emirsultan Conservation Development Plan was submitted to the approval of the Council⁶⁴¹, however when the proposal of attached three-storeyed new constructions in the 1st Degree Urban Site and revisions in elevation points in basement were evaluated, it was figured out that the building density was meant to be increased and therefore the proposal was returned to be revised by decreasing the building floor heights⁶⁴².

Another project was aimed to create an urban transformation and development project⁶⁴³ which would improve the conditions of the retail trade taking place in the north of the city in the Central Bus Terminal and its vicinity⁶⁴⁴ with a renewed superstructure system including the modern office units that Bursa needed for long time.

The urban transformation activities realized in the Sıcaksu District, which was called as Tabakhaneler (Dericiler) District in past, in the north of the Kükürtlü District, a registered natural site, were started within the scopes of

⁶⁴⁰ BKTVKK: 6923 / 03.06.2011

⁶⁴¹ BKTVKK: 108 / 27.10.2011

⁶⁴² BKTVKK: 268 / 22.12.2011

⁶⁴³ In the Central Bus Terminal Urban Transformation Area alternative project development activities were continued until 2011.

⁶⁴⁴ This project area, which was declared as Urban Transformation and Development Area with the decision of the Council of Metropolitan Municipality of Bursa no: 364 dated to 14.06.2007, covers the Central Bus Terminal, Hocahasan, Ahmetpaşa, Çırpan, Ulu and a part of Kırcaali neighbourhoods.

the Kükürtlü Urban Regeneration Project (1/1000) approved in 2001 and the ‘Kükürtlü Sıcaksu Urban Regeneration Project Development Plan’ approved in 2002⁶⁴⁵, and project design works continued until 2013. The 2/3 part of Sıcaksu District, located in 19.8 hectare area between Alemdar and Gaziemir neighbourhoods, is included in the natural site. In the region, which was declared as “Risk Area” by the Cabinet of the Ministers with respect to the 2nd article of the Law for ‘the Transformation of Areas which are under the Risk of Disaster’ no: 6306, the Metropolitan Municipality of Bursa was authorized on the projects and works to be held by the consent of the Ministry of Environment and Urban Planning no: 7312 dated to November 13th 2013⁶⁴⁶.

The area, which became abandoned and inactive after the leathersmiths there were transferred to their new places, was declared as a project area suitable for urban transformation by the Metropolitan Municipality of Bursa with the purpose of its reconfiguration in accordance with the principles of modern city planning. After the ‘clearing works’ was handled, the project, which was prepared by the Municipality for transforming this place from an area of depression into a centre of attraction, was started to be implemented (**Figure**

⁶⁴⁵ The boundaries of the urban transformation and development area which were identified in accordance with the article 7e of “the Law of the Metropolitan Municipalities” no: 5216, and the article 73rd of “the Law for Municipalities” no: 5393 and within the scope of the Kükürtlü Dericiler Urban Regeneration Project Implementary Development Plan was approved by the decision of Council of the Metropolitan Municipality of Bursa no: 220 of April 23rd 2006 (The Metropolitan Municipality of Bursa, 2006 Activity Reports, p. 199).

⁶⁴⁶ The Official Gazette (April 9th 2008), The Decision of the Cabinet of Ministers no: 2008 / 13405; “Upon the written request no: 45246 of the Ministry of Internal Affairs dated to March 6th 2008, it was decided by the Cabinet of Ministers on March 13th 2008 that the immovable properties, the building block and lot numbers of which were given in the attached list, located in the map sheet no: H22D01C3D in the neighbourhoods of Alemdar and Gaziakdemir, the City of Bursa, the District of Osmangazi be expropriated immediately by the Metropolitan Municipality of Bursa in accordance with the article no: 27 of the Law of Expropriation no: 2942 by the Metropolitan Municipality of Bursa, because aforementioned immovables are located within the borders of the Kükürtlü-Sıcaksu Urban Transformation and Development Area.”

3.42). Within the scope of the project, which was designed as an alternative life centre including residential, office, commercial, touristic and multifunctional utilities, the maximum height of 20 floors was approved by the Municipal Council's meeting in 2013⁶⁴⁷, and the project area was decided to be isolated from the nearby residential zone including squalid 2-3 storey high houses with a encircling 7 m high chamfered green area. According to the news dated to 2010⁶⁴⁸, Mayor Recep Altepe stated that the authority over the project was transferred to the Housing Development Administration of Turkey, and therefore the increase of density in the area that would be created by the private entrepreneurs who would like to receive a share from the projects under the warranty of the state would be avoided.

In brief, it is noticed that, in this urban transformation project, which was first announced to the public in the 2008 activity report of the Metropolitan Municipality of Bursa and have been under revision until recently and finally approved by the Ministry in 2013, the existing leathersmith's workshops that exhibit the architectural approach of a period were, instead of being reused, demolished and replaced with a new building complex having a different fabric than before (**Figure 3.42**). Formation of such a dense structure, which acts as a new city centre due to the coexistence of various functions it includes, poses a risk of threat that suppresses and negatively affects the natural and urban sites located in the north of the historic city centre.

Following the destruction, caused by the collapse of the revetment wall behind one of the İNTAM (İntam Group Construction, Contracting, Food and Tourism Company Ltd.) apartments located on the Çekirge Street that

⁶⁴⁷ Related news is dated to April 22nd 2013

⁶⁴⁸ Related news are: "İntam ve Sıcaksu'da düğüm TOKİ ile çözülüyor" ("The knot in İNTAM and Sıcaksu is untied by TOKİ (The Housing Development Administration of Turkey)") (July 29th 2010) and "Tabakhanelerde Çalışma Başlıyor" ("Works are starting in Leathersmiths' Workshops") (September 17th 2010).

provides the access to Çekirge Region greater part of which is converted into natural site, certain seismic and ground studies were held by the experts from the Bosphorus University, and with the purpose of improving the conditions of the region, the ‘Intam Apartments and surroundings Urban Transformation Project’ was introduced to the property owners in a meeting dated to May 27th 2012. Within the scope of the project, while the area between Çekirge Square and Çelikpalas Hotel was declared by the Municipal Council as the urban transformation and development area, the building lots including Intam Apartments 95th, 97th and 99th blocks, Baro Evleri (Lodgments of the Bar Association) and Tezcan Apartment were defined as the 1st Stage implementation area (**Figure 3.43**). In the project that involved multi-storey building blocks in the large area on the Çekirge Street, *“with the purpose of providing unity with neighbouring buildings and preserving the current silhouette, the steep area behind the building complex that was formed by two apartment blocks, which were composed of the car park area in the basement, the shops in the ground floor, offices in the first floor and residents in the upperstairs, was utilized as green area”*⁶⁴⁹.

The area, where the project was started to be implemented after the signing of the protocol between the Housing Development Administration of Turkey (TOKİ) and the Metropolitan Municipality of Bursa in November 1st 2010, was declared as Intam Apartment Blocks and Surroundings Urban Transformation and Development Project Area by the decision of the Council of the Metropolitan Municipality of Bursa no: 274 dated to February 22nd 2013.

⁶⁴⁹ Related news article: “A Modern Look for Intam and its vicinity” (May 27th 2011).



Figure 3.42: Urban Transformation Project Proposal for Kükürtlü-Tabakhaneler Area, to be used as Kükürtlü Hot-Water Touristic Center (a) current situation of the project area, (b) proposed project images

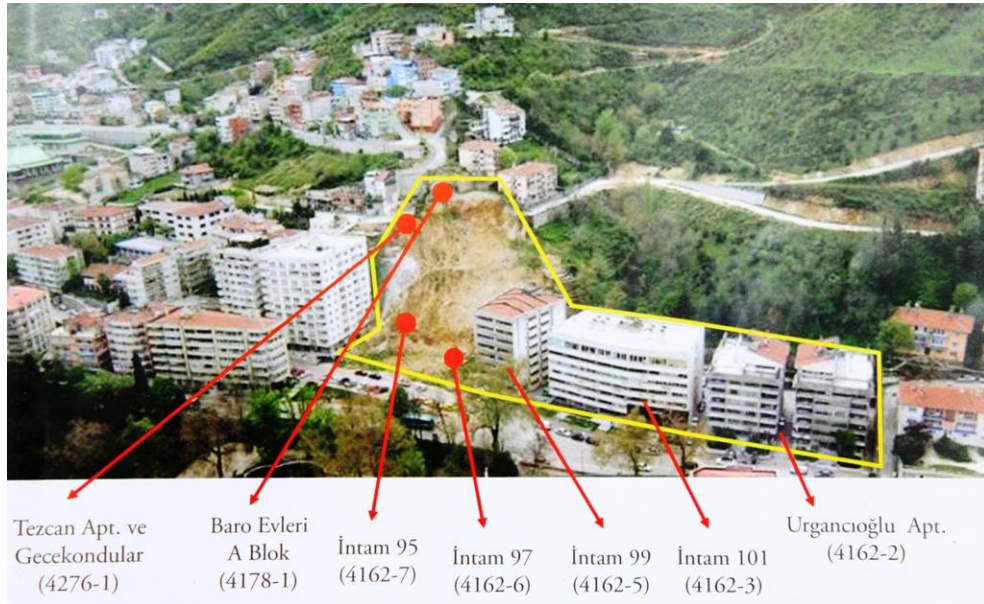


Figure 3.43: Urban Regeneration Project Proposals for INTAM Residence Blocks



Figure 3.43: [(CONTINUED)]



Figure 3.44: Transformation process by Doğanbey Urban Regeneration Project in Bursa (2006-2012)

Although this project is controversial due to its proximity to the natural sites in the Çekirge District and its relationship with existing multi-storeyed residences, because of its building height and landscape desing it can be considered as friendly with the tissue. Even so, lack of information on whether the borders of the region defined as the urban transformation and development area overlaps with the boundaries of ‘Çekirge District urban and natural sites’ poses a threat for the conservability of the tissue.

The most important urban transformation project in Bursa historic city centre was Doğanbey-TOKİ (The Housing Development Administration of Turkey) Urban Transformation Project, in the Municipality of Osmangazi which was started to be designed in 2006 and finalized with turnkey procedures in 2012. The ‘Doğanbey, Tayakadın, Kiremitçi, ve Kırcaali Neighbourhoods’, which became overwhelmed by the irregular formation of urbanization, namely ‘the new centre’⁶⁵⁰ arose in the south of the historic city centre as a response to the high demands of industrialization that appeared as a result of the second wave of migration that took place after 1980 and became an area of depression, exposed to an extensive change and transformation with this project (**Figure 3.44**).

The Doğanbey Urban Transformation Project that paved the way for this heavy mass housing development in the area, which was registered as urban site in 1978, in the south of historic commercial centre was heavily criticized especially by the Chamber of the Architects Bursa Branch, NGOs, and people of Bursa through different instruments including the social media for being an application that ruins Bursa’s authentic city silhouette before anything else⁶⁵¹. This project yielded a new fabric formed by monotype TOKİ (The Housing Development Administration of Turkey) apartments completely different in parcelation and mass sizes from the traditional fabric existed in the area prior to the project, which was composed of two storeyed garden houses (**Figure 3.44**). It was also claimed by the Chamber of Architects of Bursa that no proper infrastructure (car parks, sewerage system etc.) considering the population increase that will take place in the area was

⁶⁵⁰ Within the scope of the implementation, this region called as ‘the new centre’ is bordered with the Ankara-İzmir Motorway in the north, the Haşim İşcan Street in the south, the Fevzi Çakmak Street in the west and the Osman Gazi Street in the east.

⁶⁵¹<http://www.arkitera.com/etiket/3740/doganbey-kentsel-donusum-projesi;>
[http://www.haberler.com/mimarlar-odasi-ndan-doganbey-aciklamasi-3918512-haberi/;](http://www.haberler.com/mimarlar-odasi-ndan-doganbey-aciklamasi-3918512-haberi/)
[http://www.arkitera.com/gorus/237/tokinin-bursaya-tokadi.](http://www.arkitera.com/gorus/237/tokinin-bursaya-tokadi)

planned within the scope of this urban transformation project, which because of being located in a place producing high revenue in the heart of the commercial centre developed vertically in order to house maximum number of people.

While the discouraging conditions, such as the maximum building height of two storeys, and compatibility with the historic tissue were defined for the new constructions to be built in the Reyhan-Kayhan-Hanlar Districts and surroundings because these are conservation areas, permission of high-rise buildings in Doğanbey Urban Transformation Area indicates the double standards in the plan provisions. Even worse than that, the existence of one school building, six monumental buildings registered by the Bursa Regional Council for Conservation of Cultural and Natural Assets and sixteen examples of civil architecture in the project area was ignored, the physical, social and economic pressures that would be applied on the historic centre by such a heavy building stock right next to the borders of the Ordekli Bath and its Vicinity Urban Site was not taken into account.

As a response to all these criticisms, it was stated by the local authority that the plan decision for high rise buildings in the area was approved and took effect in June 1991, and that the extent of concerning decision, which within the scope of ‘the Central Business Area Plan’ could be applied only to the building lots parallel with the main arteries, was broadened with this urban transformation project to cover the interior parts. In addition to that it was also claimed that by implementing solution a less dense than the one proposed in the plan, the area was recovered from being a depressed area⁶⁵².

⁶⁵² “...The Mayor Recep Altepe clarified the issue of the building heights which time to time becomes a subject of debate. The Mayor Altıntepe, who reminded that the high-rise construction plan decision was approved and took effect in June 1991, emphasized that the regional density which was estimated as 800 people per hectare at that period was reduced to 600 people per hectare in Doğanbey project. In addition to that, Altepe reminded that the high-rise buildings on the main street in the region were constructed within the scope of

As a result of all these debates, Doğanbey Urban Transformation Project is considered as a threat risk for the preservation of Bursa's traditional commercial character, one of the most important values of the city, together with the social life existing there and its transference to future generations, keeping its entirety.

Façade Rehabilitation Projects along Streets in Historic Areas

It is observed that, certain street rehabilitation projects were also implemented in the Cumhuriyet Street passing through the historic commercial centre and Atatürk Street encircling the south-western corner of the centre as well as Kavaklı-Ortapazar Streets in Hisariçi District under the lead of the Metropolitan Municipality of Bursa, in 2009 (**Figure 3.45**). Among these, silhouette works including clearing off the visual pollution caused by the sign boards and external units of air-conditioners in Ataturk and Cumhuriyet Streets and improvement of the facades looking towards the streets in a uniform order that would not be incompatible with the authentic tissue were prepared. "With the purpose of increasing the attractiveness in terms of physical features, preserving the authentic fabric, cleansing from awful appearance and improvement" of Ortapazar and Kavaklı Streets where attached multi-storeyed apartments in both sides were allowed by 1960s, the project work intended for rehabilitation of building facades facing towards the streets was launched. It is stated that, additionally an urban design project was started to be prepared for the area between the south of Yerkapı city walls

Central Trade Area (CTA) plan and stated that "this plan, which set forth high building elevation could only be applied in the areas parallel with the main artery. As it could not be applied to the interiors due to low revenue and high number of shareholders, this region remained as a depressed area in every aspect for years"..." (**"Bursa'daki Doğanbey ilçesi kentsel dönüşümle yeni yüzüne kavuştu!"**, (Doğanbey District in Bursa gained its new look) <http://www.emlaktasondakika.com/>)

in the east of Kavaklı Street and the north of Pınarbaşı Cemetery, within the scope of this work⁶⁵³ (**Figure 3.46**).

Within the scope of the facade rehabilitation projects, simple repair and maintenance of the facades, removal of the sign boards in the upstairs, adjusting the sign boards in the ground floors in a uniform size and implementations related to the external units of the air-conditioners have been implemented in the avenues and streets in the historic city centre since 2010. In this respect, detailed information about the facade rehabilitation implementations, which were prepared during 2011 and 2012 and approved by the Council, was given in the annual activity reports⁶⁵⁴ belonging to the relevant Municipalities. When the entire city is considered, it is seen that these projects are accumulated in the historic city centre and around the Muradiye-Hisar Districts.

The Council decisions on the restoration and repair implementations in the historic commercial centre were taken; while Cumhuriyet Street, Entrance of Yorgancılar Souq Facade Restoration Project in Hanlar District was approved to be implemented in shops located in the relevant building lots⁶⁵⁵, survey, restitution and restoration projects related to the entire area composed of the registered Bezzastan and surrounding building blocks were requested to be prepared and submitted to the Council immediately⁶⁵⁶. While the renovation project prepared for a building in the building block located between the Bezzastan and Cumhuriyet Street was not accepted in the first attempt⁶⁵⁷, the

⁶⁵³ The Metropolitan Municipality of Bursa, 2009 Activity Reports, p. 170.

⁶⁵⁴ The Metropolitan Municipality of Bursa, 2011 Activity Reports, pp. 202-206; The Metropolitan Municipality of Bursa, 2012 Activity Reports, pp. 214-215.

⁶⁵⁵ BKT VKK: 6147 / 01.10.2010

⁶⁵⁶ BKT VKK: 6042 / 13.08.2010

⁶⁵⁷ BKT VKK: 6498 / 21.01.2011

revised version of the project which was added with silhouette drawings indicating its relationship with the Ertuğrul Mosque was approved by the Council⁶⁵⁸. In addition to that, the ‘survey and restoration project prepared for the wall starting from the entrance gate of the registered Ütücüler Çarşı, passing by the entrance of Gelincik Çarşı and reaching to the Ertuğrul Mosque was approved in company with the changes planned to be implemented on the facade⁶⁵⁹.



Figure 3.45: Rehabilitated streets within Hisar District (a) Ortopazar Stree (b) Kavaklı Street



Figure 3.46: Proposals for Yerkapı Urban Design Project and Yokuş Street Regulation / Rehabilitation Project (2009) (source: Bursa Büyükşehir Belediyesi 2009 yılı faaliyet raporu, s.201)

⁶⁵⁸ BKTVKK: 6589 / 25.02.2011

⁶⁵⁹ BKTVKK: 5508 / 20.02.2010



(a)



(b)



(c)

Figure 3.47: Examples for Street Faade Rehabilitation Applications in Historic City Center of Bursa (2010) (a) Atatürk Street (b) Şehreküstü Street (c) Cumhuriyet Street

The new constructions in the vicinity of the monumental buildings Kapalıçarşı and Bezzastan, which were illegal or incompatible with the historic tissue, were recorded in the reports taken by the experts of the Council, in this respect necessary measures were tried to be taken. For instance, it was revealed in one of these reports that, in the borders of the

Kapalı Çarşı and Bezzastan locality urban site, the wall adjacent to a registered building lot was illegally removed in order to expand the space⁶⁶⁰ and in this concern legal investigation was decided to be started about the perpetrators who made this implementation and those who were responsible from it⁶⁶¹. In the same year, a decision considering the removal of the sign board additions on the facades of the shops in and around Kapalıçarşı, which were found ‘incompatible’ with the historic tissue was also taken⁶⁶².

While the project works concerning the rehabilitation of the facades, oriented towards the important streets of the city were in progress under the leadership of the Metropolitan Municipality of Bursa,, within the scope of this project, the implementations including the simple maintenance and repair of the facades, removal of the signboards in the upstairs, adjusting the sign boards in the ground floors in a uniform size and implementations related to the external units of the air-conditioners were targeted. It was stated in the related documents that, among the implementations, which were prepared for these purposes, the rehabilitation projects prepared for the Osmangazi Provincial Administration Office, the Ataturk Street, Cumhuriyet Street, Old Tekel (Regie) Region, Şehreküstü Street, Osmangazi Street, Yahşibey Street and Murad II Street were finalized within 2010; while those prepared for the Altıparmak Street, Kavaklı Street and Kurtuluş Street were in progress⁶⁶³ **(Figure 3.47).**

⁶⁶⁰ These type of implementations which are observed in a supplementary report of a decision dated to 2012 and in the building lots which faces towards the Kapalıçarşı were declared as illegal constructional and physical implementations contradicting with the articles 9th and 57th of the Law no: 2863, and the legal proceeding was demanded to be opened against whoever responsible. (BKT VKK: 430 / 22.02.2012).

⁶⁶¹ BKT VKK: (1) 5722 / 07.05.2010 ; (2) 430 / 22.02.2012

⁶⁶² BKT VKK: 6042 / 13.08.2010

⁶⁶³ The Metropolitan Municipality of Bursa, 2010 Activity Reports, p. 188.

Within the extent of the facade rehabilitation activities realized alongside the Ataturk Street, it was aimed to provide a identical appearance to the whole street starting from Çakır Bath to the beginning of the Inonu Street, via cleaning the facades of the buildings, removal of the air-conditioners, dealing with the roofs, replacing the glasses and timber frames of the shop windows, maintenance-repair of the plasters of the buildings and removal of the sign boards⁶⁶⁴.

With the same purpose, similar regulation and rehabilitation implementations were conducted on the facades of the all buildings located alongside the Cumhuriyet Street passing through the Hanlar District.

The street rehabilitation projects mentioned in the year 2012 activity report are as following:

1. Cumhuriyet Street, Facade Rehabilitation and Street Regularization Project

Within the range of this project, 120 buildings located on the Cumhuriyet Street were intervened. While these intervention methods were different for each building and in general they included the removal of air-conditioners and sign boards on the external facades and replacement of windows and window frames with thermal insulating new models in accordance with the project⁶⁶⁵. Removed air-conditioners were concealed in ‘Air-Conditioner

⁶⁶⁴ The Metropolitan Municipality of Bursa, 2011 Activity Reports, p. 148.

⁶⁶⁵ “...The Facades made up of travertine were renewed by replacing the broken travertine pieces and cleaning with a special technique. Tessera facades, on the other hand, were protected by 5 cm thick XPS jacketing application and the heat insulation problem was solved. After that the application was finished with plaster and rough paint. After the window frames were replaced and the window sills were renewed following the XPS jacketing, the buildings took their final form...” The Metropolitan Municipality of Bursa, 2012 Activity Reports, p. 178.

Cover-Up Containers'⁶⁶⁶ placed on the 1st floor level of the facades. The “Air-Conditioner Cover-Up Container-Fully Automatic Remote Controlled Shutter-Wooden Panels” were produced from single wooden material to provide uniformity in appearance.

2. Altıparmak Street, Facade Rehabilitation and Street Regularization Project

Within the scope of the project, which was realized by the Metropolitan Municipality of Bursa, implementations were held on 116 buildings⁶⁶⁷, 49 of which were located inside the borders of the urban site and 17 were registered, located in the area starting from Stadium Junction in the west stretching to the Cemal Nadir's relief in the east. In addition to the facade arrangements⁶⁶⁸ which were dominated by the implementations of uniform window framing and air-conditioner containers, certain plots (in front of Arap Şükrü, junction of the Altıparmak Street and Kanara Street, junction of the Altıparmak Street and Gençler Street) were designated as sitting areas.

3. Şehreküstü Street Facade Rehabilitation Project

Preparation of the survey and rehabilitation project intended for 18 buildings, 4 of which were registered examples of civil architecture and 1 is a registered

⁶⁶⁶ While these containers were steel construction covered with 'Ireko' brand wooden panels, the window frames of the shops in the ground floors were covered with 1st quality wooden planks.

⁶⁶⁷ These buildings serves the functions of shops, restaurant, kiosks, movie theatres, passageways, public buildings, and houses.

⁶⁶⁸ According to these implementations, following decisions were made: painting all the facades, removal of later additions and coverings, replacement of the window and door frames with the material and typology, used most frequently, application of mentioned frames and precasted covering until the elevation of 6.50 m (Ground floor + 1st floor) which were approved as commercial floors, the removal of shop windows and sign boards on higher floors, the production of the signboards in accordance with the typology, material and size detailed in the approved project, and concealing the external units of air-conditioners in the containers mentioned in the project.

monument, facing towards the Şehreküstü Street were completed, the approval of the Council were received and implementation of the project was started.

4. Old Tekel (Regie) Area Facade Rehabilitation Project

Preparation of the survey and rehabilitation project intended for 204 buildings, 10 of which were registered examples of civil architecture and 1 is a registered monument, located in the area between Cumhuriyet Street and Demirciler Street and having facades that were oriented to the streets⁶⁶⁹ were completed, the approval of the Council were received and implementation of the project was started.

5. Yahşibey Street Facade Rehabilitation Project

6. Kavaklı-Yokuş Streets Facade Rehabilitation Projects

Within the scope of the rehabilitation projects belonging to the Kavaklı and Osmangazi Street, where in addition to two-way traffic, a dense pedestrian circulation is seen, 39 buildings, 12 of which were registered examples of civil architecture, and the garden walls of certain registered monumental buildings on the Kavaklı Street and 19 buildings, 14 of which were registered, and the garden walls of certain registered monumental buildings on the Osmangazi Streets were intervened. Besides, the public square design covering the area between the double city walls in the end of the Kavaklı Street and underground water depot of BUSKİ (Bursa Water and Sewerage Administration) was also included in this project.

In order to provide the city aesthetics, the applications of removal or concealment of the external units of the air-conditioners, standardization of

⁶⁶⁹ These avenues and streets were named as the Cumhuriyet Street, the Old Tekel Area; Demirciler Street, Yiğit Köhne Street, Tamburacılar Street, Batpazarı Street, Sütçü Aralığı Street, Aydoğdu Street, Kayhan Boğazı Street, İnönü Street, Davutpaşa Street, Satıcılar Street, and Hurdacılar Street in the project.

the sign boards, replacement of window and door frames and facade panels, addition of receptacles on the facades, and necessary improvements of plaster and wall paints were planned. For the common use of inhabitants, public area designs were prepared and urban furnitures, armatures, lighting elements and vehicle and pedestrian ways were designed for the areas within the borders of the project.

7. Murat II Street Facade Rehabilitation Project

8. Yıldırım-Kurtuluş Street Facade Rehabilitation Project

The project which covers the simple repair and maintenance of the facades looking towards the street, removal of the signboards in the upperstairs, standardization of the signboards in the ground floors and applications related to the external units of the air-conditioners was configured to be realized in two stages.

Universality in Conservation and Renovation Activities

Within the framework of the decisions taken in the 2009 Congress of Geographical Information Sytems, which the Metropolitan Municipality of Bursa, Directorate of Geographical Information Sytems Division attended with two proceedings, Turkey's GIS data configuration was considered necessary to be synchronized with the international common language. For this purpose, solution of the complexity in the GIS caused by its use by different disciplines and attempts for establishment of the authorised 'Institute of Geographical Information Sytems' which would also have research and development facilities were requested. Besides, a project which would enable the common use of GIS by different institutions in international scale was decided to be prepared immediately.

Among the European Union (EU) projects dated to 2009, the application folder for membership to the '**World Union of Cities with Castles**' was approved by the Presidency of the union located in the United Kingdom and

the application folder prepared for the **membership to the Wold Union of Historic Cities** was submitted to the union headquarters in Japan.

Additionally, within the scope of the **‘Bursa Urban Culture and Urbanity (Our City is Our Future) Project’**, in order to increase the awareness about the historic environment, cultural travels and seminars were offered for primary and high school students and teachers. One of these was, the “Meeting of Cultures” which was held between August 20th-26th 2009 for the youth of Sarajevo and Bursa interact with each other and informed about their culture. After that, in this respect, within the scope of the revision works of the “Brand City Bursa Action Plan” submitted to the Ministry of Culture and Tourism, the projects named ‘4 Season Bursa’ and ‘I am proud of Bursa’ were prepared too⁶⁷⁰.

One of the activities dated to 2011 of the Metropolitan Municipality of Bursa, Directorate of Division of the Historic and Cultural Heritage, was the **publications prepared and printed for the conservation of cultural properties**. Accordingly, for the registered buildings within the borders of the Metropolitan Municipality of Bursa, the book titled as “Bursa Cultural Inventory: The Monumental Buildings” was published, while the inventory study on the gravestones located in the 158 historic cemeteries and hazires was published under the title of “Bursa’s Historic Gravestones-Hazires of Bursa”.

As a part of the works related to Bursa’s candidacy to UNESCO World Heritage List, ‘Hanlar District Concept Project’ was prepared by again the Metropolitan Municipality of Bursa. Within the scope of the project, for the purpose of introducing Hanlar District in narional and international circles, a 1/500 scale model of the Hanlar District was prepared and utilized in certain

⁶⁷⁰ The Metropolitan Municipality of Bursa, 2009 Activity Reports, p. 132.

national and international fairs and exhibited in Merinos Atatürk Cultural and Convention Centre West Gate Entrance throughout 2011 (**Figure 3.48**).

During 2011, the infrastructure works for the Metropolitan Municipality of Bursa Geographical Information Systems were extended, the 1/1000 scale master plans and cadastral maps, the geographical studies of which had been completed, were conveyed to the format⁶⁷¹. All the data related to the Bursa city borders were converted to ArcGIS data format in 1/100.000 scale with digital base. Again in this concern, Bursa City Guide⁶⁷² which was prepared by the Directorate of the Geographical Information Systems, was updated and all data were reformatted by using the “City Surf” software in order to be observed 3 dimensionally through the internet and enhanced with high resolution satellite images, land models and vectoral data such as building, road, building lot belonging to the city to be shared in dijital media for further analyses.

Meanwhile, one of the most important activities for conservation and revival of the historic and cultural properties of the city, UNESCO World Heritage List Candidacy Application Folder and Management Plan preparation works were brought to the final phase. In this respect, the “Candidacy Application Folder” titled as “Bursa and Cumalıkızık: The Rise of the Ottoman Empire” and “Preliminary Management Plan” in its appendix⁶⁷³, were submitted first

⁶⁷¹ The Metropolitan Municipality of Bursa, 2011 Activity Reports, p. 44.

⁶⁷² Bursa City Guide, which was prepared during the mayorship of Hikmet Şahin (2004-2009) by the Metropolitan Municipality of Bursa, the Directorate of the Division of the Geographical Information Systems and printed by BURFAŞ in February 2005 is accessible through the internet address of the Metropolitan Municipality of Bursa: www.bursa.bld.gov.tr.

⁶⁷³This “Management Plan”, which was prepared in accordance with the revisions of the “Management Plan” of the historic sites of “Bursa Hanlar District (Orhan Gazi Külliye and its Vicinity), Sultan Külliyesi (Hüdavendigâr, Yıldırım, Yeşil, Muradiye) and Cumalıkızık Village” proposed by the Advisory Board and Coordination and Supervisory Board, was approved and took effect on June 6th 2013 in line with the concernin legislation and approved

to UNESCO World Heritage Centre and than to ICOMOS (International Council of Monuments and Sites) in 2013 for evaluation of the experts⁶⁷⁴.

In the Strategy Assessment Meetings organized by Bursa Site Chairmanship⁶⁷⁵ in May and June 2012, by establishing a consensus with contributive approach, the opinions of all the stakeholders about Bursa's Candidate Sites for the "UNESCO World Heritage List" were received and targets and strategies in this perspective were determined. Finally, while Bursa became one of the two candidates of Turkey for the UNESCO World Heritage List of 2014, in continuation of this process, as a result of the meetings and on-site investigations of the International Council of Monuments and Sites (ICOMOS), 'Bursa Hanlar District, Sultan Kulliyes and Cumalıkızık Village' were included in the UNESCO World Heritage List in the UNESCO World Heritage Committee Meeting, in Doha, Qatar in June 2014.

Besides, certain activities were held within the scope of the "European Heritage Days Project", which was operated in collaboration of the Directorate of the Division of Tourism and the Directorate of the Division of Studies and Projects to contribute to the course of candidacy to UNESCO World Heritage List in terms of the introduction of Bursa⁶⁷⁶.

by the decision of the Council of the Metropolitan Municipality of Bursa no: 866 on July 18th 2013.

⁶⁷⁴ This preliminary management plan was submitted to the UNESCO World Heritage Centre and on February 1st 2013 and after it was declared to be in line with all the requirements, delivered to (International Council of Monuments and Sites) on March 1st 2013.

⁶⁷⁵ Bursa Site Chairmanship (Management Unit) members in 2013; **Bursa Site Chairman:** Prof.Dr. Neslihan DOSTOĞLU ; **The Coordinator of Bursa Site Chairmanship:** Birben DURMAÇALIŞ ; **Bursa Site Chairmanship Working TEAM:** Ahmet GÜLER, Ayten BAŞDEMİR, Eser ÇALIKUŞU, Esra ÇOBANOĞLU (2013)

⁶⁷⁶ The Metropolitan Municipality of Bursa, 2012 Activity Reports, p. 124.



Figure 3.48: Studies on Process of Nomination for UNESCO World Heritage List (2011)
(source: <http://alanbaskanligi.bursa.bel.tr/fotograf-arsivi/>)

Within the scope of the “Silk Road Travel”, which was one of the preliminary activities of the İstanbul - Gyeongju World Cultural Expo 2013 organization, the Governorate of Bursa hosted 25 visitors together with the Municipality of Mudanya, and organized 3 day tour to İznik and Cumalıkızık.



KUÇ ÖZELLİKLERİ:

Turizm dengesi noktaları 4 adet			
Tarihî kent merkezindeki hizmetler 3 yerli, toplam 13000 adet			
Yerel yönetimlere tabi hizmetler 80 adet			
Bina bilgilendirme tabelaları 300 adet			
Bina ihtiyacı 300 adet			

İzmir'de Turizm Altyapısının İyileştirilmesi Projesi - BEBKA

Figure 3.49: The Project for Improvement of Tourism Infrastructure in the Historic City Centre (2013)

Within the scope of the European Union Projects of 2012, in addition to the activities related to the “World Union of Cities with Castles”, the efforts of candidacy to the UNESCO World Heritage List extended, an itinerary map were prepared for the steps to be taken in the concern of the Historic Hanlar District and Cumalıkızık to be nominated in the World Heritage List, relevant documents were translated, and communications with stakeholders were held. Additionally, “Bursa Urban Furnitures National Project Competition”⁶⁷⁷ and “Orhangazi Square Urban Design Project Competition” were also continued in this phase.

A mobile application was created for the purpose of providing the native and foreigner tourists visiting or planning to visit Bursa with itineraries prepared by the experts for travelling historic, cultural places and natural beauties of the city, and offering information in two languages about the places that they visit (Turkish and English) they can check while travelling, as well as the information about important spots such as the nearest hotels, restaurants, banks, hospitals, police station that they can easily reach via their Android OS based smart phones and tablet computers.

Following the signing of the protocol between the BEBKA (Bursa Bilecik Eskişehir Development Agency) and the Metropolitan Municipality of Bursa under the title of “The Project for Improvement of Tourism Infrastructure in the Historic City Centre” prepared by the Metropolitan Municipality of Bursa Directorate of the Division of Studies and Projects (Figure 3.49), the activities related to the “Bursa 3 Dimensional Mobile Tourism Atlas Multimedia Project” (**Figure 3.50**), which was created within the scope of the “BEBKA Financial Support Program Year 2012”, were started. In this respect, in 90

⁶⁷⁷ For the design of the urban furnitures, which will ease the life of the people in public areas, safe, ergonomic, aesthetical, hygienic, environment friendly, compatible with the character of the city and be harmonious with the other urban armatures, in the historic city centre of Bursa, tarihi kent merkezinde, to be used in the historic pedestrian axis from Çekirge to Emirsultan, the preliminary works of a competition was started and the jury was defined.

locations direction boards and city maps, in 300 locations information and building title boards tourist information centres, pliable hand maps, and consultation centres increasing the recognisability of the historic character of the city are planned to be created⁶⁷⁸.

For the purpose of improving the audio-visual elements belonging to the places included in this project, retrieving the digital photographs of around 100 historic and/or cultural place, preparation and editing of introductory texts, translation and vocalization of the introductory texts, provision of 360 degree panoramic photographs and video images of 10 locations and finally the logo design for the mobile application to be used in the orientation activities were targeted⁶⁷⁹.

The software configuration of the project is being developed on the City Surf platform, and for creating the content of the mobile tourism atlas, building 3 dimensional models, taking the photographs and video images, preparation of the introductory texts and vocalization and translation of these introductory texts into English and Arabic of the places included in the project were also planned. With these two projects, which will contribute to tourism in technological means, the cultural properties in Bursa will be introduced universally and the public consent will be established.

Meanwhile, with respect to the ‘Contract for Operation of the Buildings and Facilities existed in the Congress Centre, Sports Facilities, Excursion Areas and Prayer Hall located in the 2nd Development Region inside the Borders of Mt Uludağ National Park’ signed between the Metropolitan Municipality of Bursa and the Ministry of Forestry and Water Affairs, all the necessary implementary projects related to ‘the Congress Centre, Parkin Garage, Prayer

⁶⁷⁸ The Metropolitan Municipality of Bursa, 2013 Activity Reports, p. 167.

⁶⁷⁹ As mentioned in the Metropolitan Municipality of Bursa, 2013 Activity Reports, all of these project works were expected to be completed in the June 2014.

Hall, Excursion Area Project’ to be established in the 2nd Development Region in Mt. Uludağ National Park were started to be prepared⁶⁸⁰.



Figure 3.50: Bursa 3 Dimensional Mobile Tourism Atlas Multimedia Project (2013-2014)

Again in the same phase, within the scope of a project launched in collaboration of the Ministry of Culture and Tourism and the Metropolitan Municipality of Bursa, ‘the Historic Heritage Information System’ of Bursa

⁶⁸⁰ The Metropolitan Municipality of Bursa, 2013 Activity Reports, p. 153.

was started to be built. Setting up of the historic heritage information system was aimed for providing coordination between the institutions, standardization of the data, followability of the restoration and conservation activities as well as infrastructure and transportation projects held by different institutions (displaying of the current projects, planned projects, project proposals and staging) on the interactive map and establishment of a common data base by using GIS.

Within this framework, a software which enabled access to the relational GIS based databank of all geographical and verbal information and documents (registration decisions, licence status, historic background, construction status, property status and etc.) related to immovable cultural properties and urban sites (the candidate sites for the UNESCO World Heritage Sites were selected as testing ground), and a web interface, through which aforementioned data can be updated by the stakeholder institutions and become accessible to the citizens were built.



Figure 3.51: The ring-road of ‘T1 Tramline: Central Bus Terminal-Heykel’ (<http://projeler.bursa.bel.tr/>)

In order to reduce the vehicle traffic in the historic city centre and ease the pedestrian access, tramline road and junction regularization projects were

prepared⁶⁸¹ (**Figure 3.51**) (**Figure 3.52**). In this respect, T1 Tramline Road and Junction Regularization Project, which was designed to encircle the historic city centre with a ringroad 6.5 km long from the Central Bus Terminal and the Ataturk Street, was completed and started to service in October 12th 2013.

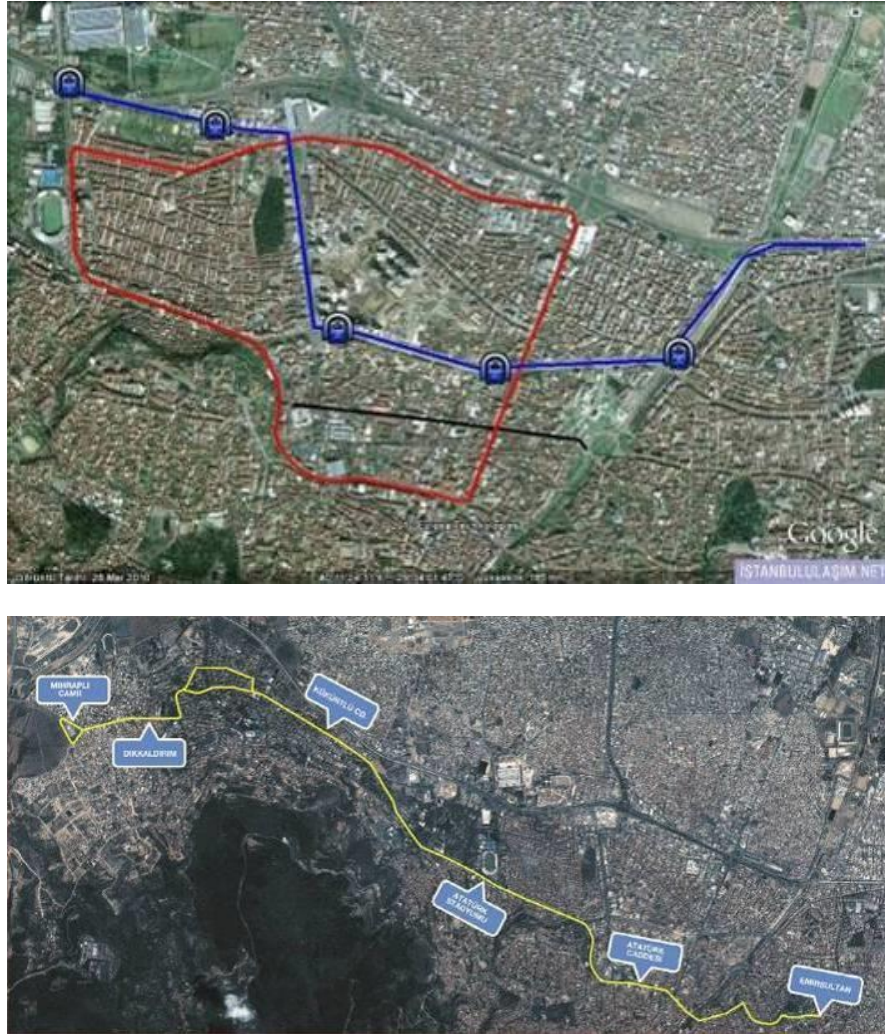


Figure 3.52: The other ring road proposals for transportation from Yıldırım to Çekirge Districts (<http://projeler.bursa.bel.tr/>)

⁶⁸¹ The Metropolitan Municipality of Bursa, 2013 Activity Reports, p. 204.

The conservation activities of the Metropolitan Municipality of Bursa in 2013 were in both single building and area scales. As deduced from the annual activity reports, these activities were mentioned as;

- Çandarlı İbrahim Paşa Bath⁶⁸² (Hisar), Cık Cık (Waifs) Bath (Çekirge), İncirli Bath and the nearby example of the civil architecture (Yıldırım) restoration applications.
- Implementations related to the Reyhanpaşa Bath Restoration Project (Reyhan) and the Kiremitçi Sinan Bey Mosque Restoration Project (Doğanbey) prepared for commercial purposes, Açık Namazgah (Open Prayer Hall) Restoration Project and Açık Namazgah and Park Landscape Design Project
- Estimation and simple maintenance and repair implementations for around 70 historic cemeteries and hazires around the city
- Murat 1st (Çekirge) and Yıldırım Külliyes landscape design projects.
- Maintenance-repair and restoration implementations intended for the historic fountains and defined examples of civil architecture⁶⁸³
- Activities related to the implementation of the approved restoration project belonging to the 12 tombs located in the Muradiye Külliye⁶⁸⁴

⁶⁸² The Bath, which is located in the garden of the Tophane Vocational Highschool of Industry, was planned to be restored as a ‘Cultural Centre’ to be used by the school.

⁶⁸³ The examples of civil architecture were mentioned as Çalgıcı Mektebi with the inventory no: 72, the example of civil architecture with the inventory no: 930 and the example of civil architecture near Tekke-i Cedid Mosque.

⁶⁸⁴ In addition to the architectural projects produced within the scope of the protocol signed between the Regional Directorate of Pious Foundations and the Metropolitan Municipality

- Implementation of ‘Facade rehabilitation’ and ‘roof / superstructure improvement’ projects prepared for Kapalıçarşı and Gelincikler ve Sahaflar Souqs (Hanlar) Bursa Boys Highschool⁶⁸⁵ Sports Hall (Maksem), Maksem Mint building, Yahudilik Synagogue Survey, Ertuğrul Bey Mosque Public Square Design, Tatarlar Mosque Landscape Design, Emir Sultan Külliye Landscape Design, Simple Repair Application the Municipality Health Services building.

of Bursa, the implementation report prepared by Istanbul Centre of Restoration and Conservation was approved and started to be implemented.

⁶⁸⁵ The Boys’ Highschool was started to be built in the reign of Sultan Abdülhamid II, and could be completed with the efforts of Mahmut Celaleddin Paşa, the Governor of Bursa at that peri

CHAPTER 4

ASSESSMENT OF CONSERVATION ACTIVITIES IN BURSA: 1955-2014

Bursa, stretching from the northern slopes of Uludağ, has a special geographical setting composed of creeks and streams flowing in a dynamic topography. The three rivers⁶⁸⁶ that start from Uludağ and flow in north-south direction towards Bursa plain divide the city into four main districts⁶⁸⁷ in east-west axis. Çekirge District located between Nilüfer Stream and Muradiye District in the western end of the city, has started to lose its rural character by the beginning of the 20th century and embedded to city centre together with Hudavendigar Kulliyeye and neighbourhoods nearby. Thus, with the oldest settlement **Hisar** District and **the city walls surrounding it, the commercial centre** in the north and the neighbourhoods placed between the Sultan Kulliyeye, **Bursa** could protect its identity as an Ottoman city from the 14th century till the 20th century.

Due to construction of new public and industrial buildings towards the north of the historic centre after the declaration of the Republic, the borders of the city extended to the Ankara-İzmir motorway in the north. Despite of this expansion from the city's historic centre through the plain, that the Ottoman urban character of Bursa survived until 1950s can be evidenced with the aerial

⁶⁸⁶ These streams are from east to west Gökdere, Cilimboz and Nilüfer streams.

⁶⁸⁷ According to Abacı (2005: 90-91) these four regions are: (1) The area between the Yıldırım Kulliyeye and Işıklar Highschool and the cliffs to the south (2) Yeşil Kulliyeye nearby settlement (3) the area formed by the Great Mosque (Ulucami) in the centre of the city and surrounding hans and Hisar District within the Citadel walls (4) Muradiye, which is separated from the Hisariçi locality with Cilimboz stream.

photo from 1943 (**Figure 4.1**). The intense domestic migration movements and population increase in 1970s caused transformations in the physical and social structures of the city. The works held under the control of the local authorities in 1980s for conservation of the historic centre within the scope of a plan were enhanced by the support of the community in late 1990s. After 2004, following the new regulations made in the conservation legislation, plans and projects for extensive transformation and renovation in Bursa city centre were prepared and implemented faster than before.

In this chapter, the situation of the conservation of the cultural properties in Bursa, which has historical importance for being the first capitol of Ottomans as well as having various culture layers, is evaluated. For this purpose, the conservation activities and local conservation approaches, which are portrayed chronologically in the previous chapter, are here described in three main phases (**Table 4.1**) (**Figure 4.2**)

First of all, the restoration projects and registration decisions, which exemplify the implementation of central decisions in local level, from 19to 1987 belonging to monumental buildings are evaluated. Later, under the title of localization and contributive conservation, planned conservation works in sites in the historic city centre held after the establishment of Bursa Regional Board for the Conservation of Cultural and Natural Properties (BKTVKBK) in 1987 are mentioned together with the examples of contributive approaches of relevant institutions as well as the community and local authorities. While this evaluation on the phase of 20 years between 1987 and 2007 is being made, the actors and events that left their mark on the conservation history of Bursa are emphasised.

Finally, the implementations that took place between 2007 and 2014, which exhibit the negative effects of the neoliberal politics in historic city centres in modern Turkey are explained. In this part, landscape designing, street rehabilitation, urban planning and urban transformation projects are

evaluated. In the last chapter, which is titled as the transformation in conservation, in addition to planning works in area scale, fake or pseudo restorations, that is, the consolidation or reconstruction of historic buildings are considered.

Therefore, in this chapter, a general evaluation on the effects of all these conservation activities on the historic city centre of Bursa is intended. In this evaluation, the information on the type of the implementations, their quantity and geographical distribution and the actors of this course is given. In order to do that, information was retrieved through the examination of both the decisions of Conservation Council and literature review. However, since on-site assessment works for the quality of these conservation implementations could not be held within the scope of this thesis study, the evaluations on the situation of the conservation implementations as well as how adequate the cultural properties were conserved in Bursa were made only by the aid of the decisions of Conservation Council and literature review⁶⁸⁸.

4.1 Implementation of Central Decisions at Local Level: 1955-1987

This chapter mentions the conservation works that took place between 1955 and 1987, a phase prior to the start of official conservation works started in Bursa. This ‘calm period’ which includes registration activities in addition to the single building repairs and restorations, is examined together with the ‘transition period’ that includes the preparations before the production of new conservation development plans.

⁶⁸⁸ This type of researches on the quality of implementations are planned to be made in future under the light of the information retrieved in the course of this thesis.

Table 4.1: Three Phases of Conservation Applications in Bursa

1 st phase: 1955-1987	CENTRAL DECISIONs & LOCAL APPLICATIONs	First Reconstructions demanding to GEEAYK (central) decision
		First Listing Decisions
		Transition to First Conservation Plan decisions
2 nd phase: 1987-2007	LOCALIZATION & PARTICIPATION in CONSERVATION APPLICATIONs	Approval & Application of Comprehensive Conservation Development Plans
		Localization effect into Conservation Development Plans
		Participation & Collaboration of Local Authorities, Universities, NGOs & Citizens into process of Conservation Applications
3 rd phase: 2007-2014	METAMORPHOSIS in CONSERVATION APPROACHES	Dominance of Local Authorities (Municipalities) in Conservation Project Preparations & Applications
		Change & Regeneration within Conservation Areas
		New Urban Design Proposals & Applications within Conservation Areas
		Arise of Reconstructions & Pseudo Restorations

Therefore, the implementation of the conservation decisions made centrally by the High Council (GEEAYK), which was established for the purpose of making decisions about repair, maintenance, restoration and reuse of cultural properties, in Bursa is evaluated in terms of quality and extent. For this reason, this part examines the phase between 1955, when the first decision on the conservation of cultural properties in Bursa was made by GEEAYK, and 1987, when the Bursa Regional Conservation Council (BKTVKBK) was established.

4.1.1. The First Repairs and Reconstructions

Within the scope of Westernization movements in Ottoman Empire from the end of 19th century till the declaration of the Republic, the opening of new roads / axes⁶⁸⁹ damaged the integrity of the historic city centre and caused many monumental buildings collapse. For example, the Yeni Galle Pazarı Han, one of the classical Ottoman hans located at the corner of Cumhuriyet and İnönü Streets was divided into two parts, its integrity was broken and in time, it was discarded from the city plans and maps and became abandoned. The physical change that the Han had witnessed together with surrounding traditional buildings was reflected upon the spatial use, evacuated rooms of the Han and the houses were converted to shops and warehouses.

Yet, not all the monumental buildings suffered the same fate; majority of the buildings that were partially damaged or disappeared due to various reasons following the Fire of 1855 were repaired, and in certain cases reconstructed.

⁶⁸⁹ These axes built in an extended area covering the historic commercial centre are: İnönü Street, Cumhuriyet Street, Fevzi Çakmak Street, Maksem Street, Altıparmak Street and Çekirge Street.

The studies⁶⁹⁰ produced in almost 100 years between 1862 and 1958 for documenting the cultural properties and historic city fabric in Bursa offer an important groundwork for the restoration activities took place between 1955 and 1964. The first examples of the implementation of the centrally made decisions on the repair and/or reuse of monumental buildings in Bursa at local level are seen in this period of 10 years.

The majority of the first GEEAYK decisions about Bursa from 1955 are related to the restoration of shops, Hans and markets, particularly the Bezzastan of Yıldırım Bayezid and historic Kapalı Çarşı. In this implementations which were realized under the lead of the General Directorate of Pious Foundations and architect Ali Saim Ülgen, removal of additions around Bezzastan to expose the buildings and repair of shop facades with original material were intended⁶⁹¹.

The ‘Çarşı Fire’ of 1958 played an important role in the planning of restoration and conservation interventions in the historic commercial centre. In the new city plan⁶⁹² (a.k.a., the Piccinato Plan) that was prepared in order to contribute to the redevelopment of the area, which was damaged heavily after the fire, proposals for the revival of the historic urban fabric of Bursa and restoration of the historic buildings were made.

⁶⁹⁰ As mentioned previously in chapter 2.1., 2.2., 2.3.ve 3.1., the most prominent of these documentation works were: (1) 1862 Suphi Bey Map, (2) 1922 Bursa Map, (3) 1946-1952 Sedat Çetintaş measured drawings, (4) 1958 Albert Gabriel city plan. As a result of these works, both area and building scale documentation of the situation of Bursa between the end of 19th century and 20th century was obtained.

⁶⁹¹ GEEAYK : 371 / 23.04.1955

⁶⁹² This plan also known as Piccinato Plan was prepared by the Bank of Provinces Directorate of Planning, Italian architect Luigi Piccinato and inspecting architect Emin Canpolat between 1958 and 1960 (Vural, 2000); (Dostoğlu and Vural, 2002); (Bağbancı, 2008).

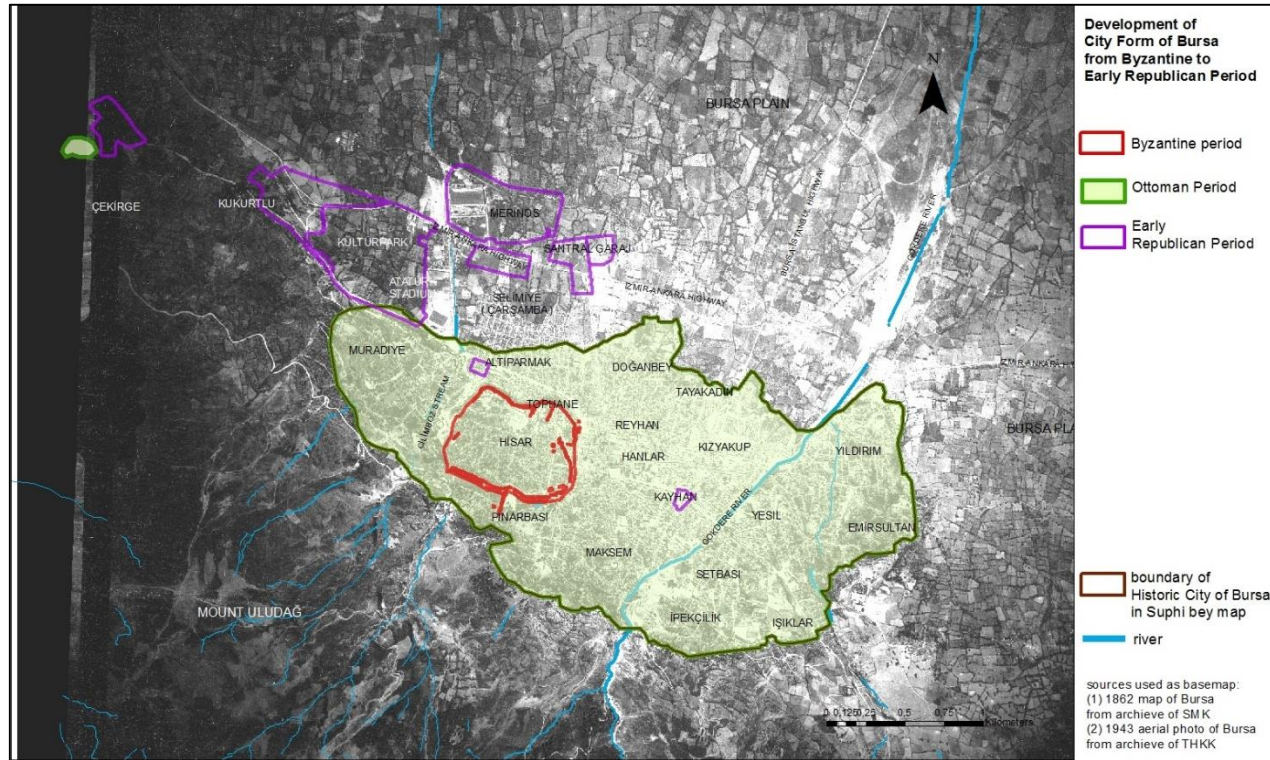


Figure 4.1: Development of City Form of Bursa from Byzantine to Early Republican Period

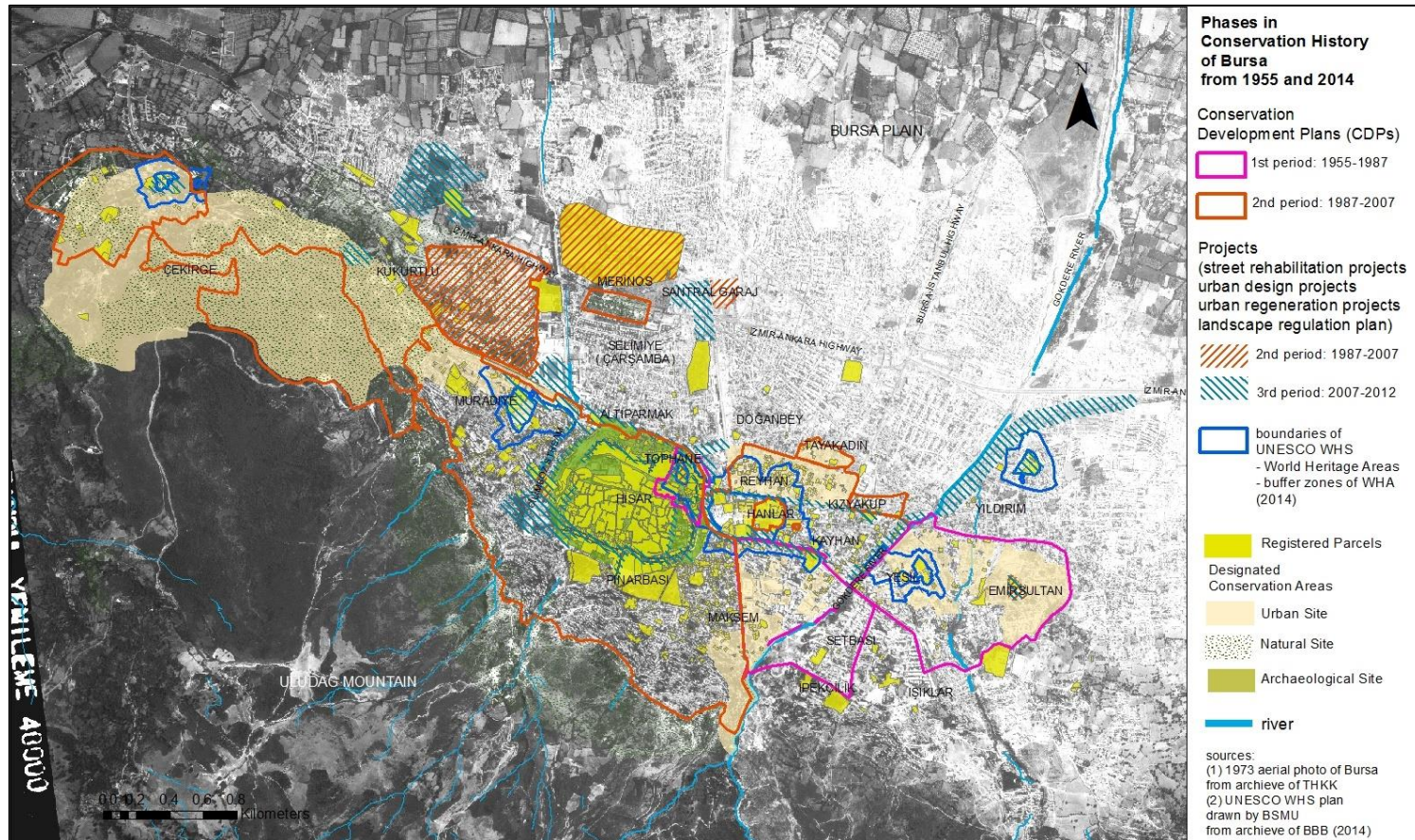


Figure 4.2: Three Phases in Conservation History of Bursa 1955-2014

In fact, in harmony with this plan, the Hans, baths, bazaars and sho⁶⁹³ were consolidated with ‘reinforced concrete’⁶⁹⁴, the ‘modern’ technique of the phase; Kapalı Çarşı was covered with a new gable roof made of wood that is designed by Piccinato himself, instead of traditional vaulting⁶⁹⁵ (Figure 4.3). Therefore, a new step was taken in the conversation history of Bursa in 1960; a collaborative approach between conservation and planning works was started to be established.

Another remarkable point here is that the first registration decisions belonging to these monumental buildings, which were exposed to reconstruction implementations in the beginning of 1960s, are dated to the years of 1977 and 1986⁶⁹⁶. This means that Bezzastan, Emirhan, Ulcami and Kapalı Çarşı, which constitute the backbone of the Hanlar District and devastated in the

⁶⁹³ Emir Han, Geyve Han, Arabacılar Han and stables, Kapalıçarşı and shops nearby, Yıldırım Bezzastan, markets; facades of the shops at Kuyumcular, Kavaflar, Harir Hanı streets, İvazpaşa, Demirkapı (Yorgancılar), Gelincik Bazaars, Modern Kapalıçarşı, Sahaflar Bazaar, Sipahiler Bazaar, Piriç Han and nearby shops, the norther courtyard of the Great Mosque and shops facing towards the courtyard, Kapan Han and neighbouring Madrasa, Şengül Bath (GEEAYK: (1) 1408 / 08.10.1960 ; (2) 1579 / 07.05.1961 ; (3) 1908 / 30.09.1962).

⁶⁹⁴ “...removal of upper part of the two piers which were deformed after the repair of Yıldırım Bezzastan, and remaining parts of the dome and arches, which lean on these piers, and reconstruction of them by using reinforced concrete and use of brick and stone as covering, if the upper part of the dome and arches are not plastered, use of stone and brick in covering (*Yıldırım Bedesteni tamiri sonrasında deforme olan iki ayağın, bunlara müstenit kubbe ve kemerlerin mütebaki kısmın üstünün sökölerek betonarme ile yeniden inşa edilip, taş veya tuğla ile kaplanmasına, kubbe ve kemerlerin üstü sıvasız ise tuğla ile kaplanmasına*)...”, (GEEAYK: 970 / 07.07.1958). “...reconstruction of the vault and division walls of the shops; pointed arches in the both sides of the lintel in the old style by using reinforced concrete material (*dükkanların tonoz ve bölme duvarlarının; kirişin iki yanındaki sivri kemerlerin eski üslupta betonarme malzeme ile yeniden yapılmasına*)...”, (GEEAYK: 1296 / 05.03.1960).

⁶⁹⁵ <http://www.btch.org.tr/page/?p=icerik&q=piccinato-butuncul-yaklasim-projesi&id=167>

⁶⁹⁶ According to the registration decisions (GEEAYK: A-625 / 09.07.1977) and (TKTVYK: 1918 / 14.02.1986); the Grear Mosque was registered in 1986, Bezzastan in 1977, Emir Han in 1977, Piriçhan in 1986 and Kapalıçarşı in 1977.

Fire of 1958, were restored and repaired as immediate as possible without paying attention to their registration statuses⁶⁹⁷.

Thus, **the memory value that is created by the togetherness of these buildings, which bear historic, architectural, aesthetical and economic importance in the eye of public, was revived.** In these implementations, which were held with the approval of GEEAYK, reconstruction of terminated buildings according to the old facade and proportion features by using new materials and construction techniques was embraced as the restoration approach of the Republican Bursa and of the period (**Figure 4.4**).

In addition to single building conservation activities, the sensibility towards the conservation of historic sites is remarkable in the development plan decisions prepared by the Italian planner Luigi Piccinato. This plan, which was prepared in 1960, is important for the planning and conservation history of Bursa as it contains provisions that constitute the base for the conservation principles of the master plans prepared in future years. According to Tekeli (2011: 362), Bursa city, which started to grow in the north-south axis following the roads and public buildings constructed in the middle of the 19th century, was redirected to grow in the east-west axis with the Piccinato Plan (1960)⁶⁹⁸. Therefore, through the Plan, the pressures of development were palliated and an approach of conserving the traditional fabric was embraced.

⁶⁹⁷ Concerning decisions: GEEAYK: (1) 371 / 23.04.1955; (2) 387 / 27.05.1955 ; (3) 970 / 07.07.1958 ; (4) 1296 / 05.03.1960 ; (5) 1408 / 08.10.1960 ; (6) 1579 / 07.05.1961 ; (7) 1908 / 30.09.1962 ; (8) 2307 / 15.12.1963 ; (9) 2325 / 25.01.1964. As can be seen here, the restoration project for the conservation and repair of these monuments were endorsed by the GEEAYK decisions before 1974 when the first registration decisions were made.

⁶⁹⁸ According to plan decisions, formation of new urban areas alongside the southern edge of the plains located in the north of the city and therefore expansion of the city in east-west axis were considered.



Figure 4.3: Reconstructions applied after 1958 fire in historic trade center: 1958-1964 (source: Bursa Metropolitan Municipality archive, 2012)



Figure 4.4: Current view of west part of Hanlar District, which was reconstructed in between 1958 and 1960 (2014) (source: <http://alanbaskanligi.bursa.bel.tr/fotograf-arsivi/>)

While only the restoration projects belonging to immovable cultural properties were evaluated by GEEAYK in 1960s, towards the end of 1970s, measured drawings and restitution projects were also required to be prepared and submitted to the approval of the Council, along with restoration projects.

For example, in the Council decision no A-831 of 1977⁶⁹⁹, for the purpose of preparation of a holistic repairment project (extensive repair)⁷⁰⁰, measured drawings documenting the conditions of the shops in the Piriñ Han, İpek Han, Bezzastan, Sipahi Bazaar and İvaz Paşa Bazaar in the vicinity of Kapalı Çarşı were asked to be prepared and submitted to the Council.

In addition to documentation and restoration of immovable properties, these measured drawing projects requested were also used in their reconstruction. For instance, the houses, which were to be affected by the pedestrianization works⁷⁰¹ in and around Yeşil Kulliye in 1982, were registered as ‘the Group III Examples of Civil Architecture’ and then reconstructed according to previously prepared measured drawings and old photographs, so that a general neighbourhood fabric was reproduced, or in other words, ‘copied’. In the next years, in the restoration projects that were prepared according to the street rehabilitation projects and conservation development plans produced for Tophane, Maksem-Hisar-Muradiye, Çekirge and Reyhan-Kayhan-Hanlar Districts, the traditional houses were allowed to be reconstructed⁷⁰² in the genuine plan scheme of traditional houses, elevation and mass with modern

⁶⁹⁹ GEEAYK: A-831 / 14.10.1977.

⁷⁰⁰ ‘These implementations, *‘other than repair and renovation, and based on the measured drawing, restitution and restoration projects, prepared according to the scientific principles’* were defined as ‘extensive repair’ in the ‘Legislation for the Construction Principles and Inspection of the Immovable Cultural Properties that need to be Conserved’ no: 25842 of 11.06.2005.

⁷⁰¹ This implementation was endorsed with the decision of GEEAYK: 13954 / 11.06.1982

⁷⁰² In this type of construction implementations, sometimes only the façade was conserved while different construction and spatial arrangement systems were preferred for interiors. However, since no on-site assessment work was realized within the scope of this study, the buildings and areas that these implementations were conducted were defined according to the information gathered from the Council decisions.

material and building techniques⁷⁰³. Although seem to be a positive attitude for revival of the traditional fabric, this reconstruction act is nothing but the formal imitation of the past.

4.1.2. The First Registrations and Site Declarations

The concept of site (conservation area), which was introduced by the law no: 1710 of 1973 was started to be implemented in Bursa by 1978. While the parcels including immovable properties were registered region by region with the GEEAYK decisions⁷⁰⁴ taken in 1974 and 1977, open areas and built environment were registered as urban, archaeological and natural sites depending on the historic, cultural or natural assets that they contain with another council decision⁷⁰⁵ taken in 1978. Of these sites, which are 14 in total, 2 are archaeological site (AS), 5 are natural sites 8 (NS) and 7 are urban sites (US).

The areas such as Muradiye, Hisar, Maksem, Reyhan, Kayhan, Hanlar, Setbaşı, where the traditional houses are ample and the traditional fabric is intact, were registered as urban sites. The area between the city walls in Hisar District and its close vicinity were defined as 1st and 3rd degree archaeological sites according to the data gathered from excavations.

The open green spaces, which comprise, botanical and animal ecosystems were registered as natural sites. These natural sites most of which are

⁷⁰³ The decisions, which approved this type of implementations: BKTVCBK: (1) 715 / 28.09.1989; (2) 4264 / 10.04.1995; (3) 7246 / 12.06.1999; (4) 6208 / 22.10.2010.

⁷⁰⁴ Related decisions; (1) GEEAYK: 7763 / 19.04.1974 and (2) GEEAYK: A-625 / 09.07.1977

⁷⁰⁵ GEEAYK: 10662 / 13.10.1978

collected in Çekirge, Kükürtlü, Muradiye Districts and the slopes of Uludağ were categorized as 1st, 2nd and 3rd degree natural sites to respond different development demands. On the other hand, the regions between these registered sites, which act as buffer belt were defined as site conservation areas. For instance the hot springs conservation areas within the scope of Çekirge Conservation Development Plan are a collection of buffer belts between previously registered urban and natural sites.

When the registration decisions are examined in terms of quantity; it can be seen that, 577 monuments⁷⁰⁶ in 1974, 496 monuments⁷⁰⁷ in 1977 and 300 monuments⁷⁰⁸ in 1978 were registered. Majority of the single building registrations accumulate in Hisar, Maksem and Muradiye Districts and historic commercial core, while registered sites spread to a large area from Emirsultan Kulliye⁷⁰⁹ in the east to Çekirge-Hudavendigar Kuliye in the west.

One of the most important new legislations, which were introduced by the Law of Conservation of Cultural and Natural Properties⁷¹⁰ no: 2863 of 1983 that is enacted in the period following the Military Coup d'état of 1980, was the expression of “conservation of sufficient number of monuments”⁷¹¹

⁷⁰⁶ Of 577 cultural properties, 406 were registered as Traditional Dwelling (TD) , 123 as monumental building (M), and 48 as archaeological remains (AR).

⁷⁰⁷ 4 Of 496 cultural properties, 352 were registered as Traditional Dwelling (TD), 110 as monumental building (M), and 34 as natural monuments (NM).

⁷⁰⁸ Of 300 cultural properties, 254 were registered as Traditional Dwelling (TD), 37 were monumental building (M), and 9 as as natural monuments (NM).

⁷⁰⁹ While the vicinity of the Emirsultan Kulliye, which comprises the Mosque, Tomb and Imaret was registered as urban site in 1978, the registration of the kulliye buildings as the cultural properties happened in 2011.

⁷¹⁰ The date of approval: 21.07.1983 ; the date of publication in the Official Gazette: 23.07.1983 sayı: 18113.

⁷¹¹ The legal provision of “...Considering the means of the State, registration of adequate number of monuments, which exemplify and reflect the character of the era they belong to, as cultural properties that need to be conserved” (ref. The Law for the Conservation of

recorded in the Law. In the case of Bursa, 313 immovable properties⁷¹², 98 % of which were traditional houses, were deregistered as a result of the decision⁷¹³ no: 1918 of the High Council of the Immovable Cultural and Natural Properties (TKTVYK)⁷¹⁴ taken in 1986 (**Figure 4.5**). This decision was justified as the concerned buildings “have lost their cultural property feature”. This decision, which accelerated the disappearance of many registered buildings, caused the transformation and demise of not only a few historic houses, but an entire neighbourhood that was formed by the coexistence of these houses. In fact, the assessment study⁷¹⁵ held in Bursa’s historic commercial core in 1989 revealed that there was not any cultural property requiring conservation in the deregistered parcels.

Cultural and Natural Properties no: 2863 / 21/7/1983 part 2, Article 7) caused entire transformation and peril of not only a few houses but the entire the traditional fabric, formed by composition of these houses.

⁷¹² Of the deregistered 313 parcels, 285 were traditional Dwellings (TD), 4 were monumental buildings (M), 1 was a natural monument (NM) and 1 was an archaeological remains (AR). The type of cultural property that the other 22 parcel included could not be identified.

⁷¹³ The Decision: TKTVMYK: 1918 / 14.02.1986 ; Council Members that signed the Decision: Karara Chairmen: Prof.Dr.M.Oluş Arık (Undersecretary-*Müsteşar*) - Members: Feridun Akozan - Tahir Aktan - Mehmet Çubuk - Kutlu Emre - Haluk Karamağaralı - Gönül Öney - Yusuf Boysal - Gönül Tankut - Gültekin Özkan (Assistant Undersecretary-*Müsteşar Yardımcısı*) - Nurettin Yardımcı (the General Directorate of Ancient Monuments and Museums-*Eski Eserler ve Müzeler Genel Müdürü*) - Oktay Ataman (General Directorate of Tourism-Turizm Genel Müdürü) - Tankut Ünal (General Directorate of Construction-Yapı İşleri Genel Müdürü) - M.Ali Karadeniz (General Directorate of Forestry-Orman Genel Müdürü) - Leyla Elbruz (General Directorate of Pious Foundations-Vakıflar Genel Müdürü)

⁷¹⁴ This council was responsible from the conservation decisions of cultural properties between 1984 and 1987 before the Bursa Regional Conservation Council was established.

⁷¹⁵ This field survey was realized before the plan revision of 1989 on the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan (1988-1989) that was prepared and endorsed for the conservation of cultural properties.

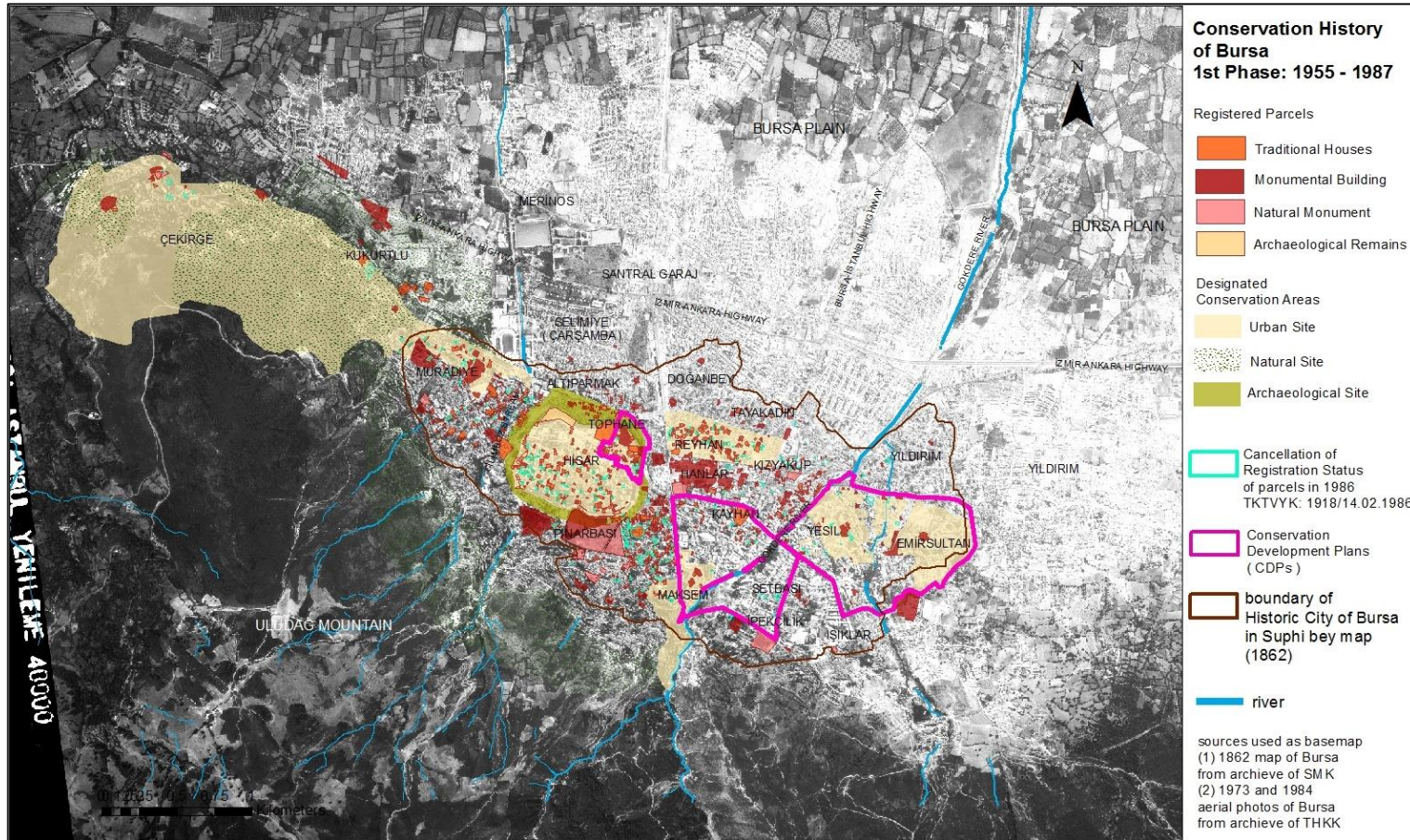


Figure 4.5: 1st Phase in Conservation History of Bursa : 1955-1987

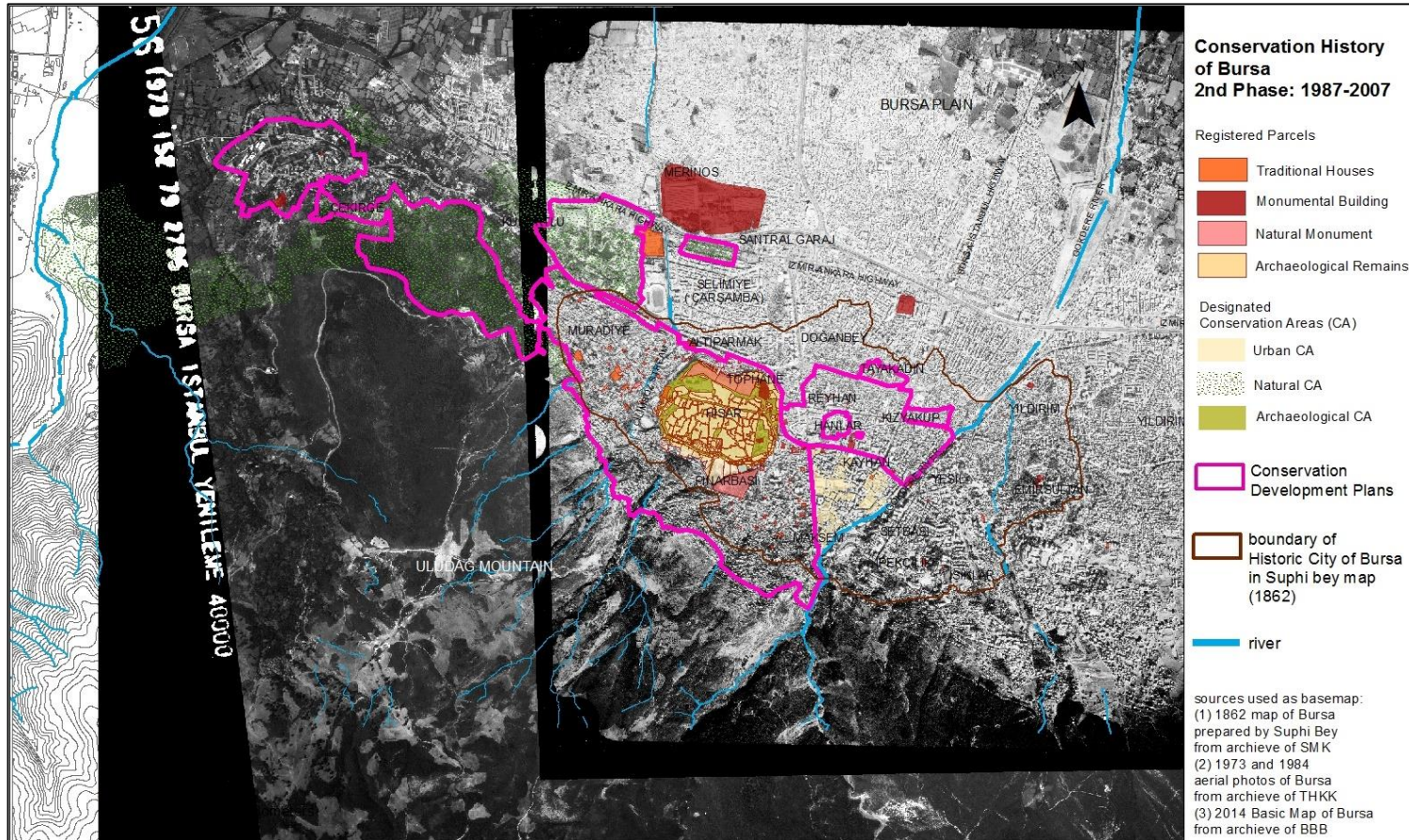


Figure 4.6: 2nd Phase in Conservation History of Bursa: 1987-2007

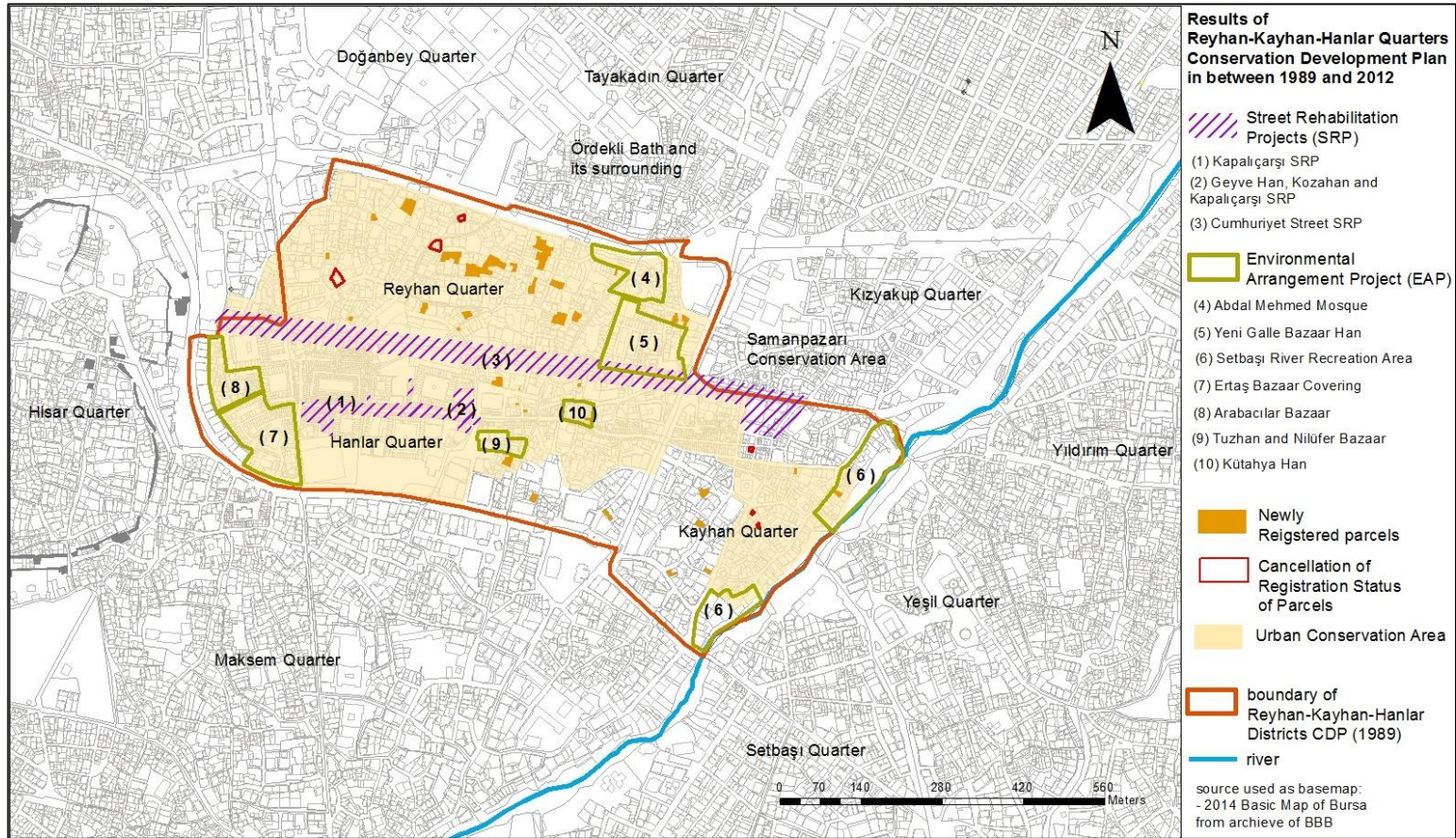


Figure 4.7: Results of Reyhan-Kayhan-Hanlar Quarters Conservation Development Plan 1989-2012

With the same Council decision⁷¹⁶ taken in this year, the immovable properties⁷¹⁷, 85 % of which were registered as monuments, were composed of mosque, tomb, han, baths and madrasa, the open spaces such as the Pınarbaşı and Emirsultan Cemetery and the courtyard of Ulucami (Great Mosque) were included in the registration list as ‘natural monuments’. Çekirge Hot Springs Conservation Areas and cultural properties located in the historic places to the east of Gökdere were also registered for the first time in this year.

The parcel, where the Kapalıçarşı is located, was deregistered in 1987, and its subsequent subdivision and exposure to various repairs deteriorated the physical integrity of the building and caused it to lose its authenticity in time.

On the other hand, when the restoration of Kapalıçarşı was evaluated in the Council decisions⁷¹⁸ taken between 1961 and 1964, it was emphasised that a single project should be prepared considering the repair of the monumental buildings connected to Kapalıçarşı as well as the shops located inside and around at the nearby streets. However, due to parcel subdivision, each shop was treated individually; unqualified repairs realized by the users and

⁷¹⁶ TKTVYK: 1918 / 14.02.1986

⁷¹⁷ These monuments include the most famous buildings of Ottoman Era in Bursa such as the Great Mosque, Pirinc Han, Tahtakale Han, Ördekli Baths, the Tomb of Yahşibey, the Madrasa of Murad II, Yeşil Tomb and Imaret, Yıldırım Baths, Gökdere Madrasa, the Tomb of Murad I, Balıbey Han, Üftade Tekke Mosque, Umurbey Bath, Hamzabey Mosque and tomb.

⁷¹⁸ GEEAYK: (1) 1579 / 07.05.1961; (2) 1908 / 30.09.1962; (3) 2307 / 15.12.1963; (4) 2325 / 25.01.1964. Within the scope of the restoration of Kapalıçarşı, mentioned in these decisions, restoration of the extensions such as Bezzastan and nearby shops, Emir Han, Geyve Han, Arabacılar Han and stables, Kapan Han, Şengül Baths, Mahkeme Baths and Gelincik Bazaar, İvazpaşa Bazaar, Kuyumcular, Kavaflar, Demirkapı (Yorgancılar) and Sahaflar Bazaars was considered.

incompatible additions, damaged the the authenticity of Kapalıçarşı.⁷¹⁹ In time, after Kapalıçarşı was deregistered⁷²⁰ because “*it has lost the feature of cultural property that needs to be protected*”, it could not be protected entirely and exposed to various interventions.

4.1.3. Transition to the First Conservation Plans

Bursa, which was not exposed to great scale development until the 1950s with the exceptions of the constructions in the green areas between Çekirge and Muradiye Districts and those in the garden houses area in Yıldırım District, continued to expand towards north as a result of the migration movements which started in the 1970s. With respect to this, road construction and expansion works also increased in Bursa in order to relieve the intraurban transportation in the city. At around the same years, the massive multistoried housing development in Yıldırım neighbourhood, to the east of Gökdere stream, could not be prevented because the registration and planning activities with the purpose of the conservation of the traditional fabric in this locality was not realized. Therefore, the garden house fabric, which once spread around Yeşil, Emirsultan and Yıldırım Kulliyes according to the Suphi Bey Map (1862), was no more reckonable in the 1970s.

There are provisions in the Bursa Master Plan, which were prepared between 1976 and 1978, for controlling and avoiding this type of housing developments at and around conservation sites. While the ex ante plan studies made between 1978 and 1979 emphasised the conservation of cultural heritage in the slopes of Muradiye and

⁷¹⁹ According to the reports prepared by the Council, while the floor pavement and superstructure of the bazaar were renewed by using incompatible material; the facades of the shops were added with the parts of air ventilation system.

⁷²⁰ TKTVYK: 3281 / 19.06.1987

HisaDistricts, boundaries of the possible conservation development plan were plotted for each region and submitted to the approval of GEEAYK. Before these plans were prepared, the Transition Period Development Conditions for Historic and Natural Sites at Bursa City were prepared and given their final form and approved by GEEAYK in 1979⁷²¹.

Therefore, the first examples of organized collaboration to reshape the works of planning and conservation in Bursa took place before 1980s. As a matter of fact, on the basis of a GEEAYK decision⁷²² dated to 1978, the ‘Bursa City Centre Conservation and Development Plan’ was prepared by a team formed by the experts from the Bank of Provinces, the Ministry of Culture, the Ministry of Local Authorities, the Ministry of Housing and Public Works, METU Department of Architecture and the Municipality. It is stated in the expository report of the project that *‘a conservation oriented plan protecting especially the old neighbourhoods of Bursa should be prepared urgently’*. In the GEEAYK decisions⁷²³ taken in 1979, while the importance of the holistic approach in conservation was emphasised, the conservation development plans for the city centre were decided to be prepared in parts for each region, in order to ease the implementation⁷²⁴.

Thus, the importance of the ‘holistic’ approach in the conservation of the immovable cultural properties and sites of the city was underlined for the first

⁷²¹ The report including the ‘Transition Period Development Conditions’, which were introduced in detail in the chapter 3.2, was prepared by the Municipality of Bursa Planning Bureau in 1979. The council decisions, which endorsed the report are: GEEAYK: (1) 10888 / 13.01.1979 ; (2) 11103 / 14.04.1979.

⁷²² GEEAYK: 10662 / 13.10.1978

⁷²³ GEEAYK decisions no: 10888 and 11103 of 1979

⁷²⁴ About this demand, the communiqués between the Ministry of Culture General Directorate of Ancient Monuments, the Ministry of Housing and Development General Directorate of Planning and Development and the Municipality of Bursa dated to January 6th 1981, January 26th 1981 and November 10th 1981 were retrieved as supplementary to the decision no: 10333 in archival research.

time in this phase. However in the realization of these development conditions, not holistic but partial proposals could be prepared against the new development activities in the historic sites, particularly in the Çekirge District. The region where the transition period development conditions were effective for longest duration was Çekirge District, which did not have a conservation development plan until 1995.

The most effective decision amongst those taken under the supervision of the High Council was the Bursa City Centre Conservation Development Plan, which was launched as a result of the meeting of GEEAYK in Bursa between December 11th and 12th of 1981. The first three conservation development plans⁷²⁵, which were prepared with the purpose of regulation and conservation of the cultural heritage located in the sites forming the historic city centre, together with their vicinity according to certain principle decisions, were prepared between 1981 and 1987 and approved by GEEAYK.

In the Setbaşı-Yeşil-Emirsultan Neighbourhoods and the South of İncirli Street Conservation Development Plan (1982), prepared for the historic sites that are placed in the east of Gökdere Stream, Yeşil and Emirsultan Kulliyes were defined as urban sites together with nearby traditional houses.

In conformity with the plan decisions, restoration projects for conservation and reuse of the immovable properties in the area were produced.

However, it is intriguing that the Yıldırım Kulliyes to the east of Gökdere and its vicinity were excluded from the boundaries of both plans. Although a satisfying explanation was not given for this decision, the reason was probably that the site was not considered as possessing *'the criteria for*

⁷²⁵ This first three conservation development plans are: (1) the east of Maksem-Gökdere and İpekçilik Conservation Development Plan (1/1000 and 1/500), year of approval: 1981; (2) Setbaşı-Yeşil-Emirsultan and the south of İncirli Street Conservation Development Plan (1/1000), year of approval: 1982; (3) Tophane and the Urban and Archaeological Sites Conservation Development Plan (1/500), year of approval:1983

*regions to be prioritised in planning*⁷²⁶. It is also possible that the regions, for which conservation development plans would be prepared, were expected to *'have partially lost their site feature'* and for which *'the assessment studies must be completed'*⁷²⁷ but Yıldırım Neighbourhood was not conserved sufficiently

Yet, this situation made Yıldırım Neighbourhood one of the regions which were affected negatively by the migrations movements, causing the disappearance of the traditional fabric and change of socio-economical structure.

In addition to the restorations of monumental buildings such as the Tombs of Osman Bey and Orhan Bey, street rehabilitation and landscape design projects were realized in the site within the scope of the Tophane and its Vicinity Conservation Development Plan⁷²⁸ (1983), which was prepared for the urban and archaeological sites located to the north-east of the Hisar District, the oldest part of the city. In these projects which were focused on regulation and rehabilitation of Kale Street, Tophane Park and walkaround itineraries in the slopes of Tophane, simple repair of the immovable properties in the site was proposed. The project works proposed for the 'walkaround itineraries' in the slopes to give pedestrian access from Cemal Nadir Street to Tophane Park,

⁷²⁶ These criteria were stated in the 3rd page of the original plan report of the east of Maksem-Gökdere and İpekçilik Conservation Development Plan, which was prepared after the GEEAYK meeting on December 10th and 11th 1981 in Bursa. This report is accessible as supplementary to the Council decision no: 13333 of 11.12.1981 in the archive of BKTVKBK.

⁷²⁷ GEEAYK: 13333 / 11.12.1981

⁷²⁸ Different from the other plans this plan, which is in the scale of 1/500, was named as 'Tophane Urban and Archaeological Sites Conservation Development Plan'.

remained in the agenda of the Council from 1983, when the Tophane Conservation Development Plan was approved, until 2000s⁷²⁹.

In the Kale Street Rehabilitation Project (1984-1985) which was prepared and approved within the scope of the Tophane Conservation Development Plan, use of new materials such as cement based plaster in repair of houses facing towards the street and reconstruction of certain traditional architectural elements such as projections and bay windows were allowed.

Therefore, the use of cement based materials, which was started in reinforced concrete reconstructions in the Hanlar District in 1960s, continued in facade repairs as plaster or jointing additive in Hisar District in 1980s. On the other hand, it was requested that the traditional facade proportions, which were originated from the timber frame system, were adhered. Most of the restored buildings alongside the street are used as house. Thus, although the continuity in terms of function can be regarded as a positive attitude, that the built environment and open spaces in the area could not be planned as a whole, is unfavourable.

Last but not least, due to the projects implemented in the site, while the authentic view of the topography of slopes lost, the visibility and integrity of the vaulted archaeological remains on the slopes were damaged. On the other hand, it is revealed that these walkaround itineraries were not designed in a compatible architectural style with the Tophane Park and Balibey Han, with which they are in association. Whereas, development and implementation of all these landscape design and rehabilitation projects on the basis of a single

⁷²⁹ The project, which was drawn in 2001, was submitted by the Metropolitan Municipality of Bursa Historic and Cultural Heritage Bureau under the title of **'Tophane Park and City Walls Pedestrian Walkways Project'** to the approval of the Municipal Council in April 6th of 2015.

plan and its provisions is extremely important for maintaining the integrity of the site.

4.2 Localization and Contributive Conservation: 1987-2007

The authority of GEEAYK which was the only decision making body in terms of conservation of the cultural and natural properties was diminished with the Law no: 2863 of 1983. The most important effect/result of this change in the conservation legislation in Bursa was the establishment of Bursa Regional Council for the Conservation of Cultural and Natural Properties (BKTVKBK) in 1987 as the main responsible organ for conservation of cultural properties in the city.

Few of the most important events that left their mark in the discipline of conservation in national level took place in this phase. The coup d'état of September 12th 1980, approval of the Constitution of 1982 and subsequent endorsement of the Law for Conservation of Cultural and Natural Properties no: 2863 of 1983 resulted in many positive and negative effects on both area scale as well as single building scale conservation activities. One of the positive outcomes of this transformation is the start of raising awareness in the conservation of cultural heritage by obtaining the contribution of public in addition to the local authorities and institutions. The welcoming attitude of the local authorities towards contributions in the implementation of all types of plans and projects one of the factors reshaping the conservation history of Bursa.

In this regard, this chapter is focused on the conservation plans and projects which were prepared more extensively by collective effort as a result of the transformation from the GEEAYK, once the central authority in the field of conservation to BKTVKBK (**Figure 4.6**). These implementations are considered as the examples that emphasise the public contribution alongside the local authorities and institutions. In the last part of the chapter, the local events, symposia and meetings organized by local authorities that positively influenced these implementations are evaluated; as a result, in addition to the plans and projects prepared under the supervision of specialists, the existence of the works that enabled the public contribution are emphasised.

4.2.1. The First Extensive Plans and Implementations in Conservation

The Bursa Regional Council for Conservation of Cultural and Natural Properties (BKTVKBK), one of the first regional councils in Turkey, became active in 1988, although it was established in 1987⁷³⁰. The first and most important activity of BKTVKBK was the approval of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan (1988-1989), which was prepared in collaboration of the Municipality of Bursa, the Ministry of Culture and the Middle East Technical University under the supervision of the BKTVKBK. That plan has been in use with the revisions until present day and was digitalized in 2005.

Among the traditional houses, most of which were deregistered in 1986, the intact ones were determined during the field surveys of this plan and re-registered. Accordingly, the registration status of present 60 parcels was

⁷³⁰ The first decision made by the Bursa Regional Council of Cultural and Natural Properties (BKTVKBK) was related to the registration of a parcel in the Maksem Neighbourhood (BKTVKBK: 55 / 25.06.1988).

maintained in the plan and 46 more were registered⁷³¹, whereas 6 parcels were deregistered. In the plan, which was revised in 1986, the boundaries of urban site were expanded from Reyhan to Kayhan and Hanlar Districts, during this course, few more parcels were registered (**Figure 4.7**).

In this plan that was prepared for the conservation of the historic commercial centre, which has been the most vivid and progressive part of the city that witnessed permanent changes, very detailed conservation provisions were brought with. Moreover, within the scope of the plan, six special project areas were determined⁷³² and for each area particular conservation criteria were developed. In these projects, the continuation of the commercial function in the built environment together with the houses and open spaces was emphasised as a requirement.

Among the restoration, street rehabilitation and landscape design projects, prepared according to the plan, the ones debated most frequently in the Council were:

1. The street rehabilitation project proposed for the area between the east gate of Kapalıçarşı and Tuzpazarı Street (1993),
2. Facade rehabilitation project that indicates the ordering of shops in the area between the south of Bezzastan-Geyve Han-Fidan Han and the north of Emir Han (2002)

⁷³¹ Two of these parcels which possessed cultural properties, were registered as monumental buildings while the remaining 44 were as traditional house (BKTVKBK: 426 / 01.03.1989). Most of these houses are located in Reyhan District.

⁷³² These project areas are listed as: (1) Tuzhan and Nilüfer Bazaar (2) Kütahya Han and the shops nearby; (3) Old and New Galle (Oat) Hans and the building lot nearby; (4) Davutpaşa Baths and its vicinity; (5) Gökdere (Setbaşı) creek recreation areas; (6) Ayakabıcılar (Shoemakers) Market and its Vicinity. In addition to these areas, later the Uzunçarşı and annexed shops; Piringhan and its vicinity and the area between Fidan Han and Geyve Han were added (for more information, refer to part 3.3.).

and

3. Facade rehabilitation and regulation project implemented along the Cumhuriyet Street which passes through the historic commercial centre (2010-2012).

Moreover, certain projects within the scope of Reyhan-Kayhan-Hanlar District Conservation Development Plan were started to be implemented⁷³³. Due to the problems occurred during the implementation stage, these projects were revised and then continued to be implemented. According to the Council decisions these projects are as follows:

1. Abdal Mehmet Tomb-Mosque-Bakery Regulation Project
2. Abdal Mehmet Mosque and Vicinity Urban Design Project
3. Setbaşı Creek Recreation Area No: 2 Landscape Design Project⁷³⁴
4. Nilüfer Peasant's Bazaar⁷³⁵ Urban Design Project
5. Fidan Han-Geyve Han-Kozahan City Square Design and Urban Design Project

Although these projects created stage by stage and concise solutions for small scale conservation problems, they are far from offering a holistic remedy for the regional conservation problems. This situation caused functional transformation and emergence of different functions such as cultural and

⁷³³ According to the size of the area or the requirements of the intervention, these projects comprise 1/200, 1/100, 1/50 and even 1/5 scaled proposal drawings.

⁷³⁴ This project area is indicated as the project area 5a in the Reyhan-Kayhan-Hanlar District Conservation Development Plan.

⁷³⁵ This bazaar area between Tuzhan and Tayyare Movie Theatre is located within the boundaries of the special project area no: 1 of Reyhan-Kayhan-Hanlar District Conservation Development Plan.

touristic centres in the region which originally serves for the commercial purposes.

The Tophane and Reyhan-Kayhan-Hanlar Districts Conservation Development Plans are the most significant among many plans that were prepared collectively for the conservation of historic sites in the phase that started by the mayorship of Ekrem Barışık (1982-1989). These plans also became a model for Muradiye (1991) and Çekirge (1995) Districts Conservation Development Plans in all stages from production to implementation.

In addition to producing more than one plans and projects under a single conservation development plan for the regions that form Bursa city centre, various projects and plans were prepared for single historic site.

For instance, the boundaries of Tophane and Muradiye Conservation Development Plans overlap at Tophane District to the north-east of Hisariçi District. The Council decision⁷³⁶ (1991), which approved the Muradiye Conservation Development Plan,⁷³⁷ requested that the provisions of the Tophane Conservation Development Plan, which was prepared and approved priorly, should be kept separated from the Muradiye Conservation Development Plan and the parts which were inconsistent with the general provisions of the plan should be revised and corrected in time. In this respect, following a field survey in the 1st Degree Archaeological Site, it was requested in a decision taken by BKTVCBK in 1999 that the inconsistencies between two plans

⁷³⁶ BKTVCBK: 1730 / 04.05.1991.

⁷³⁷ In following years, this plan was named as 'the West pf Maksem-Hisar-Muradiye Conservation Development Plan', in the plan revision decisions. This plan includes Urban Site, Historic Urban Site and Historic Urban Site Conservation Areas in the west of Maksem-Hisar-Muradiye, Hamzabey, Alacahırka, Pınarbaşı Districts and its vicinity.

should be eliminated⁷³⁸. Therefore, both plans were kept valid for the implementations oriented for the conservation of the cultural properties.

The existing master plan transition period development conditions (1979) remained valid until the conservation development plan that aimed to avoid or in certain cases control the new developments in the natural sites and hot spring conservation areas⁷³⁹ majority of which are located within the boundaries of Çekirge Districts was prepared. As is known, the Law for Encouragement of Tourism⁷⁴⁰ no: 2634 of 1982 caused emerging of the improvement of tourism instead of conservation of cultural assets in the historic places. As a result of this approach, which paved the way for new development in sites in historic city centres such as Bursa by the beginning of 1980s, the irreversible deterioration in the historic tissue became a threat for the conservation of these sites.

The first report⁷⁴¹ emphasising the protection of Hudavendigâr Külliye and its vicinity from unplanned development was prepared in 1991. After that, with the ‘The Vicinity of Çekirge Lami Mosque and the South of Selvili Street Conservation-Improvement Development Plan’⁷⁴² (1993) and ‘Çekirge Hot Springs Conservation Areas and Urban and Natural Sites Conservation

⁷³⁸ “...correction of the problems occurred in the implementations in the areas, which comprise 1st Degree Archaeological Site and city walls and bastions registered as monumental building and the inconsistent parts of the Tophane and its Vicinity Conservation Development Plan and Muradiye Conservation Development Plan” (BKTVKBK: 6905 / 07.01.1999)

⁷³⁹ These natural site and conservation areas were registered in 1978.

⁷⁴⁰ Law no: 2634 enacted on March 12th of 1982. It was published in the Official Gazette no: 17635 on March 16th of 1982.

⁷⁴¹ This report was prepared and submitted to the approval of the Council by Özcan Altaban from the METU Department of Architecture on March 29th of 1991.

⁷⁴² This plan was approved in principle with the decision no: 315 of the Municipal Council of Osmangazi on November 2nd of 1993.

Development Plan'⁷⁴³ (1995), the implementation projects for conservation of urban and natural sites and hot spring conservation areas as well as reuse of these places as touristic facilities and recreation areas started to be realized.

There are certain inconsistent decisions about new construction demands proposed for areas within the conservation development plans which were prepared for the conservation of historic sites in Bursa. For instance, Vali Konağı (Mayor's Palace) and the green area, located in the Muradiye District Conservation Development Plan were registered as 2. Degree Natural Site and the new development demand was avoided, thus, the physical and functional integrity of the site was maintained as a result of holistic conservation (1991). However, touristic facilities constructions continued on the hot springs in and around Kükürtlü despite these places were registered as 1st and 2nd Degree Natural Sites in Çekirge District Conservation Development Plan (2003).

Only the conservation of Hanlar District was intended in 'the Bursa City Centre', which was indicated as one of the seven regions within the scope of the Environmental Plan (1998-2004) prepared and approved in 1998. Local implementations including the improvement of livability and visibility in the area and relieving the pedestrian and vehicle traffic were the most important among these decisions. The provisions of this environmental plan were adhered in preparation of new conservation development plans for areas which were not registered as sites in and around the historic commercial centre.

Some of the conservation development plans within the boundaries of the historic city centre of Bursa were focused on previously registered sites, while

⁷⁴³ The name of this plan was changed to 'Çekirge Hot Springs Conservation Areas 1st and 2nd and Urban and Natural Sites Conservation Development Plan' in further plan revision decisions.

others are composed of plans prepared after the registration of monumental buildings and their vicinity as sites.

One of these local conservation plans was the Ördekli Bath and its vicinity Urban Site Conservation Development Plan⁷⁴⁴ prepared for the area known as new business centre⁷⁴⁵ to the north of Reyhan District and approved in 1998. Ördekli Bath and its vicinity, which included 20 previously registered (1993) houses and 2 more that were registered after *visual perception analysis*⁷⁴⁶, was registered as urban site.

By 1981, majority of the Council decisions were related to conservation development plans, which were approved and started to be implemented, and revisions of these plans⁷⁴⁷. While some of these revisions were defined as ‘correction on the plan’, greater part⁷⁴⁸ included changes in plan provisions. In this respect, the Conservation Development Plan revisions can be categorized in terms of quantity and quality as follows:

- (1) Correction of errors of fact (%40)
- (2) Changes to be made in building parsel and lots (%21)
- (3) Development activities such as road expansion, pedestrianization and infrastructure works (%17)

⁷⁴⁴ Following the revisions made between 1998 and 1999 the name of the plan was changed to the ‘Vicinity of the Ördekli Baths Urban Site Conservation Development Plan’

⁷⁴⁵ This area is surrounded by Haşim İşcan Street in the south, Ankara-İzmir highway in the north, Fomara Avenue in the west and Gazcılar Street in the east.

⁷⁴⁶ This study, which was titled as ‘the visual perception analysis of Ördekli Baths and its vicinity’ was prepared by the Metropolitan Municipality of Bursa in 1997.

⁷⁴⁷ The 93% of the council decisions related to the approval, revision, rejection and digitalization of the Conservation Development Plan are about the revision of plans.

⁷⁴⁸ 83% of these revision decisions are related to plan corrections proposed for certain reasons.

(4) New development demands and implementations (%11)

(5) Correction in the cadastral plan (%11)

Greater part of the plan revisions, which increased by 1991, were caused by the change in the cadastral plan in the Muradiye District Conservation Development Plan. Majority of revisions in the conservation development plans were corrections of errors of fact. Especially, almost all revisions that are dated to 2006 were error corrections (**Figure 4.8** and **Figure 4.9**). On the other hand, the Council decisions of 1996, were related mostly with the revisions to be made in Muradiye and Reyhan-Kayhan-Hanlar Districts Conservation Development Plans.

In addition to revisions caused by implementation of development plans and projects in historic sites deserving protection, plans were revised due to the changes in use of open spaces and built environment.

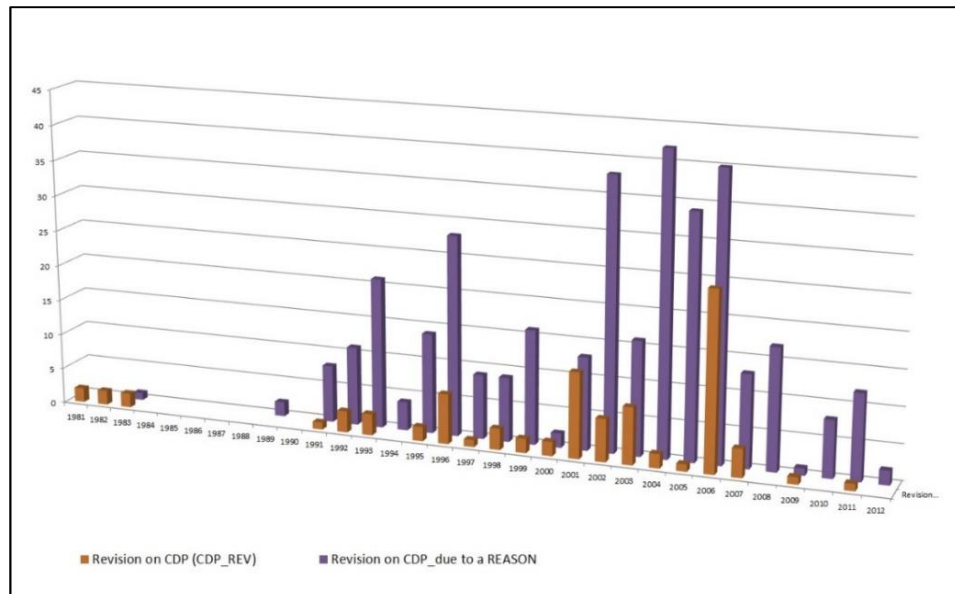


Figure 4.8: Graphic related with percentages of revisions on Conservation Development Plans

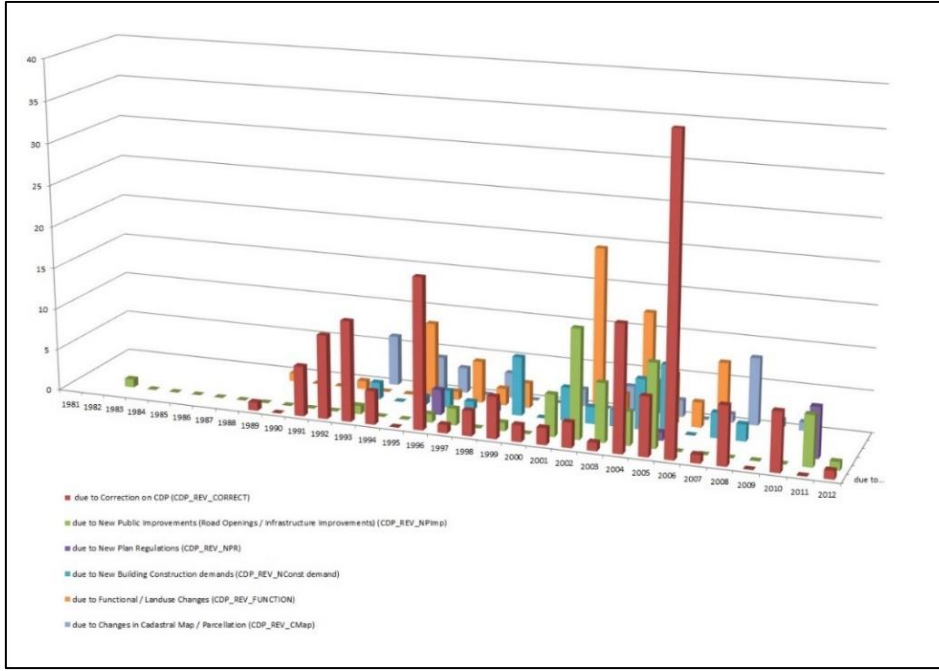


Figure 4.9: Graphic related with percentages of reasons for revisions on Conservation Development Plan

On the other hand, revisions within the scope of the Muradiye District Conservation Development Plan were usually related to the development activities intended for in the city walls surrounding Hisar District by 2000s. The revisions in Tophane District and Çekirge Hot Springs Conservation Development Plans were accumulated in 2003. Most of the revisions dated to 2004 and 2007 included the changes in the area uses in the implementation projects. The plan revisions related to new constructions in the historic sites were discussed in the Council decisions dated mostly to 2008.

Major part of the revisions on the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan (1989) was updates in order to relieve the pedestrian and vehicle traffic as a result of increasing mobility in the historic commercial centre. The revisions considering the pedestrianization and regularization works (2005), which were held in the area between Şhreküstü

Street-the South of Kozahan-Ünlü Street-the West of İpekhan-Fidan Han-Geyve Han to the west of Hanlar District, were examples of this kind.

Moreover, plan revisions concerning road construction, expansion and increase in the building elevation in the natural sites, most of which were located in and around Çekirge District, were rejected on the basis that they would increase the density in traditional fabric and topography of the area, and spoil the facades of the traditional places. For instance, the touristic-social facilities construction and road expansion works to be held in the 1st and 2nd hot spring area and in the 1st Degree Hot Springs Conservation Area, which are located within the boundaries of ‘The Vicinity of Çekirge Lami Mosque and the South of Selvili Street Conservation Development Plan, were not allowed until the results of drilling were submitted by the General Directorate of Mineral Research and Exploration.

The demands of converting the defined parcels in the urban sites into green areas were rejected because these implementations would affect the traditional urban fabric; instead of this, proposals, which would maintain the authentic use of the area, were requested to be prepared according to endorsed Conservation Development Plan provisions. For example, plan revision proposing use of the region, which is identified as ‘green area’ in the Reyhan-Kayhan-Hanlar Districts Conservation Plan, and located between the boundaries of the Abdal Mehmet Tomb-Mosque-Bakery Rehabilitation Project⁷⁴⁹ and Haşim İşcan Street as ‘housing zone’ was rejected⁷⁵⁰. This decision was explained as that the increase in the building density and elevation in the area would negatively influence the facades of the traditional houses in Reyhan District. However, the demands of modification in the span

⁷⁴⁹ Although the date that this project was endorsed for the first time is not known, after the start of the project, the revisions were approved with the Council decision BKTVCBK: 1546 / 23.01.1991.

⁷⁵⁰ BKTVCBK: 7064 / 13.03.1999

and use of this green belt continued in following years, as a result, landscape design that exposed the Abdal Mehmed Mosque and Tomb was made.

4.2.2. Local Influences on Conservation Development Plans

Certain changes occurred in the trait of the areas covered in the conservation development plans prepared in the phase following 2004. In the plans⁷⁵¹, which were prepared for the purpose of continuation of registered cultural assets and sites, either the wide green areas that were not registered priorly were registered as the 2nd and 3rd Degree Natural Sites and opened for planned development activities or open areas located between and around registered monumental buildings were redesigned as city squares or parks. Especially, after the not-registered green areas around Çekirge and Kulturpark were registered as natural site, conservation development plans for these areas were prepared and submitted to the BKTVKBK.⁷⁵²

The Kulturpark Project (1955-1956), which was first launched during the mayorship of Haşim İşcan, is one of the most important landscape design projects in Bursa. The area was registered⁷⁵³ as 2nd Degree Natural Site within

⁷⁵¹ These plans are; 1. Ördekli Baths and its Vicinity Conservation Development Plan (1998), 2. the South of Tuzhan Building Lot Conservation Development Plan (2000), 3. Samanpazarı Conservation Development Plan (2002), 4. the Old Kaplıca (Spa) Conservation Development Plan (2003), 5. the City Park Conservation Development Plan (2004), 6. Kültürpark Conservation Development Plan (2005), 7. Fidan Han-Geyve Han-Kozahan Conservation Development Plan (2006), 8. Merinos Lodgings Conservation Development Plan (2007).

⁷⁵² the City Park was registered as 1st Degree Natural Site (BKTVKBK: 10332 / 13.02.2004), Kültürpark as 2nd Degree Natural Site (BKTVKBK: 652 / 03.06.2005) and the areas belonging to Merinos Carpet Factory as 3rd Degree Natural Site (BKTVKBK: 2567 / 28.05.2007) and then relevant conservation development plans were prepared and taken under conservation.

⁷⁵³ BKTVKBK: 652 / 03.06.2005

the scope of Kulturpark Conservation Development Plan in 2005 and renovation works were started in the area in accordance with the plan decisions. Unplanned facility buildings and pathways giving access to them have spoiled the authenticity of Kulturpark. The Kulturpark Renovation and Rehabilitation Project, which was prepared for the purpose of developing the natural and recreative features of the Park and providing good conditions for all types of social, cultural and artistic activities, was completed by the Metropolitan Municipality of Bursa in 2006. Therefore, although the authenticity of the area could not be maintained entirely after the restoration project, which was intended for conservation of the Kulturpark Cultural and Convention Centre and its reuse as the Municipality Service Building, the project could be considered as successful in terms of the continuity in the use of the area as a cultural centre.

By 2003 in addition to cadastral revisions in the approved Conservation Development Plan prepared for the historic areas in Bursa city centre, digitalizations were also made. Accordingly, the Tophane and its Vicinity Conservation Development Plan (1983) was digitalized in 2003, the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan (1988) in 2005⁷⁵⁴, Çekirge Hot Springs Area Conservation Development Plan (1995) in 2005, Setbaşı-Yeşil-Emirsultan Districts Conservation Development Plan (1982) in 2007 and the West of Maksem-Hisar-Muradiye Conservation Plan (1991)

⁷⁵⁴ The revisions were decided to be made according to the aspects mentioned in the letters dated to 30.12.2003 and 22.03.2004 of the METU, the author of the project and legislation in effect. (BKTVKBK: 886 / 25.08.2005). Within the scope of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan, (1) Function, (2) Methods of intervention to the parcel, (3) Building Mass Plan Notes, (4) Cultural Properties (5) Numerical sheets indicating the Registration List were annexed to the decision and submitted to the approval of the Council.

was digitalized in 2007⁷⁵⁵. Thus, averagely twenty years after the date of their approval, the data belonging to the Conservation Development Plans were conveyed to the digital media and offered to open access at least between the local governments (**Figure 4.6**).

In addition to small scale regularization and rehabilitation projects for special project areas within the scope of Reyhan-Kayhan-Hanlar Districts Conservation Development Plan, there were other conservation development plans prepared for the same area. ‘The South of Tuzhan Building Lot Conservation Development Plan’ (2000), and ‘the Fidan-Geyve Han-Koza Han Urban Conservation Project’ (2006) local zone plans, aimed to conserve and regularize undefined open areas in the historic city centre together with neighbouring historic buildings and provided more localized solutions for problems arose from the implementations particular to the area. Thus, it was considered that the conservation problems in the historic commercial centre, which is changing and transforming continuously, could be solved easily with local zone plan decisions prepared for parts of the area instead of the decisions of single plan.

However, this attitude, without doubt violates the principle of the holistic planning. On the other hand, it should be kept in mind that the insufficiencies in planning might have caused this type of implementations. The local zone plan decisions, which arose within the scope of the Reyhan-Kayhan-Hanlar Districts Conservation Development Plan should be compatible with each other and with the main plan decisions.

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⁷⁵⁵ 1st and 3rd Degree Archaeological Site, 1st Degree Natural Site, Urban Site and Urban Site Conservation Areas within the scope of the plan were updated, revised on the plan and then digitalized.

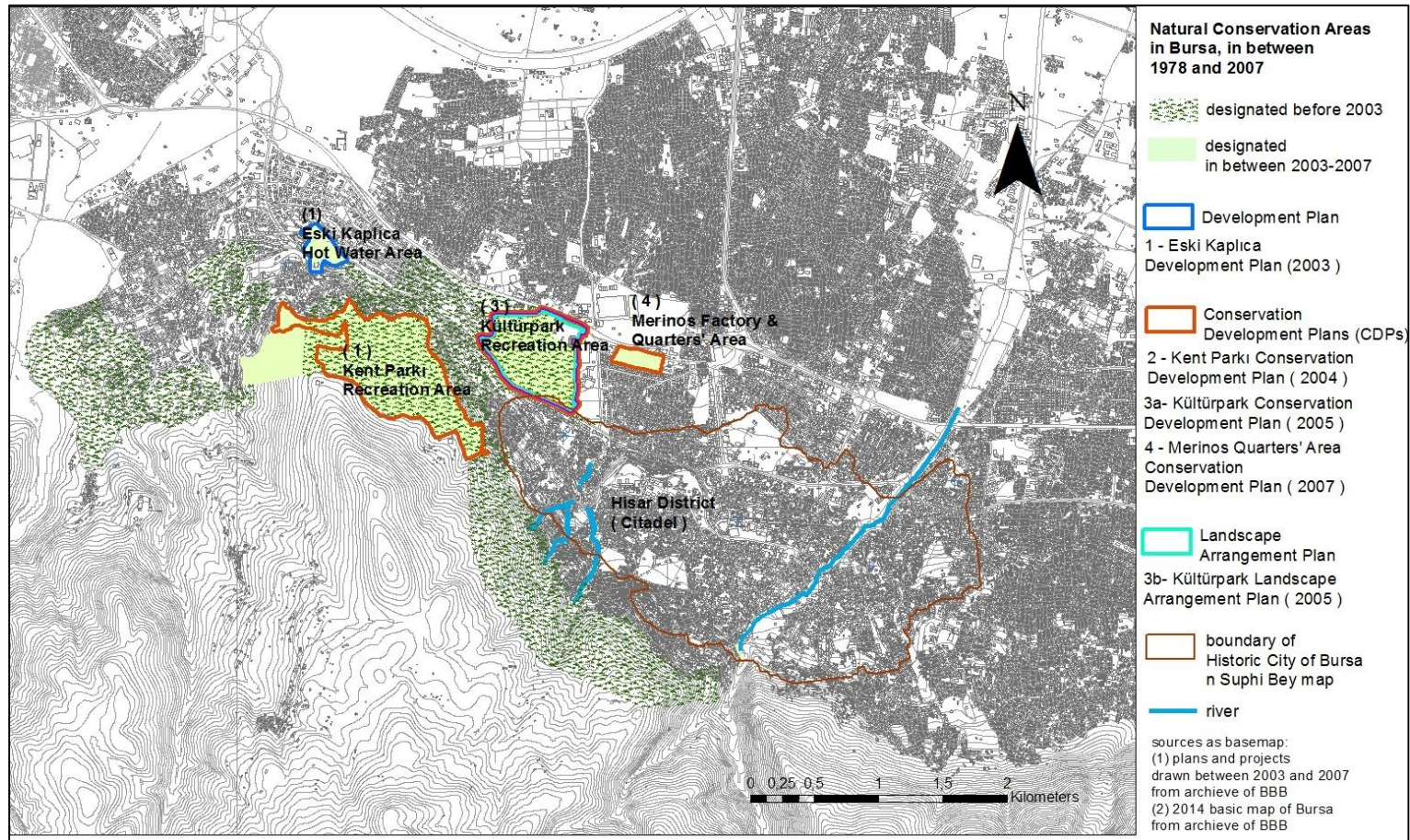


Figure 4.10: Natural Conservation Areas subjected to Conservation Planning Activities 2003-2007

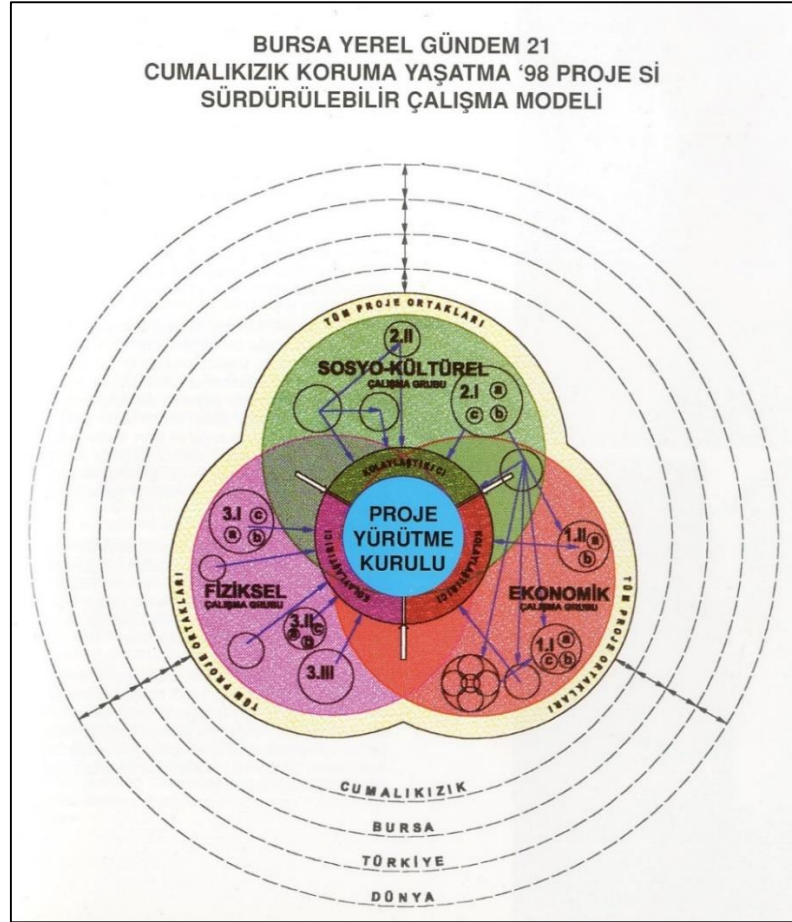
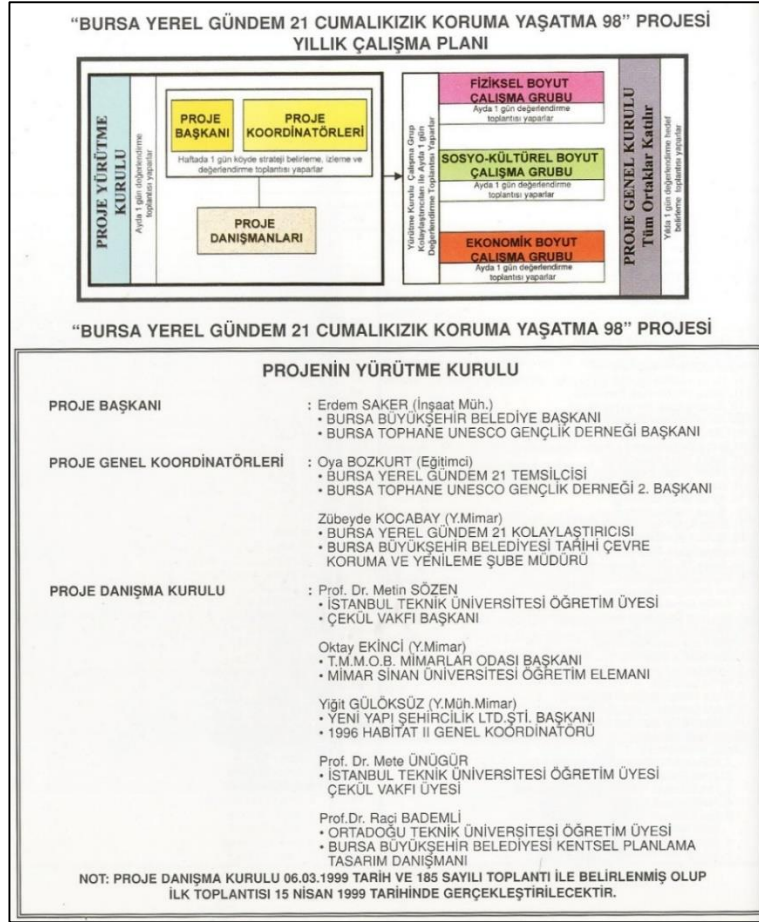


Figure 4.11: Study plan and sustainability model for “Conservation and Sustenance Project for Cumalıkızık Village ’98”

(the book titled as “*Bursa Yerel Gündem 21 Cumalıkızık Koruma Yaşatma '98*”, published by Bursa Metropolitan Municipality, 1999: 10-11.



KOORDİNASYON / TOPLANTI / TANITIM FİZİKİ BOYUT
SOSYO KÜLTÜREL BOYUT EKONOMİK BOYUT



Figure 4.12: Public participation in project meetings for conservation and sustainability of tangible and intangible heritage in Cumalıkızık Village and historic trade center of Bursa.

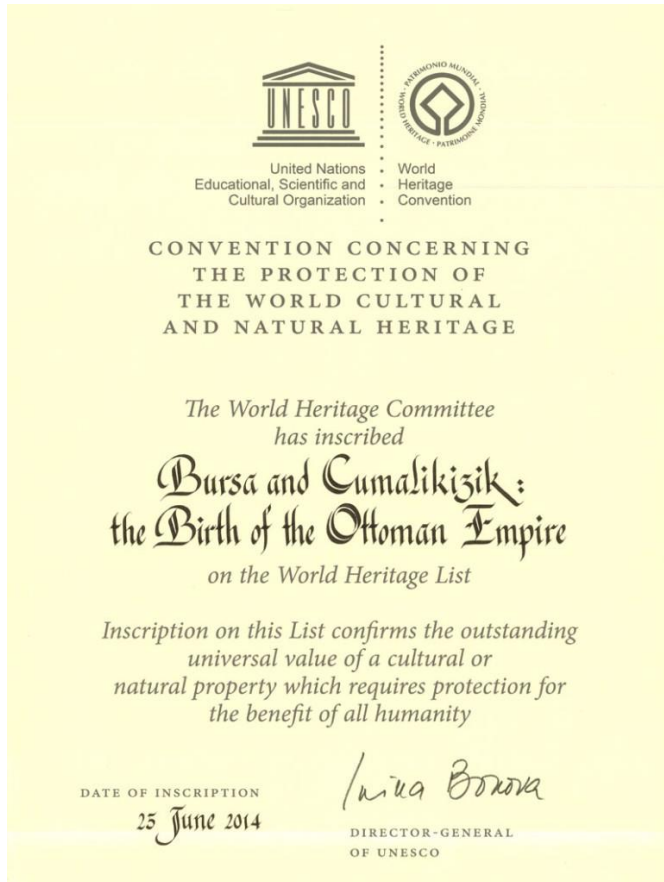


Figure 4.13: Inscription for acceptance of Bursa and Cumalıkızık as the UNESCO World Heritage Site (2014) (<http://alanbaskanligi.bursa.bel.tr/berat/>)

Because, plans and projects, which fail to agree, exhibit discrepancies even though they may be realized in the same topography and built environment; and this situation causes recurring errors in implementations.

In the historic commercial centre, where the best examples of this can be observed, independent local zone plan and projects were implemented. When the Council decisions within the scope of this study⁷⁵⁶ are considered, lack of revision decisions in the implementation stages of certain decisions can be interpreted as the integrity and consistency of these plans.

Within the scope of **the Muradiye Conservation Development Plan (1991)**, subregional planning activities were held for conservation of archaeological and urban sites within the city walls surrounding the Hisar District as well as the immovable cultural properties located in the old neighbourhoods.

One of these was the ‘Alacahırka Neighbourhood Urban Site and Conservation Development Plan (2001)’⁷⁵⁷ which was prepared and approved for Alacahırka locality to the south-west of Hisar District within the scope of Muradiye District Conservation Development Plan. However, as deduced from the plan revisions and subregional project activities⁷⁵⁸ held here, an agreement could not be set also between the Muradiye and Alacahırka Conservation Development Plan.

⁷⁵⁶ Within the scope of this thesis, only the information gathered from the archive of the Council was evaluated. For this reason, an evaluation on whether an agreement between these plan provisions and implementations exists was tried to be made on the basis of the revisions mentioned in the Council decisions.

⁷⁵⁷ Since neither a date of approval nor a drawing were retrieved regarding this plan mentioned in the Council decision BKTVCBK: 8872 / 07.12.2001, this plan was not conveyed to the work sheet.

⁷⁵⁸ “Regularization Project considering the Alacahırka Sports and Recreation Area” (1/500), which was prepared to solve the problems of implementation at ease, was endorsed by the Council in 2003 (BKTVCBK: 9735 / 04.04.2003).

Conservation development were prepared plans for conservation and reuse of the cultural properties located in the south of Tuzhan and in Samanpazarı in Kayhan District. In addition to the plans⁷⁵⁹, which were focused on the conservation of monuments and monumental building complexes together with their built environment, there were other conservation development plans generated for green areas that were not registered and were not included in the scope of any plan. In this respect, certain decisions were produced for redesigning the open areas and built environment within the boundaries of the Kent Park Conservation Development Plan (2004) which was intended for the slopes of Uludağ, the Kulturpark Conservation Development Plan (2005) located to the north of Çekirge Street, the Sumerbank Merinos Lodgings Conservation Development Plan (2006) in the Merinos Factory complex on Ankara-İzmir highway (**Figure 4.10**). In this way, the conservation activities in city entirety were contributed with the registration of the buildings together with the surrounding areas.

4.2.3 Involvement of the Local Government, Academia and Community in Conservation

The most important actor of the conservation activities took places between 1982 and 1989 is no doubt **Ekrem Barışık**, the mayor of Bursa in this phase. The collaborations with the Bursa Chamber of Architects and the Uludağ University in the implementations such as ‘Bursa in History Symposium’ is being in the first place, ‘the Historic Pedestrian Axis Project between

⁷⁵⁹ These Conservation Development Plans are ordered chronologically according to their date of approval as Ördekli Baths and its Vicinity Conservation Development Plan (1998), the South of Tuzhan Building Lot Conservation Development Plan (2000) and Samanpazarı Conservation Development Plan (2002).

Kapalıçarşı and Hudavendigar Kulliye', 'Neighbourhood Houses Project', 'Historic Kale Street Rehabilitation Project' and 'Orhan Mosque City Square Design Project' were realized by Barışık's own initiative. In other words, rising of the public awareness of conservation of cultural heritage in Bursa and establishment of interoperability between institutions started in this phase.

Another significant figure in the conservation history of Bursa is **Erdem Saker** the mayor of Bursa between 1994 and 1999. During his mayorship, with the establishment of 'Local Agenda 21' a new phase has begun in the conservation of natural and cultural heritage in Bursa. The contribution of NGOs and public in conservation activities was enabled with the 'Cumalıkızık Conservation and Revival Project 98' that was produced within the scope of 'The Bursa Local Agenda 21 Program'⁷⁶⁰, which played an active role in the activities of the Bursa City Council⁷⁶¹ by 1995⁷⁶². As a result of these activities which took place in the following years, the pastoral life in Cumalıkızık was conserved and at the same time marketed to the domestic and foreign tourists. Despite of the economic benefits it offered to the

⁷⁶⁰ According to the City Councils Statute (Date of Publishing: 26313 / October 8th 2006): "...the 'Local Agenda 21' program is a product of the Article 28th of the Agenda 21 campaign which was launched in the Earth Summit (UN Conference on Environment and Development) held in Rio de Janeiro, Brazil, in 1992. The program that is in action since 1997, assembles civil society and other stake holders under the lead of local governments, to assess and handle their problems and priorities..."
(<http://www.bursakentkonseyi.org.tr/?sayfa=icerik&id=5>).

⁷⁶¹ The work groups established in the Bursa City Council for the purpose of conservation of tangible and intangible heritage are: (1) Ancient Bursa Work Group, (2) Çekirge Work Group, (3) Koza Work Group, (4) Ars and Culture Work Group, (5) Merinos Work Group, (6) Historic Cultural Heritage Work Group, (7) Tourism Work Group.

⁷⁶² Although the activities of Bursa Local Agenda 21 were started in 1994 by establishment of CEARC (Continuing Education Advisory and Research Centre), by the decisions of Bursa Metropolitan Municipal Council dated to December 4th 1995, participation in ICLEI (International Council for Local Environmental Initiatives) and European Sustainable Cities and Towns Campaign was enabled.

community, the implementations created problems for the physical and social structures of the village. Such that, while the public awareness in the subject of conservation was raised by changing the perception of the peasantry towards their living environment, the use of the houses in different functions such as café and hostel that were not compatible with the original function started functional transformations in certain major areas in the village. Infact, this situation was no doubt a crucial threat for the ‘sustainability’ principle of the Local Agenda 21 (

Figure 4.11).

These activities that continued extensively between 1995 and 1998 increased the public awareness towards the conservation of urban and suburban historic sites of Bursa and at the same time played an important role in raising the consciousness of local governments regarding the control of the development activities in these areas. As a matter of fact, inclusion of Cumalıkızık together with five kulliyes in Bursa in UNESCO World Heritage List in 2014 as a result of the planned conservation activities was a significant start for production of more deliberate projects and implementations that would avoid these threats.

When the institutional activities realized in the mayorship period of **Erdoğan Bilenser** (1999-2004), who was elected after Erdem Saker, was considered it can be seen that the involvement of local governments in conservation implementations has increased. The Metropolitan Municipality of Bursa that participated in the European Union of Historic Towns played an active and leading role in establishment⁷⁶³ of Turkey Union of Historic Towns. Bursa

⁷⁶³ In the establishment stage of the Union of Historic Cities, which was completed by the contributions of the Ministry of Internal Affairs, the Ministry of Culture, ÇEKÜL (Environment and Culture Foundation) and the Chamber of Architects, was also supported by the Ministry of Foreign Affairs, the Ministry of Forestry and the Ministry of National Education, UNESCO Turkey National Commission, Association of Archaeology and

became the leading member of Turkey's Union of Historic Towns in 2000 and 12th member of the European Union of Historic Towns in 2001. Therefore, a unity to develop the collaboration between historic cities in terms of cultural heritage was enabled within the scope of "Europe: a Common Heritage" campaign, which was launched by the European Council. By supporting collaboration and organization required for conservation of the cultural heritage of Bursa, Bilenser, who led the Turkey's Union of Historic Towns between 2000 and 2004, gave an example to other governors⁷⁶⁴ participating in the union and at the same time led the spread of notion of urban conservation from local level to whole country.

In this respect, while the needs of modern life were reconciled with the the historical heritage of Bursa for the sake of the holistic conservation was targeted, promotion of all kinds of tangible and intangible cultural values by their inclusion in the citizens life and defining the city identity were aimed.

Therefore, the issue of cultural heritage, which was once the subject of people, trade bodies and societies who were in charge from the conservation of cultural properties, became the responsibility of the units established within the Metropolitan Municipality of Bursa. During the mayorship of Hikmet Şahin (2004-2009), who was elected after Erdoğan Bilenser, in addition to participation of the community, collaboration of local governments-experts institutions in conducting the projects and implementations continued.

As a result, while the consciousness of people about the issue of conservation enhanced before the start of the new century, the number of interventions

Archaeologists and the Union of the Municipalities of Marmara Region and Straits (<http://www.tarihkentlerbirligi.org/hakkimizda/tarihce>).

⁷⁶⁴ These local governors are known as; Mehmet Özhaseki (2004-2010), the Mayor of Kayseri, and Asım Güzelbey (2010-...) the Mayor of Gaziantep (<http://www.tarihkentlerbirligi.org/hakkimizda/tarihce>).

realized in collaboration of NGOs, the media, academia, and local governments increased.

4.3 Transformation in Conservation, since 2007

With the new legislations enacted in 2004 and 2005, the responsibility, authority and jurisdiction of the Metropolitan Municipality of Bursa and all provincial municipalities were expanded. In this respect, new institutions and administrative units⁷⁶⁵ responsible from conservation activities were established under the local governments. As one of the most important results of the organizational reconstruction, governorates, municipalities, and special provincial administrations were given extensive authority and offered financial means in conservation activities (Güçhan, Kurul, 2005: 160-162)⁷⁶⁶.

These changes in legislation caused modifications in the decisions and implementations related to the conservation of cultural properties in Bursa before and after 2004. For instance, while in the decisions⁷⁶⁷ of BKTVKBK taken between 1991 and 1995, new bulding constructions in several identified historic areas were permitted only after the approval of the Conservation Council was received, in another Council decision⁷⁶⁸ dated to 2009, it was stated that *“the new construction projects can be realized by concerned*

⁷⁶⁵ The ‘Conservation Implementation and Supervision Bureaus’ (CISB) that were established in the Metropolitan Municipality of Bursa are one of the units having responsibility in this issue. While the inventory study was done under the lead of CISB, the ‘project bureaus’, ‘architect’s offices’ and ‘vocational training units’ were responsible of preparation and implementation of the projects.

⁷⁶⁶ For more information on the legal regulations and reorganization in governmental institutions, which directly influences the affairs of conservation and planning, see: Güçhan, Kurul, 2005: 160-164.

⁷⁶⁷ BKTVKBK: (1) 1730 / 04.05.1991 ; 4694 / 09.09.1995

⁷⁶⁸ BKTVKBK: 4345 / 22.01.2009

municipality without the evaluation of Conservation Council". With the new regulations brought for the institutional mechanisms, the conservation legislation was added with new definitions. Güçhan (2015)⁷⁶⁹ points to three new area definitions in the laws enacted in the phase (2004-2005), which she identifies as 'the period of change'. These are:

- (1) Regeneration Area⁷⁷⁰
- (2) Urban Transformation and Development Area⁷⁷¹
- (3) Risk Area⁷⁷²

In Bursa particularity, only the urban transformation and risk areas are subjects of interest. One 'urban transformation area' and five risk area' were defined in the decree of the cabinet of ministers (Güçhan, 2015).

⁷⁶⁹ Güçhan, Neriman Şahin (2015), "Changing Legal-Administrative Framework of Historic Heritage Conservation", **Türkiye'de Kültürel Miras Korumanın 50 Yılda Değişen Anlamı, Kapsamı ve Araçları (The Changing Meaning, Scope and Tools of Heritage Conservation in 50 Years in Turkey)**, ICOMOS 50th Anniversary Events, unpublished presentation, METU, 4 May 2015, Ankara.

⁷⁷⁰ This term is defined by the acceptance of 'Act for Conservation by Regeneration and Revive by Reuse of Perished Immovable Historic and Cultural Properties' (*Yıpranan Tarihi ve Kültürel Taşınmaz Varlıkların Yenilenerek Korunması ve Yaşatılarak Kullanılması Hakkında Kanun*), no: 5366 of 2005. The aim of this Act is "reconstruction and restoration of the regions, which were registered and declared as sites by the councils for conservation of cultural and natural properties, and the conservation areas belonging to these sites, according to the development needs of the region, establishment of residential, commercial, cultural, tourism and social configuration areas, taking necessary precautions against disaster risks, conservation reuse and revival of historic and cultural properties".

⁷⁷¹ Following the new legal regulations of 5216/2004, 5272/2004 and 5390/2004, the responsibilities of local authorities on conservation were empowered. Accordingly, the conservation, sustenance and –if only required- reconstruction applications are approved.

⁷⁷² In 'the Act for Transformation of the Regions under the Risk of Disaster' (*Afet Riski Altındaki Alanların Dönüşümüne Yönelik Kanun*) No: 6306/2012 the authority, jurisdiction and responsibility of the Metropolitan Municipalities are defined as "...the assessment of the risky buildings, areas and reserved construction areas; demolition of risky buildings; estimation of the value of immovable properties that is to be exposed to transformation, definition of the procedure and principles about the deal to be made with the beneficiaries, the type of support, the buildings to be reconstructed and all other applications to be made within the scope of this law...".

The influences of the change in the conservation legislation on implementations between 2004 and 2015 can be observed easily in Bursa. In order to make a detailed evaluation, the effects on plans and projects held in the historic city centre of Bursa in the last ten years are categorized. Accordingly, first of all, the urban transformation implementations took place in the old neighbourhoods from Ottoman Era and Early Republican Period industrial heritage are mentioned. Additionally, conservation development plan, street rehabilitation and landscape design projects and restoration projects for historic buildings and remains, which continued to bring forward proposals for conservation and regularization of historic areas, are also considered.

Therefore, , through the influence of neoliberal politics on the conservation implementations in Bursa in the first fifteen years of the new century, a general evaluation on if the legal and organizational transformations were conveyed to implementations is tried to be made.

4.3.1 The Dominancy of Local Authority (Municipalities) in Conservation

As mentioned in detail previously, as a result of the new legislations enacted between 2003 and 2005,

- changes occurred in conservation legislation and organization,
- the international system of values were started to be,
- funds were started to be allocated under the control of the state,
- supportive tools encouraging private sector and local administrations to espouse the notion of conservation were developed,
- of local governments, all types of research, documentation, publication, presentation and such were activated for raising the

public awareness in conservation activities under the control and responsibility.

By the mayorship of **Recep Altepe**, who was the former mayor of Osmangazi District and elected as the Mayor of the Metropolitan Municipality in 2009, many important activities for the conservation of the sites in the Bursa city centre together with the tangible and intangible heritages were conducted. For example, through the aid of the workshops and exhibition activities under ‘Our Village Project’, which was prepared within the scope of the Kızık Villages Intangible Cultural Inventory Work, the public awareness was tried to be increased regarding the promotion and conservation of the declining handicrafts of Bursa.

In addition to that, in this last phase, while the conservation development plans, which were endorsed and revised previously, were started to be digitalized, the works were started for updating the inventories and providing open access to them through the geographical information system and a web site. Therefore, while a shareable City Memory was in progress, the restoration of prominent monuments together with their vicinity was also continued. .

The Metropolitan Municipality of Bursa Directorate of Historic and Cultural Heritage, which participated in many international conferences and conventions in this phase, started the preparation works for Application Folder and Management Plan for the UNESCO World Heritage List, which was in the schedule of the municipality since the beginning of 2000s but activated by 2010. Meanwhile, the researchers studying on Bursa were funded⁷⁷³ by local authorities; many of the studies were published. For the purpose of exposition and revival of the historic-cultural-natural identity of

⁷⁷³ One of these funds was provided for the author as a contribution to her research. As a result of the protocol signed between the Metropolitan Municipality of Bursa and Uludağ University, the author was funded for her 1 year (September 2013-September 2014) research at “Architecture, Planning and Landscape Design School” in New Castle, UK.

Bursa, Map of Historic Sites of Bursa, Bursa Cultural Map, Bursa Natural Identity Character Map were generated. Under the Liveable Bursa Urban Identity project, pilot projects anticipating involvement of community in conservation were prepared.

In addition to the Hanlar District Conceptual Design Contest and the Union of the Cities with Castle Works, which were produced in parallel with UNESCO World Heritage List Application works, national contests intended for the rehabilitation of historic sites in the city centre were also organized. The most recent of these is the urban desing contest for Orhan Gazi square, which is located opposite to Koza Han, Great Mosque, Gazi Orhan Mosque and Historic Municipality Building, and of a capital importance for the historic, touristic and cultural identity of Bursa. The activities, which were conducted under the lead of the Metropolitan Municipality of Bursa and supports of local authorities, government institutions, NGOs, associations and experts from universities, increased in the period of Altepe and as a result, Bursa was included in the World Heritage List with Hanlar District, Sultan Kulliyes and Cumalıkızık Village in 2014 (

Figure 4.14) (Figure 4. 4.15).

In brief, the activities taken between 2010 and 2014, related to the nomination in UNESCO World Heritage List, have increased the public consciousness in the subject of the conservation of all tangible and intangible cultural heritages in Bursa. At the same time, it was ensured that the conservation interventions in Bursa were taken under the international supervision. Therefore, in the last sixty years period (1955-2015) all the organized activities to conserve the cultural heritage in Bursa were upgraded from local level to national level and from national level to international level.

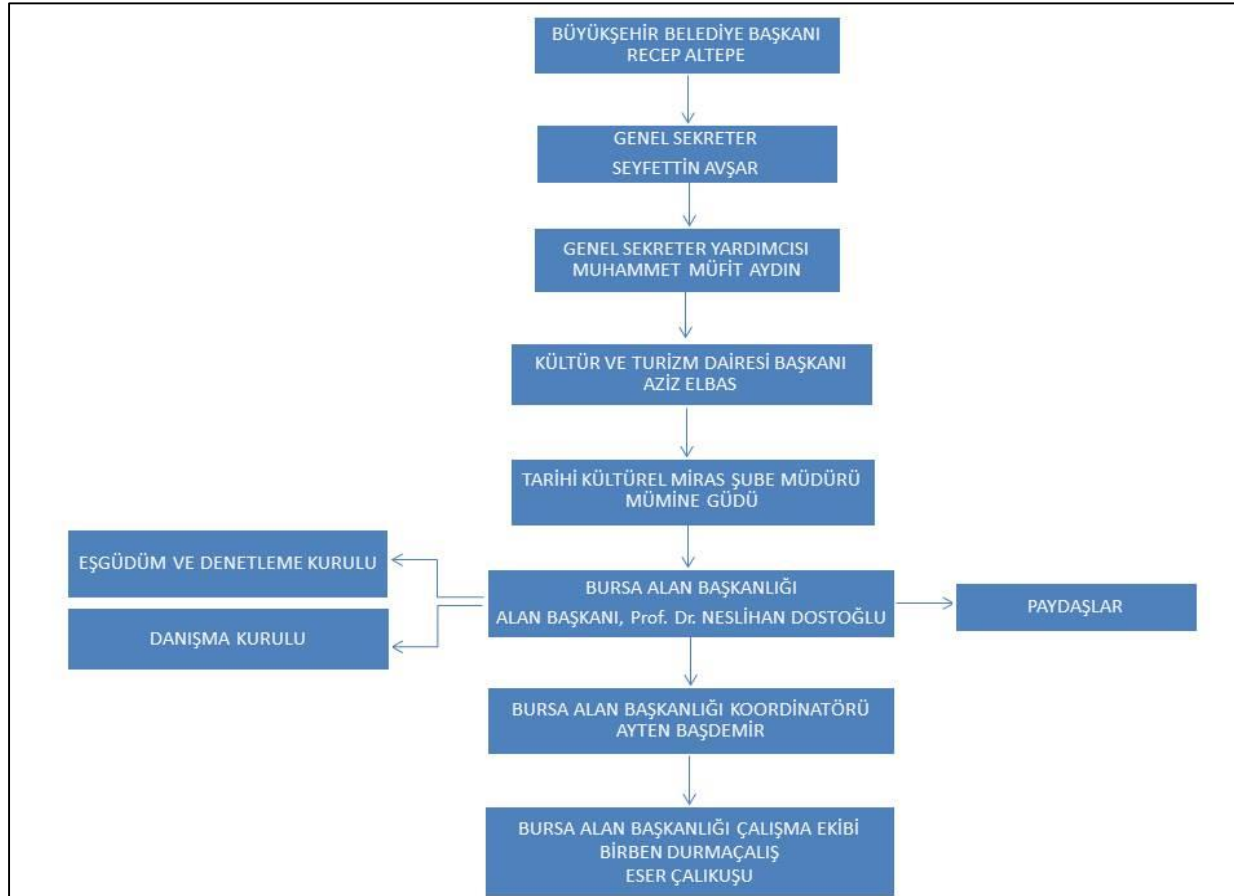


Figure 4.14: 2015 yılı itibariyle Bursa Alan Başkanlığı İdari Şeması (<http://alanbaskanligi.bursa.bel.tr/bab-organizasyon-semasi/>).

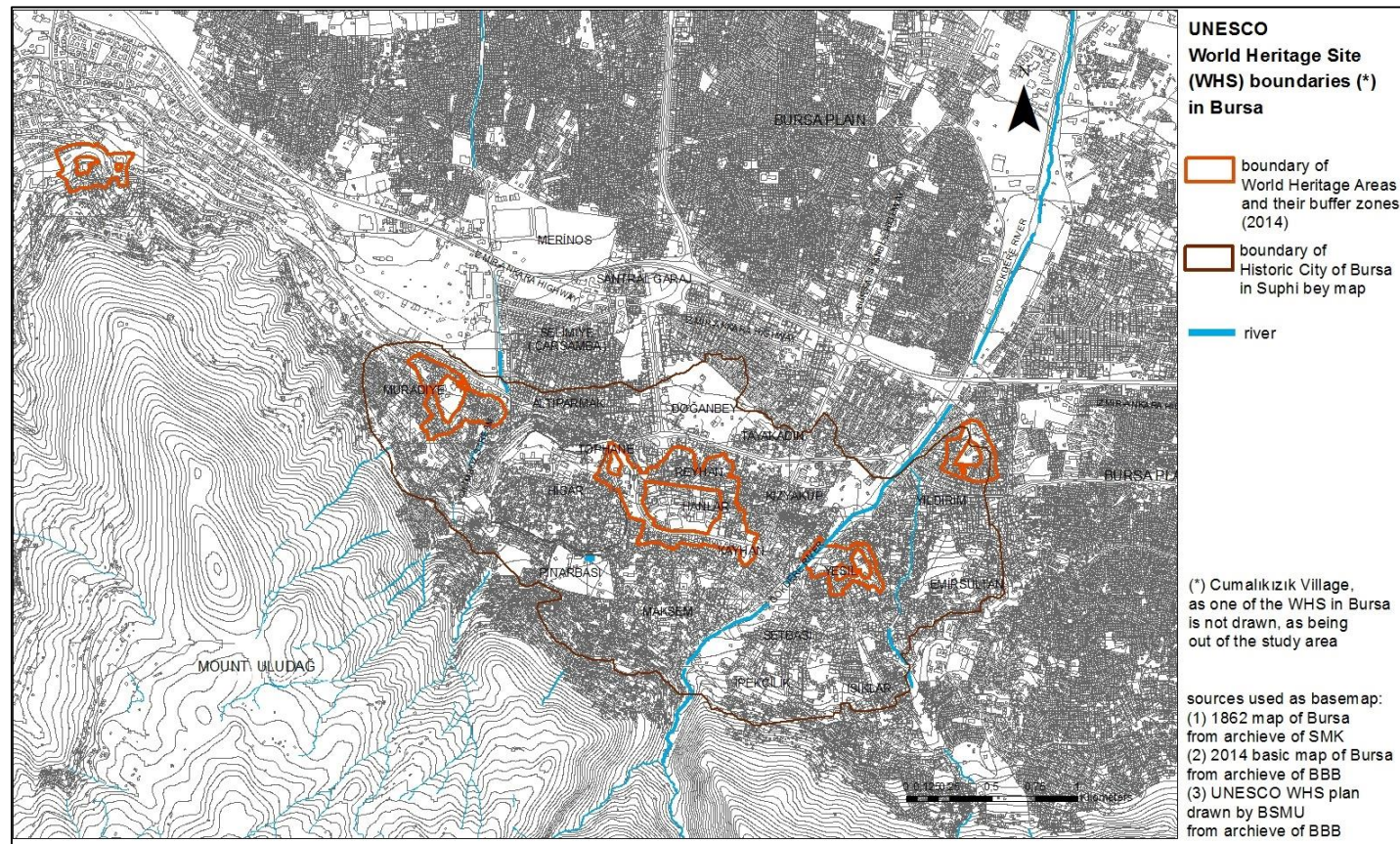


Figure 4. 4.15: UNESCO WHS boundaries in Bursa (except Cumalıkızık Village)

4.3.2 Change and Transformation in Buildings and Sites to be conserved

Despite of all the positive attitudes mentioned above, allocation of all authority and power, concerning the preparation of projects for the conservation of cultural properties together with their vicinity, only to the Ministeries and Municipalities created certain problems. Among these problems, the most important one is the plan and project implementations conducted in in and around the city centres, which were aimed to change and transform the existing cultural tissue instead of being consistent with the environment. In this part, in Bursa particularity, the change and transformation implementations that the buildings and sites, which were abandoned but required to be conserved for the values and potentials they possess, were evaluated together with the positive and negative influences that they imposed to their environment were evaluated.

4.3.2.1. Transformation in the Traditional Fabric

The criteria that should be met in order to provide a healthy urban transformation are given as (Polat, Dostoğlu, 2007: 62):

- Stopping the physical declination and ensuring the sustainability of the historic fabric,
- Revitalizing the economic activities,
- Increasing the quality of architecture and urban life and employing the cultural dynamics,
- Ensuring the involvement of relevant actors from all levels.

As a result of the legal regulations made by 2004, the fundings in conservation of urban transformation and regeneration in the historic environment were increased in great extent. With the new definitions that were introduced by the law no: 5366⁷⁷⁴ of 2005, the urban transformation projects, which were based on regeneration and increase of revenue, were started to be prepared and conducted in the historic urban districts and/or peripheries. The projects⁷⁷⁵ which caused regeneration and/or transformation of the historic fabric are as follows:

1. Emirsultan Urban Transformation Project
2. Central Bus Station Urban Transformation and Development Project
3. Kükürtlü Hot Springs and İNTAM neighbourhood⁷⁷⁶ Urban Transformation Project
4. Kükürtlü Dericiler District Urban Transformation Project⁷⁷⁷
5. Doğanbey TOKİ (Housing Development Administration of Turkey) Urban Transformation Project

⁷⁷⁴ The Law for Conservation by Regeneration and Revive by Reuse of Perished Immovable Historic and Cultural Properties no: 5366; Date of Approval: 16/06/2005, Date of Publishing in the Official Gazette: 05/07/2005 no: 25866.

⁷⁷⁵ For the regeneration and urban transformation areas cited below, also environmental design projects were prepared and implemented.

⁷⁷⁶ According to the information gathered from the activity report of the Metropolitan Municipality of Bursa Directorate of Urban Transformation; with the Municipal Council's decision no: 678 dated to 29.07.2010, Sıcaksu and İntam Locality was declared as the Urban Transformation and Development Area (<http://www.bursa.bel.tr/dosyalar/birimek/faaliyet-ve-proje-bilgileri.faaaliyet-ve-proje.IFKprn5avL.pdf>).

⁷⁷⁷ Although any project with this title was found in the activity report of the Metropolitan Municipality of Bursa, Directorate of Urban Transformation, according to Dostoğlu and Polat (2007:66-69) such an urban transformation project exists.

These projects, which were launched in 2006 and 2007 and under preparation-approval-implementation stages, caused the beginning of a new era in the history of conservation in Bursa. Although the urban transformation and regeneration activities, prepared for the parcels within the boundaries of Emirsultan and Central Bus Station area and Kükürtlü Hot Springs Area and Çekirge İntam Apartments were started by 2006, these type of activities were accelerated during the mayorship of Recep Altepe (2009-present).

1. Emirsultan Urban Transformation Project:

Emir Sultan Külliye, one of the three kulliyes, which were requested to be restored and rehabilitated first time during the mayorship of Teoman Özalp (1989-1994), have chaged and transformed entirely because of the lack of proposals avoiding nearby constructions **(Figure 4.16)**.

Within the scope of the Emirsultan Urban Transformation Project⁷⁷⁸ in Yıldırım District, open area and a public square was created by demolishing existing houses and a school. On the other hand, the Takiyah of Emir Buhari, which did not exist any longer, was reconstructed in timber frame system and given the function of library and café. In the five housing blocks built in accordance with Emirsultan Urban Planning and Public Square Design and Restoration Project⁷⁷⁹, which was prepared as an extension to the main urban transformation project, the basements were proposed to be used as car parking area, shelter and storage, while the ground floors as shops and open spaces facing towards house facades and the first floors as residence. The physical change and social impact that these multi-functional and multi-storeyed buildings would impose on the historic monument would be extremely heavy.

⁷⁷⁸ Emirsultan Mosque and its vicinity were declared as Urban Transformation and Development Area with the Municipal Council's decision no: 488 of 19.07.2007. It was observed that environmental and urban design projects were also prepared for the same area.

⁷⁷⁹ The Metropolitan Municipality of Bursa, Year 2011 Activity Report, pp.146, 240.



Figure 4.16: Before and After Urban Transformation Project around Emirsultan Complex (www.wowTURKEY.com)

Considering both the functional and physical impacts it imposed on the traditional tissue it was applied to, this transformation project is very unsuccessful because it allows multi-storeyed housing and dense vehicle traffic in the area not to speak of conservation of the cultural properties in the area. As a matter of fact, the underground highway which will be constructed to relieve the dense traffic caused by housing development in the Emirsultan

Kulliye and its vicinity will cause structural problems in monuments and all other immovables.

Moreover, as in the case of the Takiyah of Emir Buhari, reconstruction of not-existing monument is debatable. Indeed, after the Fire of 1958 while the reconstruction applications in Hanlar District were aimed to revitalize the commercial function of the area, reconstruction of a takiyah on the basis of insufficient historic information is no more than creating a fake history.

2. Central Bus Terminal Urban Transformation and Development Project:

The project area, which comprises the Central Bus Terminal, Hocahasan, Ahmetpaşa, Çırpan, Ulu ve Kırcaali Neighbourhoods, was declared as Urban Transformation and Development Area with the decision no: 364 of the Council of the Metropolitan Municipality of Bursa in June 14th of 2007. Although if it overlaps with the project area, the Central Bus Terminal and its Vicinity Implementary Development Project is more like an urban transformation project. The change and transformation in terms of parcel and building that the Central Bus Terminal Building Complex, which was an Early Republican Era industrial heritage and located in the neighbourhood of this urban transformation project, was exposed is stated in 4.3.2.2 in detail.

3. Kükürtlü Hot Springs and İNTAM neighbourhood Urban Transformation Project:

The project prepared for the Thermal Touristic Facilities Area, one of four project areas within the scope of the transformation project⁷⁸⁰, which was intended for the Kükürtlü Neighbourhood, hot springs such as the registered Kara Mustafa Paşa Baths, Kaynarca ve Yeni Kaplıca, as well as the university

⁷⁸⁰ These four project areas included in the Kükürtlü Sıcaksu Urban Transformation Project are: (1) Thermal SpaTourism Area, (2) Tabakhaneler (Dericiler) Project Area, (3) Soğanlı Rehabilitation Area and (4) Kültürpark-İpekiş Project Area.

facilities and Kulturpark recreation area was integrated to generate an urban design project.

‘The Urban Transformation Project for INTAM Apartments and its vicinity’⁷⁸¹ which was built in the Çekirge Street to the south of Kükürtlü Neighbourhood is more compatible in terms of scale and function with the surrounding tissue. However, since the impacts of these projects on the surrounding natural sites and natural conservation areas were underestimated in the project decisions, they should be considered as a threat.

4. Kükürtlü (Dericiler District) Urban Transformation Project:

The Dericiler (leather smiths) district, which lost its function and economic value and became an unhealthy environment within the city and therefore became an area of depression, was aimed to be moved to outside of the city, and provided with the necessary technical infrastructure through the urban transformation project.

According Dostoğlu and Polat (2007: 66-69), this project aims to stop the physical declination in the cities the primary target of urban transformation. Alternative projects were prepared, necessary analyses and planning activities were held, implementation models and stagings were made for regeneration of the physical tissue in this partially abandoned and problematic area. As there were not any buildings to be conserved, demolition of the entire area, which was given the residential and commercial functions, was proposed. In brief, the continuity of historic tissue is not a matter of subject in the project.

On the other hand, the transformation implementations, which were intended for creating a new area of gravity to the city by redesigning Tabakhaneler

⁷⁸¹ This transformation project, which was prepared and started after the collapse of a revetment wall behind one of the INTAM (İntam Group Ltd. Co.) apartments on the Çekirge Street in February 23rd 2006, aims to improve the region. The property owners were briefed about the new buildings in a meeting dated to May 27th 2012.

(Dericiler) District located in the north of Kükürtlü Neighbourhood, are close to the hot springs conservation areas. In the Kükürtlü Hot Springs Urban Regeneration Project (2002-2003) which affects both of these areas, instead of reusing the existing leathersmith's workshops, once the leather production units, a new group of buildings were constructed. This new development, which created a new city centre with the variety of functions it comprises, is an important threat for nearby natural and urban sites.

5. Doğanbey TOKİ (Housing Development Administration of Turkey) Urban Transformation Project⁷⁸²:

According to the Suphi Bey map, the biggest change and transformation in Bursa's built environment was in the area known as Doğanbey Quarter located just south of the Bursa meadow. The project prepared and applied between the years 2009 and 2012 made a major physical and cultural change and transformation in the Doğanbey, Tayakadın, Kiremitçi and Kırcaali Quarters.

During the transformation period, firstly in Piccinato Plan (1960), forming the new management/business district and transportation axes⁷⁸³ between the Santral Garaj and Hanlar District was found necessary. Opening the Haşim İşcan Avenue in the beginning of 1980s that divides Reyhan and Doğanbey Quarters located at the north of the historic commercial center started the change and transformation of physical and socio-economical balances in Doğanbey, Tayakadın, Kiremtçi and Kırçalı Quarters⁷⁸⁴ that had not been

⁷⁸² Within the scope of this thesis, among the urban transformation projects, the Doğanbey Urban Transformation Project is mentioned in detail for it is adjacent to the urban sites.

⁷⁸³ These axes are known as Fomara Street (Fevzi Çakmak Street) and Haşim İşcan Street.

⁷⁸⁴ These neighbourhoods were defined as 'the area between Cumhuriyet Street-Fomara-Gazcılar-Elmasbahçeler localities' and indicated as 'site no: 5' among the prioritized project areas, in the project sheet submitted in the GEEAYK meeting took place between December 10th and 11th 1981.

announced as listed area. The wall that is formed by the multi-storey business facilities located alongside the avenue blocked the accessibility to the historic quarters of Bursa. (**Figure 4.17**). Besides the building density in the area, traffic density and the increase in the population also show the social dimension of the transformation as well as the physical transformation.

On the other hand, the area that suggested to be the listed conservation area in the action plan that shows the ‘suggested planning areas’ and presented as the annex of the GEEAYK decision numbered 13333 in 1981 was not declared as the urban conservation area and it made it defenceless against the transformation⁷⁸⁵.

This area that started to be abandoned from the beginning of 2000s, lost its physical integrity and traditional character from the lots and blocks lines in cadastral plans to the construction gauge, and became a new urban part that hosts couple of monumental buildings. Even instead of restoring the monumental buildings in the area it was preferred to demolish them and replace with new structures. For example the lots that contained Doğanbey Mosque (demolished) and thumb and Suluki Mosque located in Doğanbey Quarter were compounded and a new single mosque was built instead, the original function continues but the original lot order was not conserved.

In the history of conservation ‘Doğanbey Toki Urban Renewal Project’ is known as an application that ruins the urban silhouette, alongside the irremediable change it formed in the historic fabric, it was criticized on social

⁷⁸⁵ Decision: GEEAYK: 13333 / 11.12.1981 – Board Members: Chairman: Orhan Alsaç ; Members: Münir Aktepe-Feridun Akozan-Ekrem Akurgal-Bahadır Alkım-Cevdet Bayburtluoğlu-Orhan Alsaç-Abdullah Kuran-Rıfat Tandoğan-Ümit Serdaroğlu-Remin Biler-Fahrettin Kırğızoğlu-Doğan Kuban-Cevat Erder-Semra Ögel-Hüsrev Tayla-Semavi Eyice-Metin Sözen-Rauf Beyru-Kemal Gökçe (Undersecretary of Culture) - Nurettin Yardımcı (General Director of Ancient Monuments and Museums) - Galip Yiğitgüden (General Director of Pious Foundations) - Ömer Faruk Sever (General Director of Tourism) - Erdem Kırdar (General Director of Planning and Development).

media by all the NGOs (Non-Governmental Organizations) that are connected with the city, associations and institutions⁷⁸⁶ (**Figure 4.20**).

But by the administration, the transformation here could be applied within the context of ‘Central Commerce Area’ that started to run in 1991 and claimed that it saved here to be a corrupted area⁷⁸⁷. Whereas, the project applied despite all therejections of professional chambers, universities and associations, also means the loss of the understanding and culture of common work in Bursa.

Whereas the district known as the Doğanbey Urban Transformation Area is placed between the urban conservation areas, when looking from the Tophane, it is on a very important location in the urban landscape located in the north of the historic commercial center. So every negative intervention made in this area affected the city’s silhouette and understaning of the historic fabric.

In the scope of the project, demolishing traditional two storey buildings and instead, constructing new multi-storey buildins up the 25 storeys with a whole new lot order increased the builing density in the area and caused

⁷⁸⁶ Some of the videos available on WWW are: (1) “**Doğanbey Projesi, Bursa Tarihinde Geri Dönülemez Kara Bir Lekedir!**”; <http://www.bprbulten.com/?p=5459> (01.02.2011), (2) “**Doğanbey’de Hukuk Savaşı!**” <http://www.arkitera.com/haber/1863/doganbey%E2%80%99de-hukuk-savasi> (04.08.2011), (3) “**TOKİ’nin Bursa’ya Tokadı**” <http://www.arkitera.com/gorus/237/tokinin-bursaya-tokadi> (21.11.2011), (4) “**Bursa’ya Girerken TOKİ’yi göreceksin; sakın şaşırma!**” <http://www.dunyabulteni.net/?aType=haber&ArticleID=187527> (15.12.2011), (5) “**Bursa Doğanbey Kentsel Dönüşümü’nde hak sahibi mağdurlar ile roportaj**”; https://www.youtube.com/watch?v=3_RpccwzYT8 (04.01.2012), (6) “**Doğanbey Mağdurları Savcılıkta Haklarını Arıyor**” <https://www.youtube.com/watch?v=VASer2xdZmk> (06.07.2012) (7) “**Mimarlar Odası’ndan Doğanbey Açıklaması**” <http://www.haberler.com/mimarlar-odasi-ndan-doganbey-aciklamasi-3918512-haberi/> (06.09.2012), (8) “**Bursa’da Nasıl Bir Kentsel Dönüüm Yapılmalıdır?**” <https://www.youtube.com/watch?v=cpv0KwMXpNo> (18.10.2012)

⁷⁸⁷ Please look into footnote: 656

disappearance of original fabric order and a new lot order different than its surroundings with organic neighbourhood structure caused the break of the fabric integrity (**Figure 4.19**).

Also, during this transformation, the social environment had completely changed after moving the habitants that caused gentrification. As an example of an irrevocable income and ‘gentrification’ policy, this transformation project effaced the original character and social structure of the area. So that the integrity and the continuity of these two areas with its surrounding urban sites are broken. This situation is not related with the conservation principles made for its neighbour urban sites and opened a big scar in Ottoman Empire’s first capital city Bursa’s urban landscape (**Figure 4.22**).

On the other hand, Doğanbey Toki Dwellings, opened in 2012, killed one of the unique fabrics that could host both traditional and commercial fabrics in Bursa’s city center.

While it is mandatory to construct new buildings which are compatible with the existing historic fabric and only two storey buildings are allowed due to the reason Reyhan-Kayhan Hanlar District and its surrounding lots are in the conservation area, it is allowed to have multi-storey buildings in Doğanbey Urban Transformation Area because it is outside of the urban site. Whereas having 1 school building, 6 monumental structures, 16 civil architecture examples registered by Bursa Cultural and Natural Heritage Conservation Board in the project area were not taken into consideration.



Figure 4.17: Doğanbey Urban Transformation Project Area from different views (source: <http://www.tasarimyarismalari.com/tokinin-bursa-kentine-tokadi-konulu-fotograf-yarismasi-sonuclandi/>)

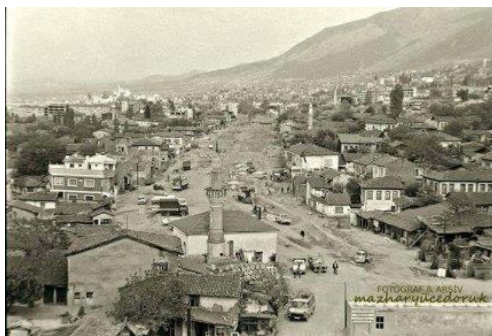


Figure 4.18: Before and After Opening of Haşim İşcan Street (from 1980s to 2010s) (www.wowTURKEY.com)



Figure 4.19: Change in Traditional Texture after Doğanbey Urban Transformation Project
(source: <http://www.tasarimyarismalari.com/tokinin-bursa-kentine-tokadi-konulu-fotograf-yarismasi-sonuclandi/>)



Figure 4.20: Reaction / Repsonse of the Public and NGOs about Doğanbey Transformation Project source: <http://www.bursamimar.org.tr/>)

Because Ördekli Bath located just on the east of the project area registered as the urban site within the scope of conservation development plan prepared in 1998, could be protected from the negative impacts to some extent. Registering monuments like Kiremitçi Bath that was not in any urban site borders and Ördekli Bath, the possible change that could happen within the new commercial center⁷⁸⁸ that started to be constituted starting from the end of the 1980s was avoided for a while, reading the existing historic fabric around these monumental structures is provided until the 2000s. But still, producing a massive building stock surrounding the registered buildings is a serious treat for the continuity of the traditional fabric in there.

4.3.2.2. Transformation in the Early Republican Period Building and their surrounding area

Registration of the late 19th century and early Republican Era public buildings in Bursa was in 1990-1991⁷⁸⁹. But in Bursa especially after 2004, instead of extensive conservation of Early Republican Era and industrial heritage, tearing down and building new buildings that would serve to a new function unfortunately became the common attitude. This attitude caused the disappearance of the buildings which were the commemorative heritage in

⁷⁸⁸ This new centre was defined as ‘the area between Haşim İşcan Street - Fevzi Çakmak Street - Gazcılar Street’ (BKTVKBK: 3485 / 17.10.1993).

⁷⁸⁹ These public buildings are identified as: Tophane State Hospital, remains of İpek Textile Factory, Altıparmak Primary School (presently, the building of Provincial Administration), İpeker Sericulture Building, old Halkevi (People’s House building), Setbaşı Tax Office, Setbaşı Marrying Office (today, Setbaşı Library), PTT Building, the Central Bank building, İş Bank building, Emlak Bank building, Tayyare Movie Theatre and Yapı Kredi Bank behind, Bursa Municipality Directorate of Health, the School of Agriculture in Hamitler neighbourhood (today, Bursa Agriculture and Technical Vocational High School) and old Penitentiary.

Bursa, the city known as an industrial city from the beginning of the Republic's first years.

The project produced with the aim of conservation and reuse of Merinos Factory Buildings that were built in north of the city center in 1936 is a positive example that provides the area's sustainability (**Figure 4.23**). The works had made between 2005-2009 to make registered Merinos Factory area, in the ownership of Sümer Holding, one of the symbols of industrial revolution of Republican Era, arranged as 'Bursa Atatürk Cultural Center and Merinos Cultural Park' to use as 'education and public culture-art-recreation area'. In the scope of its application project⁷⁹⁰, restoration, landscape and consolidation projects belonged to Merinos Factory building and its surroundings prepared and applied together.

While it was planned to be loyal to the original plan features of the building during the restoration, an additional conservatory, museum, art center and social unites were thought to be added in adaptive reuse process. Atatürk Congress and Cultural Center added to the area is integrated with the Merinos Factory and Merinos Park is an example of modern architecture that contains opera-ballet and concert halls, exhibition areas.

Whereas, **Urban Square (Santral Garaj) Project** prepared for one of the Early Republican Era examples (**Figure 3.24**). Santral Garaj bus terminal and its surroundings, shared the same destiny with Merinos Culture Center that bears the similar architectural values. In the scope of the project, instead of a design that suggests the reuse of the existing terminal buildings, demolishing the whole building and constructing a new structure that changes the entire surrounding was chosen.

⁷⁹⁰ This project was realized under the supervision of the Metropolitan Municipality of Bursa Department of Studies and Projects in 2006 (the Metropolitan Municipality of Bursa 2006 Activity Report of 2006, pp. 212-213).

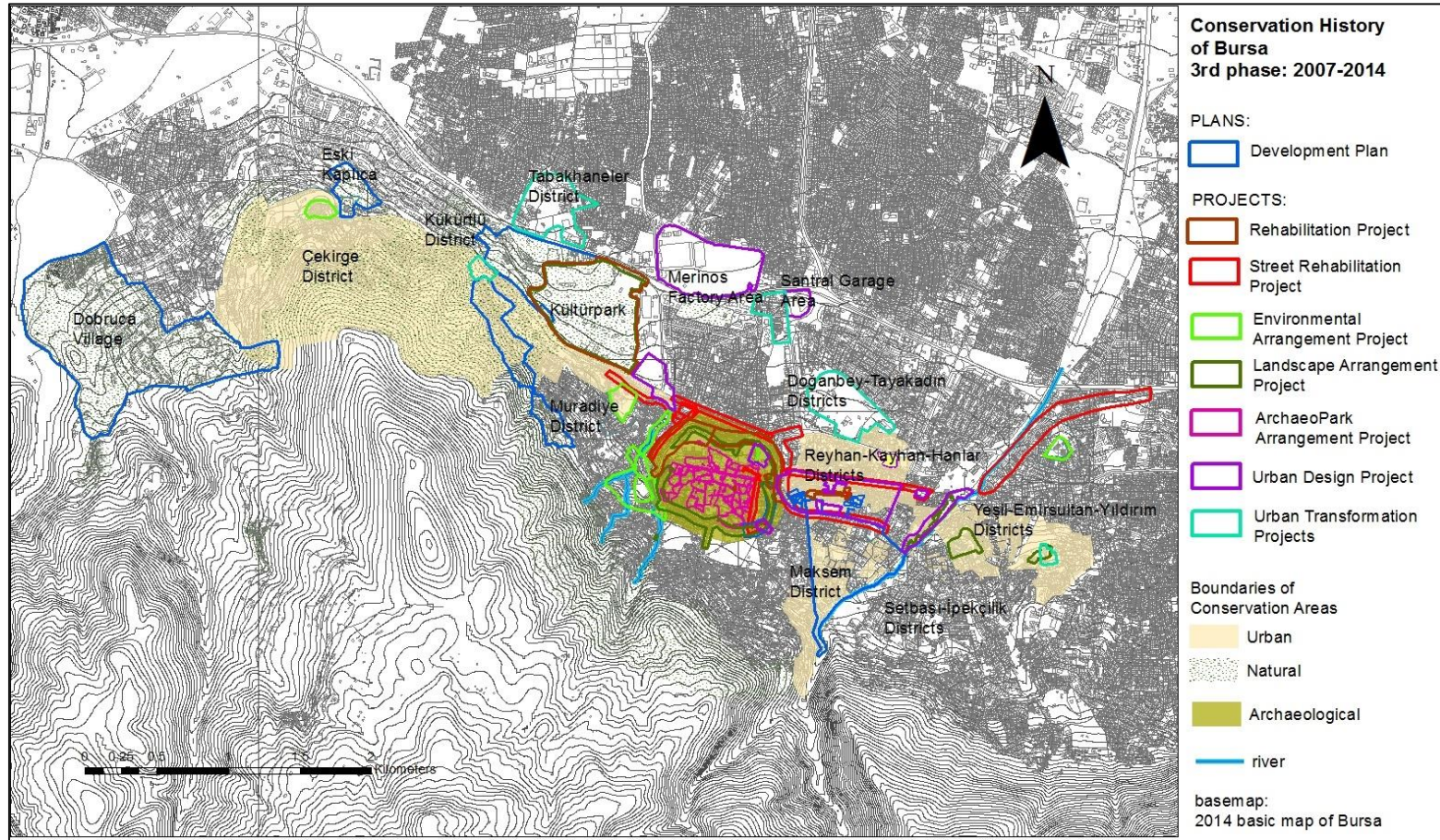


Figure 4.21 3rd Phase in Conservation History of Bursa 2007-2014

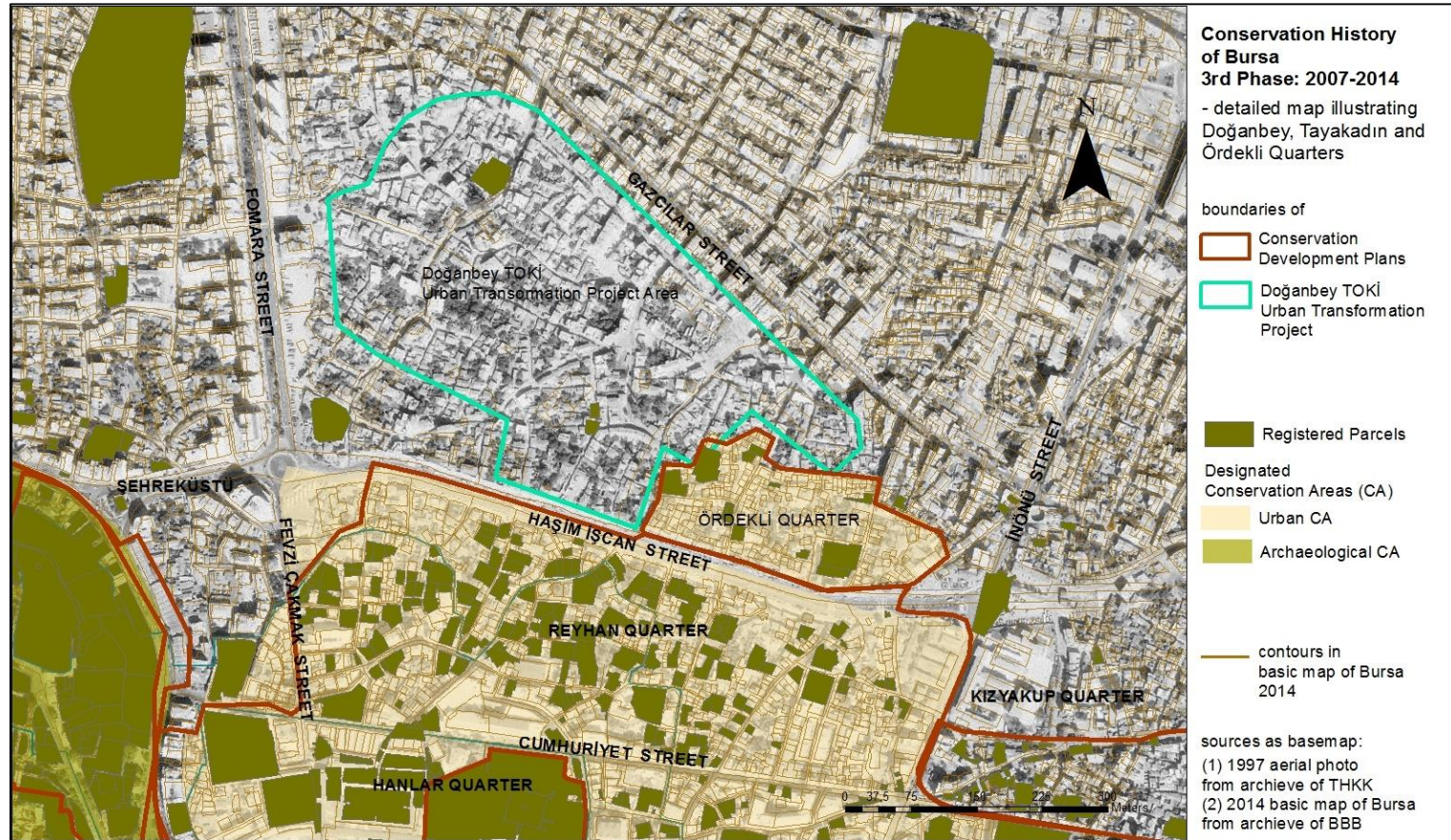


Figure 4.22: Focus on Doğanbey, Tayakadın and Ördekli Quarters during 3rd Phase in Conservation History of Bursa 2007-2014

It is foreseen that an arrangement will be made to transform Santral Garaj and its surroundings that are defined as the ‘**special planning area**’ with the master development plan in 1998, into the new commercial and administrative center.

To create a new ‘Urban Square’ in an area that contains Santral Garaj Buildings belonged to Early Republican era, a competition project was opened. In the result of ‘Bursa Santral Garaj Urban Square Architectural and Urban Design Project Competition’⁷⁹¹, the project that won the first prize and was applied demolished the Santral Garaj buildings and instead built a new shopping mall under the name of Urban Square, and a new common area that is very different from the old parallel lot order was provided in front of this huge mass. Even though his urban renewal project created a new center, it was an application that destroyed the Early Republican Era Cultural Heritage that had commemorative value and that completely transformed the historic fabric.

To sum up, besides tearing down the Santral Garaj Buildings that used as the city’s bus terminal from 1930s until the end of the 1990s instead of conserving them as the modern architecture examples, creating a new square which is completely different from the old dwelling order is accepted as one of the negative examples that blocks continuity of Bursa’s Early Republican Era built environment and open spaces.

⁷⁹¹ The winners of the Competition, which was declared by the Metropolitan Municipality of Bursa according to the ‘Statute for Competitions of Architecture, Landscape Design, Engineering, Urban Design Projects and Fine Arts’ which was prepared on August 13th 2004, on the basis of the 23rd and 53rd articles of the Law for Public Tenders no: 4734 are Seçkin Kutucu (Author), Ebru Yılmaz (Author), Yonca T. Kutucu (Author), Uğur Bozkurt (Author). (<http://v2.arkiv.com.tr/y1371-bursa-santral-garaj-kent-meydani-mimari-ve-kentsel-planlama-proje-yarismasi.html>).

On the other hand, even changing the names on the public transports that provide transportation to the area from ‘Santral Garaj’ to ‘Urban Square’ caused the erase of area’s original use from the urban memory and completely changed the urban identity in there.

A similar approach is also seen in urban and landscape design of Sumerbank Merinos Housings which is a part of the Merinos Factory complex. After the announcement of the site as 3rd degree natural site, building an individual park which is independent from the factory instead of reusing the empty housing buildings is another important loss because for Bursa historic city of its complete change in urban landscape.

So the urban design projects held in the areas belonged to the Santral Garaj and Merinos Factory Housing, caused the corruption of the integrity and continuity in urban landscape and could not conserve the fabric that had the qualities of its own era. However what is expected is taking into consideration the buildings like Merinos Factory that were built in bigger areas during the first years of Republic as the industrial heritage building groups and under one plan as integrated. But in here, production and application of different projects on Merinos Factory that is located in the north of Ankara-İzmir highway and housing buildings in the south of the road destroyed the integrity and opened another whole in urban memory.

Negative transformation examples can also be seen in the area that connects the industrial heritage buildings to the old city center. With the aim of integrating SGK building that is located on the Altuparmak Avenue and its surroundings with Arap Park-Atatürk Stadium and Reşat Oyal Culture Park, Altuparmak Stadium Square Urban Design Environmental Arrangement Project was prepared (**Figure 4.25**). Even though it is understood as a square arrangement project in Bursa city center at first, it is a list of acts that causes the entire change and transformation of the built and open areas that are the representatives of Early Republican Era (**Figure 4.24**).

As a result, the direct transformation of the Republican Heritage such as Santral Garaj and Atatürk Stadium and their surroundings without any conservation is a product of a selective conservation approach. So, the Republican Era acquisitions were not considered as a value, the structures that are the physical proofs of these acquisitions were destroyed.

4.3.3 Regulation and New Design Implementations in Historic

In the Master Plan (1/25000) prepared in 1998, the conservation, restoration and consolidation of the historic center which is located in the central planning area⁷⁹² is taken as the basis. With this aim, making green lines in the center and increasing the social reinforcement areas was aimed to improve the central planning area. To perform the street rehabilitation and environmental arrangement projects in the historic center, the application of these decisions was waited.

After 2004, the new plans and projects applied within or neighbouring the historic areas in Bursa can be grouped as (**Figure 4.21**);

- Implementary Development Plans / Master Plans,
- Street Rehabilitation Projects,
- Urban Design Projects,
- Landscape Arrangement Projects,

⁷⁹² Central Planning Area is the area which comprises the municipal boundaries of the Metropolitan Municipality of Bursa, Gürsu, Kestel, the Municipality of Demirtaş, the land registration borders of Adaköy, Hasanköy, Cambazlar, Ağaköy, Kumlukalan, Doğanköy and Yolçatı Villages and Çayırköy Plain.

- Environmental Arrangement Projects,
- Archaeological Park Arrangement Plan.

In Bursa 1/1000 scaled master plans⁷⁹³ were prepared for the areas neighbouring urban sites and the urban sites without a master plan. It is seen that in the following plans mostly prepared and approved in 1990s decisions on new site registrations were taken.

- (1) In **‘Kükürtlü Thermal Tourism Center Development Plan’ (1991)** the hot water springs are designated as 2nd degree natural site and 2nd degree natural sit conservation area and rest of the unregistered green area and lots are given the right to new building constructions open for touristic use.
- (2) In **‘Çelikpalas Üstü 3rd Degree Natural Site Development Plan’ (1996)** decisions, the green area over Çelikpalas Otel is announced as 3rd degree natural site while it was asked to arrange the new building façades.
- (3) In the scope of **‘Dobruca 3rd Degree Natural Site Development Plan’ (1998)**, the grean areas in Dobruca rural area on the edges of Uludağ Mountain located in the north side of Çekirge Area were announced as 3rd degree natural site.
- (4) **‘Old Thermal Development Plan’ (2003)**, the hot water spring areas were announced as 1st, 2nd and 3rd degree natural site.
- (5) **‘Between Maksem Avenue and Gökdere Uygulama Planı (?)’ (2004)**, building blocks that were announced as 1st 2nd and 3rd degree

⁷⁹³ Although these plan drawings could not be retrieved among the Council decisions in the archives, the locations of the projects were tried to be determined as a result of the studies on the digital plans gathered from the archives of the Metropolitan Municipality of Bursa and Municipality of Osmangazi.

urban site and 1st degree natural site were approved to use as socio-cultural facility and park.



Figure 4.23: After Renovation of the buildings in Merinos Factory Site (almost no difference and change!)



Figure 4.24: Protesting poster prepared by Chamber of Architects in Bursa (source: <http://www.bursamimar.org.tr/index.php?p=haberler&s=basin&lid=2007>)



Figure 4.25: Urban Design Project Proposal for the square around Atatürk Stadium (<http://www.bursamimar.org.tr/index.php?p=haberler&s=basin&lid=2007>).

These plans that aimed the rearrangement of the city's natural sites and natural conservation sites provide the registration of those areas meanwhile helping the city's landscape arrangements.

Besides those plans, development plans were produces for the improvement and renewal of the areas that are located in the traditional fabric in Bursa but not announced as sites. The closest ones to the historic city center are the plans prepared for Santral Garaj and its surroundings and Yıldırım-Davutkadı Quarters. These are named as;

1. Santral Garaj and Near Surroundings Development Plan
2. Yıldırım-Davutkadı Development Plan
3. New Center Development Plan.

In these according to plan decisions and applications, **Development Plan on Santral Garaj and its Surroundings (1998)** has the character more of an urban transformation project. Demolishing and reconstructing the buildings in the area instead of reuse and using with its name also changed the construction gauge.

On the second plan, Yıldırım and Davutkadı Quarters located in the east side of Gökdere are the gridal planned dwelling areas formed for the population growth after the immigrations at the end of the 19th century. The first requests on preparing a plan aimed to protect and continue the rest of the traditional fabric left in the area came in 1982. In this phase, the development plan prepared for Cumhuriyet and Kurtulus Avenues⁷⁹⁴ (1983) that goes through east-west side of Gökdere was mentioned that also needed to be prepared for **Davutkadı and Yıldırım Quarters surroundings**. In these plans, it was required to protect the traditional housing fabric in the area and new constructions should be compatible with this tissue and could not be over the construction gauge. Also it is seen that there were new decisions and applications on the new construction conditions and in the context of those plans.

After the preparation of ‘**New Center Development Plan**’ for the area in the north of the new commercial center, inbetween the Haşim İşcan-Fomara-Gazcılar Avenues, an awareness had created for the conservation of historic fabric starting from the Ördekli Bath. Also after the detections, new

⁷⁹⁴ In the plan decisions it was emphasised that the buildings to be constructed in these streets located to the north and east of the historic commercial centre should be compatible with existing traditional fabric and building elevation.

construction conditions were determined for this area that should be conserved and which has not been taken in the borders of existing conservation development plans, and existing unhealthy structuring tried to be stopped.

Besides those plans, in the scope of approved KAIPs, it is seen that projects made for improvement and arrangement of those historical areas that need to be conserved. These projects are known as ‘street rehabilitation’, ‘environmental arrangement’ and ‘urban design’ projects.

Even though the street rehabilitation projects that the first one had prepared and applied in 1985, seem like reappeared in the first ten years after 2000, they are mostly façade arrangements on the new buildings built in the historic fabric. In the example of Kale Street, the old quarter fabric could be conserved and continued with the integrity from the original pavement to the façade organizations. Similar projects are also carried out around Kapalıçarşı and Uzunçarşı that is the spine of the Hanlar district. The rehabilitation project that wanted to be held between the east door of Kapalıçarşı and Tuzpazarı Avenue (1993) and the street façades rehabilitation project that shows the shop order façades between the Bedesten-Geyve Han- Fidan Han’s south and Emir Han’s north (2002) are the most important ones.

While these projects are being applied, the façades of the buildings located on the avenues are cleaned from cables, signs and other additions that create a façade pollution, the whole street is made for pedestrians and a system that limits the vehicle traffic for the service purposed ones. The most extensive one is seen in Cumhuriyet Avenue, the area that divides the Hanlar District and Reyhan District. Closing the traffic in Cumhuriyet Avenue, that was one of the main transportation route in historic commercial center since the day it was opened, was a radical decision but also it made it possible to get closer to perceive the historic fabric.

Most of the activities of Bursa Metropolitan Municipality in 2011-2012 are environmental arrangement and urban design projects. The area in Altıparmak where the SGK building is located, is considered to be rearranged as a square with the integration of Arap Park-Atatürk Stadium and Reşat Oyal Culture Park's entrance, with this aim **Altıparmak Stadium Square Urban Design and Environmental Arrangement Project** was prepared. For the **Orhangazi Square and its Surroundings Urban Design Project** that is held and applied from a competition that was held by Bursa Municipality between the years 1984-1986, in 2011 a new competition was prepared, a square design that is suitable with the area's potentials and answers the users' needs was aimed.

All these continued mostly focusing on the streets and avenues between Hisar-Hanlar and Altıparmak Quarters between 2010 and 2012. These façade rehabilitation projects were;

- (1) Cumhuriyet Avenue, Façade Rehabilitation and Avenue Arrangement Project
- (2) Altıparmak Avenue Façade Rehabilitation and Avenue Arrangement Project
- (3) Şehreküstü Avenue Façade Rehabilitation Project
- (4) Old Tekel District Façade Rehabilitation Project
- (5) Yahşibey Avenue Façade Rehabilitation Project
- (6) Kavaklı-Yokuş Street Façade Rehabilitation Project
- (7) 2. Murat Avenue Façade Rehabilitation Project
- (8) Yıldırım-Kurtuluş Avenue Façade Rehabilitation Project

But the aim of these projects were, give an order to the multi-storey buildings' façades that were built on the important axes and rise like a wall which takes

the traditional fabric apart. In this context, additions that cause sight pollution such as airconditioning, signs and so on were taken apart and hidden with the qualified designs and materials.

The new materials and techniques used in these applications were mutual and there can be seen a style unity. But even when a restoration and rehabilitation project that conserves and suggests a reuse of a monumental structure and its surroundings is needed, it is observe that just the building façades were renewed with simple maintenance and repairs. For example the New Galle Bazaar Han's restoracion is actually a rehabilitation of Cumhuriyet and İnönü Avenues façades (**Figure 4.26**).

Whereas after the excavations held in Hisariçi, There were several restrictions about construction works in the area. For example, Oruçbey and Yardımcı streets that were left in the archaeological site (2006) Satı Avenue, Bedizci and Yaşlı Streets in Alaaddin Quarter (2011) and Üftade Street in Kavaklı Quarter (2012) for the infrastructure renewal work instead of using construction equipments, hand digging was found appropriate. In the same district, Yokuş and Kavaklı Streets in 3rd degree archaeological site, drilling work for the drinking water distribution line's renewal (2007) was only allowed with the opinions of professional excavation presidents with the supervision of Municipality and Museum Directorate according to the resolution no: 658⁷⁹⁵.

On the other hand, road enlaring works that wanted to be done in historic areas continued to be allowed by the Council. The road enlarging works wantd to be done in Muradiye Külliye's south-west and Alacahırka Quarter

⁷⁹⁵ The related resolution (*ilke kararı*) is named as; KTVKYK: 658 / 05.11.1999

(2002-2005) and between Üç Kuzular Mosque and Molla Fenari Mosque in Maksem Quarter (2012) was approved by the council with the reason ‘*considering the public’s benefit*’ and decided to make the editings on related plans⁷⁹⁶.

The environmental and landspace arrangement projects in historic districts are concentrated in some of the oldest historic centers around Hisar, Maksem and Hanlar District. Meanwhile the plans and projects that wanted to be done around Hisar and Tophane are intergrated in one project and presented to the Council as Historic Bursa Walls, Tophane Slopes and its Close Surroundings Preliminary Landscape Project and was approved.

In the Arched Cells Environment Arrangement Project prepared for the ruins of arched cells in the slopes of Tophane;

- Renewing the existing pavements damaged ones with the same material,
- Improving of exsting urban furnitures, removing the existing cafeteria’s platform’s upper structure and replacing with foldable umbrellas with the purpose of bringing the silhouette in the background,
- Optimizing of advertisement-guiding signs /arranging in one style and
- Improving the tainted green areas with small plants was suggested.

Tophane Park in Hisar’s north-east and Orhangazi-Osmangazi Thumbs’ surroundings, an arrangement project was produced in 2005. According to the project named as **Osmangazi-Orhangazi Thumbs Environmental Design Project** the platform which will be added to the Gümüşlü Cafe’s north and

⁷⁹⁶ Related decision: BKTVKBK: 846 / 21.06.2012

details for street elements such as bench, trashcan, and handicapped ramp are produced and presented to the Council.

As a result, it was aimed to complete the lacks caused by the need or problems during the application step by step and an integrated solution in one project for the environmental arrangement applications in Tophane was not suggested.

In **Hisariçi-Yerkapı Urban Design Project**, to revive the Bursa Walls, mechanical and electrical projects were produced for the lightning of the areas Yer Kapı between two walls and north walls. Starting with the archaeological site in the same district, it was pointed that the ruins found in basement floor constructions should be conserved and **on condition that preserving the plan integrity** publicizing the defined lots and **designing archaeological park** in the area were approved. When this design process was over, the ‘**Archaeology Oriented Regularization Project**’ prepared according to the ‘Geophysical Researches for Archaeological Purposes’ report made under the supervision of Osmangazi Municipality was presented to the Council and was approved.

Preparing more than one plan and project for a single built environment obstructs the conservation of the area in consistency. Most suitable examples for this can be seen in the projects prepared for Reyhan-Kayhan Hanlar District in the scope of KAIP special project areas. For example both urban design and environmental arrangement projects were prepared for Abdal Mehmed Mosque and its surroundings located in the north of New Galle Bazaar Han shown as number 3 project area in the plan. This brought the confliction problem of different applications for one area, and inhibited the preparation of a project that would conserve the values of Abdal Mehmed Mosque.

In the same plan, the landscape arrangement project prepared for Setbaşı Stream (Gökdere) number 2 Recreation Area (**2004-2006**) known as the number 5 special project area, the new buildings wanted to be constructed to the west of Göktere River were not approved with the reason of blocking the understanding of traditional houses located at the back of the area. The plan revision for increasing the storey number of the new buildings in the 1st degree urban site area in the scope of Setbaşı-Yeşil-Emirsultan KAIP located at the east of Gökdere was declined because it would increase the building density in the area (2011). Decrease of storey numbers and prepare of new suggestions that eases the perception of old-new relation were also requested.

The changes that suggest increase of construction gauge of new buildings that has façades on Cumhuriyet and Haşim İşcan Avenues that are the historic commercial center's most busy streets were approved while it was also suggested to reuse these buildings with the additions of traditional architectural elements (bay window, projection, door and window proportions, etc.) using the new materials. So that the whole street had a one type copied façade design.

Between the years 2004 and 2012, Reyhan-Kayhan-Hanlar district was concentrated on the renovation of shop façades and upper covers of bazaars. Infact, after heavy snow fall the sample renovation projects prepared for **the pedestrian road's upper roof in between the Cumhuriyet Avenue and the entrance of Yorgancılar Bazaar** that is located in the Hanlar District urban site were declined with the reason of negative effect on the bazaar silhouette and a more suitable roof project was requested⁷⁹⁷.

Some of the roof covering and pavement works in the historic commercial center were held in Kapalıçarşı and Ertaş Bazaar. While the '**Ertaş Bazaar roof covering Renovation Project**' located at the west edge of the Hanlar

⁷⁹⁷ Relevant decisions; BKTVCBK: (1) 10547 / 09.06.2004; (2) 600 / 15.05.2005.

District, was found appropriate in principle (Error! Reference source not found..a), the streets that are connected with the bazaar were tried to be arranged in the second stage. Accordingly, while the pavement of Tomrukönü Avenue and Balıkpazarı and Küfeciler Streets were renovated, façade renovation of the buildings that has façades on İpek Street was started. **‘Nilüfer Bazaar Upper Cover Preliminary Project’** that was prepared with the request of renovation of the bazaar’s upper cover and traditional houses located in the Nilüfer Köylü Bazaar and its surroundings was approved with the on account of the fact that it produces solutions respectful to the traditional fabric.

A professional report was requested for the upper cover project of the Kapalıçarşı located at the east of the Ertaş Bazaar (probable temperature and moisture issues. The report **‘Kapalıçarşı Upper Cover Revision Project’** prepared after this, natural climatization tried to be evaluated and the report from the municipality was requested to be prepared based on these data (Error! Reference source not found..b).

In the **‘Kapalıçarşı Façade Rehabilitation and Upper Cover Project Suvey Report’** prepared by Bursa Metropolitan Municipality in November 2011, there are not any survey drawings that shows the relation of building and building additions of the bazaar’s surrounding buildings.

Even though it could not be reached to the project suggested in the archive study, it is seen that the wooden upper cover of the Kapalıçarşı (that was designed and implemented by Piccinato after the bazaar fire in 1958) was totally removed and replaced with the porous exposed concrete vault. Independently from the project the new architectural implementations wanted to be added to the shops in Kapalıçarşı in 2012 were denied because it would

‘damage the general characteristics and load bearing system of Kapalıçarşı’⁷⁹⁸.



Figure 4.26: Cumhuriyet (former Hamidiye) Street; before and after pseudo-restorations and façade rehabilitations (photographed by Çakıcı, 2012)



Figure 4.27: Changes and New Additions for roof coverings above historic bazaars in Hnalar District (a) Ertuş Bazaar (b) Covered Bazaar / Kapalıçarşı (c) Long Bazaar / Uzunçarşı (www.lifebursa.com); (www.wowturkey.com), (www.mimdap.com).

⁷⁹⁸ BKTVKBK: 0428 / 22.02.2012.



4.27: [(CONTINUED)]]

One of the urban design projects that considers the arrangement and conversation of the open public spaces and the historic structures around them as a whole is named as ‘**Cilimboz Valley Urban Design Project**’. The projects prepared for the area between Alacahırka Quarter on the north and Merinos Intersection on the south, are the projects that rehabilitates the Cilimboz River axis while aiming restoration and continuity of the industrial buildings alongside the river. Four project areas were determined in the aim of conservation in the site scale and arrangement of the natural and built cultural heritage alongside the Cilimboz River.

1. Cilimboz Stream and its Vicinity Design Areas (Alacahırka Sports and Recreation Area)

2. Altıparmak-Muradiye Work Area (Yeşil Valley Arrangement Area)
3. Between Merinos-Stadium Semi-Open Transitions and Landscape Arrangement Area
4. Cilimboz Stream-Along Canal Stream Basin Landscape Arrangement Area

In the **Emirsultan Mosque Surrounding Urban Design Project (2006)** prepared in the scope of ‘Emirsultan City Square Arrangement’ that was on the agenda since the end of the 1980s, the liveness with the belief tourism could be provided while the areas spatial use was condensed and empty-load proportions were majorly changed. It is seen that in here an urban design project that wanted to be applied in historic tissue in Bursa disregarded the other purposes while it served for a single purpose. Though to receive a healthy result from the project, there should be integrity between the purposes as well. Having a project that claims the renovation while, aiming the conservation of an area creates an unacceptable conflict. Thus, it is important to protect the original physical and socio-economical features alongside the function in order to sustain a historic area.

4.3.4 Rise of Reconstruction and Pseudo Restoration

While the restoration and reuse of the monumental buildings and traditional houses in the historic city centre of Bursa continued, the archaeological remains in the Hisariçi District, the oldest part of the city were conserved and in certain cases exhibited after reconstructions and completions (**Figure 4.29**). Before 2000s, preparatory works (1995) for measured drawings and restoration implementations in the northern part of the city walls in Hisar District as well as excavations, documentation and conservation works (1999)

were held. Within the scope of the “Bursa City Walls and City Gates Master Plan Work⁷⁹⁹” (1999-2000), which was prepared in this phase, the bastions and city walls between Osmangazi Primary School and Okçubaba Tomb were intended to be repaired.

The excavations that were conducted in and around Hisar District by the beginning of 2000s, took a new form by participation of Prof.Dr. Halil İnalçık. Accordingly, archaeological edificies were explored in 87 parcels⁸⁰⁰ between 2004 and 2005, and the registration status of the slopes of Tophane, to the north of Hisar, were changed from 3rd to 1st Degree⁸⁰¹. Within the scope of the ‘Architectural-Static and Landscape Design Projects’ (2002) prepared for the archaeological remains and carved rock cells located at the northern slopes of Tophane Park, removal and reinforcement activities were conducted to ensure the safety.

According to a Council decision⁸⁰² dated to 2007, in order to maintain the authenticity of the city walls, consolidation should be preferred instead of reconstruction. However, despite of this decision, several years later, in 2009, reconstruction works were started in the city walls at Tophane in order to recreate the city silhouette.

After the expropriations, made by the Metropolitan Municipality of Bursa for the purpose of removing the squatter houses built attached to the city walls in relevant parcels, the city walls between the Bey Palace-Yer Gate to the north

⁷⁹⁹ Bu çalışma, Bursa Büyükşehir Belediyesi Etüd Proje Daire Başkanlığı Tarihi Çevre Koruma ve Yenileme Şube Müdürlüğü yönetiminde ve Doç.Dr. Emre Madran danışmanlığında, Y.Mimar Meltem Akyazı tarafından hazırlanıp 06.06.2000 tarihinde Kurul’a sunulmuş ve onaylanmıştır.

⁸⁰⁰ Bu 87 parselin 22 tanesi 2004 yılında, 65 tanesi de 2005 yılında tescillenmiştir.

⁸⁰¹ BKTVKBK: 10 / 12.08.2004

⁸⁰² BKTVKBK: 2613 / 29.05.2007

and Zindan Gate-Yer Gate in the south were completed according to the restoration project drawings which were prepared on the basis of measured drawings and restitution plans.⁸⁰³ Besides, rather than reinforcement of the walls likewise in previous activity report, these walls, which are of great importance for the history of the city, were reconstructed by using old and new construction techniques⁸⁰⁴ (**Figure 4.28.a**).

Although the restoration implementations such as the reconstruction of the remains of the Byzantine Palace, unearthed during the extensive excavations in the area, and the city walls, enabled the perception of the city walls as a whole, they caused the lost of authenticity and construction of a fake building as a result of use of incompatible material and technical and scientific errors.

The remains, which were found in the excavations held in the north of Hisar, were conserved and exhibited on-site, after their documentation and restoration were completed. For example as a result of the excavations continued in 2004, the registration status of the archaeological site was increased to 1st degree from 3rd degree and the ancient mosaic and marble tiles found in the 23rd lot requested to be '*conserved in-situ*' until a scientific excavation is performed⁸⁰⁵. Likewise, in 2006 the council decision was made on in-situ conservation of the wall remains found in the 3rd Degree Archaeological Site's 35 lots that do not offer any plan from any era.

⁸⁰³ Bursa Büyükşehir Belediyesi tarafından hazırlanan restorasyon uygulaması kapsamında, kaynaklardan elde edilen bilgilere göre 14 burcu ve 5 adet kapısı bulunan, 3 bin 400 metre uzunlukta olduğu bilinen kent surlarının, tamamıyla ayağa kaldırılması amaçlanmıştır.

⁸⁰⁴ Bursa Büyükşehir Belediyesi öncülüğünde yapılan bu son uygulama ile ilgili tez kapsamında yerinde arazi çalışması yapılamadığı için kullanılan malzeme ve teknik ile ilgili ayrıntılı bilgi verilememiştir.

⁸⁰⁵ BKTVKBK: 10 / 12.08.2004

For in-situ conservation of the findings following steps were found appropriate⁸⁰⁶,

- Closing the walls proper to the original technique until the existing grund level of the excavation site
- Preventing unauthorized entrance and exits to and from the site
- Continuing the controlled excavation survey works in the related lots

For the archaeological remains found in Hisar District it is observed that the usage of documentation and covering techniques were performed frequently while suggestions on moving several architectural artifacts in the area were evalated by the Council⁸⁰⁷. For example the restoration project that provides the original water flow instead of moving the historic marble fountains at the entrance of the Tophane Park was prepared.

After 2005, restoration projects wanted to be implemented and prepared under the control of Bursa Metropolitan Municipality kept being produced with continuity and a great speed. The drawings for survey and reconstruction projects produced for single buildings such as the renovation of the upper cover of Ertaş Bazaar located at the west edge of the Hanlar District (2007-2008), Ördekli Bath Restoration (2007), Balibey Han restoration (2008) and city wall restoration at the edges of Tophane (2009) became a base for the probable environmental arrangement plan an project that would be held in the area (**Figure 4.28**).

⁸⁰⁶ BKTVCBK: 1442 / 05.05.2006

⁸⁰⁷ BKTVCBK: 285 / 24.12.2004

‘Muradiye Cultural Area Project’ which is one of the three projects prepared for Cilimboz River and its Close Surroundings, aimed to use the social complexes (külliye) that are qualified as the industrial heritage factory buildings dated back to end of the 19th century- beginning of 20th century with culture-tourism-recreation purposes so that it would join the social installations of the city. Fabrika-i Hümayun buildings⁸⁰⁸ and Romangal (Yılmazipek) Silk Factory buildings⁸⁰⁹ were restored together, and used for educational and cultural purposes.

Alongside the new buildings that were built in the historic areas, the materials and locations of the signs, transformers, electricity pylons installed on the shops’ façades around the han were decided by the Council during that phase. Especially the solutions concerning upper cover of the bazaars and the ventilation of the shops in the Hanlar District were concentrated mostly on the additions’ durability instead of perceptibility of the historic fabric. Ertaş Bazaar, Kapalıçarşı and Uzunçarşı’s superstructure applications can be given as examples.

Each of these roofs that dominating the structure both visually and structurally that they were added on also prevents the perceivence of the traditional commercial center as a whole because each of them were designed different from eachother. For this reason, the superstructure additions similar to these became inevitably incompatible and dominant in visual perception against monumental structures.

⁸⁰⁸ These factory buildings: (1) Treadmill and Depot (2) Mancınıkhane (Filament Reeling Unit) (3) Chrysalarium (4) the Imperial Pavilion

⁸⁰⁹ M.Romangal Sericulture Factory Buildings: (1) House (2) Treadmill (3) Depot (4) Weaver’s workshop (5) House (6) Mancınıkhane (Filament Reeling Unit) (7) Chrysalarium (8) Cafeteria (9) Treadmill (10) Office (11) Pool (12) Weaver’s workshop (13) Weaver’s workshop (14) Chrysalarium (15) Mancınıkhane (Filament Reeling Unit) (16) Furnice-Chimney.

The historic city centre of Bursa is not only composed of Hanlar, baths, mosques and markets but also includes traditional houses built locally especially in Reyhan and Kayhan Districts. Even though, not any project to conserve and revive the monumental buildings together by neighbouring houses were prepared by the Metropolitan Municipality of Bursa. Therefore, it is obvious that majority of these monument restoration projects does not have a concern of holistic conservation with the inclusion of the surrounding of the building. On the other hand, the city walls surrounding Hisar and the traditional houses could reach to the present day in certain localities.

In the implementations which are realized under the disguise of restoration project, demolishment of existing buildings and their reconstruction with new material basing on the measured drawings and restitution study. However, these reconstructions, which are not based on scientific data, impose a different character to the buildings and create a fake history. The best example of this situation is observable in the restoration implementation of Balibey Han. The ruins of the Han, which included rock carved cells from the Declaration of the Republic until the beginning of 2000s, was reconstructed as three storeyed han building according to the restitution drawings. In this implementation, realized with new materials and reinforced concrete construction technique, the original proportions of the building were abandoned and instead, only focusing on the new function that was going to be given to the building as if new building was constructed. This restoration project, which was held within the scope of the ‘Tophane Slopes Rehabilitation Project’, remained separated from other implementations and dense-independed building mass degraded the integrity in the silhouette of the hill slopes. Although only rehabilitation, not reconstruction of the rock carved cells was requested in 2007, this recompletion in 2009 indicates the inconsistencies between the Council decisions and implementations clearly.



(a)



(b)

Figure 4.28: (a) Reconstructions along the Citadel Walls; (b) completion of Balıkbey Han along Tophane hillside

As a result, an inconsistency is observed between the insitu conservation approach proposed for archaeological material and conservation of overground cultural properties. Besides, in the same phase, in addition to the inconsistencies between the old and new in the recompletion implementations, attitudes of producing fake historic spaces, far from keeping the perceptual integrity and importance of the place, by means of demolition and reconstruction of the traditional houses in few meters away instead of conserving and reusing them with their original features and materials were embraced.

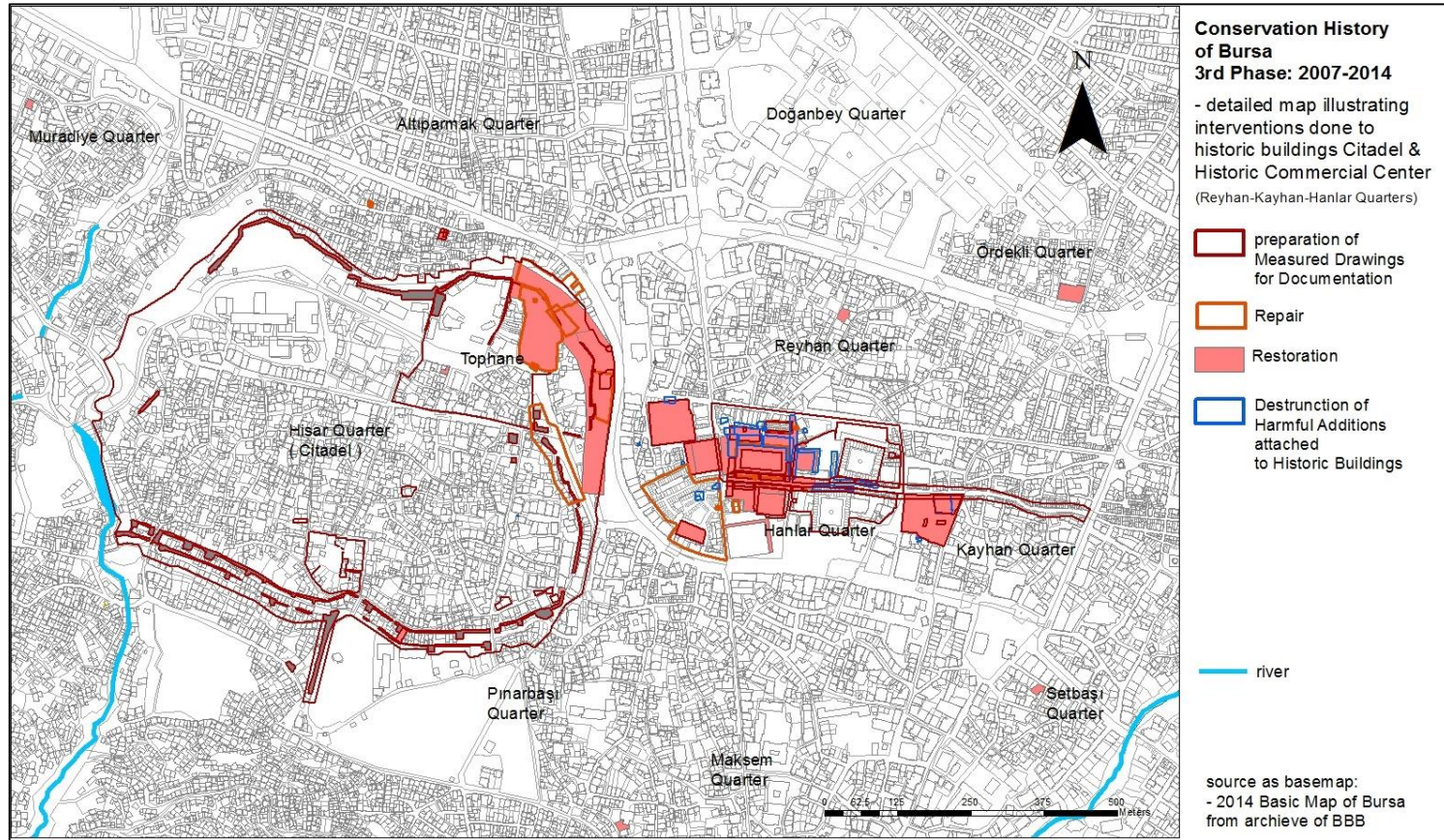


Figure 4.29 Restoration Projects during 3rd Phase in Conservation History of Bursa.

4.4 Summary

As seen in all these evaluations, the most wide spread conservation activities for the cultural properties and the sites in the historic city centre of Bursa were **‘registration’**, **‘restoration/reconstruction/repair’**, and approval, revision and rejections of the **‘conservation development plans’**.

REGISTRATIONS:

The areas in the city centre were registered as **urban, archaeological** and **natural sites** according to the character of properties they comprise. Accordingly;

- Emirsultan, Yeşil, Reyhan, Maksem, Muradiye and Çekirge Districts; Urban Site
- Çekirge and the slopes of Uludağ; Natural Site,
- Hisar District and its vicinity; Archaeological Site.

Among these, Hisar District was time to time defined as natural and urban site for the variety of cultural properties it covers. On the other hand, areas located between these registered sites and working as buffer zones were defined as **‘site conservation areas’**.

The old houses needed to be registered independently since the the neighbourhoods between the Kulliyes that these houses were scattered to were not registered as urban site. As deduced from these registration oriented decisions, the immovable cultural properties in need of conservation in Bursa; **traditional houses, monumental buildings, natural monuments and the archaeological remains such as the city walls**. Among these, traditional houses and monumental buildings were exposed conservation interventions most frequently.

The registration decisions have been one of the primary interventions for maintaining the **authenticity, integrity with the surrounding environment** and **continuity** of both cultural properties and sites. For instance, **registration and insitu conservation of** registered Ordekli Baths and **twenty traditional houses in the neighbourhood** between 1993 and 1995 **maintained the authenticity of the physical structure** and **continuity of social life** in the area.

On the other hand, although it has the same function and character in terms of built environment, an agreement could not be established between the conservation decisions and implementations towards the not-registered parcels and building lots, instead decisions were made according to the necessities of the time. Therefore, the conservation of the unregistered areas was also interrupted. For instance, exclusion of the traditional residential fabric in the Samanpazarı conservation area⁸¹⁰ to the north-east of the historic commercial centre and Kızıyakup region from Reyhan-Kayhan-Hanlar Districts Conservation Development Plan in the beginning caused;

- unavoidable development demands for the historic commercial centre from the north and east directions;
- failure of using the unregistered areas as buffer belts surrounding the sites
- and in conclusion, exposure of the area to particular interventions and its decay

Similarly, in addition to increase in the migration, lack of a site registration decision for conservation of Yıldırım Kulliye and neighbourhoods in the vicinity, which were excluded from the scope of the Setbaşı-Yeşil-Emirsultan Districts Conservation Development Plan caused;

- starting of multi-storeyed housing,

⁸¹⁰ Kızıyakup Bölgesi'nin güney-batısında yer alan üç parselin tescili ile tanımlanan Samanpazarı koruma alanı, 1991 yılı ve 1730 sayılı tescil listesine sonradan eklenmiştir.

- change of physical and social structure
- degradation of the authentic fabric in time in these neighbourhoods.

In brief, the years of **1974, 1977, 1978, 1986, and 1991** were important for the single building and area scale registrations in Bursa historic city centre, while between **2003** and **2007** urban, archaeological and natural sites registration decisions or revision decisions were made. However the most important reason for failure in integrated conservation of the traditional fabric in Bursa city centre was **the cancellation of the registration statuses of hundreds of houses with a single decision**, as occurred in decision no: 1918 of 1986. The traditional houses, most of which were located in the city centre were immediately given different functions, transformed entirely or demolished. Therefore, this and other similar decisions caused traditional fabrics to lose their authenticity and registration decisions to be reshaped accordingly.

RESTORATION IMPLEMENTATIONS:

There were restoration implementations that took place in Muradiye and Maksem districts in addition to Hisar District, the heart of the conservation history of Bursa. While the decisions of restoration, repair and new building additions were accumulated in the historic commercial centre, the plentitude of implementations of repair, reinforcement and reconstruction of the archaeological remains as well as monuments and houses in Maksem, Hisar and Muradiye Districts is remarkable. Besides, time to time, the repair and restoration implementations compatible with the surrounding fabric were held for the facades of new buildings constructed in historic areas.

On the other hand, after 2004, as a result of the new legal and organizational regulations in conservation the regions possessing historic and cultural properties and/or high tourism potential were defined as “Cultural and Tourism Conservation and Development Regions” and expropriation of these

places for public benefit was simplified (Güçhan, Kurul, 2005: 162-163). This situation causes problems when private property immovable assets are expropriated and handed over to third persons. In Bursa particularly, negative effects of this kind have happened many times recently. For example, restoration implementations based on reconstruction in Hisar and Hanlar Districts spoiled the authenticity of the buildings though exposed the historic commercial centre and enabled its continuity. These buildings were also exposed to **incompatible building annexes** and **wrong repairs** in time with respect to the user's requirements.

Implementations of '**Demolishing and reconstructing a copy similar to original**', a more wide spread attitude in our day, increased in Bursa likewise in entire country by 1980s. For these implementations, which aim reconstruction of especially traditional houses, **measured drawing and restitution drawings belonging to the building were copied and used in the restoration projects** which were approved by the Council. Although measured drawings and restitution plans are used in order to reveal the phases that a building witnesses throughout its life, restoration projects are needed to be prepared and implemented to enable their continuity and respond to requirements of new functions. Here, however, while compatibility between these independent implementations cannot be ensured, at the same time fake settings are created under the title of conservation.

In brief, single building scale architectural conservation implementations have increased in certain phases. Accordingly, the phase between 1955 and 1964 is considered as the birth of restoration implementations in the west side of the Hanlar District, while 1985 has been the year when conservation implementations such as restoration, repair-maintenance, and reconstruction within the scope of the street rehabilitation projects coincided. Between **1998-1999** and **2004-2012**, restoration projects and implementations considering

mostly the Hanlar District and additionally the city walls surrounding Hisar District and cultural properties on the slopes of Tophane were approved.

CONSERVATION DEVELOPMENT PLANS:

There is an agreement between the Conservation Development Plans, which were prepared after the historic areas were registered as sites. As mentioned before, Conservation Development Plans were sometimes shaped according to previously registered sites, while in other cases the site boundaries were defined according to the endorsed plan provisions. For example, the boundaries of the Reyhan-Kayhan-Hanlar Bölgesi Conservation Development Plan (1988-1989), which covers the Reyhan District that was registered as site in 1978, were expanded through Hanlar and Kayhan Districts after the revisions made in the plan in 1989. Following the approval of the Çekirge Conservation Development Plan, the hot springs were registered as 1st, 2nd and 3rd Degree Natural Sites according to the trait of the properties they comprise.

Smaller scale street rehabilitation, environmental and landscape design projects, prepared within the extent of these plans were also not based on the decisions of a single plan, but instead individual functional solutions were brought. It is obvious that, due to the problems caused by these implementations in the historic city centre, **the holistic conservation were abandoned for particular conservation.**

To conclude, the holistic conservation proposals submitted to GEEAYK in the beginning of 1960s were replaced with particular and zone implementations, despite of the increase of localization in 1980s. Although 13 individual conservation development plans that were prepared for the areas in the city centre simplified the implementations, they created problems in terms of the holistic conservation. Additionally, independent implementary

plans were created for the conservation and regularization of the open green areas that were not registered as sites.

As a matter of fact, avoiding this individual conservation approach became a necessity. Nomination of Cumalıkızık, a 700 hundred years old Ottoman village, the five kulliyes and the vicinity of Hanlar Districs in the UNESCO World Heritage List for their conservation as a whole is important attitude. After the inclusion in the World Heritage List was concluded, the expansion of the borders and treating and conserving the entire historic city centre as a whole is our only desire.

CHAPTER 5

CONCLUSION

In this thesis, the conservation history of Bursa is assessed within the framework of information collected from literature and Conservation Councils'⁸¹¹ decisions. In this context, the conservation applications, which were approved by the Council in between 1955 and 2012, are evaluated under three phases as listed below:

1st phase: 1955-1987, including First Reconstructions and Listing Works in Conservation

2nd phase: 1987-2007, composed of Localization and Public Participation in Conservation),

3rd phase: 2007-2014, resulting in Transformation and Metamorphoses in Conservation

These phases were selected based on their context and effects on cultural heritage.

1st Phase: 1955-1987 :

This phase starts from the High Council's (GEEAYK) first decision, which was taken in 1955 for restoration of Yıldırım Bezzestan, till establishment of Bursa Regional Conservation Council (BKTVKBK) in 1987. It is also aimed

⁸¹¹ These Councils are known as GEEAYK (High Conservation Council), TKTVKYK, and BKTVKBK (Bursa Regional Conservation Council).

to evaluate the conservation decisions that were taken by central authority and applied in local scale.

As mentioned in the Chapter 3, monumental buildings, which were partially or completely damaged during the historic trade center fire of 1958, were reconstructed. By this way, cultural memories due to historic, architectural, economical and aesthical values of the reconstructed buildings were kept alive. The restoration efforts continued until 1964 and the Council did not make any decision for a phase of ten years after 1964. Afterwards, the listing decisions on both in building and site scales started to be taken in 1974, 1977, and 1978. It can speculated that these efforts prevented rapid developments around historic city center from the results of ongoing migrations around 1970s, despite of the partiality in total. Meanwhile, the approval and application of ‘Transition Period New Building Construction Principles’ can be considered to have buffer effect against changes in their physical and social character of designated sites. The meeting of GEEAYK in Bursa (1981) is also another important event, which initiated the preparation of conservation planning activities, such as rehabilitation projects and conservation development plans, applied mostly in the last five years of this first phase.

In summary, this phase reveals Bursa as the frontier in terms of improvements in legal aspects of national conservation issue. Besides, systematical reconstructions took placed in Hanlar District dated back to 1960s can be considered as unique examples of restoration efforts in Bursa as well as Turkey. More importantly, the designation decisions in Bursa has started just a few years after definition and confirmation of ‘site’ terminology for historic areas to be preserved. Hence, Bursa can be considered as one of the pioneering cities in terms of application of local plans and projects via central conservation decisions.

2nd phase: 1987-2007

This phase starts with the establishment of BKTVKBK in 1987 which revealed localization in conservation decisions instead of central control on them. In this phase, while comprehensive conservation plans and projects were developed, collaboration of local authorities-NGOs-universities and public/citizens was clearly observed. Hence, the first half of this twenty years phase (1987-1998) includes conservation development plans prepared for previously designated sites, whereas the secondary half of it (1998-2007) is composed of localized (mevzi) conservation plans and related rehabilitation and restoration projects.

In this phase, the mayors⁸¹² were among the the major actors since they were highly active in application of conservation plans and projects. Since the best examples of ‘participant conservation approach’ was practiced in this phase, the public awareness for conservation of tangible and intangible heritage has been observed not only in urban areas but also in rural areas of Bursa. For instance, *Yerel Gündem ’21* is one of the best initiatives supported by the municipalities, in order to reach the sustainability in conservation of cultural heritage. Moreover, the applications of sustainable approaches in urban structure of historic values of Bursa resulted in successfull global recognition. Hence, the conservation applications supported by participation of local authorities and citizens, have continued since ‘Cumalıkızık Village Conservation and Revival Project 98⁸¹³’ (1998) till the approval of nomination in UNESCO World Heritage Site (2014).

⁸¹² The popular mayors in this period are: Ekrem Barışık (1982-1989), Teoman Özalp (1989-1994), Ekrem Saker (1994-1999), ve Erdoğan Bilenser’dir (1999-2004).

⁸¹³ This project is one of the first public activity providing the basis of UNESCO WHS nomination of Bursa and Cumalıkızık Village.

In brief, the second phase differentiates from the first one, as conservation activities initiated by the local authorities were supported by the participation of local people and NGOs. This also strengthens the public awareness in cultural heritage, by the help of social activities organized in especially rural areas surrounding city center. In addition, this phase is composed of 13 conservation development plans prepared and approved from 1983 to 2007, which makes Bursa unique and valuable.

3rd phase: 2007-2014

The third and the final phase evaluated in this study starts with the application of new types of conservation plannings (street rehabilitation project, environmental arrangement project, landscape renovation project), which have been prepared within the framework of new legal aspects since 2007. During this phase, urban regeneration projects are accepted as the major factor for reuse of unproductive parts of the city center. Especially the areas surrounding the industrial heritage monumental buildings that were constructed in the Early Republican Period were affected from the applications of the urban regenerations projects. Emirsultan, Santral Garage and Merinos Factory are some of the examples that shows positive and negative effects of these new applications. In addition, the regeneration occurred in and around Doğanbey Neighborhood resulted in changes in physical and social character of a residential area, which is currently standing idle in the middle of the historic city center of Bursa. Hence, the changes that deteriorated the structure and the function of the historic areas are the main characteristics of the phase of 2007-2014.

In addition to site scale activities, the pseudo-restorations formed as a result of reconstructions can be considered as the major conservation implementations in building scale. However, it must be noted that of characteristics of reconstructions applied between 2007-2014 differs from previous (1st phase) reconstruction application . Although reconstruction

applications started since 1960s, the current ones could not go beyond producing copies of related historic buildings. Moreover, this situation led to consecutive applications that resulted in change in townscape and traditional texture of a part of the historic city center in urban structure.

The expropriating and cleaning activities for all buildings attached to citadel walls followed by the reconstructions of citadel walls surrounding Hisar Neighborhood is one of the most important activities between 2007 and 2014. Although restoration of Balıbey Han building along Tophane Hillside provides a good example for restoration application in a building scale, it is not convenient for its authenticity and integrity with the surrounding geographical structure. Hence, this kind of imitating restorations are accepted as renovation far away from international norms. On the other hand, some major industrial heritage buildings, such as Merinos Factory, Farbika-I Hümayun Silk Factory and Umurbey Silk Factory were restored and reused more accurately.

In summary, the urban regenerations and pseudo-restorations are the major conservation activities in the 3rd phase, which also reveals transformations as a result of changes since 2007. These regeneration projects directly or indirectly resulted in permanent alterations in physical structure and gentrifications in social lifestyle in this phase. Further, the reconstruction of historical monuments by using new material in new construction technique differentiates from previous reconstruction implementations. Most importantly, this imitations results in loss of authenticity instead of providing sustainability in use, which unfortunately causes transmission of faulty information from generation to generation.

In the following paragraphs, conservation problems and potential threats on possible permanent changes in cultural heritage of Bursa are explained together with its achievements / successes in architectural and urban conservation approaches.

The Successes / Achievements in Conservation of Bursa:

As being mentioned previously, there are three types of natural elements defining geographical formation of Bursa;

1. Mount Uludağ at the south of Bursa
2. Plain at the north of Bursa
3. Nilüfer, Cilimboz and Gökdere rivers streaming from south to north.

In addition, there exists also an Ottoman characterized urban form composed of

1. a historical trade center in the middle of the city,
2. five Sultans' complexes widening the traditional texture from east to west direction, and
3. traditional dwellings forming neighborhoods around these five complexes.

Within this framework, Bursa still reveals all the processes of formation, expansion, and transformation in Ottoman urban form, which makes it valuable as following conservation decisions and applications in Turkey as a pioneer city. For instance, the registration and designation decisions, periodically taken since 1974, bring Bursa a pioneering role in conservation and continuation of authenticity of cultural properties together with their surrounding areas. Similarly, first planning activities in conservation have been a proper model for the following ones, which also makes Bursa significant as providing actual sustainability in urban conservation. This would be also a potential to solve the possible problems in forthcoming conservation implementations.

Moreover, existence of preparation and application processes of 13 conservation development plans for different historic areas within historical city center proves initiator character of Bursa. Despite of partiality and inadequacy in holistic conservation plans, these plans are significant for

being consistent and having continuity in conservation, rehabilitation and continuation of traditional texture in related historic areas, since 1981.

Additionally, ‘the conservation and sustenance projects’⁸¹⁴ applied as a result of cooperation between local authorities (municipalities), universities and non-governmental organizations has become value, since aiming to increase public awareness in conservation of cultural heritage in Bursa. Such kind of projects also makes Bursa pioneer in not only urban but also rural conservation, since the midst of the 1980s. Besides, the conservation issue of intangible heritage together with tangible one is also observed as a result of these local and participant activities. So that, Bursa has again become a pilot city following international norms in the meantime.

The activities in conservation applications make this historic city differentiates from the others, as having responsibilities in urban conservation continuously. Although the first attempts in nomination of Bezzestan in historic trade center of Bursa was dated to 1955, the first public participated conservation activities were invested in 1998, in relation with international charters.

After revisions of legal aspects in conservation, the importance of international approaches in national and local applications were recognized at the beginning of the 2000s. Afterwards, the studies on membership of UNESCO World Heritage Site resurfaced in 2010 and continued till 2014, when Bursa and Cumalıkızık Village were accepted as WHS. Today, the activities done during this nomination process are accepted as significant milestones in conservation history, since Bursa is now recognized nationally and internationally for its tangible and intangible values.

⁸¹⁴ One of the major projects is prepared for Cumalıkızık Village in Bursa in 1998, within the purpose of conserving and sustaining the social and physical character of an Ottoman Kızık Village.

The Shortcomings in Conservation of Bursa:

According to the old aerial-photos of Bursa, the agricultural lands and houses with gardens can be observed in 1943, whereas new building constructions started above Bursa plain in 1973. This situation is inconsistent with the Piccinato Plan (1960) and master plan of Bursa (1978) in which ‘Plain Conservation Act’ was accepted theoretically to prevent new development activities. Hence, the urban transformation, depending on new industrial buildings at the north of historic city center, has occurred in 30 years. Since these lands were not designated as natural sites by the Council, significant part of Bursa Plain⁸¹⁵ was exposed to dense constructions and new road openings to be used as new trade center, since 1980s.

In summary, landscape culture along the slope of Mount Uludağ could not be preserved as a whole, due to lack of listing decisions and unconscious approaches in new development plans. Furthermore, buffer zone in between historic and newly developed areas has been impaired, which would be a start for urban regeneration along north side of historic trade center.

Illegal or unplanned developments, which started at the beginning of 1980s, have moved to southern part including Santral Garage Area and new trade center in 1990s. On the other hand, traditional texture in Demirtaş Neighborhood (recently including Doğanbey and Tayakadın Neighborhoods) has started to be subjected to permanent transformation and regeneration applications since the beginning of 2000s. Consequently, the new industrial constructions above Bursa Plain has started in 1970s and moved into old neighborhoods close to historic trade center until 2000s. Afterwards, the abandoned residences, existing along Haşim İşcan Street, were completely

⁸¹⁵ This part of the plain is circumscribed by Ankara-İzmir highway at south, Bursa-Yalova Highway at east, and Bursa-Mudanya highway at west.

regenerated with multi-storeyed apartment blocks, which changes the urban identity at North.

This frantically enlarged new constructions changed the functional balance of Doğanbey Neighborhood and its surrounding, which negatively affected both physical and social character of the area. Accordingly, it would be a threat for causing comprehences into Reyhan and Hanlar Districts that were designated in 1978 and approved as UNESCO WHS in 2014. Besides, it became hard to perceive townscape of historic Bursa, due to multi-storeyed buildings standing at north.

According to the conservation decisions taken by BKTVKBK, it is clearly seen that there have been periodical rehabilitation and arrangement studies along two rivers (Gökdere and Cilimboz Stream), since the beginning of 2000s. For instance, the concrete blocks, which were used to close Cilimboz Stream, were removed in 2007⁸¹⁶.

However, there are also illegal new buildings constructed along these three rivers' stream bed since they have not been designated as natural sites, yet. The high-storeyed apartment buildings already constructed in 1970s, within Yıldırım Region might be a good example to this situation. The traditional residences surrounding Yeşil, Emirsultan and Yıldırım Complexes could not be conserved together with geographical structure. Hence, urban landscape character of this area could not be preserved as a whole, since the lack of listing decisions within Yıldırım Region. Otherwise, the new building constructions and new additions on façade of traditional houses along Gökdere stream bed were forbidden, while this part was approved as a

⁸¹⁶ BKTVKK: 2613 / 29.05.2007

recreation area⁸¹⁷ according to Reyhan-Kayhan-Hanlar Districts Conservation Development Plan (1989).

Gökdere River is a natural border between Osmagazi and Yıldırım Towns. Since there is still not a complete plan for its conservation together with built-up areas around. Inadequate precautions are not adequate for integrity in conservation and rehabilitation of Gökdere stream bed with its surrounding.

The authentic structure of the hot-water sources in Çekirge and Kükürtlü Regions can hardly be recognized, due to the thermal hotels previously constructed above them, despite they are conserved within the framework of principles taken in Çekirge Conservation Development Plan since 1995. Although these hotels provide economical profits for the citizens and sustainability of these natural sources, the improper and illegal additions have caused problems in landscape heritage conservation.

According to the planning activities realized in the last decade, there is a lack of conservation awareness and consciousness in applied urban design and regeneration projects within historic areas. Meanwhile, the multi-storeyed apartment blocks were constructed above traditional texture of Doğanbey, Yıldırım, and Emirsultan Neighborhoods within the concept of urban regeneration projects. This situation has directly caused urban transformation and gentrification interrupting continuity of the social lifestyle.

In summary, the principles of integrated conservation was inadequately applied, and there is not enough consistency between new development plan decisions and conservation planning activities. On the other hand, the completion applications on monumental buildings, such as citadel walls, reveals mass wholeness whereas the use of incompatible new materials and construction techniques are the shortcomings of these reconstructions. In

⁸¹⁷ This recreation area was named as 'Setbaşı River the 5th Private Project Areas', in Reyhan-Kayhan-Hanlar Conservation Development Plan, in 1989.

most of restoration projects, facadism⁸¹⁸ is widespread, instead of conservation the original structure of immovable cultural properties and reuse of the historic buildings. Consequently, such kind of pseudo-restoration implementations has caused lack of holistic conservation and loss of authenticity in not only building but also site scales.

Moreover, consistency and continuity principles of decisions taken by the Conservation Councils are essential for sustainability of conservation principles for cultural heritage. In case of Bursa, these principles were interrupted time to time. According to the decisions collected from the archive of BKTVKBK, some major decisions follow the same principles generally, whereas some of them are not compatible with each other depending on the problems occurred in application process. In such kind of situations, there occurred loss of time due to lack of synergy between the related units responsible for preparation and application of restoration projects. Consequently, this caused interruptions in providing integrity and deformations in unity of conservation activities.

Recommendations for Conservation of Bursa:

Bursa should be conserved under the title of ‘Green Bursa as Capital of Ottomans’ (*Osmanlı’nın Başkenti Yeşil Bursa*), together with its architectural and geographical elements as a whole. The required ‘conservation principles’ can be defined under four titles concerning

1. Conservation of agricultural lands
2. Conservation of forest areas
3. Conservation of hot water sources, rivers and stream beds
4. Conservation of natural and urban sites.

⁸¹⁸ This means that restoring just the façade but replanning the interior spaces of a historic building.

It is clearly understood that the forest area along hillside of Mount Uludağ has been mostly conserved as being natural site since 1978. However, the plain, at the north of historic city center, is completely covered by new industrial buildings. The major reason for destruction within urban landscape is destruction of agricultural lands, though it should be designated as natural site to be conserved. In order to solve this problem, the fulfilled plain should be renewed by being accepted as buffer zone to be conserved. By this way, it is possible to save Bursa from being just an industrial city and to regain the historical identity of Bursa together with its cultural landscape.

Besides, the hotel buildings within the area full of hot water sources should be removed if they are unconsciously and illegally constructed. Moreover, the new building construction principles mentioned in related conservation plans should be revised as decreasing the storey heights and mass proportions. The similar plan revisions should be applied for the rehabilitation of stream beds of Cilimboz and Gökdere.

It is essential to describe the buffer zone(s) between developed and conserved areas of historic city center, in order to prevent historical areas against new development activities, which are required for this metropolitan city of Bursa. It is also required to gather distinct local conservation plans under one major / central plan, while taking conservation decisions for the whole historic city center. Under this circumstances, the areas that are not designated or regularly conserved in plan decisions would also be conserved and arrangement in compatible with their original texture. Moreover, UNESCO WHS boundaries for Bursa and Cumalıkızık Village might be a basemap contributing to integral conservation of Bursa.

It is also required to determine historic buildings to be registered and historic areas to be designated, within Yıldırım Region, where is mostly effected by the migrations dated to 1970s around Yeşil, Emirsultan and Yıldırım Complexes. In addition, a morphological map of the city should be prepared

by the experts in order to discover which districts of the city are deeply subjected to permanent transformations and regenerations. This map also contributes to reading traditional textures of historical neighborhoods easily. Otherwise, it would be hard to read perceptibility and unity in between these three significant complexes, as usual today. That kind of recommended studies should be done for the regenerated areas within Doğanbey neighborhood, which might be accepted as buffer zones since they are not designated at all.

The historic areas should be conserved together with social lifestyle within this related area. For this purpose, the conservation projects should include decisions and applications that provide sustainability of physical and socio-economic qualities of the project area.

Consequently, controls have to be done on a regular basis for sustainability and continuity of related conservation applications of cultural properties of Bursa, known as a member of UNESCO WHS. Within this solution process, the studies should be done in a cooperation between various types of experts and institutions related with the heritage conservation. Moreover, it is required to produce proper projects interested in integral conservation as performing on socio-cultural continuity together with ongoing physical character.

Further Studies for Conservation of Bursa:

The limited number of previous research on the conservation history of Bursa necessitated a detailed archival study at the BKTVKBK. The archive was examined to assess the Conservation Council's decisions on cultural heritage and historic sites in Bursa city center dating from 1955 until August 2012.

This study provides information on the Bursa Conservation Council's decisions on proposed conservation interventions (those that were accepted, considered to be in need of revision, or rejected); however their application/implementation was not cross-examined through a site investigation. As the archival study comprised Bursa city as a whole, site work of this magnitude would have required more time than this research could offer and therefore was not carried out. As a result, this thesis does not give sufficient up-to-date information on how or to what level these projects were applied.

In any case, the BKTVKBK data adequately reflects Bursa's conservation history, so such a site investigation can be used as the basis of a more comprehensive project which could be carried out in the future.

A site investigation that comprises the whole city is practically impossible to carry out in one go. The most likely scenario will be that different researchers will focus on different regions or project areas in Bursa. Some of the priority areas that can be studied are listed below:

1. The area that lies within the conservation plan boundaries of the Tophane Region, which is situated to the north of Hisar can be one of the areas of study. The conservation plan is still actively used in the decision-making process regarding this area. The main reasons in choosing this area are:
 - it has diverse cultural assets and conservation areas
 - it is an area where many pioneering conservation decisions were applied.
 - the 1983 Tophane Conservation Plan is known as the first proper plan and that although it has been revised, it continues to be consulted during the decision-making process of the Conservation Council

- it has a certain autonomy even though another plan exists that includes the same area in its boundaries (the 1991 Muradiye Conservation Plan)
- it is situated on an important view point and is at a vantage point due to the Orhan and Osman Complexes, which continuously attract national and international tourists
- it is an area where both building-scale and site-scale conservation interventions will repeatedly be required

This study would especially be worthwhile in that it would enable the monitoring of one of most comprehensive conservation projects to be applied in Bursa, “The Reconstruction of the City Walls Surrounding the Citadel”, as well as the “Revision of the Tophane Slopes Routes” project.

2. The second area that can be suggested is in the northern part of the city and mostly contains Early Republican Buildings and open area. The site investigation should include the Kültürpark, Atatürk Stadium, Merinos Factory Complex, City Square (the old Santral Garaj area) and Doğanbey Urban Renewal Area. Although this area is not as old or preserved as the first suggested area, it is close to the historic heart of the city and therefore it would be useful to collect and discuss the most current information on the process of preservation of this area. In case the results reveal that the area is not well-preserved, the data of this thesis can be used as a basis, and social surveys involving locals/users who can attest to this change can be used to strengthen this site investigation.

As mentioned previously, the archive study conducted for this thesis has been completed in 2012; however, two years later, in 2014, the historic urban center of Bursa and the village of Cumalıkızık to the north of the city were inscribed into the World Heritage List. The approval process was followed from the websites of related institutions and through social media, but a

detailed examination was not included in this thesis. There is need for a study that will correlate post-inscription activities with pre-inscription works. The whole database of this thesis, which has been transfered on to a GIS, can be updated to include the data prepared for the inscription process, and be made available for future studies and researchers.

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APPENDIX A

ATTRIBUTE LIST⁸¹⁹

⁸¹⁹ This list is prepared to be used as the input for visualizing the conservation activities in Bursa, via ArcGIS program and started from the following pages

SPATIAL OBJECT	GEOMETRY	ATTRIBUTE(s)
Historic Areas	Polygon	<p>IDENTITY INFORMATION</p> <p>_ Name of the area (N) _ Location of the area (L) _ Dominant Function of the area Commercial (Co) Residential (Res) Commercial and Residential (CoRes) Religious (Rlg) Graveyard (G) Square / Public Usage (S) _ Registration Info Registered (R) Date/Dates of Registration (R...) _ Registration Type of the area Urban Site (US) Archeological Site (AS) Natural Site (NS)</p> <p>INTERVENTION INFORMATION</p> <p>_ ID number _ Type of Intervention Destruction (D) Conservation Activity (Cons)</p> <p>_ Type of Destruction Abandoned (D_A) Partially Deformed Traditional Texture (D_PD) Completely Deformed Traditional Textue (D_CD) Gentrification (D_G) _ Date of Destruction _ Reason for Destruction Public Improvements (PI)_ (new road opening, ...) Urban Design Project Applications (UDPA) Urban Regeneration Project Applications (URPA) Cleaning movements before Restoration Applications (Cl) Pre-studies before Street Rehabilitation (Pre-SR) ...</p>

		<p>_ Current Status of the Project In the phase of Research / Documentation (Research) Approved to be applied (App) Applied project (A)</p> <p>_ Type of Conservation Activity Street Rehabilitation Project (SRP) Rehabilitation Project of a Monument with its surrounding (RP) Conservation Development Plan (CDP) INFILL within Historic Area (INFILL) Environmental Regulation Project (ERP) Urban Regeneration Project (URP) Urban Design Project (UDP)</p> <p>_ Date of the Conservation Activity in the Area</p> <p>_ Proposed Function as a result of the Project Commercial (Co) Residential (Res) Commercial and Residential (CoRes) Religious (Rlg) Green Area (GA) Square / Public Usage (S)</p> <p>_ Project Owner/s of the Project Public Institution/s (O_Public_...) Private Institution/s (O_Private_...) Universities (O_Unv_...)</p> <p>_ Stakeholder/s of the Project Individual Participant/s (P_IP_...) Group/s of experts (P_GE_...) Private Office/s (P_PO_...) ...</p>
Historic Buildings	Polygon	<p>IDENTITY INFORMATION</p> <p>_ Name of the Building</p> <p>_ Location (L)</p> <p>_ Construction Date (CD)</p> <p>_ Construction Period (CP) Before Ottoman (CPBO) Ottoman (CPO) Republican (CPR)</p> <p>_ Original Function part of a Sultan Complex (OFSC) Mosque (OFMsq) Han building (OFHan) Hamam (OFHamam)</p>

		<p>Medrese (OFM) Factory (OFF) Dwelling (OFD) Bridge (OFB)</p> <p>– Current Function part of a Sultan Complex (CFSC) Mosque (CFMsq) Han building (CFHan) Hamam (CFHamam) Medrese (CFM) Factory (CFF) Dwelling (CFD) Bridge (CFB)</p> <p>– Building Type Commercial (Co) Residential (Res) Commercial and Residential (CoRes) Religious (Rlg) Public (P)</p> <p>– Current Condition Still Existing (SE) Need Simple Repair (NSR) Partially Collapsed (PC) Not Existing (NE)</p> <p>– Registration Info Registered (R) Date/Dates of Registration (R...)</p> <p>INTERVENTION INFORMATION</p> <p>– ID number</p> <p>– Type of Interventions on Building Destruction (D) Conservation Activity (Cons)</p> <p>– Type of Destruction Abandoned (Dest_A) Simply Deformed (Dest_SD) Partially Collapsed (Dest_PO) Completely Collapsed (Dest_CO)</p> <p>– Date of Destruction</p> <p>– Reason for Destruction Public Improvements (PI)_ (new road opening, ...) New Building Construction (NBldg) Urban Regeneration Project Application (URPA) ...</p> <p>– Current Status of the Project</p>
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		<p>In the phase of Research / Documentation (Research)</p> <p>Approved to be applied (App)</p> <p>Applied project (A)</p> <p>_ Type of Conservation Activities</p> <p>Restored to be reused (R)</p> <p>Simple Repair (SR)</p> <p>Partially ReConstructed (PRConst)</p> <p>Reconstructed (RConst)</p> <p>_ Date of Conservation Intervention</p> <p>_ Proposed Function as a result of the application</p> <p>Commercial (Co)</p> <p>Residential (Res)</p> <p>Commercial and Residential (CoRes)</p> <p>Religious (Rlg)</p>
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Archeological Remains	Polygon / Point	<div data-bbox="770 302 1187 336" data-label="Section-Header"> IDENTITY INFORMATION </div> <div data-bbox="770 376 1230 1048" data-label="List-Group"> <ul style="list-style-type: none"> _ Location (L) _ Construction Date (CD) _ Construction Period (CP) <ul style="list-style-type: none"> Before Ottoman (CPBO) Ottoman (CPO) Republican (CPR) _ Type of edifices as a part of <ul style="list-style-type: none"> City Wall (CW) Gate (G) Tumulus / Antique Grave (T) Bridge (B) Church / Cave Manastır (C) _ Current Condition <ul style="list-style-type: none"> Still Existing (SE) Need Simple Repair (NSR) Partially Collapsed (PC) Not Existing (NE) _ Registration Info <ul style="list-style-type: none"> Registered (R) Date/Dates of Registration (R...) </div> <div data-bbox="770 1081 1279 1115" data-label="Section-Header"> INTERVENTION INFORMATION </div> <div data-bbox="770 1155 1315 1928" data-label="List-Group"> <ul style="list-style-type: none"> _ ID number _ Type of Interventions on Edifices <ul style="list-style-type: none"> Destruction Conservation and Repair Restoration and Reconstruction _ Type of Destruction <ul style="list-style-type: none"> Material Deformation (Dest_SD) Loss of Integrity (Dest_LI) Reused Materials as ‘Devşirme’ (Dest_Reused) ... _ Date of Destruction _ Source of / Reason for Destruction <ul style="list-style-type: none"> Public Improvements (PI)_ (new road opening, ...) New Building Construction (NBldg) Urban Regeneration Project Application (URPA) Excavating Techniques (ExcT) Carrying Techniques to be displayed in museum (CT) ... _ Current Status of the Project </div>
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		<p>In the phase of Research / Documentation (Research)</p> <p>Approved to be applied (App)</p> <p>Applied project (A)</p> <p>_ Type of Conservation intervention / application</p> <p>Simple Repair in site (SR)</p> <p>Restoration of the remains (Rest)</p> <p>Partially ReConstructed (PRConst)</p> <p>Reconstructed by Anastylosis (RConst)</p> <p>Organized Excavation for its integrity (Exc)</p> <p>Carried to the Museum to be displayed (Carried)</p> <p>_ Date of Conservation Intervention</p> <p>_ Proposed Function as a result of the application</p> <p>Touristic (T)</p> <p>Cultural (C)</p> <p>Cultural and Touristic (CT)</p> <p>_ Project Owner/s of the Project</p> <p>Public Institution/s (O_Public_...)</p> <p>Private Institution/s (O_Private_...)</p> <p>Universities (O_Unv_...)</p> <p>_ Stakeholder/s of the Project</p> <p>Individual Participant/s (P_IP_...)</p> <p>Group/s of experts (P_GE_...)</p> <p>Private Offices/s (P_PO_...)</p> <p>...</p>
Road (as the reason of urban transformation)	Line	<p>IDENTITY INFORMATION</p> <p>_ Name of the Road</p> <p>_ Type of the Road</p> <p>Vehicular (V)</p> <p>Pedestrian (P)</p> <p>Vehicular and Pedestrian (V_P)</p> <p>Railroad (RR)</p> <p>_ Use of the Road</p> <p>Commercial (Co)</p> <p>Transportation (T)</p> <p>Cultural and Touristic (C_T)</p> <p>INTERVENTION INFORMATION</p> <p>_ Intervention on the Road</p> <p>Proposed to open (Pr)_ Date (...)</p> <p>Newly opened (O)_ Date (...)</p> <p>Closed (C)_ Date (...)</p> <p>Regulated (R)_ Date (...)</p>

		_ Reasons for the Intervention _ Results of the Intervention on the Road Destruction on historic texture (D) Rehabilitation of Traffic in Historic Area (RT) _ Source of Info about the Intervention on the Road ...
GEOGRAPHICAL OBJECT	GEOMETRY	ATTRIBUTE(s)
River	Line	_ Name of the River _ Current Condition of the River Still used (U) Not used (NU)
Slope Lines of the Hill	Line	_ Height of the slope line
Boundary of the Town(s)	Polygon	_ Name of the Town

'TUES' IMAGES⁸²⁰

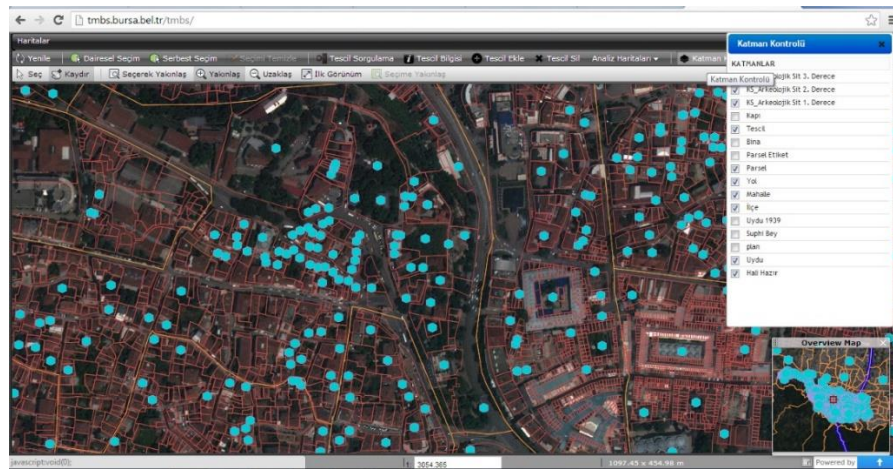
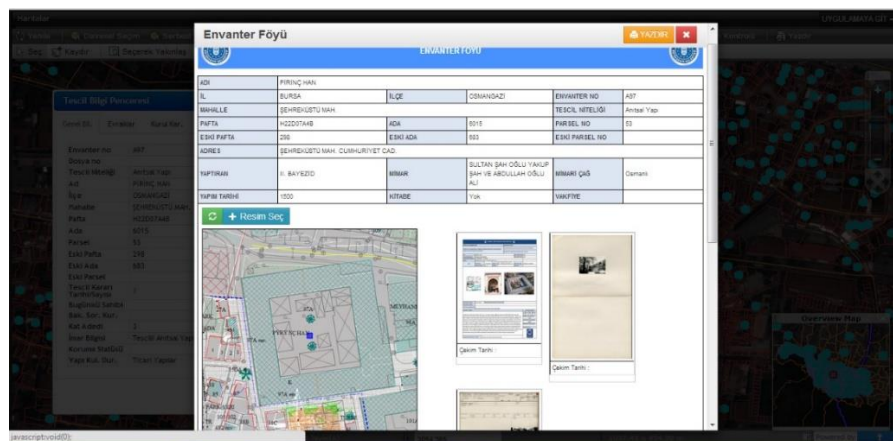


Figure A.0.1 Image explaining the layers of TUES, from a view of historic city center of Bursa



⁸²⁰ These images are prepared by the author, in 2013, by using the digital format of TUES draft images from web page: www.tmbs.bursa.bel.tr/tmbs/.

Figure A.0.2 Inventory brochure of Bezzesstan in Bursa

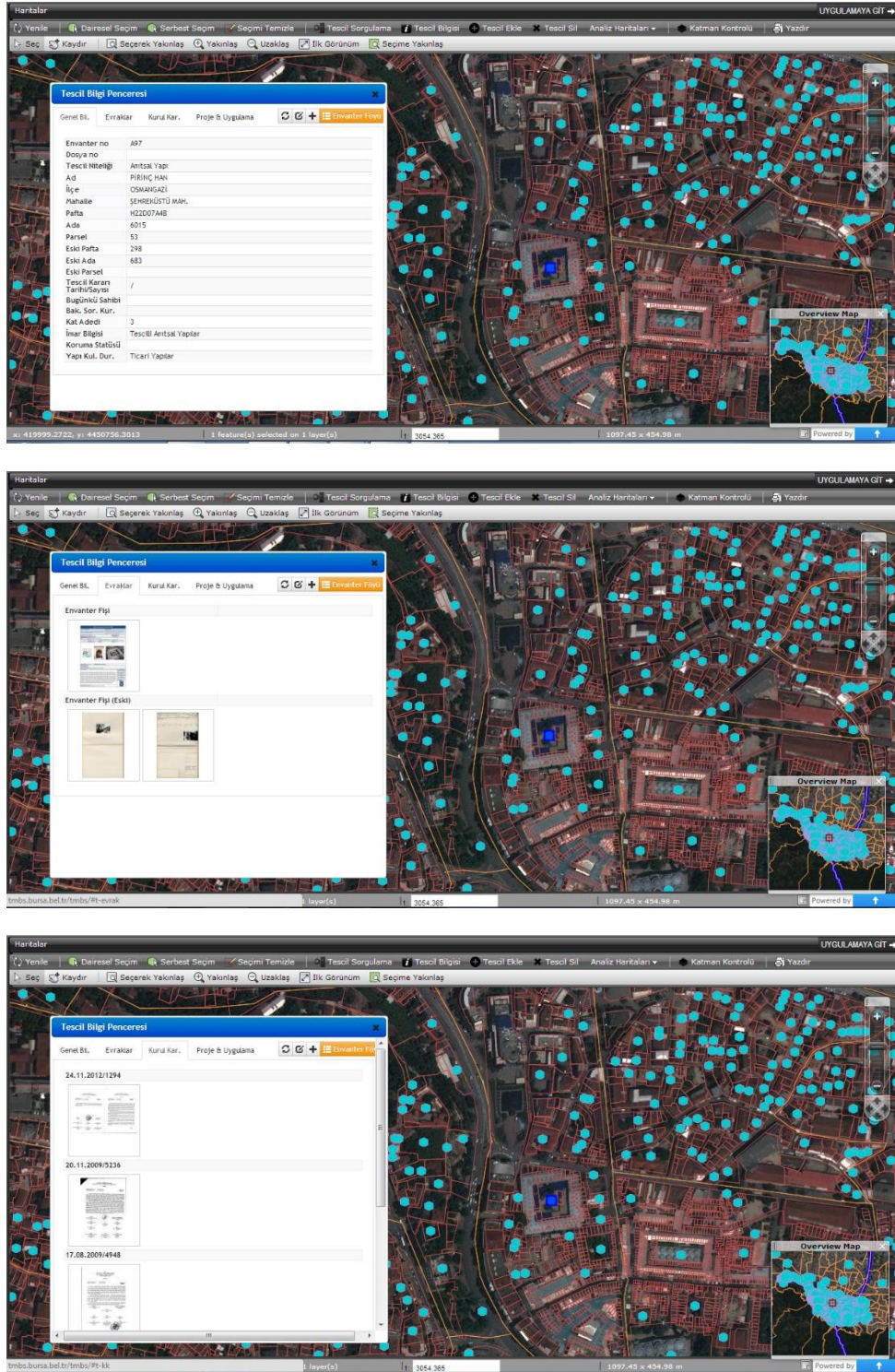


Figure A.0.3 Images explaining registration status of a part of historic city center of Bursa

APPENDIX C

TECHNICAL DICTIONARY FOR TERMINOLOGY OF CONSERVATION ACTIVITIES⁸²¹

KORUMA UYGULAMALARINA AİT

TEKNİK TERİMLER SÖZLÜĞÜ:

LISTING

TESCİL: *Taşınmaz kültür ve tabiat varlıklarından korunması gerekli olanlarının koruma kurulu kararıyla belirlenmesi (19660 - 10.12.1987 _ Korunması Gerekli Taşınmaz Kültür ve Tabiat Varlıklarının Tespit ve Tescili Hakkında Yönetmelik)*

REPAIR - SIMPLE REPAIR

TADİLAT ve TAMİRAT: *Derz, iç ve dış sıva, boya, badana, oluk, dere, doğrama, döşeme ile tavan kaplamaları, elektrik ve sıhhi tesisat tamirleri ile çatı onarımı ve kiremit aktarılması; ahşap, madeni, pişmiş toprak, taş gibi mimari öğelerin özgün biçimlerine uygun olarak aynı malzeme ile değiştirilmesi; bozulan iç ve dış sıvaların, kaplamaların, renk ve malzeme uyumu sağlanarak özgün biçimlerine uygun olarak yenilenmesi (25842 - 11.06.2005 _ Korunması Gerekli Taşınmaz Kültür Varlıklarının Yapı Esasları ve Denetimine Dair Yönetmelik)*

⁸²¹ These activities are defined in ‘the Conservation and Zoning Legislations / Regulations’ in Turkey.

MAINTENANCE

BAKIM: *Sadece kültür varlığının yaşamını sürdürmeyi amaçlayan, tasarımı, malzeme, strüktürde, mimari öğelerde değişiklik gerektirmeyen müdahaleler (25849 - 18.06.2005 _ Kültür ve Tabiat Varlıklarını Koruma Kanunu Kapsamındaki Kültür Varlıkları Rölöve, Restorasyon, Restitüsyon Projeleri, Sokak Sağıklaştırma, Çevre Düzenleme Projeleri, ve Uygulama ile Değerlendirilmesi Muhafa Nakil İşleri ve Kazı Çalışmalarına İlişkin Mal ve Hizmet Alımlarına Dair Yönetmelik)*

MEASURED DRAWING

RÖLÖVE PROJESİ: *Kültür varlıkları ve yakın çevresinin mevcut durumlarının rapor ve ölçekli projesi (25849 -18.06.2005 _ Kültür ve Tabiat Varlıklarını Koruma Kanunu Kapsamındaki Kültür Varlıkları Rölöve, Restorasyon, Restitüsyon Projeleri, Sokak Sağıklaştırma, Çevre Düzenleme Projeleri, ve Uygulama ile Değerlendirilmesi Muhafa Nakil İşleri ve Kazı Çalışmalarına İlişkin Mal ve Hizmet Alımlarına Dair Yönetmelik)*

GRAPHIC RESTITUTION PROJECT

RESTİTÜSYON PROJESİ: *Kültür varlıklarının ve yakın çevresinin analizi, benzer yapılarla karşılaştırılması, özgün veya belli bir dönemine ilişkin belgeleri ve çizimleri olan öneri projesi (25849 - 18.06.2005 _ Kültür ve Tabiat Varlıklarını Koruma Kanunu Kapsamındaki Kültür Varlıkları Rölöve, Restorasyon, Restitüsyon Projeleri, Sokak Sağıklaştırma, Çevre Düzenleme Projeleri, ve Uygulama ile Değerlendirilmesi Muhafa Nakil İşleri ve Kazı Çalışmalarına İlişkin Mal ve Hizmet Alımlarına Dair Yönetmelik)*

RESTORATION PROJECT

RESTORASYON PROJESİ : *Kültür varlıklarının onarımı, özgün işlevi ve yeni kullanımı için getirilen müdahale biçimlerinin rapor ve projesi (25849 - 18.06.2005 _ Kültür ve Tabiat Varlıklarını Koruma Kanunu Kapsamındaki*

Kültür Varlıkları Rölöve, Restorasyon, Restitüsyon Projeleri, Sokak Sağıklaştırma, Çevre Düzenleme Projeleri, ve Uygulama ile Değerlendirilmesi Muhafa Nakil İşleri ve Kazı Çalışmalarına İlişkin Mal ve Hizmet Alımlarına Dair Yönetmelik)

COMPREHENSIVE REPAIR

ESASLI ONARIM: *Tadilat ve tamirat dışında kalan ve bilimsel esaslara göre hazırlanmış rölöve, restitüsyon ve restorasyon projelerine dayalı uygulamalar (25842 - 11.06.2005 _ Korunması Gerekli Taşınmaz Kültür Varlıklarının Yapı Esasları ve Denetimine Dair Yönetmelik)*

IMPLEMENTATIONS

UYGULAMA İŞLERİ: *Kültür Varlıklarını Koruma Bölge Kurullarınca onaylanmış rölöve, restitüsyon, restorasyon, sokak sağıklaştırma, çevre düzenleme projeleri doğrultusundaki her türlü inşaat işleri ve bu işler ile ilgili tesisat, imalat, ihzarat, nakliye, tamamlama, onarım, restorasyon, çevre düzenlemesi, sondaj, yıkma, güçlendirme ve montaj işleri ile benzer işleri (25849 - 18.06.2005 _ Kültür ve Tabiat Varlıklarını Koruma Kanunu Kapsamındaki Kültür Varlıkları Rölöve, Restorasyon, Restitüsyon Projeleri, Sokak Sağıklaştırma, Çevre Düzenleme Projeleri, ve Uygulama ile Değerlendirilmesi Muhafa Nakil İşleri ve Kazı Çalışmalarına İlişkin Mal ve Hizmet Alımlarına Dair Yönetmelik)*

RENOVATION IMPLEMENTARY PROJECT

YENİLEME UYGULAMA PROJESİ: *Yenileme alanı içerisinde bulunan tarihi ve kültürel taşınmaz varlıkların, rölöve, restitüsyon, restorasyon projeleri ; onarılacak veya yeniden inşa edilecek yapıların, imar mevzuatında öngörülen kentsel tasarım, çevre düzenleme, mimari, statik, mekanik-elektrik tesisat ve alt yapı projeleri (5366 - 16.06.2005 _ Yıpranan Tarihi ve Kültürel Taşınmaz Varlıkların Yenilenerek Korunması ve Yaşatılarak Kullanılması*

Hakkında Kanun ; 26023 - 14.12.2005 _ Yıpranan Tarihi ve Kültürel Taşınmaz Varlıkların Yenilenerek Korunması ve Yaşatılarak Kullanılması Hakkında Kanunun Uygulama Yönetmeliği)

TRANSPORTATION

NAKİL: *Taşınmaz kültür varlıklarının gerektiğinde sökülerek korunacağı veya sergileneneceği yere taşınması (25849 - 18.06.2005 _ Kültür ve Tabiat Varlıklarını Koruma Kanunu Kapsamındaki Kültür Varlıkları Rölöve, Restorasyon, Restitüsyon Projeleri, Sokak Sağıklaştırma, Çevre Düzenleme Projeleri, ve Uygulama ile Değerlendirilmesi Muhafa Nakil İşleri ve Kazı Çalışmalarına İlişkin Mal ve Hizmet Alımlarına Dair Yönetmelik)*

EXPROPRIATION

KAMULAŞTIRMA: *Taşınmaz Kültür Varlıklarının, koruma kurullarının belirlediği işlevlerde kullanılması koşuluyla, kamu kurum ve kuruluşları, belediyeler, il özel idareleri ve yerel yönetim birliklerinin mülkiyetine katılması (2863 - 21.07.1983 _ 2863 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ; 5226 - 14.07.2004 _ 5226 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ile Çeşitli Kanunlarda Değişiklik Yapılması Hakkında Kanun ile değişik)*

DOCUMENTATION

TESPİT: *Korunması gerekli taşınmaz kültür ve tabiat varlıklarının teknik bir çalışma ile belgelendirilmesi (19660 - 10.12.1987 _ Korunması Gerekli Taşınmaz Kültür ve Tabiat Varlıklarının Tespit ve Tescili Hakkında Yönetmelik)*

CONSERVATION DEVELOPMENT PLAN

KORUMA AMAÇLI İMAR PLANI: *Sit alanlarında hazırlanmış alan araştırmasına dayalı olarak; hali hazır haritalar üzerine, ... istihdam ve*

katma deęer yaratan stratejileri, koruma esasları ve kullanma şartları ile yapılaşma sınırlamalarını, saęlıklaştırma, yenileme alan ve projelerini, uygulama etap ve programlarını, ... hedefler, araçlar, stratejiler ile plânlama kararları, tutumları, plân notları ve açıklama raporu ile bir bütün olan nazım ve uygulama imar plânlarının gerektirdięi ölçekteki plânlar (2863 - 21.07.1983 _ 2863 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ; 5226 - 14.07.2004 _ 5226 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ile Çeşitli Kanunlarda Deęişiklik Yapılması Hakkında Kanun ile deęişik)

NEW BUILDING CONSTRUCTION in designated areas within Conservation Development Plan

Koruma Amaçlı İmar Planında onaylanmış sit alanlarında YENİ YAPI: *Taşınmaz kültür varlığının bulunduğu parseller hariç olmak üzere dięer alanlardaki tüm yapı inşaatları (2863 - 21.07.1983 _ 2863 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ; 5226 - 14.07.2004 _ 5226 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ile Çeşitli Kanunlarda Deęişiklik Yapılması Hakkında Kanun ile deęişik).*

REVISION CONSERVATION DEVELOPMENT PLAN

REVİZYON KORUMA AMAÇLI İMAR PLANI: *Mevcut KAİP'nin uygulanmasının mümkün olmadığı durumlarda KAİP yapım ilkelerine baęlı olarak, planın tamamının veya plan ana kararlarını etkileyecek büyük bir kısmının yenilenmesi sonucu elde edilen plan(25887 - 26.07.2005 _ Koruma Amaçlı İmar Planları ve Çevre Düzenleme Projelerinin Hazırlanması, Gösterimi, Uygulaması, Denetimi ve Müelliflerine İlişkin Usul ve Esaslara Ait Yönetmelik).*

ALTERATION in CONSERVATION DEVELOPMENT PLAN

KORUMA AMAÇLI İMAR PLANI DEĞİŞİKLİĞİ: *Koruma amaçlı imar planı ana kararlarını bozmayacak nitelikte, sınırlı büyüklükteki bir alan için*

arazi kullanım kararını veya plan notunu deęiřtiren, plan dzenlemeleridir (25887 - 26.07.2005 _ Koruma Amalı İmar Planları ve evre Dzenleme Projelerinin Hazırlanması, Gsterimi, Uygulaması, Denetimi ve Melliflerine İliřkin Usul ve Esaslara Ait Ynetmelik).

EXPANDED CONSERVATION DEVELOPMENT PLAN

İLAVE KORUMA AMALI İMAR PLANI : *KAIPnın kapsadıęı sit alanı sınırının geniřlemesi, sit alanına yakın yeni sit alanları belirlenmesi veya bařka zorunlu durumlarda,... KAIP yapım ilkelerine ve plan hazırlama esaslarına baęlı olarak hazırlanan plan(25887 - 26.07.2005 _ Koruma Amalı İmar Planları ve evre Dzenleme Projelerinin Hazırlanması, Gsterimi, Uygulaması, Denetimi ve Melliflerine İliřkin Usul ve Esaslara Ait Ynetmelik).*

STREET REHABILITATION PROJECT

SOKAK SAęLIKLAřTIRMA PROJESİ : *Kentsel sit alanları ve koruma alanlarında, ... , tescilli ve tescilsiz tařınmaz kltr varlıklarının sokaęa bakı veren cepheleri ile birlikte avlu duvarları, mřtemilat, eřme ve benzeri mimari elemanların zgn sokak dokusu ve kentsel mobilya ile birlikte korunması, saęlıklařtırılarak yařatılması ve aędař yařama katılmasının saęlanması ... rlve, restitsyon, restorasyon, kentsel tasarım projeleri ile mhendislik dallarında yapılması gereken her trl proje (25849 - 18.06.2005 _ Kltr ve Tabiat Varlıklarını Koruma Kanunu Kapsamındaki Kltr Varlıkları Rlve, Restorasyon, Restitsyon Projeleri, Sokak Saęlıklařtırma, evre Dzenleme Projeleri, ve Uygulama ile Deęerlendirilmesi Muhafa Nakil İřleri ve Kazı alıřmalarına İliřkin Mal ve Hizmet Alımlarına Dair Ynetmelik).*

MASTER PLAN

NAZIM İMAR PLANI: Onaylı halihazır haritalar üzerine varsa kadastral durumu işlenmiş olan, varsa bölge ve çevre düzeni planlarına uygun olarak hazırlanan ve arazi parçalarının; genel kullanım biçimlerini, başlıca bölge tiplerini, bölgelerin gelecekteki nüfus yoğunluklarını, gerektiğinde yapı yoğunluğunu, çeşitli yerleşme alanlarının gelişme yön ve büyüklükleri ile ilkelerini, ulaşım sistemlerini ve problemlerinin çözümü gibi hususları göstermek ve uygulama imar planlarının hazırlanmasına esas olmak üzere 1/2000 veya 1/5000 ölçekte düzenlenen, detaylı bir raporla açıklanan ve raporu ile bir bütün olan plandır (3194 - 3.5.1985 _3194 sayılı İmar Kanunu).

DEVELOPMENT PLAN

UYGULAMA İMAR PLANI: Onaylı halihazır haritalar üzerine varsa kadastral durumu işlenmiş olan ve nazım imar planına uygun olarak hazırlanan ve çeşitli bölgelerin yapı adalarını, bunların yoğunluk ve düzenini, yolları ve uygulama için gerekli imar uygulama programlarına esas olacak uygulama etaplarını ve esaslarını ve diğer bilgileri ayrıntıları ile gösteren ve 1/1000 ölçekte düzenlenen raporuyla bir bütün olan plandır (3194 - 3.5.1985 _3194 sayılı İmar Kanunu).

LOCALIZED (PARTIAL) DEVELOPMENT PLAN

MEVZİİ İMAR PLANI : Mevcut planların yerleşmiş nüfusa yetersiz kalması veya yeni yerleşim alanlarının kullanıma açılması gereğinin ve sınırlarının ilgili idarece belirlenmesi halinde, bu yönetmeliğin plan yapım kurallarına uyulmak üzere yapımı mümkün olan, yürürlükteki her tür ve ölçekteki plan sınırları dışında, planla bütünleşmeyen konumdaki, sosyal ve teknik altyapı ihtiyaçlarını kendi bünyesinde sağlayan, raporuyla bir bütün olan imar planıdır (3194 - 3.5.1985 _3194 sayılı İmar Kanunu).

MANAGEMENT PLAN

YÖNETİM PLANI: Belediye sınırlarındaki 'kentsel sitler' için Bakanlıkça belirlenen yönetim alanının korunmasını, yaşatılmasını, değerlendirilmesini sağlamak amacıyla, işletme projesini, kazı plânı ve çevre düzenleme projesi veya koruma amaçlı imar plânını dikkate alarak oluşturulan koruma ve gelişim projesinin, yıllık ve beş yıllık uygulama etaplarını ve bütçesini de gösteren, her beş yılda bir gözden geçirilen plânlar (2863 - 21.07.1983 _ 2863 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ; 5226 - 14.07.2004 _ 5226 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ile Çeşitli Kanunlarda Değişiklik Yapılması Hakkında Kanun ile değişik).

PARCELLATION - CADASTRAL PLAN

PARSELASYON PLANI: İmar planının araziye uygulanmasından sonra yapılacak rölöve ölçülerine göre boyut değiştirmeyen paftalar üzerinde çizilen, kesin parselasyon durumunu gösteren ve tapuya tescil işlemlerine esas alınan plandır (3194 - 3.5.1985 _ 3194 sayılı İmar Kanunu).

CURRICULUM VITAE

PERSONAL INFORMATION

Name : Sermin Çakıcı
Telephone : +905055676497
E-mail : sermincakici@gmail.com
Nationality : Republic of Turkey
Date of birth : 04.08.1980
Languages : English (fluent), Italian (beginner), Turkish (mother tongue)

AREAS of INTEREST and RESEARCH TOPICS

- Conservation Issues in Urban Historic Areas
- Urban Transformation and Revitalization of Historic Cities
- Historic Commercial Areas and Buildings
- Role of Local Authorities in Preservation of Cultural Heritage
- Modern Architectural Buildings (1920s-1970s)
- The city of Bursa in Turkey

EDUCATION :

PhD., Master of Science Degree in Restoration and Preservation of Historical Monuments, Department of Architecture in Middle East Technical University, Ankara.

Disserttion Title: An Assessment on Conservation Activities in Bursa, Focusing on Conservation Council Decisions (**1955 – 2012**)

Graduation date: 11.11.2015

Supervisor: Prof. Dr. Neriman Sahin GÜÇHAN, Department in Architecture, Middle East Technical University, Ankara.

M.Arch., Master of Science Degree in Restoration and Preservation of Historical Monuments, Department of Architecture in Middle East Technical University, Ankara.

Title of Master Thesis: A Proposal for Rehabilitation and Preservation of Yeni Galle Pazarı Hanı (former Ali Paşa Kervansarayı) and its Immediate Surrounding in Bursa

Graduation date: 15 May 2008

Supervisor: Assoc. Prof. Dr. Emre MADRAN, Department in Architecture, Middle East Technical University, Ankara.

B.Arch., Department of Architecture, Uludağ University, Bursa.

Graduation Date: June 2002

AWARDS and CERTIFICATES

2004-2015

Research Assistant in Department of Architecture, Faculty of Architecture, Middle East Technical University (Academically in relation with Uludağ University, due to ÖYP Programme), Ankara / TURKEY.

September 2013 – September 2014

Visitor Fellow in School of Architectural, Planning and Landscape Design, University of Newcastle, Newcastle Upon Tyne / UNITED KINGDOM

June-August 2013

Certificate of Success, ‘IV edizione della International Summer School 2013’
Rilevare per Progettare:

Nuove Tecnologie e Salvaguardia del Territorio, International Summer School of a collaboration between Collegio dei Geometri e Geometri Laureati di Bari and Comitato Regionale Geometri e Geometri Laureati di Puglia (BAT, BR, FG, LE, Lucera, TA) 27th June – 3rd August 2013 Puglia (Foggia & Barletta), Italy.

September 2008

Certificate of Success, ‘International Summer School in Conservation of Historical, Monumental and Archeological Sites’, Faculty of Engineering, University of Rome Tor Vergata, September 10th-24th 2008, Rome, Italy.

October 2002

Awarded Project; “The Complex of Baby Farm-Kindergarten-Education Building Project”, ‘2nd class Undergraduate Design Project’, Mudanya Village, Bursa, October 11, 2002.

ACADEMIC ACTIVITIES

Journal Articles / International :

Çakıcı, S., 2010, “Proposal for a Revitalization Project on *Yeni Galle Pazarı Hanı* in Bursa, Turkey”, ‘Revitalizing Historic Buildings’, special issue, HBRC Journal, December 2010, Egypt.

Journal Articles / National :

Çakıcı, S.; Çorakbaş Kırılcım, F., 2013, “Hasanoğlu Köy Enstitüsü ve Yüksek Köy Enstitüsü Yerleşkesi’nin Tarihçesi ve Değerleri (History and Values of Hasanoğlu Village Institute and Higher Village Institute, Ankara, Turkey)”, MİMARLIK 369, Ocak-Şubat 2013, Ankara, s.66-72.

Çakıcı, S., 2012, “*Bilinmeyen Ankara: Ankara Fen Lisesi Yerleşkesi* (Unknown Ankara: Ankara High School of Science)”, ‘*Ankara’da Kent Merkezindeki Okul Yapıları*’, *Bülten 95*, Ankara Mimarlar Odası Yayını (‘Education Buildings in City Center of Ankara’, periodical published by Chamber of Architects in Ankara) , Ocak 2012, Ankara, pp. 56-59.

Çakıcı, S., 2009, “*100 Yıllık Planlama Sürecinde Bursa Ticaret Merkezinin Değişimi ve Koru(n)ma Kararları: (Transformation and Conservation Decisions on Historic Commercial Center in Bursa, within Centennial Planning Process) (1890-1990)*”, ‘*Tarihi Çevrede Koruma: Yaklaşımlar, Uygulamalar, Dosya 14.2, TMMOB Mimarlar Odası Ankara Şubesi Yayını*, (‘Understanding and Applications in Conservation of Historic Area’, Special Issue 4.2, published by Chamber of Architects in Ankara)’, June 2009, Ankara, pp. 20-29.

Proceedings & Papers / International :

Çakıcı, S., 2012, “*Bursa Tarihi Ticaret Merkezinde Sürekli Dönüşüm Örneği: Yeni Galle Pazarı Hanı ve Yakın Çevresi*”, *DÖNÜŞÜM Yapıya ve Yaşama Etkileri*, 24. Uluslararası Yapı ve Yaşam Kongresi, Bursa Mimarlar Odası, Bursa, 05-07 Nisan 2012, s.37-43.

___ , “A Continuous Transformation in Historic Commercial Center of Bursa: Yeni Galle Pazarı Hanı and its Immediate Surrounding”, *TRANSFORMATION Its Effects on Life and Space*, 24th International Building & Life Congress, Bursa Branch of the Chamber of Architects, Bursa, 05-07 April 2012, pp. 351-358.

Çakıcı, S., 2009, “The New Patronage of the Ottoman’s Education System; Missionary and Minority Schools in Bursa”, *Spaces / Times / Peoples: Patronage and Architectural History*, METU Graduate Program in Architectural History Doctorate Researches Symposium, December 3-4, 2009, METU, Ankara, in print.

Çakıcı, S.; Katipoğlu, C., Işıkoğlu, O.M., 2009, “*Aslanhane Camisi Yapısal Davranışının İncelenmesi* (Analysis of Structural Behaviour of Aslanhane Mosque, Ankara)”, *Uluslararası Katılımlı Tarihi Eserlerin Güçlendirilmesi ve Geleceğe*

Güvenle Devredilmesi Sempozyumu-2, TMMOB İnşaat Mühendisleri Odası, (Symposium with International Participation on Strengthening and Preserving Historical Buildings and Cultural Heritage-2, Union Chambers of Turkish Engineers and Architects – Chamber of Civil Engineers) Ankara, October 15-16-17 2009, pp.237-250.

Proceedings & Papers / National :

Çakıcı, S., 2011, “*Ankara Fen Lisesi Kampüsü* (Complex of Ankara High School of Science) (1963-1964)”, *Türkiye Mimarlığında Modernizmin Yerel Açılımları IV* (Local Initiatives of Modernism in Turkish Architecture IV), DO.CO.MO.MO Turkish National Committee, 16-17 December, 2011, Mersin University, Mersin, p.6.

Çakıcı, S.; Örmecioğlu, H.T., 2008, “*Hasanoğlu Yüksek Köy Enstitüsü Yerleşkesi-Ankara* (Hasanoğlu Higher Village Institute-Ankara)”, *Türkiye Mimarlığında Modernizmin Yerel Açılımları IV* (Local Initiatives of Modernism in Turkish Architecture IV), DO.CO.MO.MO Turkish National Committee, 26-27 Aralık, 2008, Uludağ Üniversitesi, Bursa.

Örmecioğlu, H.T.; **Çakıcı, S., 2008,** “*Kemah Köprüsü-Elazığ* (Kemah Bridge – Elazığ)”, *Türkiye Mimarlığında Modernizmin Yerel Açılımları IV* (Local Initiatives of Modernism in Turkish Architecture IV), DO.CO.MO.MO Turkish National Committee, 26-27 Aralık, 2008, Uludağ Üniversitesi, Bursa.

Presentations / International:

Çakıcı, S., 2010, “Urban Conservation Process of Hanlar District in Bursa”, ‘Localising the Global: Recent Trends and Changing Approaches in Cultural Heritage Conservation in Turkey’, World Congress for Middle Eastern Studies (WOCMES), July 19-24, 2010, Barcelona, Spain.

Çakıcı, S.; Kılıncım, F., **2009**, “An Approach to Conservation of Hasanoglan Village Institute and Higher Village Institute, Ankara, Turkey”, 1st International Conference, Planned Conservation of 20th century Architectural Heritage: A Review of Policies and Practices, October 30-31, 2009, Como, Milano, Italy.

Çakıcı, S., 2009, “Proposal for a Revitalization Project on a Historical Commercial Site in Turkey: Yeni Galle Pazarı Hanı and its Immediate Surrounding in Bursa”, International Symposium by IAPS CSBE-HOUSING Networks, ‘Revitalising Built Environments: Requalifying Old Places for New Uses’, October 12-16, 2009, İstanbul, Turkey.

Presentations / National:

Çakıcı, S.; Aykaç, P., **2010**, “The Architectural Traces of the 19th century Industrialization: Ayvalık Historic Depots Region”, Architectural History Conference / Turkey I, October 20-22, 2010, METU, Ankara.

Aykaç, P.; **Çakıcı, S., 2010**, “*Tarihi Ticaret Merkezlerde Koruma Sorunları, Gaziantep Örneği* (Conservation Issues within Historic Commercial Centers, Gaziantep)”, *Birleşmiş Milletler Dünya HABİTAT ve Uluslararası Mimarlar Birliği “Dünya Mimarlık Haftası” kapsamında ‘Daha İyi Kentler, Daha İyi Yaşamlar-Tarihi, Ticari Merkezde Koruma ve Sürdürülebilirlik’ konulu söyleşi* (Colloquy in subject of ‘Better Cities, Better Lifestyles – Conservation and Sustainability in Historic Commercial Centers, organized by Union Internationale Des Architectes (UIA), during World Architecture Week), October 5-6, 2010, Municipality of Gaziantep, Gaziantep.

PROFESSIONAL ACTIVITIES :

Member of Turkish Chamber of Architects (TMMOB), **since 2003.**

Member of DOCOMOMO Turkish National Committee, **since 2007.**

Member of Association of Conservation and Restoration Specialists (KORDER), since 2011.

Member of the Board of Directors in Association of Conservation and Restoration Specialists (KORDER), May 2012 – September 2013.

Jury Member in the ‘Immature Animation Competition’, as a part of ‘Child and Architecture Competitions’, organized by the Chamber of Architects in Ankara, Turkey, September 25, 2012.

Member of the Board of Publication of the periodical, named as ‘BÜLTEN’, published by the Chamber of Architects in Ankara, January – July 2010.

Participant in a workshop, on the title of ‘Preserving Places: Managing Mass Tourism Urban Conservation and Quality of Life in Historic Centers’ (*Yerin Korunması: Tarihi Kentlerde Kitle Turizminin Yönetimi, Kentsel Koruma ve Yaşam Kalitesi*), organized by the Department of Architecture in Middle East Technical University (METU), Ankara, Turkey, December 5-6, 2008.

Participant in site survey of a project, called as ‘Commagene Nemrut Conservation and Development Programme’, which is a Protocol for Mount Nemrut Tumulus and Its Monuments for Research Material, Structural Condition and Geological Features, Development of Conservation Proposals and Preparation of Management Plan, for Turkish Republic Ministry of Culture and Tourism directed by Assoc. Prof. Dr. Neriman Şahin Güçhan from METU, in Adıyaman, Turkey, July-August 2008.

Reporter of a competition, named as ‘Hasanoğlu Köy Enstitüsü ve Yüksek Köy Enstitüsü-Kent Düşleri II Proje Yarışması’ (Notion Competition II, concerning the Design Project of Hasanoğlu Village Institute and Higher Village Institute, in Ankara), organized by Union of Chamber of Architects in Ankara, November 2007.

Participant in the organization, by the DO.CO.MO.MO Turkish National Committee, that is interested in the Documentation of 20th century Modern Architecture in Turkey, METU, Ankara, October 2005.

Participant member in the subcommittee of ‘the Restoration Project of Atatürk Museum’, under the leadership of Uludağ University, in Bursa, Turkey, **2003.**

Participant, as an architecture student in ‘Documentation Study of Cultural Area in Antakya’, together with Union of Historical Towns in Turkey, **2002.**