

# **MIM4051 Conservation & Restoration / Gr.4**

**Banu Çelebioğlu, İrem Gençer,  
2022-23 FALL**



**Preservation of Historic Sites**  
*Tarihi Çevre Koruma Yaklaşımları*

# evolution of “subject” of preservation

monument

traditional building

historic site

urban preservation / integrated preservation

urban landscape

cultural landscape

## Athens Charter (1931) / Atina Kartası

**In the neighbourhood of ancient monuments, their surroundings should be given special consideration. Even certain groupings and certain particularly picturesque perspective treatment should be preserved.**

*Tarihi anıtların çevrelerine saygı gösterilmeli, bazı yapı kümeleri ve pitoresk oluşumlar korunmalıdır.*

“scale” of preservation

single building (monument) ----- > historic site

# 1939-45 II. World War / II. Dünya Savaşı

Large scale destruction, destroyed/bombarded cities, massive loss of architectural heritage

## **Loss of urban memory**

Remaking of cities after the war: reconstructions or modern urban planning



1944: Warsaw historic city center reconstructed



## 1939-45 II. World War / II. Dünya Savaşı



*Le Havre city center circa 1910*



# 1939-45 II. World War / II. Dünya Savaşı

1944-64: Le Havre historic city center rebuilt according to modern urban planning principles by August Perret





# Planning Moves in European Cities

**1940-1950:** post II. WW reconstruction period, housing crisis, massive migrations, construction of mass housing for urban centers, physical planning for development of metropolitan sites, limited resources (mostly allocated for public use)

**1960s:** economic development, construction boom, increase in private investment, public infrastructure investments (esp. highways) and related central business districts, office-commercial centers, similarity to American cities, development pressure and density in city center, increase in traffic, need for new areas for business development



## Venice Charter (1964)



Cumalıkızık

## Article 1.

The concept of a historic monument embraces not only the single architectural work but also the **urban or rural setting** in which is found the evidence of a particular civilization, a significant development or a historic event. This applies not only to great works of art but also to more modest works of the past which have acquired cultural significance with the passing of time.



Jerusalem



# Planning Moves in European Cities

*London in 1960s*



**1960-1970:** private and public investments in competition, preservation versus new constructions, preservation laws

**mid 1970s:** oil crisis (OPEC embargo), a series of energy crises 1967-1979, economic recess, high inflation, historic city centers becoming dilapidated, hygiene and infrastructure problems in historic city centers, traffic, noise and pollution

*Frankfurt in 1960s*



*Paris in 1960s*

# Planning Moves in European Cities

Raising concerns for preservation of historic towns in 1970s

Heavy industrialization, increasing density in historic centers, automobile-oriented transportation investments

Emergence of “suburbs”, escape to “suburban” in Europe and the U.S.



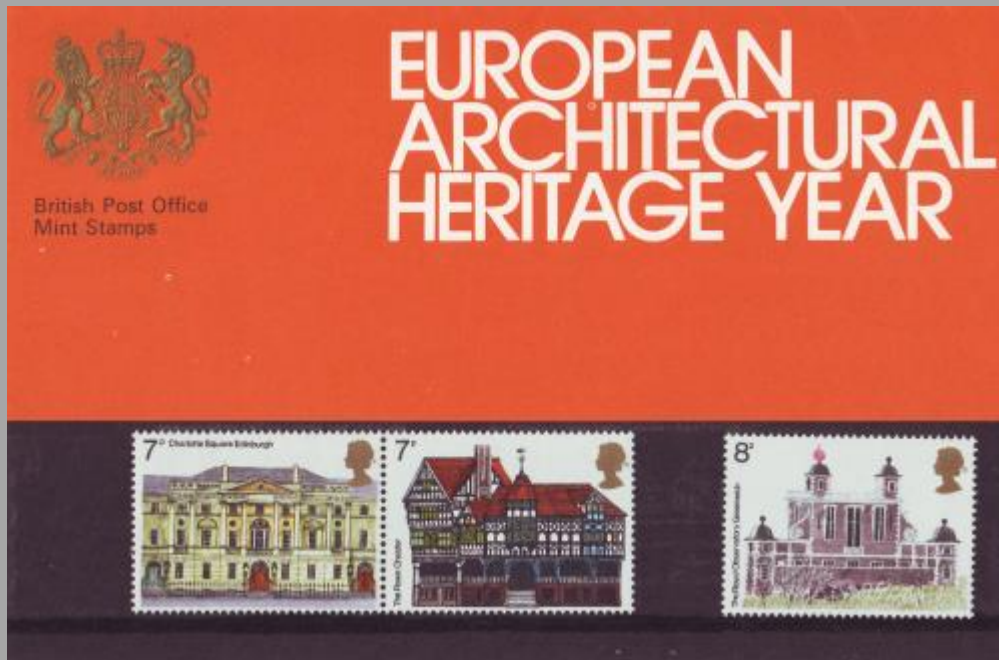
1971 European Conference of Local Authorities: the role of municipalities in preservation of historic towns, new collaborations between historic towns and local governments

European Council working on preservation of historic towns

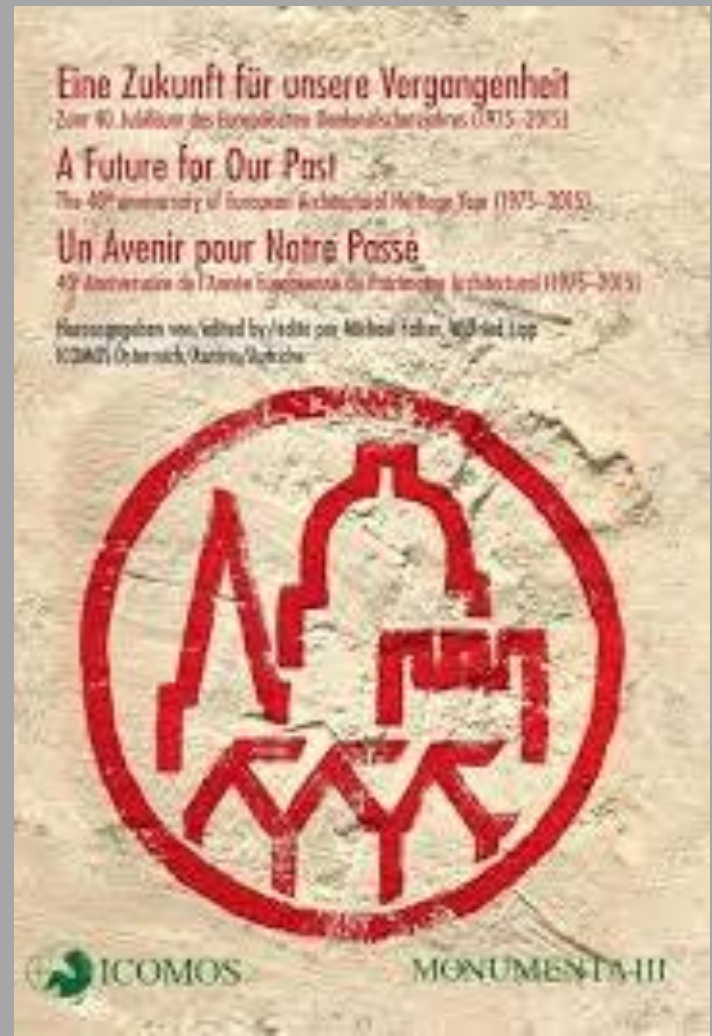
*Paris in 1970s*



# Integrated Preservation: European Architectural Heritage



European Architectural Heritage Year (1975)



A campaign for preservation: **A Future for Our Past**

*Architectural heritage is an irreplaceable expression of the wealth and diversity of European culture.*

*The European architectural heritage consists not only of our most important monuments: it **also includes the groups of lesser buildings in our old towns and characteristic villages.***

# Integrated Preservation: European Architectural Heritage

**Integrated preservation: physical and social elements**

*achieved by the application of sensitive restoration techniques and the correct choice of appropriate functions.*

*deterioration of historic towns must be undertaken in a **spirit of social justice** and should **not cause the departure of the poorer inhabitants**.*

***Conservation must be one of the first considerations in all urban and regional planning.***

*Integrated conservation **does not rule out the introduction of modern architecture into areas containing old buildings** provided that the existing context, proportions, forms, sizes and scale are fully respected and traditional materials are used.*







Porto





Panagia Village, Thassos: rural-vernacular character





Safranbolu: one of the urban historic sites on WHL





Pocitelj, Bosnia Hercegovina: rural character



# Integrated Preservation: European Architectural Heritage

A preservation policy means that architectural heritage is integrated with public life.

Preservation efforts should not only focus on the **cultural value** of buildings, but also their **functional value**. Integrated preservation should **balance between these values in order to overcome social problems**.

Legal, administrative, financial and technical aspects in conservation: a **holistic** approach

Excluding the social aspects in historic sites will create empty “scenes”.

**Social and physical values of cities should be preserved together with local economic resources.**



Safranbolu mansions converted into hotels



**Use value? Inhabitants?** Migration from Ad-Diriyah to urban centers...





Antalya Kaleiçi: mansions that were expropriated





Antalya Kaleiçi: tourism / abandonment – integration with public life?





La Marais: Paris city center revitalized





La Marais: Paris city center revitalized





La Marais: Paris city center revitalized

# Nairobi Recommendation: Safeguarding and Contemporary Role of Historic Areas, 1976

demolitions under the pretext of expansion or modernization, irrational and inappropriate reconstruction work is causing serious damage to historic heritage.

## **A cultural revitalization policy:**

historic areas should be centers of cultural activities

historic areas should have central role in the cultural development of the communities around them.

**Historic areas must be integrated harmoniously into contemporary life.**





# Urban Policies in 1970-80s

**1970-80:** Cultural policies for social development and participation

**1980s:** Employment of cultural policies for revitalization of urban economy and physical environment; utilization of urban areas as marketing tools; revitalization of public areas in urban sites with artistic activities; gentrification on one hand, preservation on the other...





Prinkipo Island / Büyükada: **Users? Inhabitants? Tourism gentrification**





Dolmabahçe Palace and Bosphorus silhouette: harmony (!) with new development areas and historic sites





İnebolu: Historic town and new constructions



New constructions in Şişli



New constructions in Vefa historic neighborhood







Cultural revitalization: Use of public squares (Milan Duomo Square)



Cultural revitalization: Use of public squares (Turin)





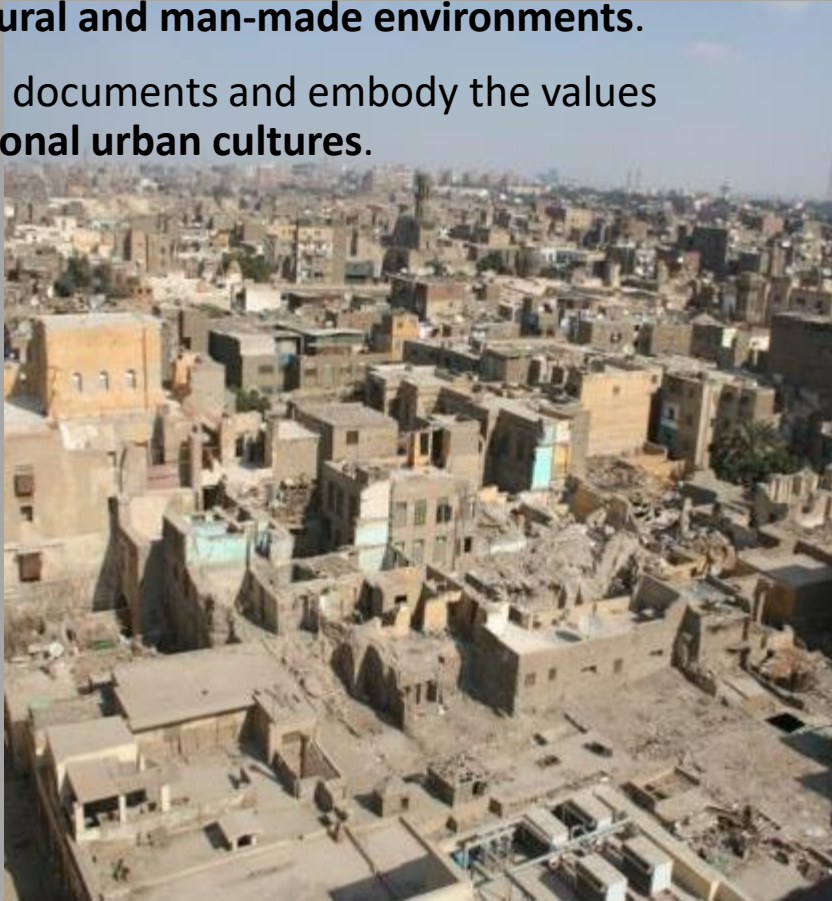
Cultural revitalization: Use of public squares (Turin Piazza di Castello)

# Charter For The Conservation Of Historic Towns And Urban Areas Washington, 1987

All urban communities are **an expression of the diversity of societies** throughout history.

historic urban areas, including cities, towns and historic centres or quarters, together with their **natural and man-made environments**.

historical documents and embody the values of **traditional urban cultures**.



Cairo town center and Qalawun Mosque: expression of traditional Islamic city and its values



# Charter For The Conservation Of Historic Towns And Urban Areas Washington, 1987

Qualities to be preserved:

the historic character of the town or urban area and all those **material and spiritual** elements that express this character.

The **participation and the involvement of the residents** are essential for the success of the conservation programme.

Conservation plans must address: archaeology, history, architecture, techniques, sociology and economics.

The conservation plan should aim at ensuring a **harmonious relationship** between the historic urban areas and the town as a whole.



**Improvement of housing** (Cairo Al-Gamalliyah quarter)



The spirit of place: olive warehouses in Ayvalık coast



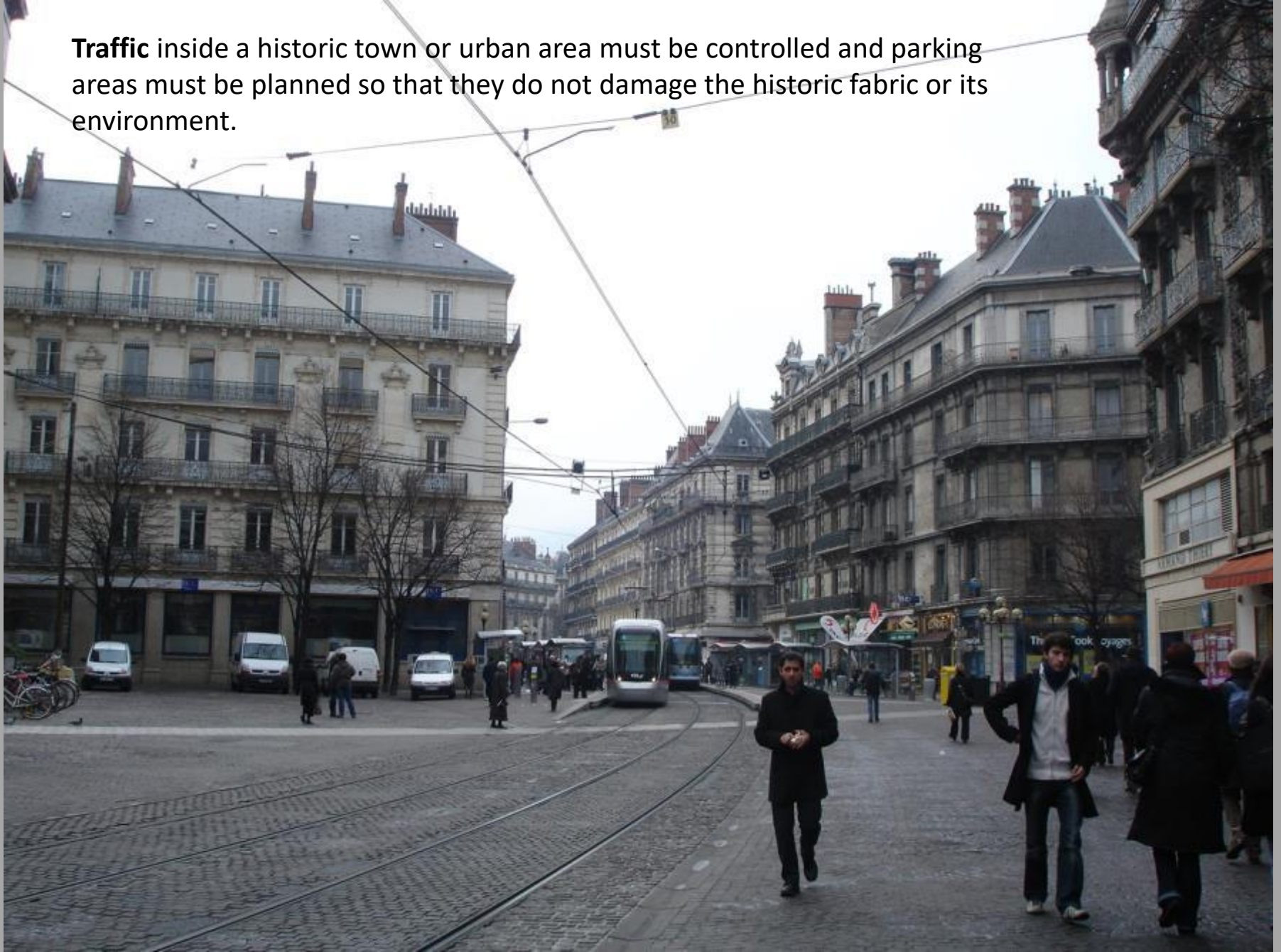


The spirit of place: Traditional houses in Ayvalık Macaron quarter





**Traffic** inside a historic town or urban area must be controlled and parking areas must be planned so that they do not damage the historic fabric or its environment.



Grenoble: traffic and pedestrian circulation planning





Urban economy: tourism, flea market (Milan Brera)





Urban economy: safeguarding local tradesmen (Turin)

Urban economy: The bazaars in  
Jerusalem historic city center







Urban economy: Local (!) production (Şirince)





Traditional arts and crafts: Sarajevo



Market in Bologna



# Istanbul Historical Peninsula Planning Process

- **1937** H. Prost Plan: «hygiene, cleanliness, health» Golden Horn silhouette +40 m height limitation, functional zoning (industrialization of Golden Horn), widening of roads according to the topography (wide boulevards), gardens-parks. Historical Peninsula (HP) becoming the center of the city.
- **1950-1956:** Application of Prost Plan
- **1956-1960:** Prime Minister Menderes construction works, opening of Vatan-Millet Streets (partial demolition of land walls)
- **1964:** 1/5000 Intramural Plan (*Suriçi Nazım İmar Planı*) Preservation decisions for Eminönü Hanlar district, city walls and historic buildings on the Golden Horn shore. Sultanahmet archaeological site. Preserving social and historical identity of HP.
- **1985:** Inscription of Istanbul Historical Peninsula on the World Heritage List
- **1990-1994:** G.Özdeş Plan. Preservation and revitalization of HP. Construction of new thoroughfares in HP, new bridges (increase of traffic in HP)
- **1993:** Eminönü 1/5000 Master Plan (*Uygulama İmar Planı*)
- **1994:** Fatih 1/5000 Master Plan (*Uygulama İmar Planı*)
- **1995:** The listing of HP (*Tarihi Yarımada'nın tamamı sit alanı ilan edilir*)

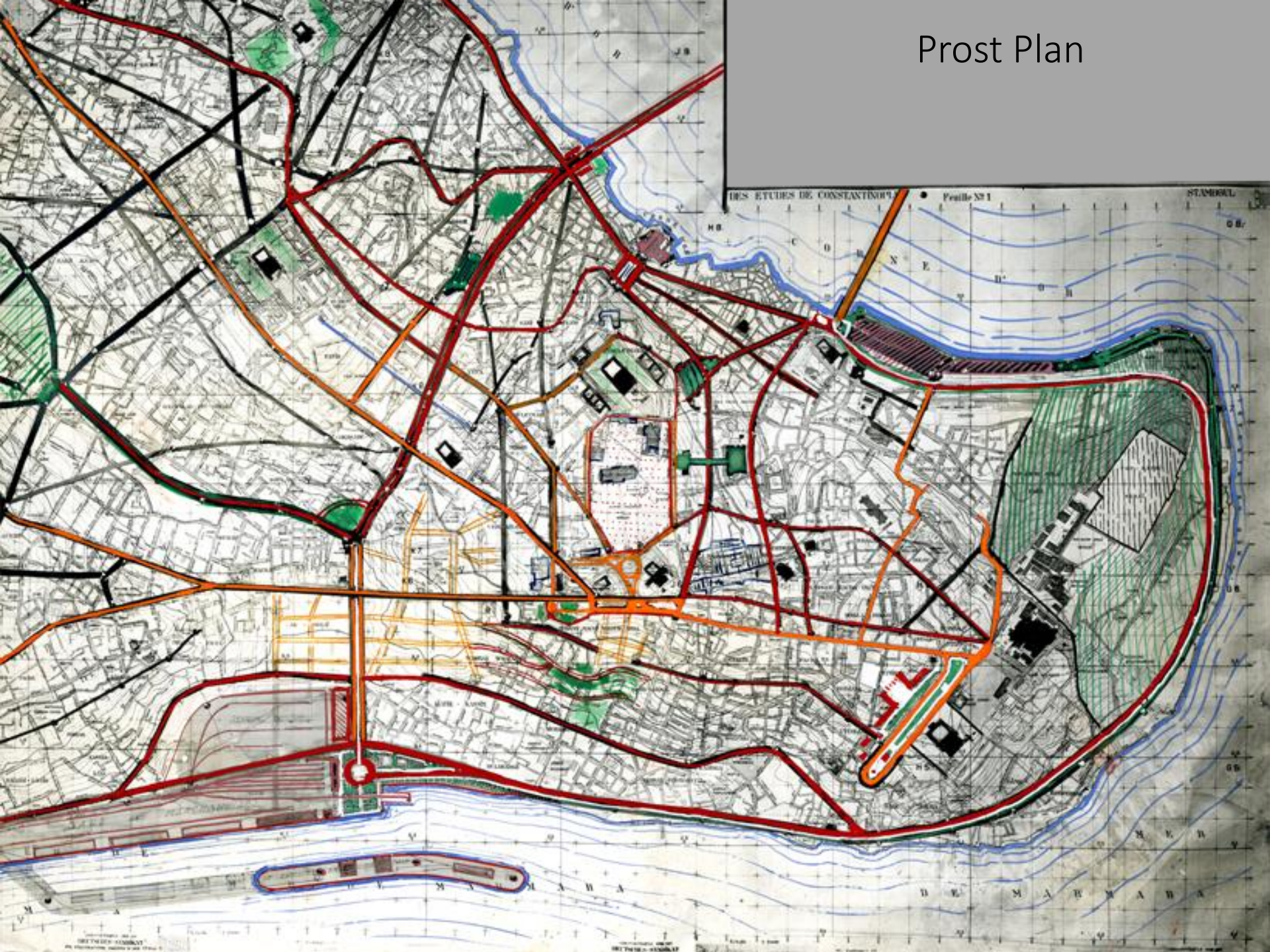


Prost Plan

DES ETUDES DE CONSTANTINOPLE

Feuille N° 1

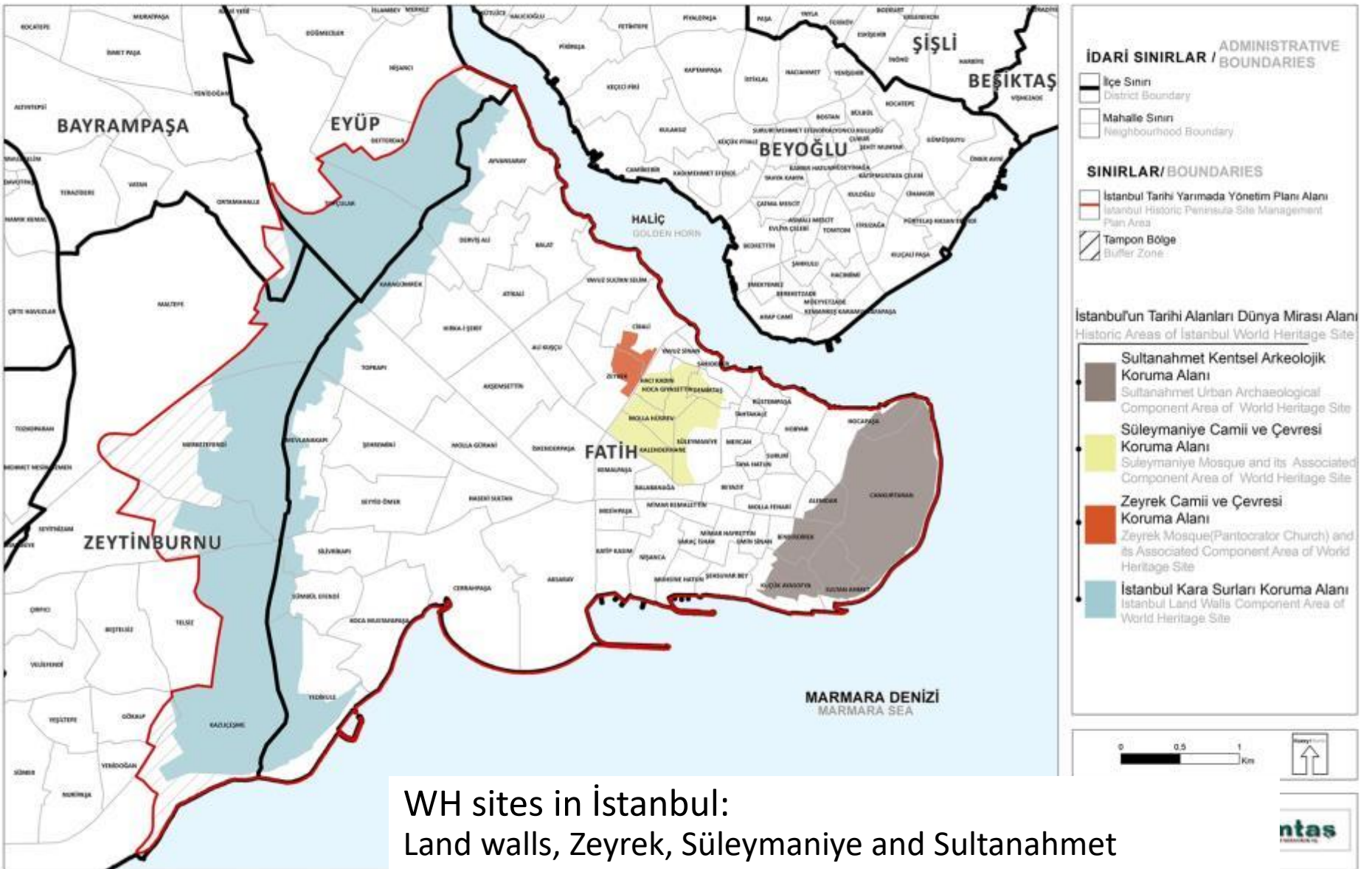
STAMBOUL





# İSTANBUL TARİHİ YARIMADA YÖNETİM PLANI ALANI İDARİ SINIRLAR

## ADMINISTRATIVE BOUNDARIES OF THE ISTANBUL HISTORIC PENINSULA MANAGEMENT PLAN AREA



WH sites in İstanbul:  
Land walls, Zeyrek, Süleymaniye and Sultanahmet  
archaeological park





**ZEYREK CAMİİ VE  
ÇEVRESİ KORUMA ALANI**

**SÜLEYMANİYE CAMİİ VE  
ÇEVRESİ KORUMA ALANI**

**KARA SURLARI  
KORUMA ALANI**

**SULTANAHMET CAMİİ VE  
ÇEVRESİ KORUMA ALANI**

# İstanbul Historical Peninsula Planning Process

- **2005:** 1/5000 ve 1/1000 Koruma Amaçlı İmar Planları (*Preservation Plans*).
- **2005:** 5366 Renewal Law (*Yıpranan Tarihî ve Kültürel Taşınmaz Varlıkların Yenilenerek Korunması ve Yaşatılarak Kullanılması Hakkında Kanun*)
- According to this law, historic sites (Sulukule, Tarlabası, Süleymaniye ve Fener-Balat) were allocated as renewal sites without any reference to Preservation Master Plan
- This law allows for “urgent expropriation” (*“acele kamulaştırma”*)
- [2009: Unification of 2 districts Eminönü and Fatih]
- **2010:** 1/5000 Preservation Master Plan (renewed) *Koruma Amaçlı Nazım İmar Planı*
- **2012:** 1/1000 Preservation Master Plan (renewed) *Koruma Amaçlı Uygulama İmar Planı*
- **2015:** Cancellation of 1/1000 Master Plan (concerns on transportation decisions, relation of Eurasia Tunnel and the HP)
- **2018:** Revision of Master Plan



# İstanbul yenileme alanları / urban renewal sites

- 1 Tarlabası Yenileme Alanı
- 2 Zeytinburnu Kültür Vadisi Projesi
- 3 Neslişah Ve Hatice Sultan (Sulukule) Mahalleleri Yenileme Projesi
- 4 Kürkçübaşı Mahallesi (Bulgur Palas Çevresi) Yenileme Projesi
- 5 Küçük Mustafa Paşa ve Haraççı Kara Mehmet Mahalleleri Yenileme Projesi
- 6 Fener Balat Semtlerinin Rehabilitasyon Projesi
- 7 Süleymaniye Bölgesi Yenileme Projesi
- 8 Yedikule Yenikapı Sahil Şeridi



Ayvansaray





Ayvansaray



Süleymaniye





Süleymaniye: reconstructions















Zeyrek





Zeyrek









Zeyrek



# Fener Balat Rehabilitation Project: Aims

1. Restoration of 100 houses determined according to various architectural and social needs (with permission of property owners)
2. Setting up a social center for women, children and youth which will be active in cultural, social and economic fields.
3. Revitalizing historic Balat market and rehabilitating its physical conditions
4. Setting up a recycle center







Project duration: 2003-2007; total budget: 7 million euro

In total 84 houses, 33 shops, Dimitri Kantemir house and its garden was restored, a house was restored as a social center. A recycle center was established.

<http://www.mimdap.org/?p=9114>



















User participation: The inhabitants and shopkeepers were informed about rehabilitation process in Fener-Balat and participated in decision making and implementation phases.

An important aim of the project was establishing a social center to serve the women and youth in the neighborhood. The center is also a place for meetings, at the same time there are courses on professional education, nutrition and childcare. The center serves as a daycare center and a clinic for simple treatments.

<http://www.mimdap.org/?p=9114>





### BÖLGENİN KARAKTERİ

- TIKILMI ANITLAR
- TIKILMI YAPILAR
- BOŞ PARSELLER (sokaklar boyunca belirli yapılar bulunabilir)
- ÖTELEKİ YAPILAR
- ARAP YAPILAR
- ÇUMBALE EVLER
- KEMERLİ PENCERELİ YAPILAR (sokak cephe boyunca)
- ÖRNEKLER
- RESTORASYON YAPILAR
- ÖĞER YAPILAR
- KARAKTERİSTİK ÇUMBALE
- PARKER POL
- ÇUMBALE

Bu planın UNESCO'nun yeni çalışma ekibi tarafından hazırlanmıştır :



KÜLTÜR VE TURİZM BAKANLIĞI



UNESCO



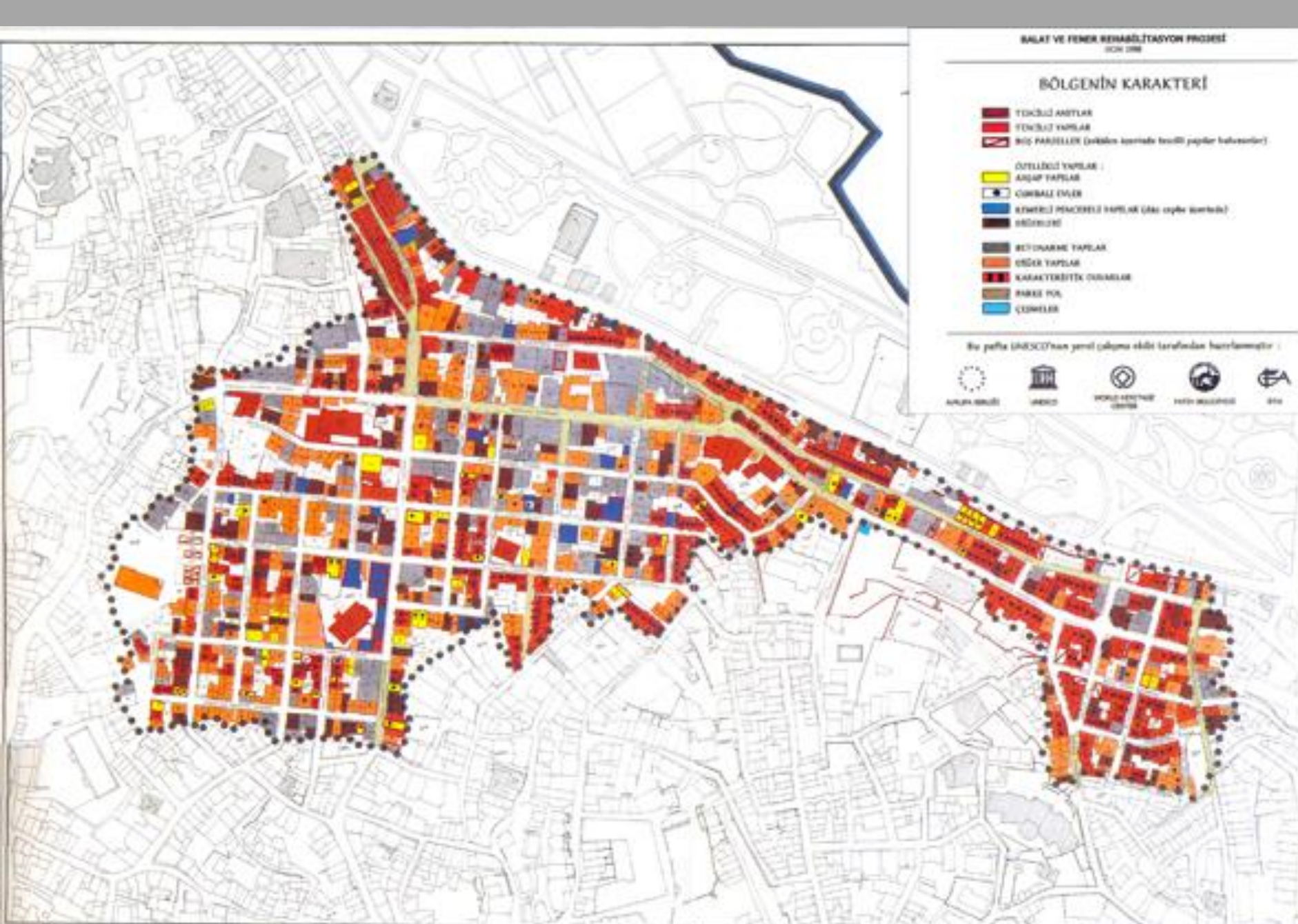
ŞEHİRCİLİK VE İKLİM BAKANLIĞI



ÇEVRE, ŞEHİRCİLİK VE İKLİM BAKANLIĞI



SAGLIK BAKANLIĞI





Renewal project developed under the leadership of Fatih municipality aims for renewal of physical buildings, upgrading environmental conditions and preserve cultural heritage.

Çalık Real Estate is the contractor for the project which aims for integration of the site according to its potential. It is planned to revitalize Fener-Balat district without disrupting its traditional character.

[http://www.calikgayrimenkul.com/fbay\\_projesi\\_main.aspx](http://www.calikgayrimenkul.com/fbay_projesi_main.aspx)





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