

Şehir ve Bölge Planlama Bölümü Öğrencileri
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Açıklama Raporu



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“Şehir ve Bölge Planlama Bölümü Öğrencileri
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1- SUMMARY

Historical cities have hosted many civilizations and left many cultures to us. These heritages have important traces in reflecting the identity of the city. In this context, it has been very important to protect and develop historical cities. With the city of Izmir witnessing the Hellenistic, Roman and Byzantine periods, it has a very old history as it is the settlement area of many Anatolian Principalities. Thus, when the history of Izmir was examined in general, it was thought to create a historical corridor as Ephesus, Bergama and Symrna. The fact that Symrna is in the center of İzmir has an important location unlike Ephesus and Bergama. In this project, the conservation planning of İzmir Kemeraltı region, which is an urban protected area and renewal area, was prepared. When we got closer to the area in our project, the analysis of Kemeraltı was made, its values were examined and a table was created. The problem potentials of the area were determined and a synthesis map was created. As a result of these investigations, a concept for the conservation area was determined and 1/5000 Strategic and Master plans were made. Then, the area covering the Agora Ruins was determined as our study area and a 1/1000 Protection Plan was made with detailed analyzes.

2- INTRODUCTION

Historical urban textures are the most important places that contribute to the formation of urban identity with the historical and cultural heritage they contain. It is clear that our country has been in a process of change socially for the last two hundred years and spatially for the last hundred years. Due to reasons such as rapid urbanization, excessive population growth, new development decisions and activities, historical city centers are among the places most affected by this change. The reasons for this are that historical city centers display multi-dimensional and continuous spatial characteristics in social, economic, cultural, historical and physical terms. These values bring along a faster process of change in historical city centers compared to other urban areas.

It is observed that most of the urban centers gradually transformed into unqualified urban spaces that lack urban services and dominated by physical aging. This process is often followed by the original property owners living in the area leaving / evacuating the area. The process of abandonment or loss of function gradually leaves the historical city centers to small

workshops, to a new social layer brought about by improper usage such as storage and new functions. In this sense, historical city centers are negatively affected by the physical, economic, functional, and social structure of the city due to reasons such as usage and users that are not in accordance with the original living standards and healthy environmental features; It loses its charm and attractiveness. Kemeraltı also goes through these processes. Kemeraltı has an important role in the sustainability of the city culture as the historical commercial center of İzmir city center. Studies are carried out on how to protect the historical, cultural, and social values of this area in the urban renewal and revitalization processes that have been on the agenda for the last two decades. Original historical, social, and cultural identities are lost in many of the 21st century neoliberal urban renewal and revitalization practices, where existing land uses are changed, transportation arrangements are made, and structural transformations are carried out. In fact, in the gentrification processes, which are considered to be one of the global urban strategies, which are mostly determined by commercial priorities, the low-income residents of the area have to leave their places to higher-income owners of new and stylish places over time.

3- THE AIM OF THE STUDY

The historical Kemeraltı region attracts attention at national and international levels with its rich cultural heritage. The importance of the region increases after its acceptance into the World Heritage Tentative List by UNESCO in 2019. Kemeraltı has an importance in terms of cultural heritage due to the presence of intense civil architecture and monumental structures in the historical city centre, being an old port city and having traditional trade structures.

Historical environments reflect the traces of past life cultures in terms of tangible or intangible resources and values that are subject to cultural heritage. The production of spatial policies and strategies for the protection and development of historical urban areas is also very important in terms of cultural sustainability. For these strategies to be successful, the spatial and functional identity values of historical urban areas or historical environments should be accurately analysed in line with the expectations, demands and tendencies of local

users and on-site and up-to-date determinations and observations. From this point of view, it is aimed to develop a conservation plan.

3.1- AIM OF İZMİR KEMERALTI REGION CONSERVATION PLAN

The aim of this study is It is a detailed study of the development process of the historical city center based on the historical background of the examples of civil architecture, monuments and archaeological remains, and the definition of the spatial characteristic and functional identity change in the urban development process. It is the development of recommendations for priority intervention subjects and special areas of interest, accompanied by conservation-regeneration strategies that will enable this definition and, in addition to these, to carry cultural, archaeological, and natural heritage into the future.

Findings to be obtained because of the research; It is thought that it can contribute to the application studies in tissue scale such as street rehabilitation, facade arrangement and landscaping projects for Kemeraltı historical city center area and the local community users in terms of determining the current problems. In line with this information, it is aimed to prepare a Conservation

Reconstruction Plan in order to develop strategies for increasing the tourism-oriented environmental awareness of the historical city center of Kemeraltı and to protect and develop its traditional texture.

3.2- İZMİR KEMERALTI REGION CONSERVATION PLAN SCOPE

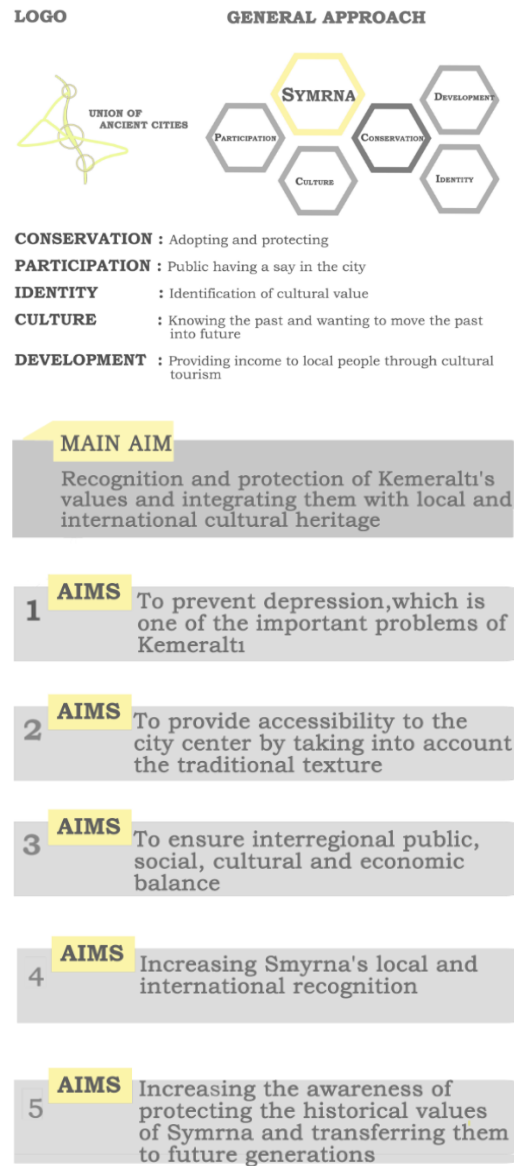


Figure 1: General Approach and Aims Diagram

The study area at the scale of 1/5000 includes Agora, Kadifekale, Ancient Theatre, Ancient Stadium and Altınyol 1st Degree Archaeological Sites. There are 2nd degree archaeological sites in the east and south of the agora. At the same time, there are 2nd degree archaeological sites in the northeast and northwest of Kadifekale. There is Fevzipaşa Boulevard in the south of the area, Cumhuriyet Boulevard in the west, Eşrefpaşa (İkiçeşmelik Avenue) in the north-south axis and Yeşildere Avenue in the east. At the same time, Meles River and Kemer Belt are in the east. Vezirsuyu Aqueducts are located in the north of Kadifekale.

The area, which is approximately 252 hectares of historical city center, was declared as “İzmir Konak Kemeraltı and Surroundings Renewal Area” in 2007 with the initiative of our Municipality and with the decision of the Council of Ministers in line with the law numbered 5366. Apart from the renovation area, a new one is added to the investments made in the historical values of the city with regional and individual-scale conservation works.

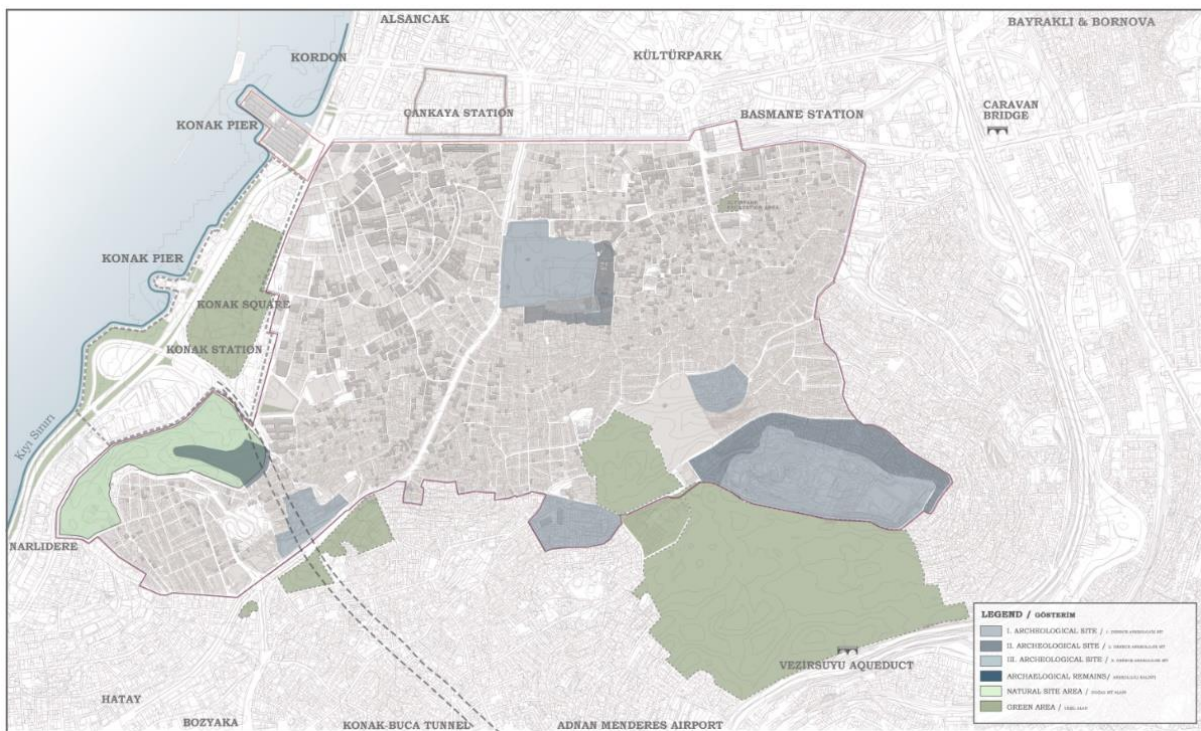


Figure 2: İzmir Konak-Kemeraltı and Its Surrounding Site Boundaries

The study areas at the scale of 1/1000 were determined as three separate regions and one of these regions had to be selected. It was very important for us that Agora could be the center of the cultural route that we built on a high scale while making the selection. Therefore,

our study area is the 3rd region containing the historical agora site boundaries of the Kemeralti region.

The scope of this research is approximately 12 ha area and three of which are within the boundaries of 3 different neighborhoods. This area is also the I. and II. Degree includes the archaeological site boundaries and III. Degree is located within the urban site boundaries. While it offers tourism opportunities with its historical and cultural multi-layered texture, it also offers opportunities with special project areas available at and around the field border.

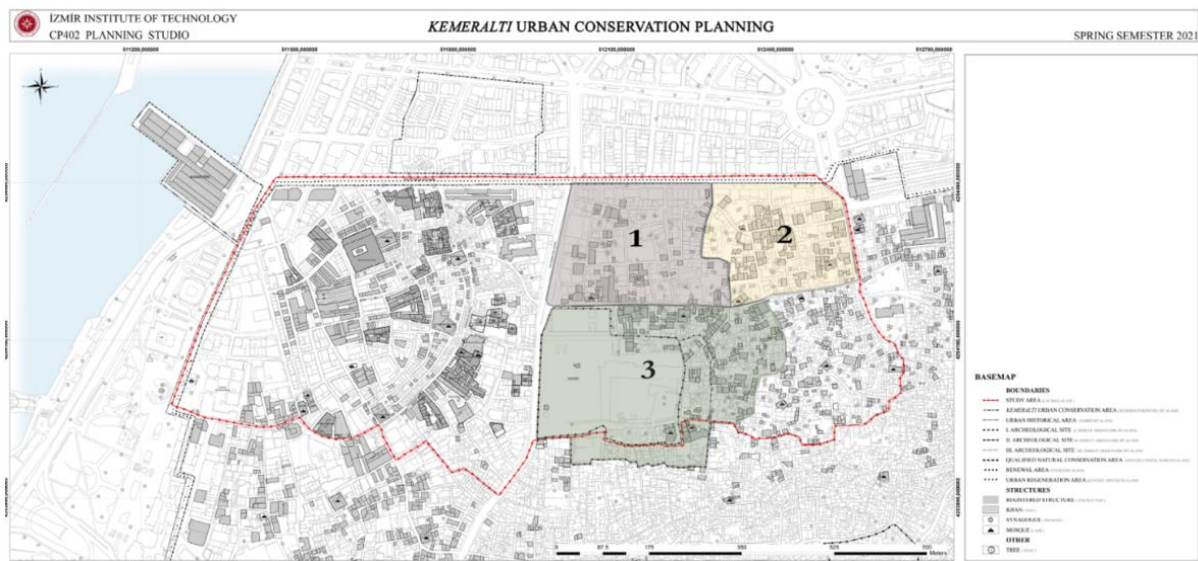


Figure 3: The study areas at the scale of 1/1000

3.3- İZMİR KEMERALTI REGION CONSERVATION PLAN VISION

The unity of the ancient cities of Ephesus, Pergamon and Smyrna, which traces the Izmir's cultural heritage.

3.4- İZMİR KEMERALTI REGION CONSERVATION PLAN MISSION

Recognition and protection of Kemeralti's values and integrating them with local and international cultural heritage.

3.5- İZMİR KEMERALTI REGION CONSERVATION PLAN TARGETS

Based on Kemeraltı problems, our primary goal is establishing a harmonious relationship between Kemeraltı culture and İzmir's urban identity. It is aimed to integrate various cultural elements with the heritage of the Historical Kemeraltı Region, which is in the process of collapse. At the same time, in general, it is aimed to protect the registered buildings in accordance with the traditional texture, to ensure that the new buildings are suitable for the texture and to protect the streets with historical value and carry them to the future.

4- METHOD OF OPERATION

A literature review was conducted in order to determine the historical, spatial, social, cultural development and change of the study area. A presentation was prepared and presented to the class and guest members.

At the same time, interviews were held with people from İzmir Metropolitan Municipality and İzmir Katip Celebi University who carried out detailed studies on the field. The current and different scale maps of the study area were obtained from the units of the relevant municipalities by the faculty members.

Due to the distance education conditions in the area, fieldwork was organized by fellow students and faculty members residing in the region and nearby. Pictures were taken in the area and the data obtained were shared with all students. In this field study, it is aimed to perceive the social, spatial, economic and cultural structure of the area in a more concrete way.

In the light of all the data obtained, various analyzes were made and determinations were made. After the 1/5000 Master, Strategic and Concept plans were developed by determining the suggestions for the study area, 1/1000 Conservation Plan was prepared for the sub-region of the study area.

5- İZMİR SPATIAL DEVELOPMENT AND PLANNING APPROACH

5.1- HISTORICAL DEVELOPMENT PROCESS

5.1.1- HELLENISTIC PERIOD

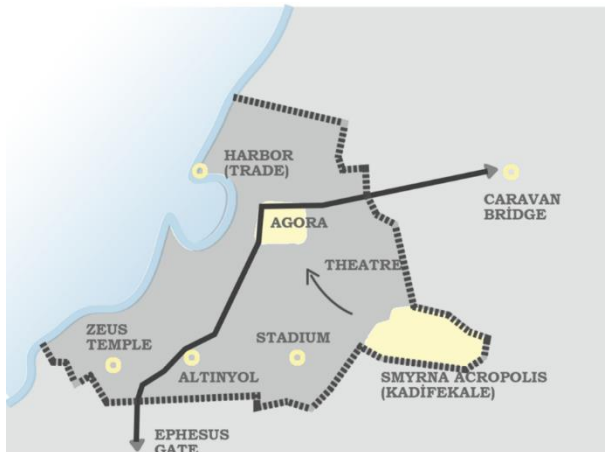


Figure 4: Hellenistic Period

Kemeraltı and the surrounding of Kadifekale BC. It constitutes a visual memory reference for the foundation of the city in 330 BC and the Hellenistic period (323-123 BC). There is no other clear reference from the Hellenistic city in today's urban fabric. At that time, a small part of the city was above Kadifekale (Pagos).

He explains that there are two main roads of the city (Sacred Road and Golden Road) extending in the east-west direction and that these roads cool the city with the breeze coming from the sea.

5.1.2- ROMAN PERIOD



Figure 5: Roman Period

It can be said that the most important archaeological resource that can be used for İzmir is the remains from the Roman period. On the one hand, these ruins have qualities that can be very effective in establishing the visual memory of the people of İzmir regarding the history of the city, on the other hand, they will facilitate the association of this memory with the Mediterranean. In the

region, there are known ruins from the Roman period as well as possible residential areas in the city of Rome. It is thought that this information will help the archaeological potential of the area to be grasped more concretely. Among the structures built in Izmir during the Roman Age, few traces remain of both the ancient theater on the northwest skirt of Kadifekale and the

stadium on the west. On the other hand, the Izmir/Smyrna Agora is well preserved and is known today as the Agora for short.

5.1.3- BYZANTINA PERIOD

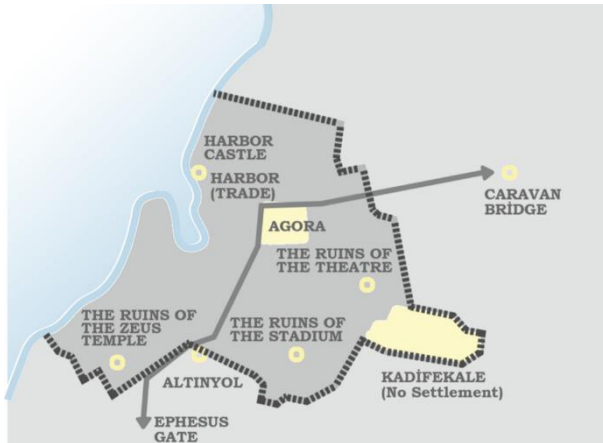


Figure 6: Byzantina Period

When the Roman Empire was divided into two in 395, İzmir became a part of the Eastern Roman Empire, which would be known as the "Byzantine Empire" in the modern period. It is thought that since the last period of the Byzantine Empire, the fires, earthquakes, wars that destroyed the city area in İzmir, and the interventions of people that changed the urban fabric for new

needs, prevented the works of this period from reaching the days we live in.

5.1.4- ANATOLIAN BEYS

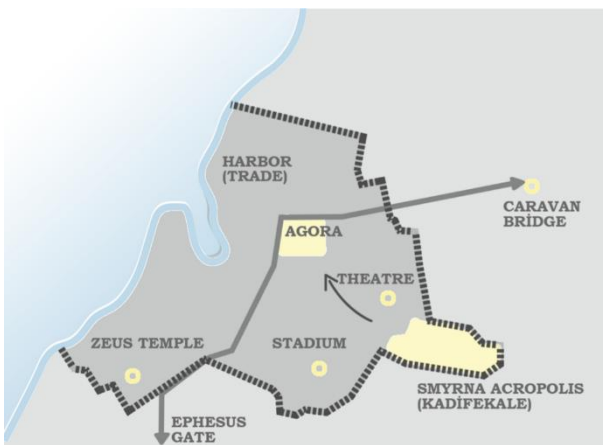


Figure 7: Anatolian Beys Period

In 1310, Aydınoğlu Umur Bey captured the entire city. In 1344, the Genoese capture the St. Peter's Fortress on the coast. While the Genoese kept the lower city under their control, the Aydınoğulları Principality dominated the upper city (Kadifekale).

5.1.5- REPLACEMENT OF THE CITY CENTER

When we look at the historical process of urbanization in İzmir, firstly the Yeşilova mound of today's Bornova district was settled, then to Bayraklı Tepekule and from there to

Kadifekale Kemeraltı. From the past to the present, İzmir was the trade center, and today, while Kemeraltı continues its traditional commercial function, we saw a shift towards Bayraklı as the new central business areas. Kemeraltı region is facing depression.

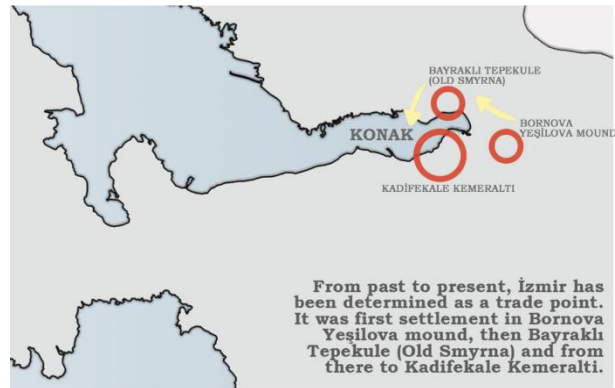


Figure 8: Replacement of The City Center

5.1.6- URBAN MACROFORM

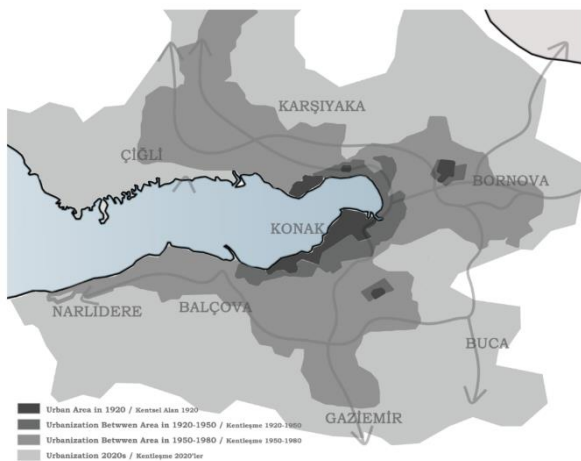


Figure 9: Urban Macroform

The spatial organization of the urban settlement is affected by natural environmental factors absolutely. The practices in the urban environment of İzmir and the effects on the natural environment in the last 30-40 years are in the characteristics of exhibiting the change in the urban structure. (Erdem,2019)

5.1.7- SLUM PROCESS

The first slums in İzmir are on treasury lands, where it is easy to reach the city due to their location. In the 1950 - 1960 period, the squatter movement increased very slowly and its spatial development remained at the level of limited regions and neighborhoods. The reason for the slower increase in slums in İzmir compared to Istanbul and

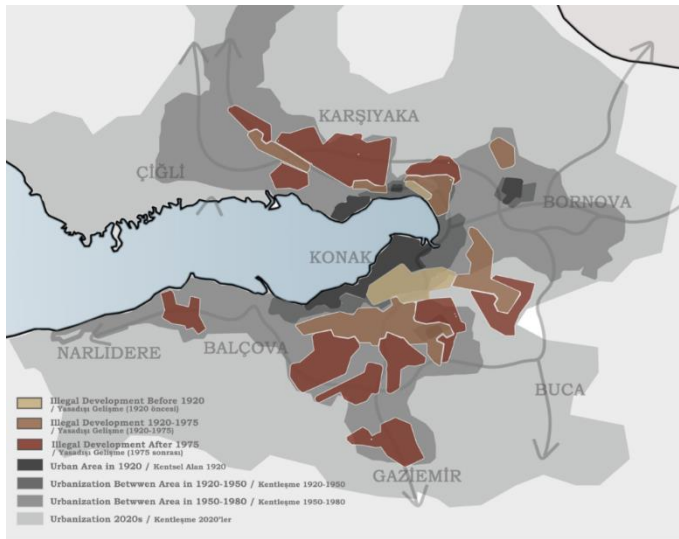


Figure 10: Slum Process

In the 1975 - 1985 period, the functional accumulation of the city increased, and depending on the reflection of the surplus values obtained from agricultural and industrial products to the whole city, there were developments in the manufacturing, construction and trade sectors, and the service sector grew rapidly in this short period of time. In other words, this development in the third sector, which does not produce directly for consumption, created employment opportunities and led to the emergence of structural changes in the city. As a result of these structural changes, Izmir has become a center that attracts more internal migration compared to other cities. Depending on these factors, slums in the city have increased rapidly, and slums have spread to various regions and neighborhoods of the city. From 1985 to the present, increasing job opportunities in various service and trade sectors in the city have affected the formation of physical space and caused the old slum areas to gradually expand. (Erdem,2019)

5.1.8- COMMERCIAL DEVELOPMENT

From past to present, Izmir has continued its trade center function. Today, while Kemeraltı continues its traditional commercial function, it can be said that the new central business areas have shifted to Bayraklı.

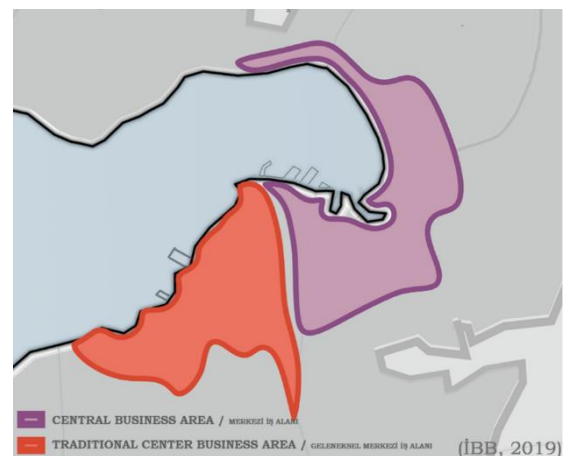


Figure 11: İzmir Commercial Center Development

5.2- ENVIRONMENTAL RELATIONS OF İZMİR

5.2.1- PLACES ON THE WORLD HERITAGE LIST

When we examined it regionally, we analysed the location of Izmir in order to see our cultural heritages and that it has a great potential with what it has. Due to the fact that Kemeraltı is on the temporary heritage list, we examined the geographically close places in the current UNESCO list. The world heritage list of Turkey has a value of 18 pieces. Ephesus and Bergama are in İzmir.



Figure 12: Places On the World Heritage List

On this map, we have shown the places on the cultural heritage list, which includes the countries of Greece and Bulgaria. From these values, we see the position of Izmir and its relationship with the values around it.

5.2.2- LOCATION OF İZMİR

İzmir is a city located in the Aegean Region of Turkey and one of the 81 provinces of the Republic of Turkey. It is the third most crowded city in the country in terms of population. It is one of the leading cities economically, historically and socio-culturally.



Figure 13: Location of İzmir

Its population is 4,394,694 people as of 2020. It is the twenty-third largest province of the country in terms of surface area. Smyrna, one of the famous cities of Antiquity, was making a name for itself as a city embodying the riches of Ionian culture. Located around the Izmir Bay, the city is an important fair center and port city that organizes the Izmir International Fair every year. To the west of İzmir lies the Urla Peninsula with its sea, beaches and thermal centers. Izmir Port is Turkey's seventh largest port.

5.2.3- İZMİR FOCUS AREAS

When we examine İzmir, we see that there are different types of tourism in general. In addition, it is mostly strengthened by various tourism factors, it has a developed transportation network spreading from the center, the city periphery has a great value with the existence of the cities of Bergama, Birgi and Ephesus, the agricultural focus of the districts

such as Menemen Bayındır, the coastal areas, the coastal tourism and the various cultural values of the city center. We considered it to be a commercial center. The addition of the izmir bicycle route to the eurovelo route is also an important potential and has a high connection with the cultural corridor and sub-corridors that we are trying to build.

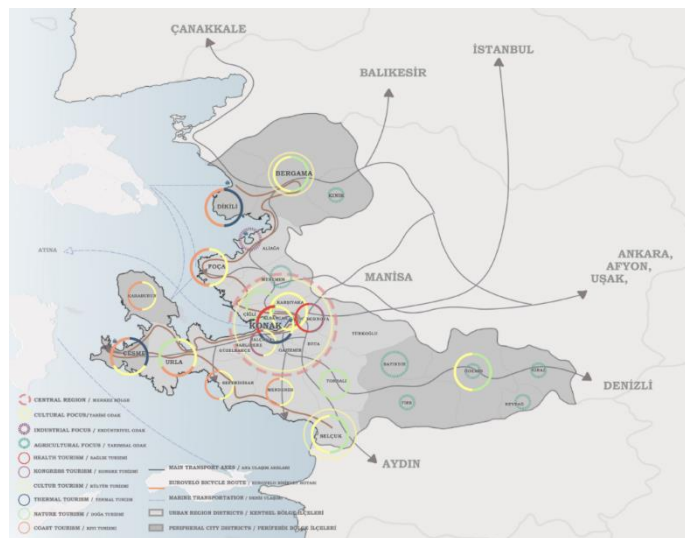


Figure 14: İzmir Focus Areas

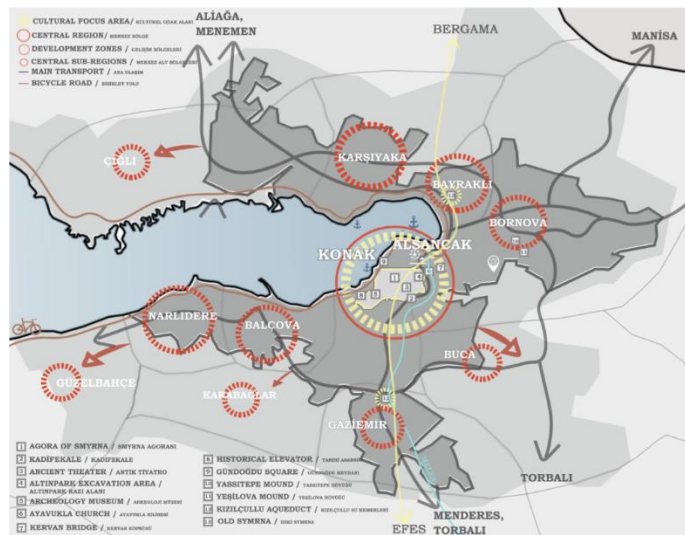


Figure 15: Central City Location

5.2.4- İZMİR CONCEPT

It is aimed to create a cultural corridor between Ephesus, Symrna and Bergama. We saw that there could be Seferihisar, Çeşme Foça and Çandarlı sub-regions. However, since Symrna is located in the center of İzmir, it has a different identity from Ephesus and Agora and has a high connection with the cultural corridor and sub-corridors we are trying to construct. The route we created stops by everywhere on our cultural axis, except for the ancient city of Birgi.



Figure 16: İzmir Concept

5.2.5- LOCATION OF KEMERALTI

In its early years, Kemeraltı Bazaar was like a covered bazaar covered with vaults and tiles and covering the streets. The bazaar preserved this feature until the end of the 19th century. Kemeraltı Bazaar consists of a total of 15 thousand workplaces spread over an area of 5 km. This feature makes it the world's largest open-air shopping area.

There are fountains, inns, baths, mosques and many shops preserving the historical texture in Kemeraltı Bazaar.

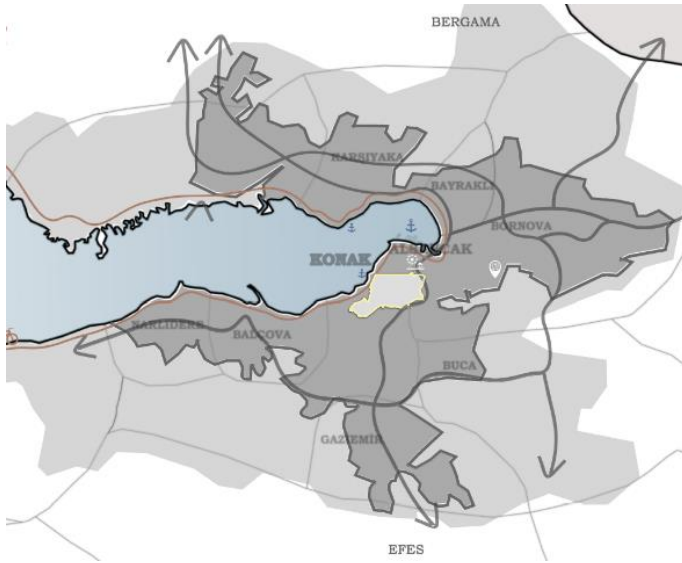


Figure 17: Location of Kemeraltı

The bazaar has the potential to meet all your needs. There are sherbet shops, historical coffee shops, vendors who sincerely want to show you the goods in their shops, international and national brands, historical restaurants, historical bridal gowns, jewellery shops, cafes, ready-to-wear brands, spice shops, accessories, souvenir shops and many other things in the bazaar.

5.3- KEMERALTİ ANALYSIS & SYNTHESIS

5.3.1- ENVIRONMENTAL CONTEXT IN KEMERALTİ

When we look at the upper scale, we see that İzmir actually has a strong transportation network, public transportation has been strengthened with tram, metro, ferry and bus lines (ESHOT). However, when we approach the Kemeraltı region, we encounter many transportation problems.

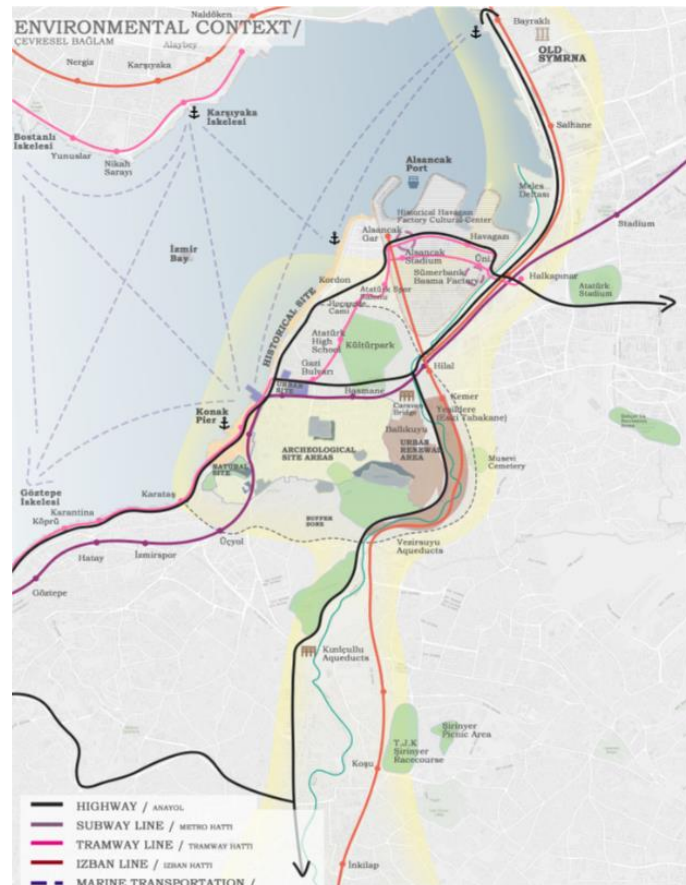


Figure 18: Environmental Context

5.3.2- PROBLEMS AND POTENTIAL

When the problem and potentials are examined; İzmir's city identity and location has a great potential also it is a historical trade centre of Kemeraltı, it is in the list of UNESCO, it has a multi-layered cultural structure.

Going to the problems, as we know, drop is one of the most important problems. The Kemeraltı historical bazaar losses the former significance, the shopping mall starts to replace it, there are problems such as environmental pollution, noise and visual pollution. There are major problems with access to residential areas. With the insufficiency of the parking area, there are infrastructure problems. Therefore, great problems are experienced in the area during natural disasters such as flood. Also, it is one of the important problems that the historical touch of registered buildings is not enough conserved and the public's understanding.

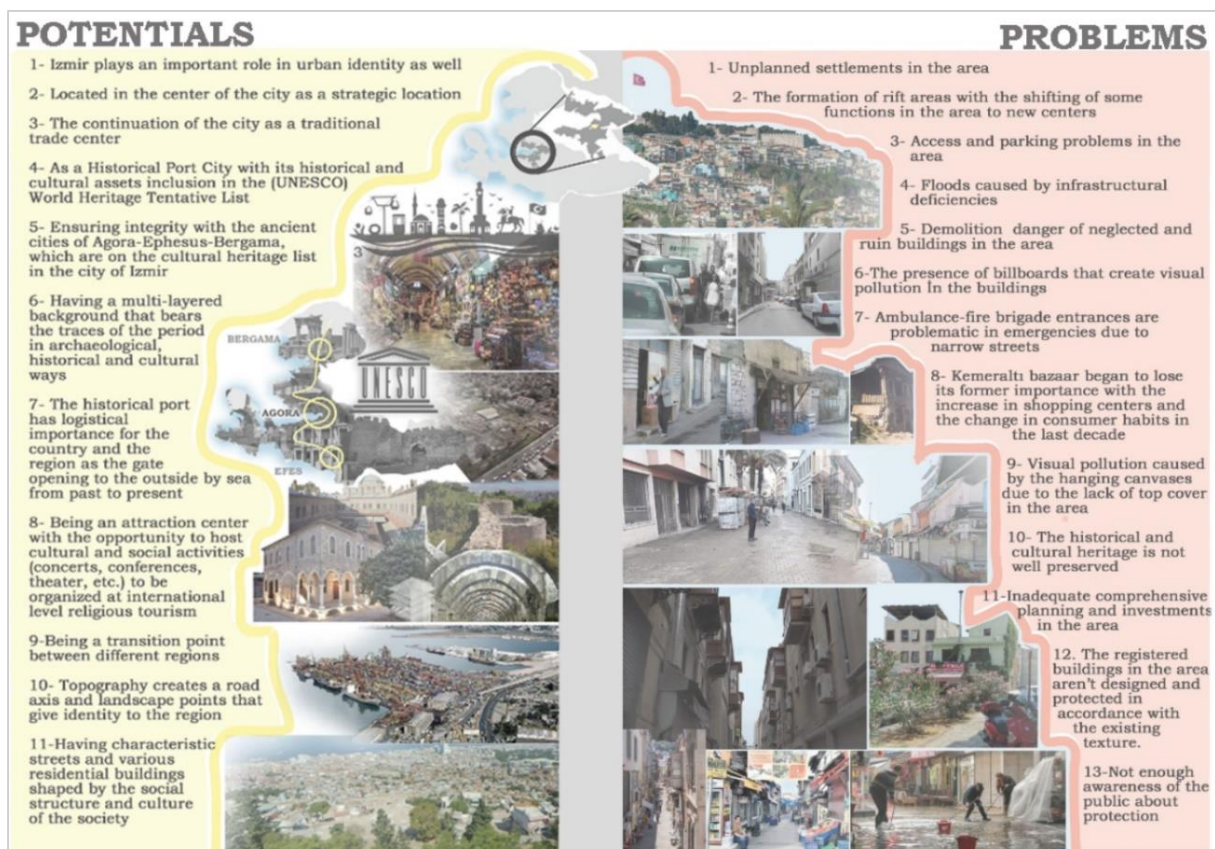


Figure 19: Problem and Potential

5.3.3- SYNTHESIS MAP

It was divided into zones according to the social, spatial and structural, economic, functional and spatial character of the area. Then, a synthesis map was created by considering the problems and potentials.

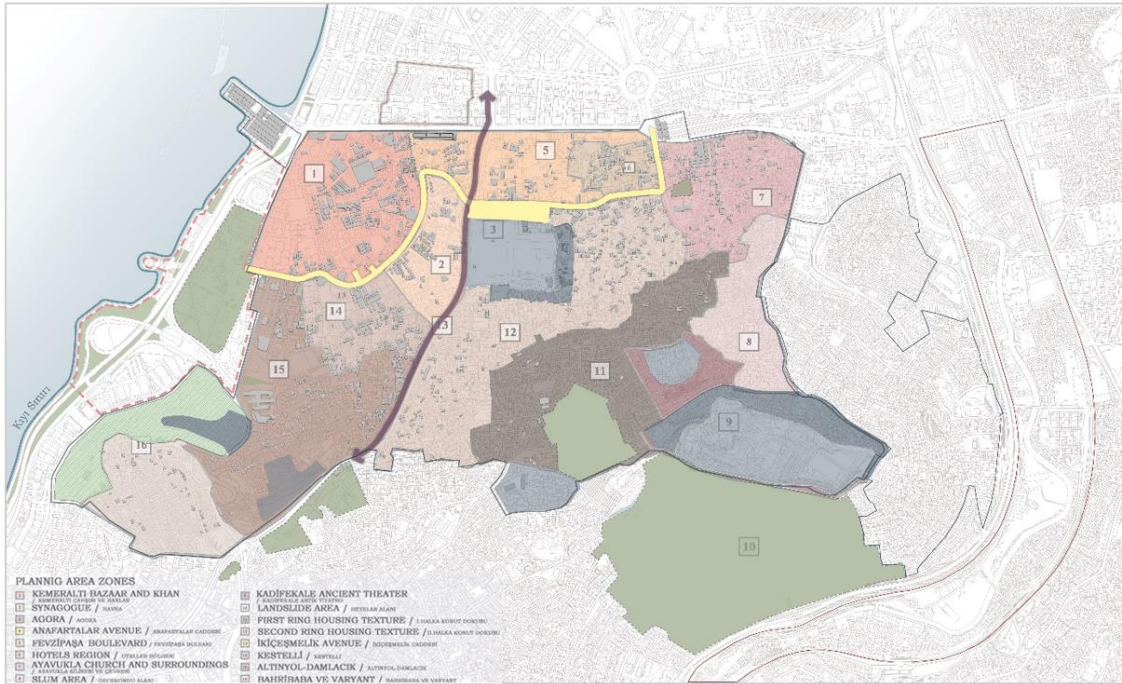


Figure20: Character Zones

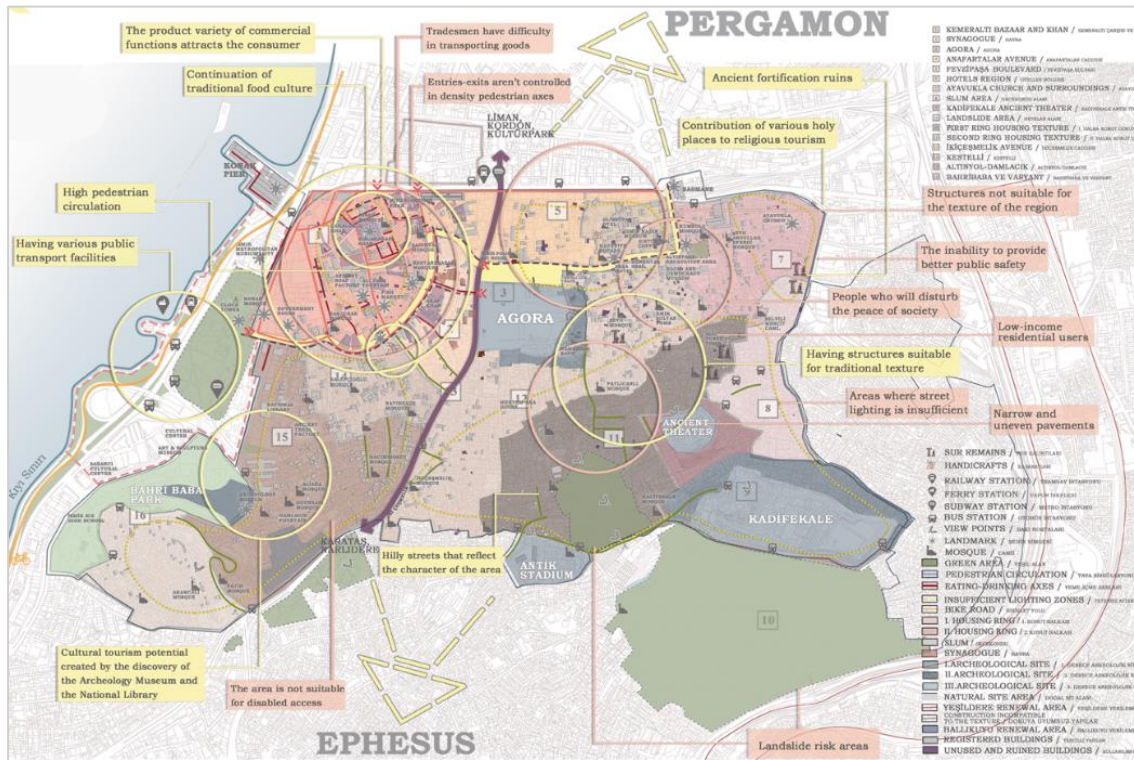


Figure21: Synthesis Map

5.3.4- SWOT ANALYSIS

After researching the study area, a SWOT analysis was conducted.



Figure 22: SWOT Diagram

5.3.5- KEMERALTİ VALUES

Value is a very versatile term (see appendix 1). We will examine the values we called as abstract and concrete aspects. Intangible values often refer to culture, tradition, moral values, principles, or ideas that guide ethics. Tangible value refers to the properties of objects

or objects. In this sense, values can be mentioned as the qualities of the places (sites, buildings, artifacts and landscapes) that we call heritage. A heritage building or site has several different types of value at the same time. They are simply different qualities that motivate an object or place to be labelled "inheritance" and also motivate the preservation of that object or place.

5.3.5.1- TANGIBLE VALUES

Visible and felt values of design fields such as architecture, art, craft, fashion and textile are discussed. In the formation of urban culture, traces reflecting a common memory about the city were also taken into account.

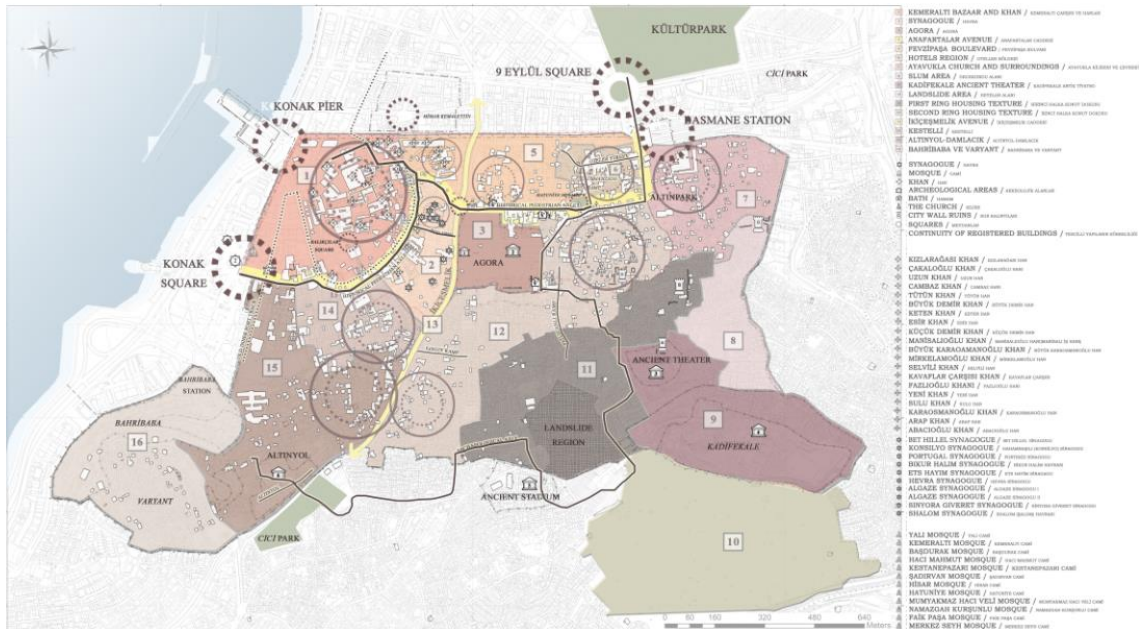


Figure 23: Tangible Value Map

5.3.5.2- INTANGIBLE VALUES

It consists of bazaar culture, traditional handicrafts, ancient stories based on people and events, religious stories, and civic stories based on the abstract values of Kemeraltı. In traditional handicrafts, we can say that it consists of silversmith, natural stone making, leather work, ceramic art, copper work, felt work, calligraphy, antique, tile work and coffee making. There is a culture of taste that comes to mind when talking about Kemeraltı. Some of the places that keep this culture alive; Kısmet Restaurant, Bizim Restaurant, Esnaf Restaurant, Hisar Söğüşçüsü, Alipaşa Dönercisi, Mennan Patisserie. In the region where the bazaar culture lives, we can see the Historical Kemeraltı Bazaar, Kestelli Bazaar, Kavafklar Bazaar,

Başdurak Touristic Handicrafts Bazaar, Salepçioğlu Foundation Bazaar, Antique Dealers Bazaar, Jewelers Bazaar and Bridal Shop Bazaar.



Figure 24: Intangible Values Map

3.6- ARRANGEMENTS

Considering the problems in the study area, various solution suggestions were presented.

| LOCATION | CURRENT | SAMPLE | ARRANGEMENT |
|----------|---------|--------|---|
| | | | There are not enough information signs to direct pedestrians in the area. For this reason, it is recommended to place direction and information signs at the entrance points of the area where pedestrian circulation is intense. |
| | | | Making drawings that animate how the Izmir agora ruins in the area were originally from in the past. These works are placed on glass signboards placed in the area from a certain perspective, helping to visualize in the minds of the visitors. |
| | | | Therefore, it is an intersection area between different geographies. The cultural and spatial value of the Basmane Hotels District and Hotels Street for the city of Izmir should be handled with care. Today and have a unique texture. It is recommended that this tissue be preserved. |
| | | | Since the top cover is insufficient in the region, tarpaulins are hung as a solution, and a visual pollution occurs with their circulation. In integration with the texture, a top cover is recommended on Kestelli street, Havralar street and Anafartalar street. |
| | | | Designing and placing the necessary elements in a sustainable and texture-appropriate way in areas with insufficient lighting. |
| | | | It has been proposed to restore the city walls of Kadifekale, which is an important symbol of the region, as well as other fortification remains in the region. |
| | | | Çakaloğlu Han is recommended to be restored and re-functionalized for workshops where the public can benefit and practice free of charge in order to ensure the sustainability of Kemeralti's traditional construction techniques such as culture, art, craft and gastronomy. |
| | | | With the re-functioning of the fire tower in the area as an observatory, the upper floor was proposed as a book café and the lower floor as the Urban Memory Museum, which contains information about the history of Izmir Kemeralti and the destruction of the fires. |
| | | | New bicycle route has been proposed for the Eurovela bicycle route, which passes through the Izmir coastline, to pass through İkiceşmeliik and Fevzipaşa. Being involved in this route serves to build relationships on a national scale, which is one of our goals. |
| | | | Since the street texture of the region is narrow, it is difficult for vehicles to pass. Therefore, it has been proposed to implement the PRT system in Anafartalar Street in order to solve the problem of goods loading and transportation of the tradesmen in the region. Passengers can also be transported. |

Figure 25: Arrangements Table

5.3.7- TRANSPORTATION SCHEME

Although the Kemeraltı region has important transportation axes, there are major problems in the residential areas within the study area. As a solution to these problems, a new way has been proposed for new housing areas. Electric ring vehicles were recommended for both local people and visitors.

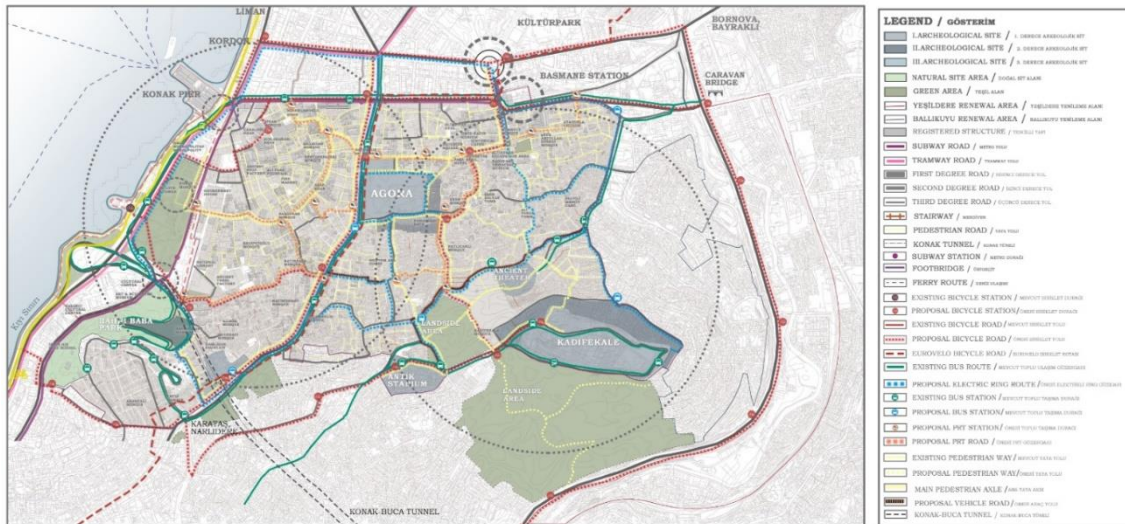


Figure 26: Transportation Scheme Map

At the same time, it has been thought to provide pedestrian access from narrow streets with the PRT system (see). The existing Eurovella cycle route and the electric bike routes to be added to the existing cycle route on the coast have been proposed. In addition, a solution has been brought to the existing problems in İkiçeşmelik Street. It is envisaged to reduce the traffic by reducing the 3-lane road of the street to 2 lanes. Instead, an inbound and outbound bicycle path has been proposed. It is also envisaged to widen the pedestrian path. In order to increase the perception of the pedestrian road, the road texture will be changed. It will be made mandatory to include commercial units that overflow onto the pedestrian path on the street. A regulation has been made for the yellow color on the historical axis.

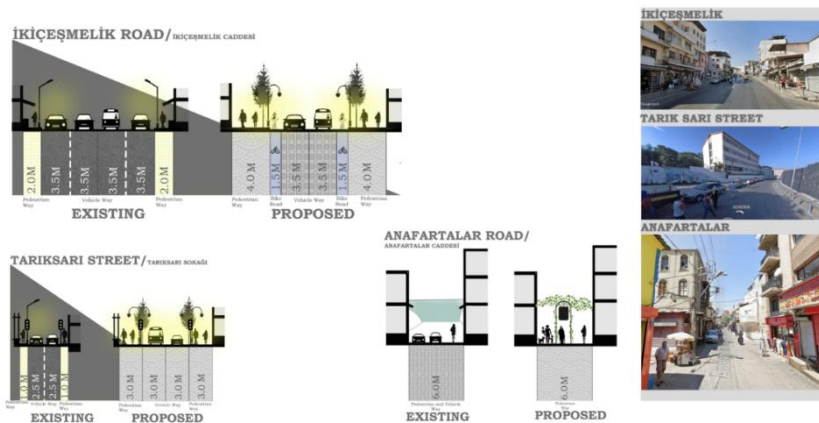


Figure 27: Roads Sections

5.3.8- STRATEGIC PLAN

While developing the strategic plan, some basic strategies were determined to reverse the beginning of depression, which is one of the biggest problems in the region, and to provide access to these regions. By integrating the region into culture, strategies have been developed that will both open doors of income to the public and increase the recognition of the region. A new function definition has been made to serve cultural tourism. Many arrangements have been made to achieve a better appearance in terms of the environment (see appendix 6).

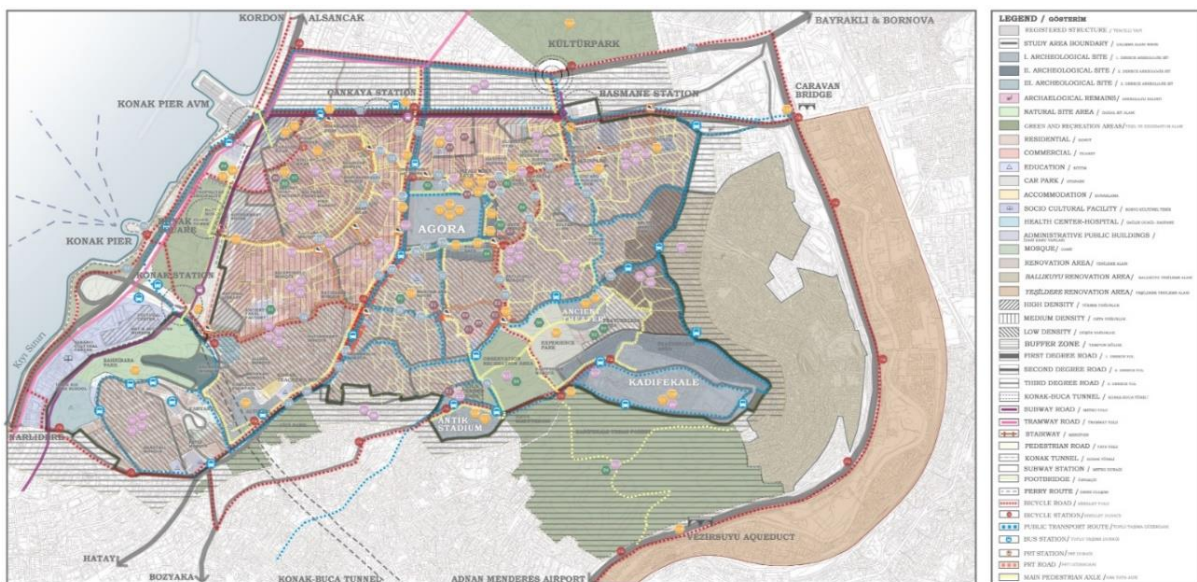


Figure 28: Strategic Plan

5.3.9- MASTER PLAN

A master plan has been made considering the existing roads and land use and basic approaches in the region. There was no homogeneous distribution of land use in the region. Especially in residential areas, commercial and public functions were sufficient. Small commercial areas have been created at the intersections of the transportation axes that have been proposed for this purpose. Public spaces are also recommended.

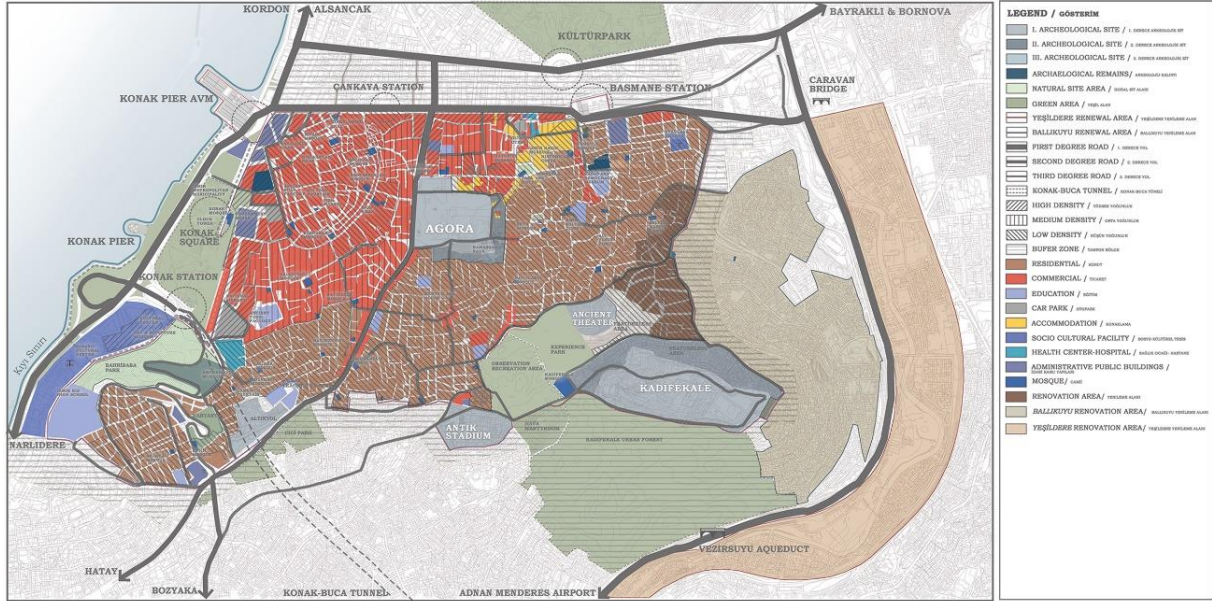


Figure 29: Master Plan

5.3.9- ACTOR AND FINANCES

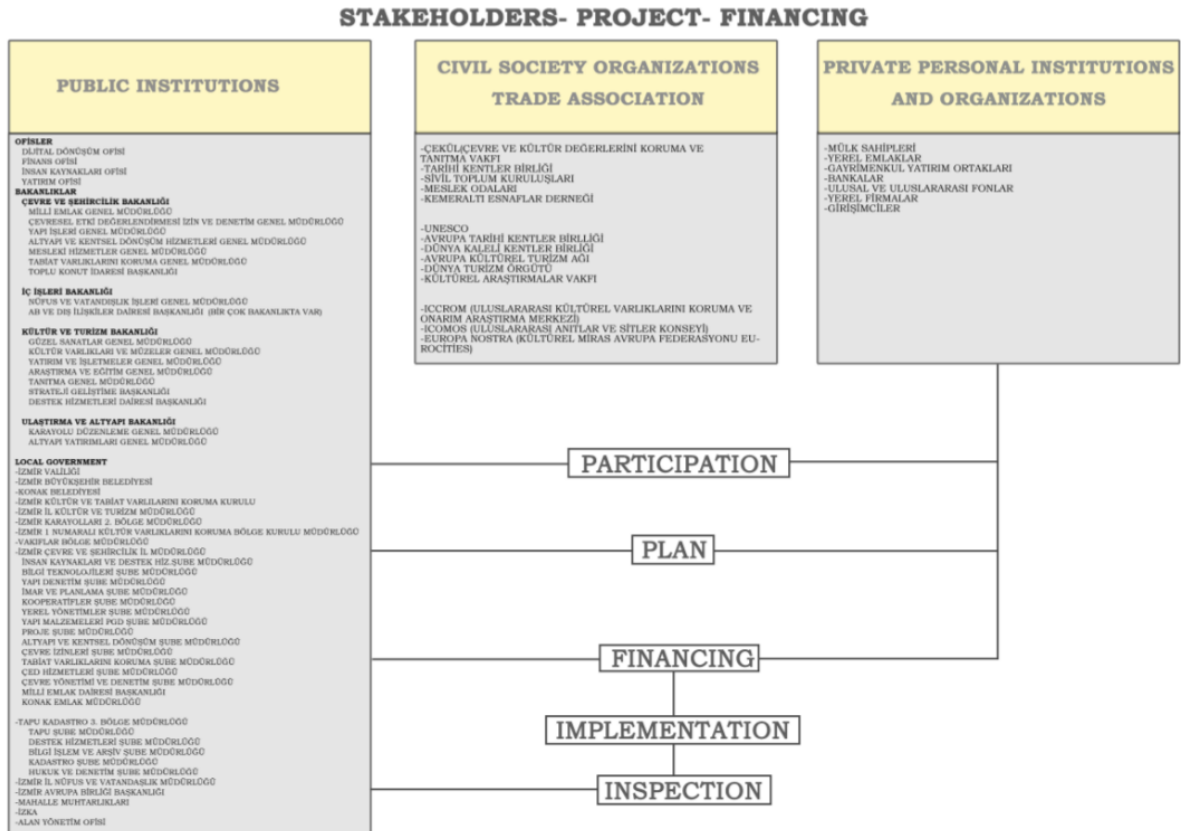


Figure 30: Actor and Finances Diagram

5.4- 1/ 1000 STUDY AREA

The study areas at the scale of 1/1000 were determined as three separate regions and one of these regions had to be selected. It was very important for us that Agora could be the center of the cultural route that we built on a high scale while making the selection. Therefore, our study area is the 3rd region containing the historical agora site boundaries of the Kemeraltı region.

5.4.1- STUDY AREA ANALYSIS

Detailed analyzes of the study area were made, and as a result, they were used for recommendations for the project.

5.4.1.1- TRANSPORTATION ANALYSIS

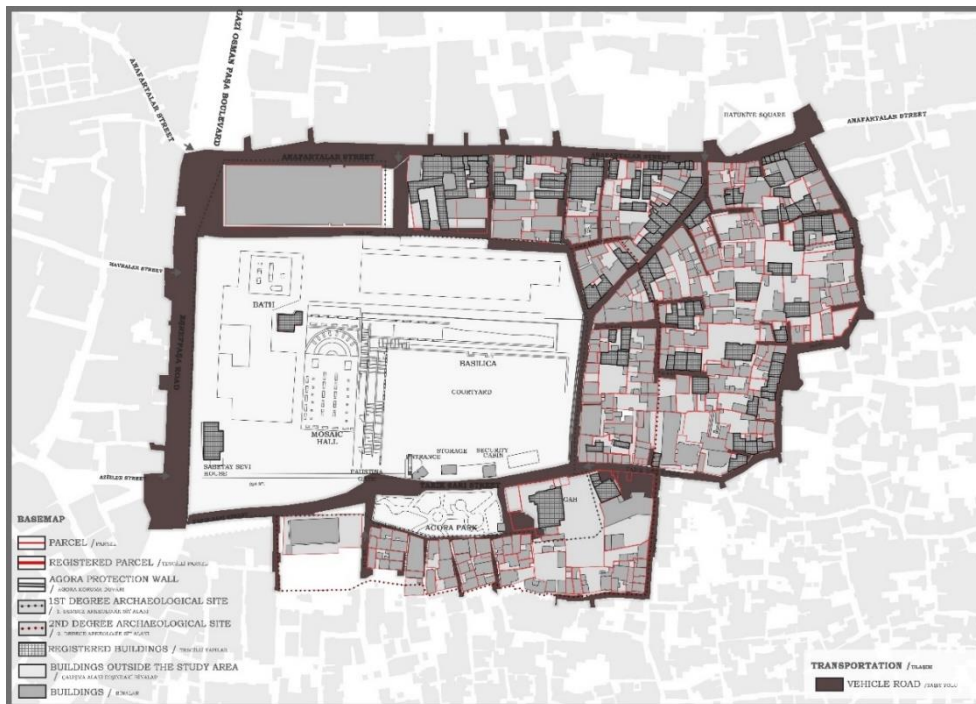


Figure 31: Transportation Analysis

5.4.1.2- VEHICLE DENSITY

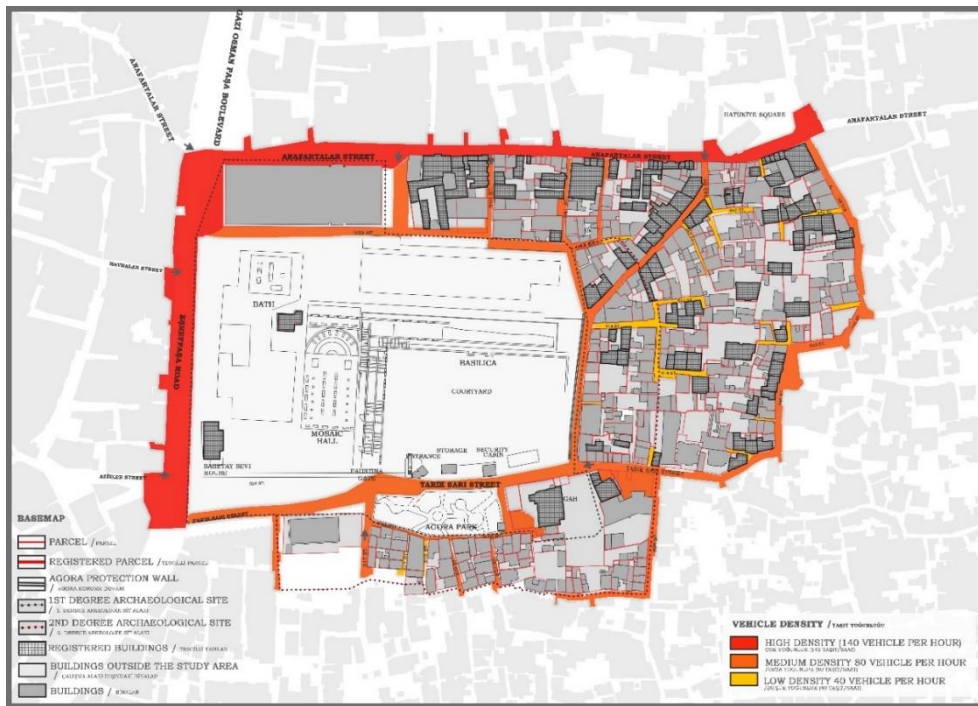


Figure 32: Vehicle Density Analysis

5.4.1.3- PEDESTAL DENSITY

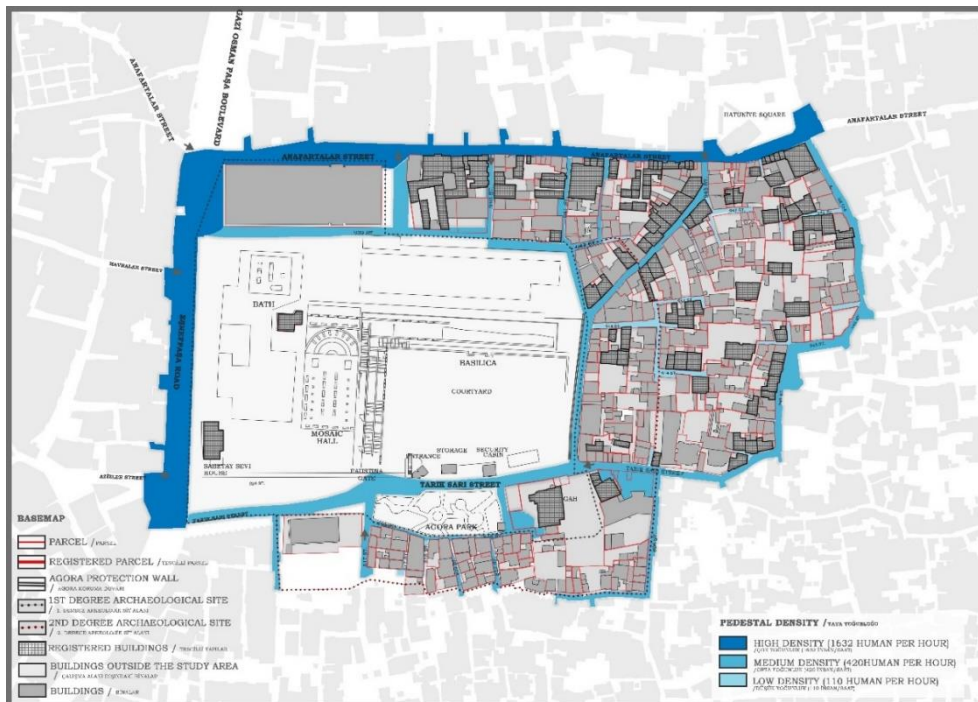


Figure 33: Pedestal Density Analysis

5.4.1.4- ROAD STRUCTURE

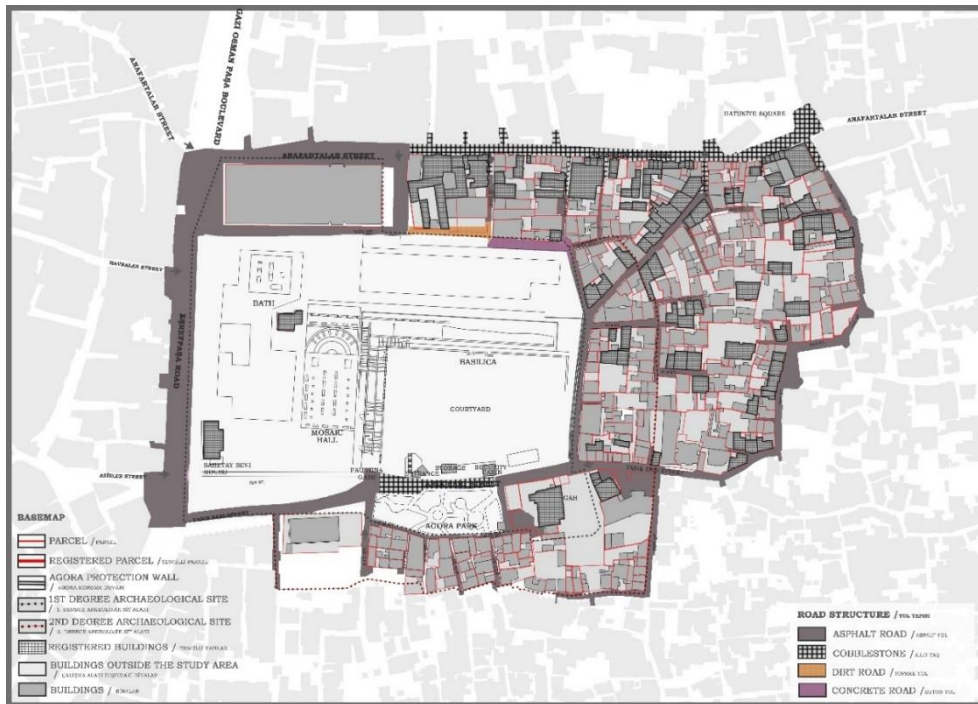


Figure 34: Road Structure Analysis

5.4.1.5- SOLID VOID ANALYSIS

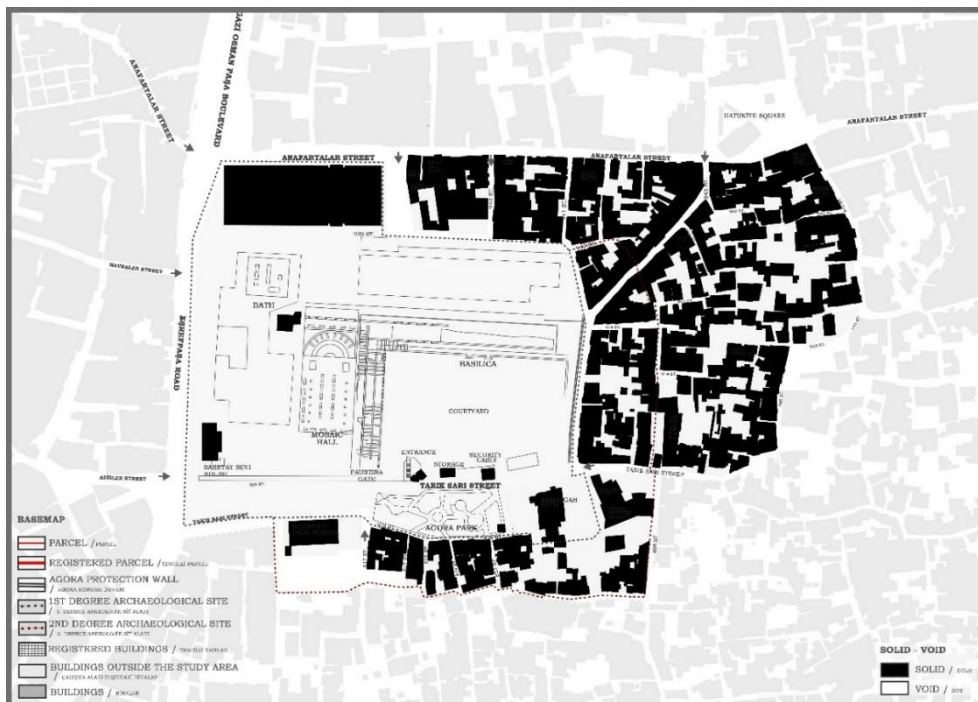


Figure 35: Solid-Void Analysis

5.4.1.6- REGISTERED PARCEL AND BUILDINGS



Figure 36: Registered Parcel and Buildings Analysis

5.4.1.7- LAND USE

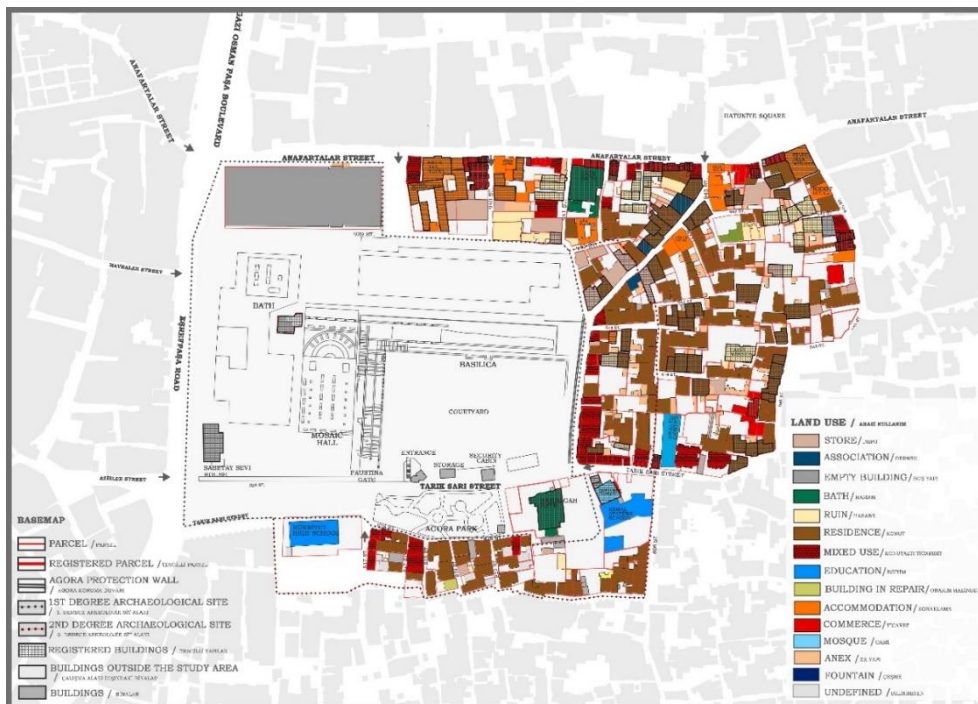


Figure 37: Land Use Analysis

5.4.1.7.1- LAND USE PERCENTAGE

| LANDUSE | AREA | PERCENTAGE (%) |
|--------------------|-------|----------------|
| RESIDENCE | 14028 | 37,68% |
| CAR PARK | 4479 | 12,03% |
| MIXED USE | 3418 | 9,18% |
| ACCOMMODATION | 3078 | 8,27% |
| RUIN | 2820 | 7,57% |
| OUTBUILDING | 2009 | 5,40% |
| EMPTY BUILDING | 1955 | 5,25% |
| SCHOOL | 1225 | 3,29% |
| BATH | 1174 | 3,15% |
| COMMERCE | 979 | 2,63% |
| STORE | 876 | 2,35% |
| HEALTH CENTER | 388 | 1,04% |
| MOSQUE | 183 | 0,49% |
| ASSOCIATION | 140 | 0,38% |
| ANEX | 359 | 0,96% |
| BUILDING IN REPAIR | 123 | 0,33% |

Figure 38: Land Use Percentage Table

5.4.1.8- BUILDING ENTRANCES



Figure 39: Analysis of Entrances to Buildings

5.4.1.9- PARCEL STRUCTURE RELATIONSHIP

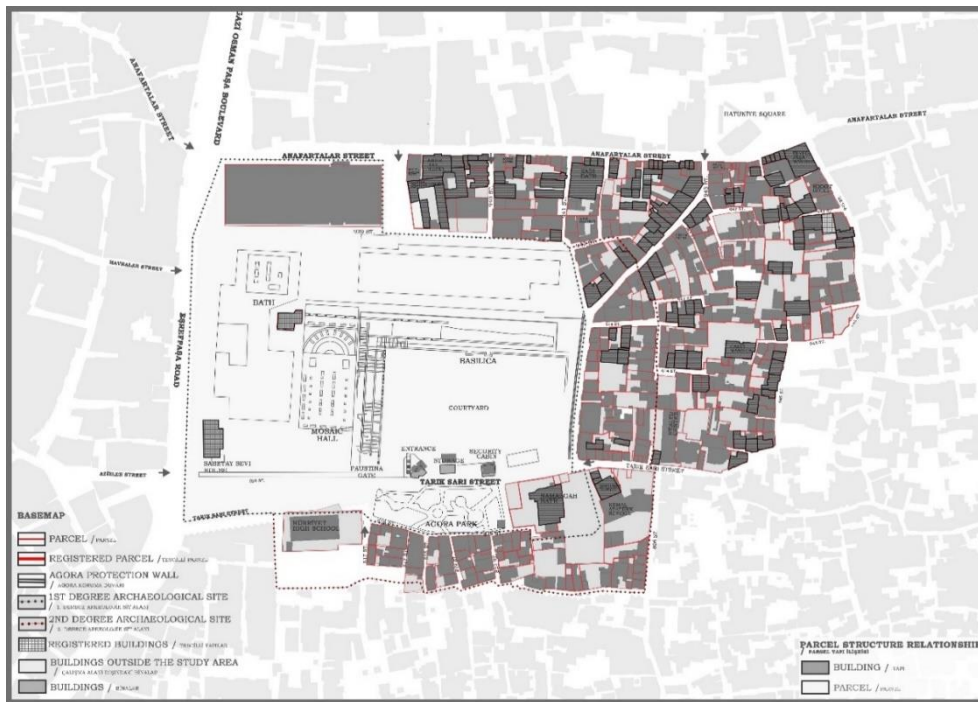


Figure 40: Parcel and Building Relationship Analysis

5.4.1.10- LOT COVERAGE AREA



Figure 41: Lot Coverage Area Analysis

5.4.1.11- NUMBER OF FLOORS

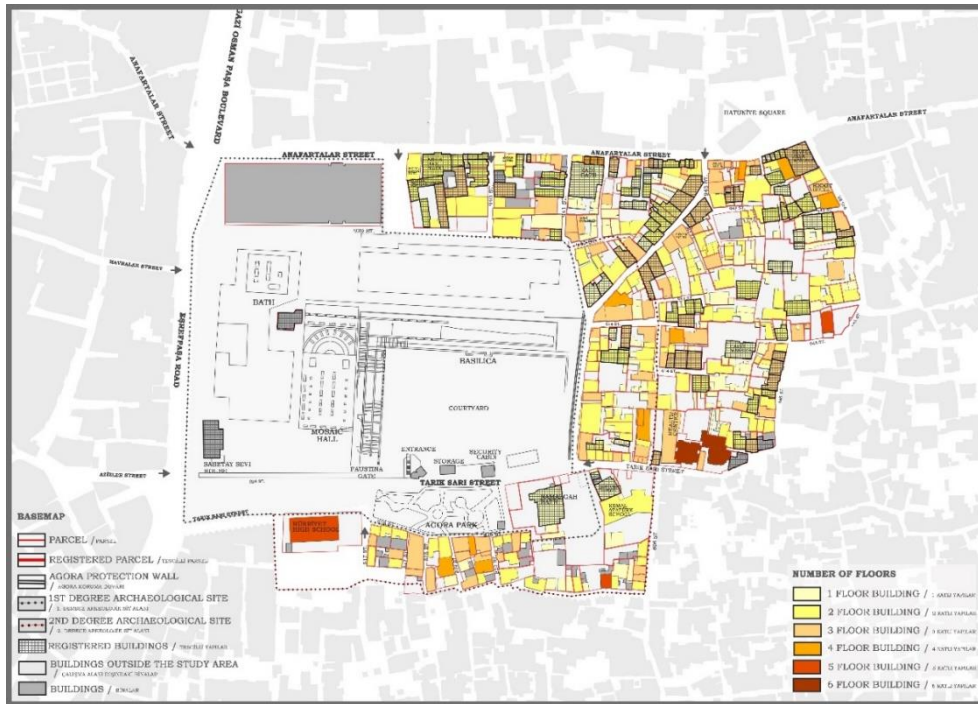


Figure 42: Floor Analysis

5.4.1.12- FLOOR AREA RATIO



Figure 43: Floor Area Ratio Analysis

5.4.1.13- PARCEL TYPOLOGY

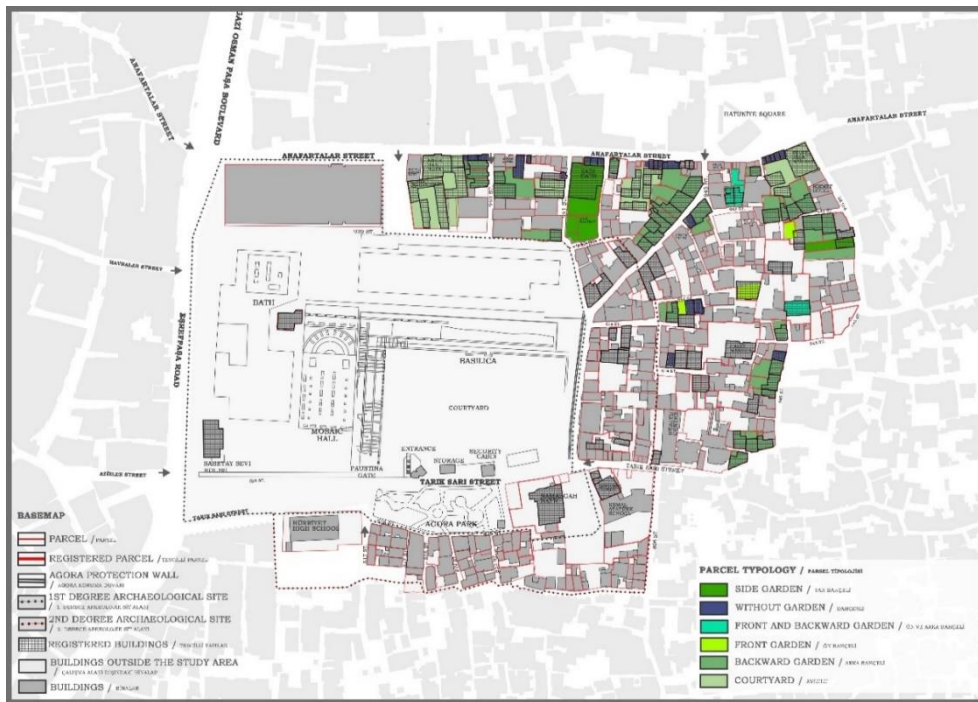


Figure 44: Parcel Typology Analysis

5.4.1.14- PARCEL POSITION

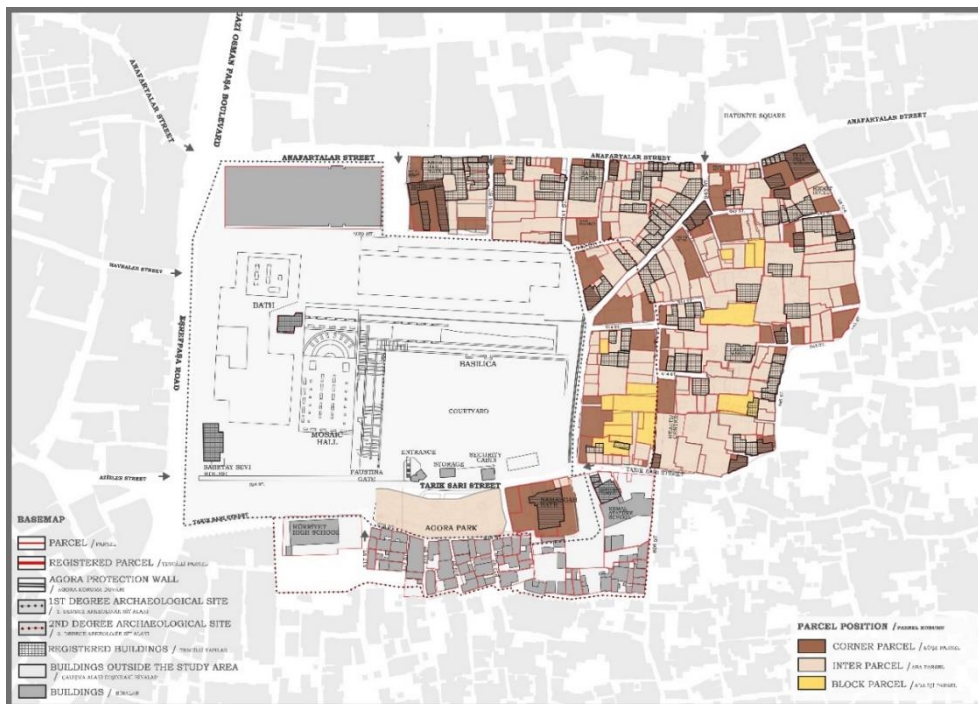


Figure 45: Parcel Location Analysis

5.4.1.15- BUILDING TYPOLOGY

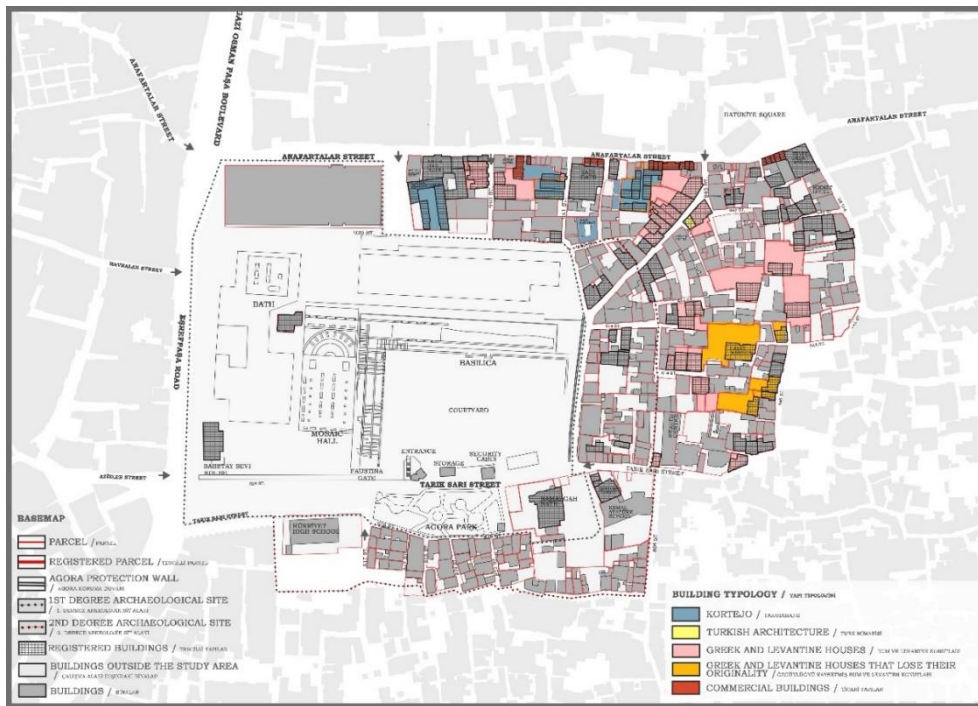


Figure 46: Analysis of the Building Typology

5.4.1.16- TEXTURE

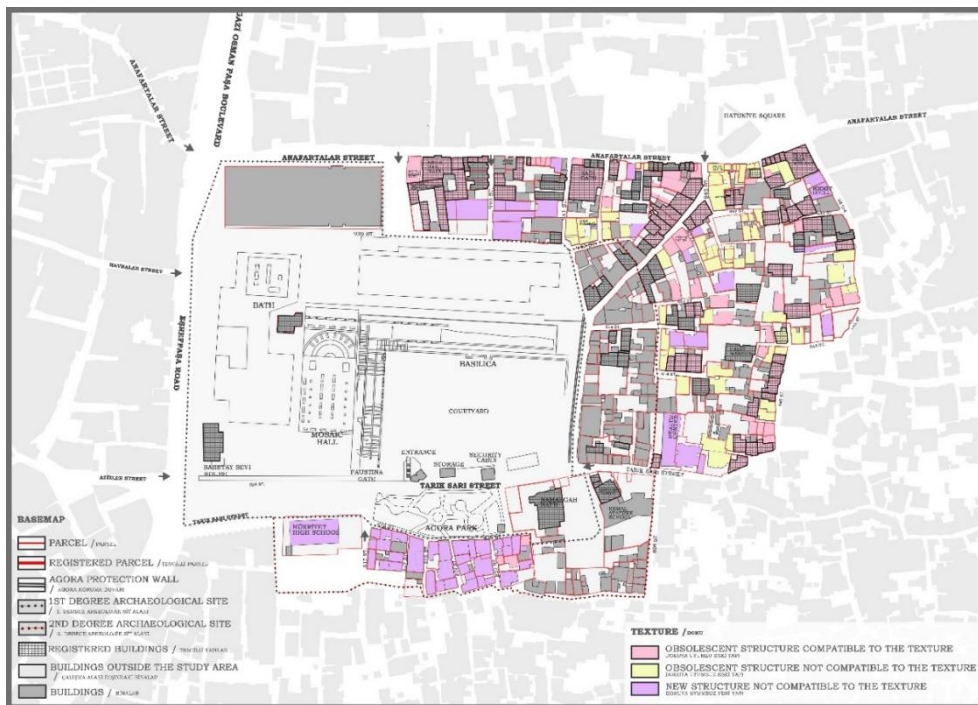


Figure 47: Texture Analysis

5.4.1.17- REGISTRATION INFORMATION AND ITEMS TO BE PROTECTED

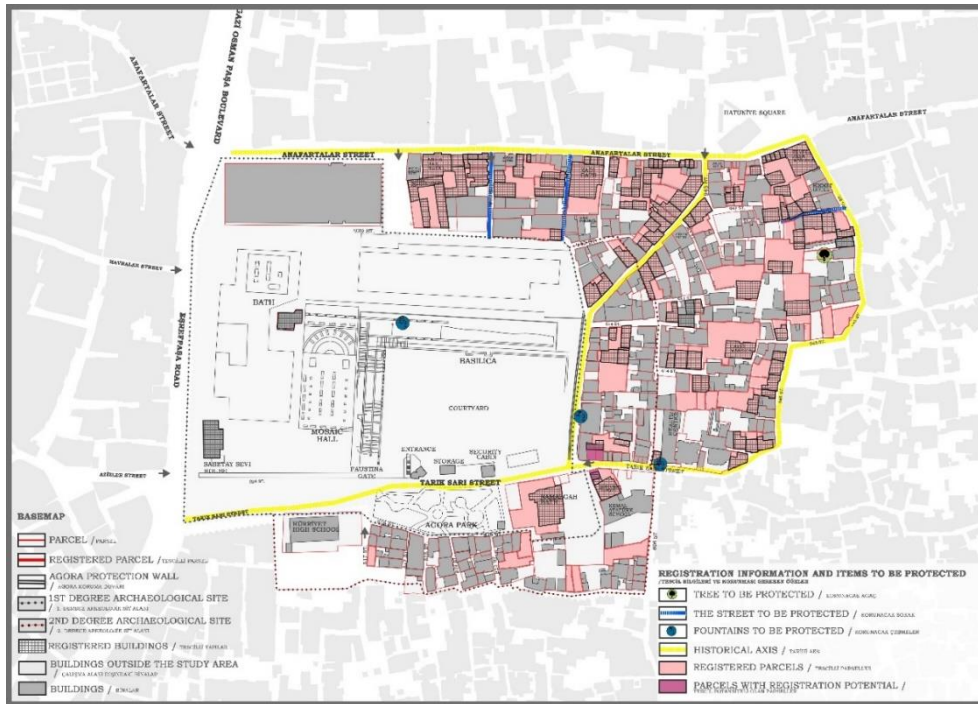


Figure 48: Registration Information and Items to be Protected

5.4.1.18- BUILDING STATUS

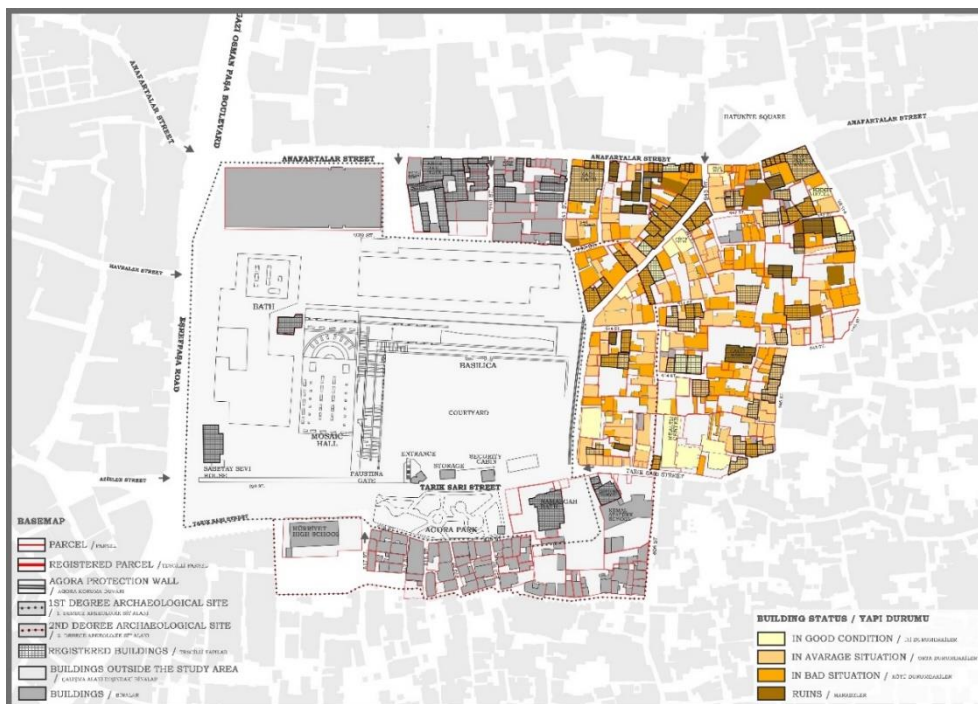


Figure 49: Building Status Analysis

5.4.1.19- ADDITIONAL STRUCTURES

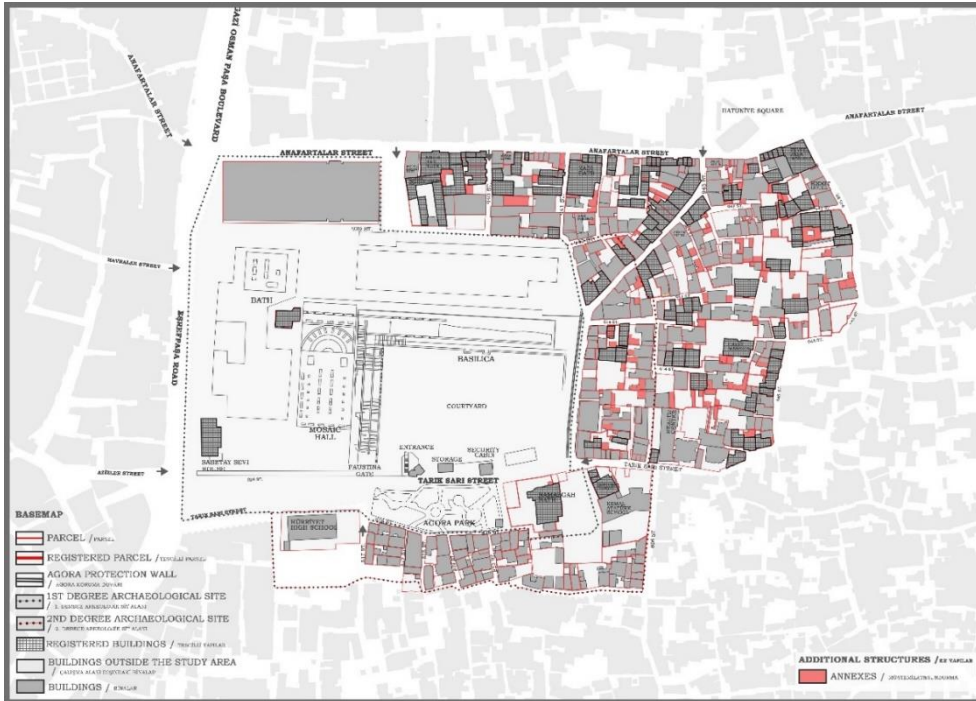


Figure 50: Additional Structures Analysis

5.4.1.20- GREEN AREA

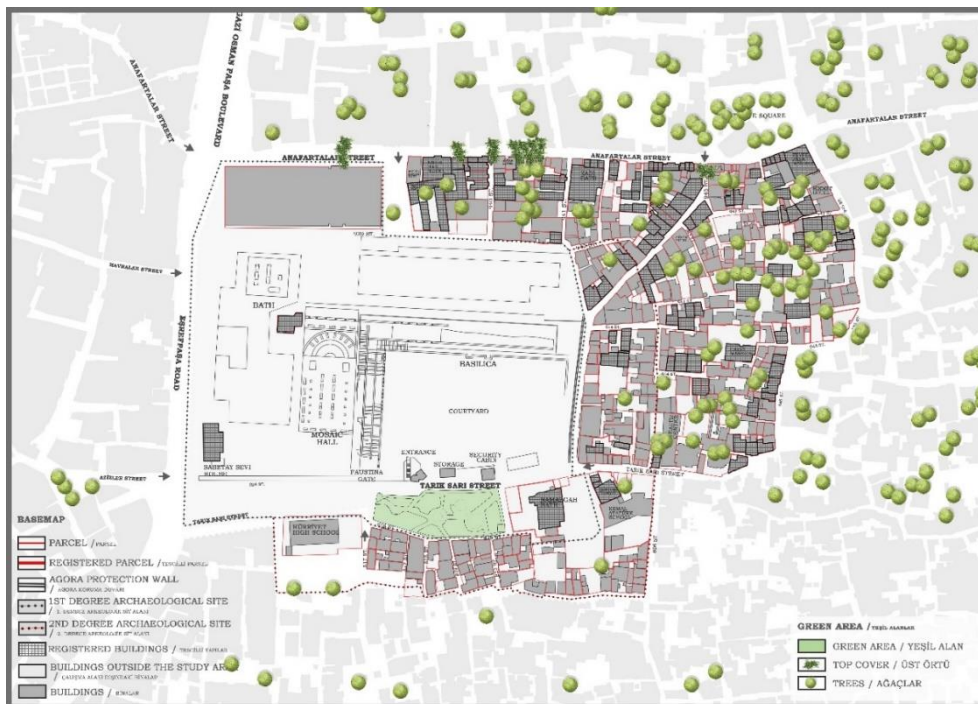


Figure 51: Green Area Analysis

5.4.1.21- PUBLIC AREA

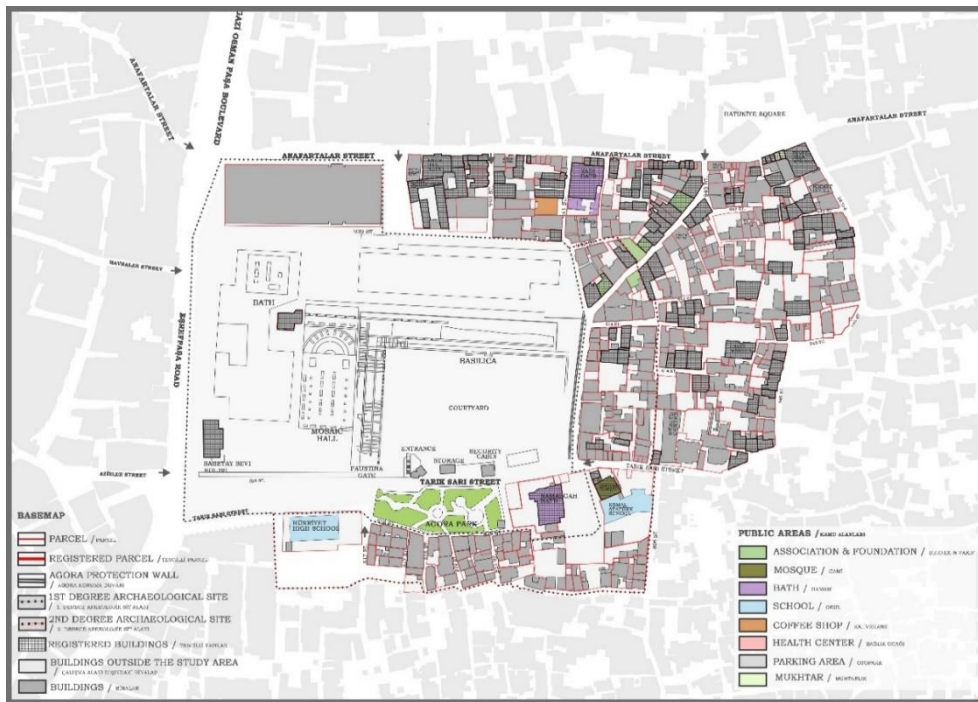


Figure 52: Analysis of Public Spaces

5.4.1.22- BUILDING CHARACTERISTICS

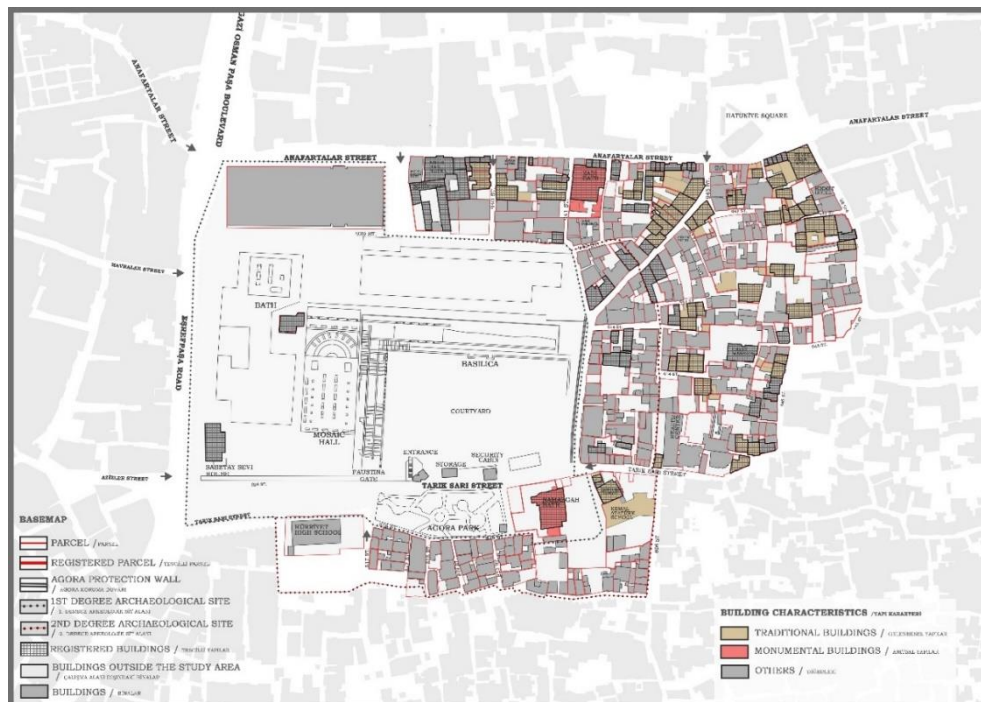


Figure 53: Structure Character Analysis

5.4.1.22.1- PRE- HELLENSITIC PERIOD

Houses with adobe wall and wooden roofs.

5.4.1.22.2- HELLENISTIC-ROMAN-BYZANTINE PERIOD

Prostas Houses are seen in İzmir during the Hellenistic period. There are prostas houses, the oldest residence type of Anatolia during the Roman Period in İzmir. The house type of this period is atrium houses. There is also the use of peristyle houses. Peristyle houses are structures where the rooms are located around the central garden with colonnade. It is said that there were houses with tears, porticoes, and inner gardens in the Byzantine period.

5.4.1.22.3- OTTOMAN-TURKISH PERIOD

Fires and earthquakes in İzmir have greatly affected the residential architecture. In terms of resistance to earthquakes, wooden carcass system was preferred in the construction of all houses in the beginning. But narrow roads, overhangs, wide canopies caused great damages in the fire. For this reason, the houses are no longer made of wood, but brick construction is encouraged. In addition, as a solution to the fact that the houses are filled with many stones and cannot withstand repeated earthquakes, as a certain height of the building is made of stone and the other parts are wooden carcass, brick lilling. Tile, malta brick, cast iron and decorative materials are used in building constructions. According to travel notes, during Ottoman-Turkish period, İzmir houses are low-rise buildings, generally consisting of a ground floor and a cantilever upper floor, white coloured, ornamented, and containing various motifs such as rosette and palmette. All houses based on the sea by the harbour are low-rise.

5.4.1.23- BUILDINGS THAT ARE NOT EXISTING TODAY

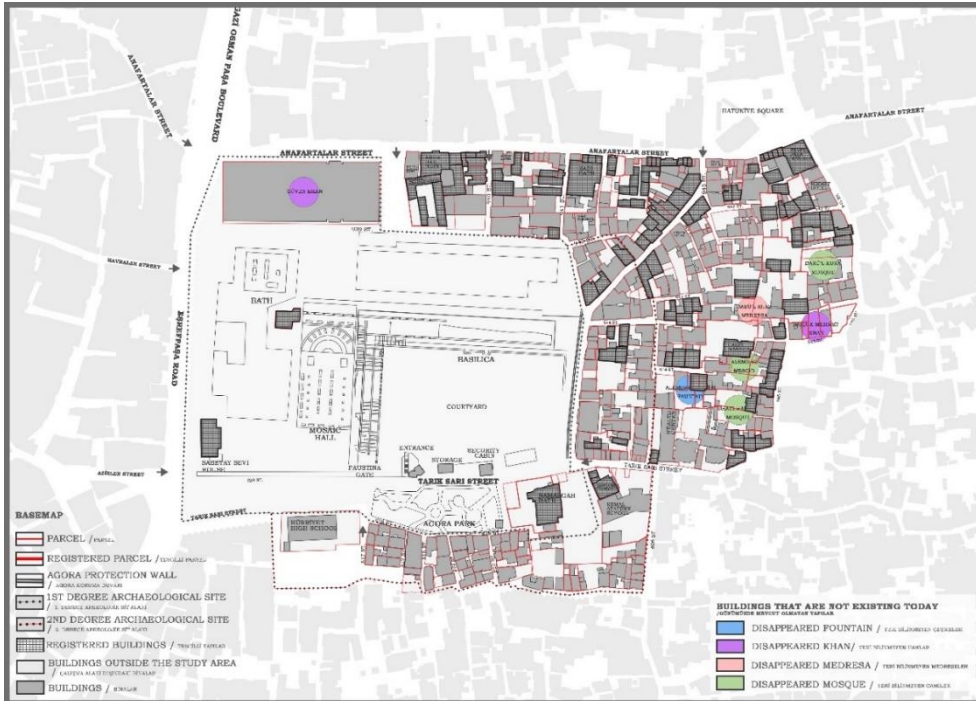


Figure 54: Analysis of Non-existing Buildings

5.4.1.24- BUILDING AREAS

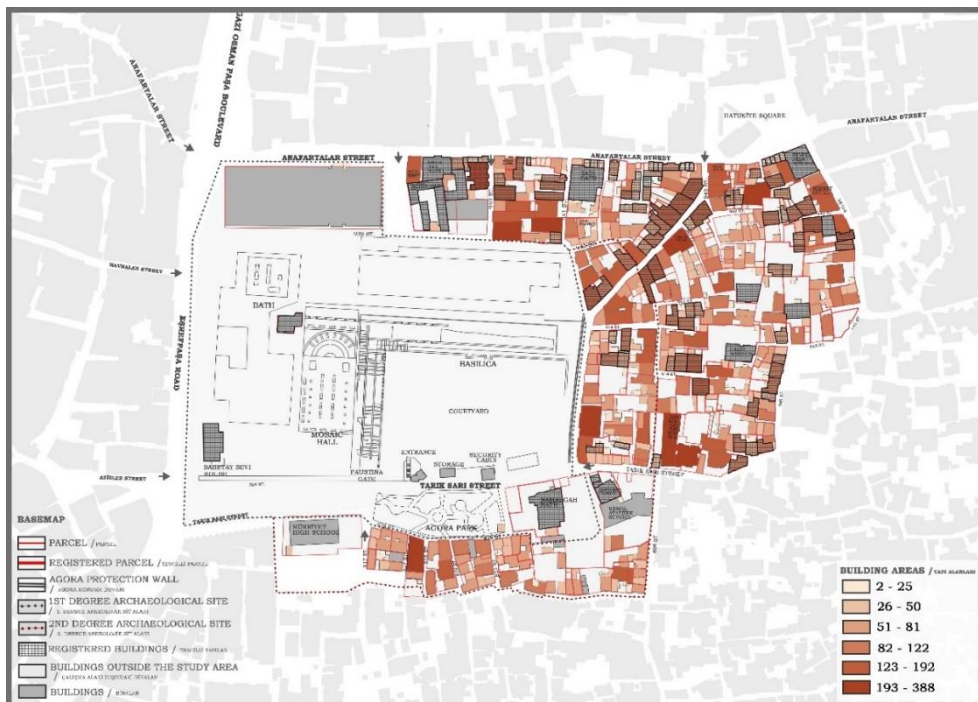


Figure 55: Building Areas Analysis

5.4.1.25- FACADE LENGTHS



Figure 56: Facade Lengths Analysis

5.4.1.26- BUILDING DEPTH

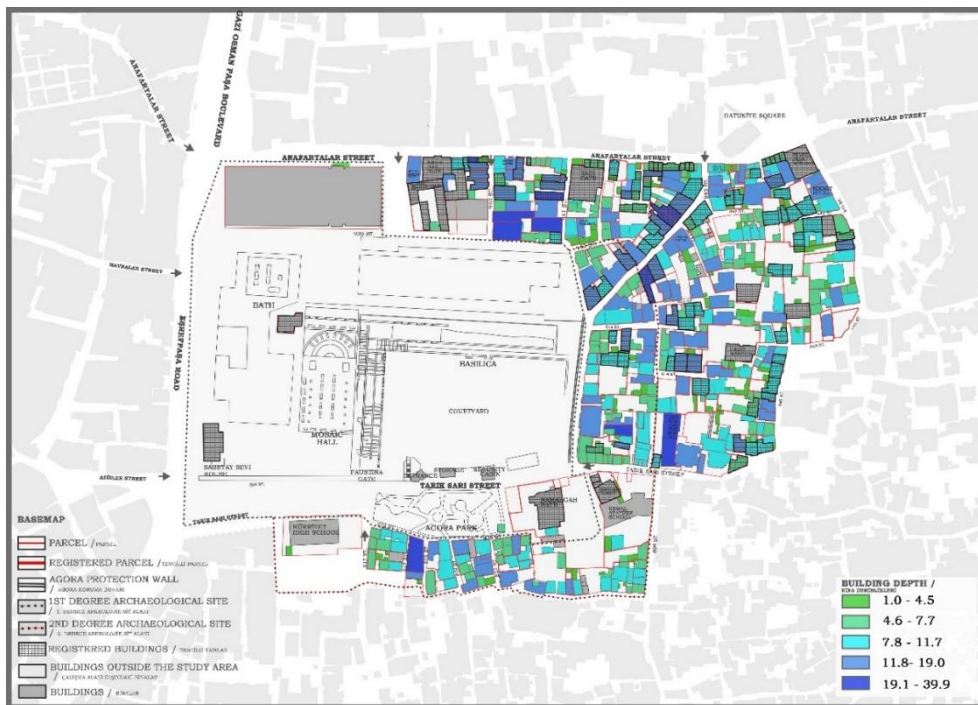


Figure 57: Building Depth Analysis

5.4.1.27- PARCEL AREA

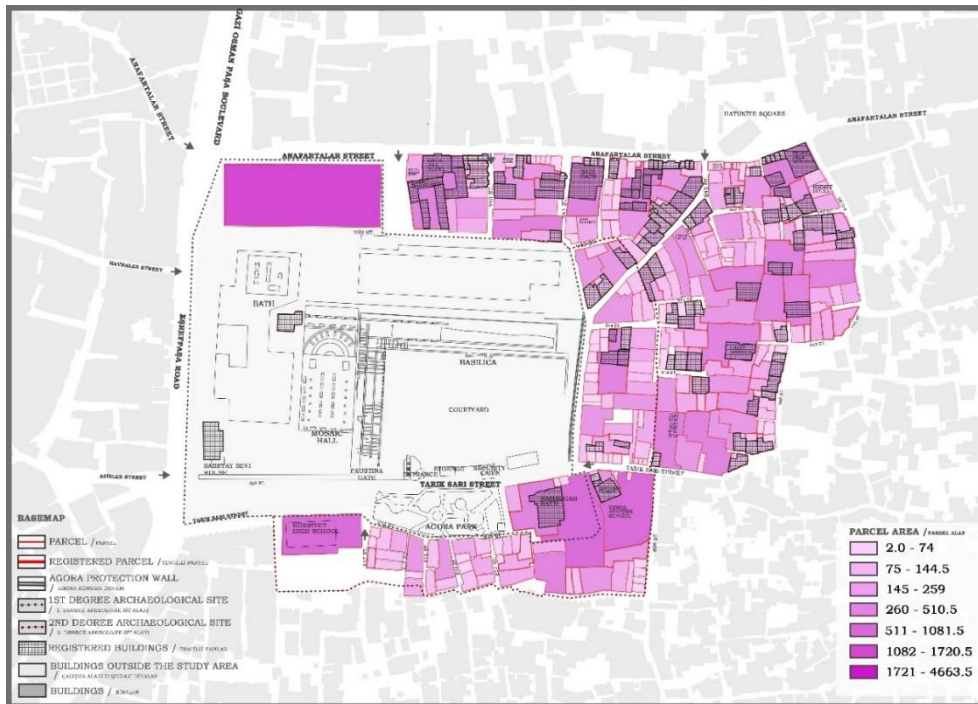


Figure 58: Parcel Areas Analysis

5.4.1.28- PARCEL LENGTHS



Figure 59: Parcel Lengths Analysis

5.4.1.29 - İZMİR TRADITIONAL HOUSING ARCHITECTURE

5.4.1.29.1- TRADITIONAL TURKISH HOUSES

Traditional Turkish Houses are generally two floor buildings with courtyards. It has an outer sofa plan type, and the lower floor was built in masonry and the upper floor was built in the technique of wooden carcass system.

Traditional Turkish Houses are concentrated in the city's Namazgah, Tilkilik, Arap Fırın, İkiçeşmelik and Dönertaş. The fact that the construction materials of traditional Turkish houses are not durable according to natural conditions, they are damaged by disasters such as fire or the careless use of users have caused these structures to be few in number.



Figure 60: İzmir Traditional Housing Architecture

SIDING: Masonry stone or wood, Decorative Trim, Roof, Curves, Tile

OTHER ELEMENTS: Bay Window, Grate, Iron or Wooden Shutter, Courtyard, Pool, Well, Fountain etc.

5.4.1.29.2- LEVANTINE & GREEK HOUSES

Levantine residences are generally structures consisting of basement, first and second floors. The Greek and Levantine Houses were built with piles on the ground floor and wooden carcass system on the upper floor. The most distinctive feature of Greek houses is that there is a bay window on the upper floor, usually in the middle of the facade or next to it.

SIDING: Masonry stone and wood, Menderes motifs, Neo-classical Ornament, Elegant Stone, Roof, Flat, Tile

OTHER ELEMENTS: Bay Window, Grate, Cast Iron Consoles

5.4.2- AGORA CONCEPT SCHEMA

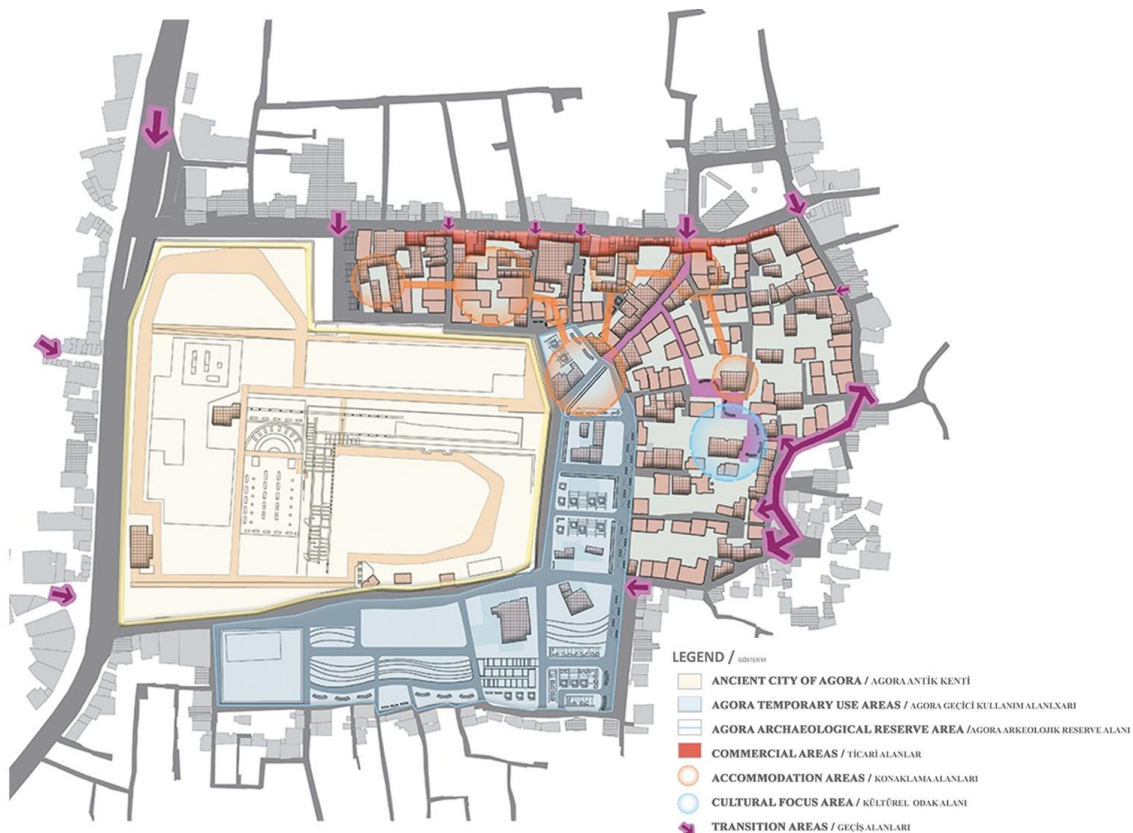


Figure 61: Agora Concept

5.4.3- TYPES OF INTERVENTION

It was explained in detail what kind of interventions were made to the structures.

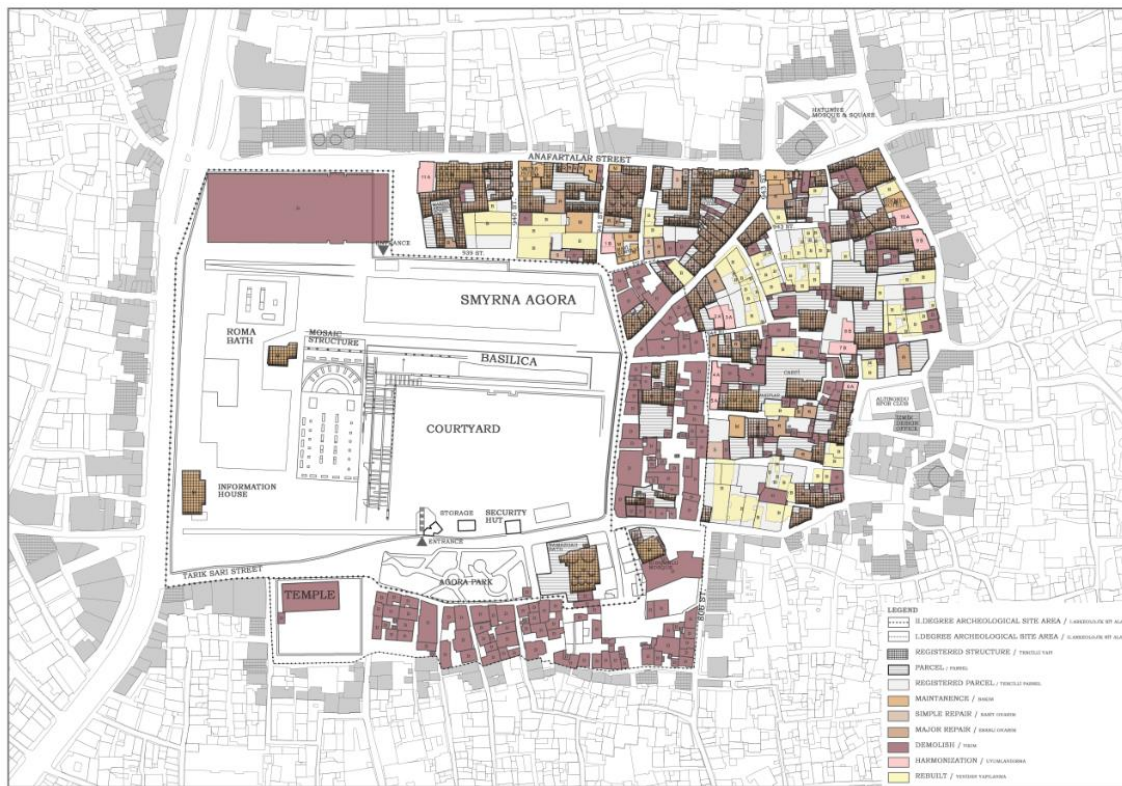


Figure 62: Types of Intervention Map

5.4.3.1- MAINTENANCE:

They are interventions that only aim to maintain the life of the building and do not require changes in design, material, structure, and architectural elements. (Roof transfer, gutter repair, paint-whitewash etc.) It was decided (Principle Decision No. 660) that the conservation board directorate, if any, is authorized, the museum directorate is authorized if there is any, and that the situation before and after the maintenance should be determined with reports and photographs and presented to the relevant conservation board, and that unsuitable maintenance practices should be renewed or changed.

If the building is in good condition and is suitable with the texture, it needs to be maintained. It has been decided that 26 buildings in a total of 17 registered, 9 registered, need to be maintained.

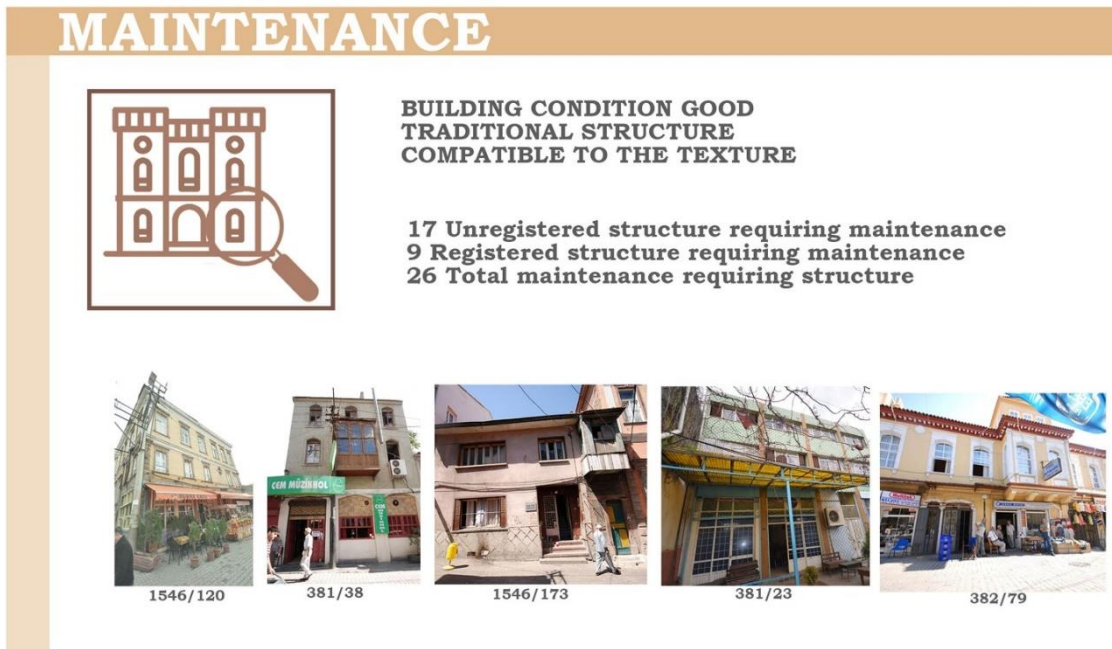


Figure 63: Examples of Structures That Can Be Maintained

5.4.3.2- SIMPLE REPAIR

Structures; wood, metal, terracotta, stone, etc. Replacing the decaying or deteriorating architectural elements with the same material in accordance with their original form and renewing the deteriorated interior and exterior plasters and coatings in accordance with their original forms by ensuring color and material harmony are defined in this scope. It has been decided that it will be structured by municipalities and / or if there is, by the directorate of the conservation board, if not, by the relevant museum directorate, the report and photographic documents related to it will be forwarded to the conservation board when the application is over, and the renewal of the simple repair practices that are not found appropriate (Principal Decision No. 660).

Construction status we decided that medium and traditional buildings should make simple repair and a total of 30 buildings, 7 registered 23 registered, need simple repair.

SIMPLE REPAIR



**BUILDING CONDITION MEDIUM
TRADITIONAL STRUCTURE**

**7 Unregistered structure requiring maintenance
23 Registered structure requiring maintenance
30 Total maintenance requiring structure**



382/75



1546/179



1546/57



1546/52-53



1546/153

Figure 64: Examples of Structures That Can Be Easily Repaired

5.4.3.3- MAJOR REPAIR (RESTORATION)

The restitution and / or restoration projects of the building based on the survey and the contents and scales of other relevant documents are interventions determined by the conservation committee. [Consolidation, Cleaning, Liberation, Reintegration, Renovation, Reconstruction, Moving]. The projects should be prepared in accordance with the "Relief - Restitution - Restoration - Project Preparation Principles" given in the annex of this resolution, and if the registered buildings in the declared tourism areas and centers are used for tourism purposes, the projects are decided by the conservation board after receiving the opinion of the Ministry of Tourism, (Principal Decision No. 660) was decided.

127 buildings in a total of 27 registered 100 registered buildings, which are traditional, registered and need to be protected, in bad structural condition.

MAJOR REPAIR



**BUILDING CONDITION IS BAD
TRADITIONAL STRUCTURE
COMPATIBLE TO THE TEXTURE**

**100 Unregistered structure requiring maintenance
27 Registered structure requiring maintenance
127 Total maintenance requiring structure**



1546/122



1546/130



1546/54



1546/84




1546/83

Figure 65: Examples of Structures Requiring Major Repairs

5.4.3.4- DEMOLITION:


Our economic life is completed, and our construction decisions required to be destroyed. 331 buildings to be destroyed within the 2nd grade site.

DEMOLITION




**UNREGISTERED BUILDINGS IN THE SITE AREA
STRUCTURES WITH MORE FLOOR HEIGHT
STRUCTURES INCOMPATIBLE TO THE TEXTURE**


**52 Building is in the 3rd degree protected area
202 Building is in II. Degree protected area
A total of 331 structures were demolished in the area.**




1546/151




1546/8



391/47



1546/31



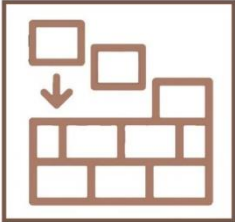
1546/63

Figure 66: Examples of Buildings That Need Demolition

5.4.3.5- REBUILD:

Instead of the demolition necessary structures that have completed their economic life, a new structure will be built in line with the tissue-compatible construction decisions.

REBUILD



WHEN CONSIDERING REGISTERED STRUCTURES, DAMAGED DUE TO THE DIMENSIONS THAT ARE INCOMPATIBLE WITH THE TEXTURE AND CONSTRUCTION OF A COMPATIBLE NEW BUILDING.

73 buildings were demolished and 55 new buildings were built in their place.













Figure 67: Examples of Structures That Will Be Rebuilt

5.4.3.6- HARMONIZATION


Attribution formats are divided into 2 ways. These are type a and type b.

HARMONIZATION



A TYPE

IN TYPE A HARMONIZATION, IT IS OBJECTED TO RENOVATE THE FACADE COLOR AND PLASTER AND TO REGULATE ELEMENTS SUCH AS DOORS, WINDOWS AND BALCONIES IN THE BUILDING.



B TYPE

IN TYPE B HARMONIZATION, IT IS AIM TO COMPLETELY REPLACE THE ROOF AND FACADE MATERIAL IN THE BUILDING AND TO MAKE IT COMPATIBLE WITH THE TEXTURE

Figure 68: Examples of Structures That Can Be Harmonized

5.4.4- LAND USE

Land use of the area Under the Anafartalar commercial axis, there are accommodation uses such as Manisa-Akhisar, Mavi kortejo and Tas kortejo.

After the repair of the registered building in the northeast of the Agora, it was deemed appropriate to move forward with new buildings as workshops. On the south of the agora, it

was deemed appropriate to continue the residential function with new buildings without disturbing the residential texture.

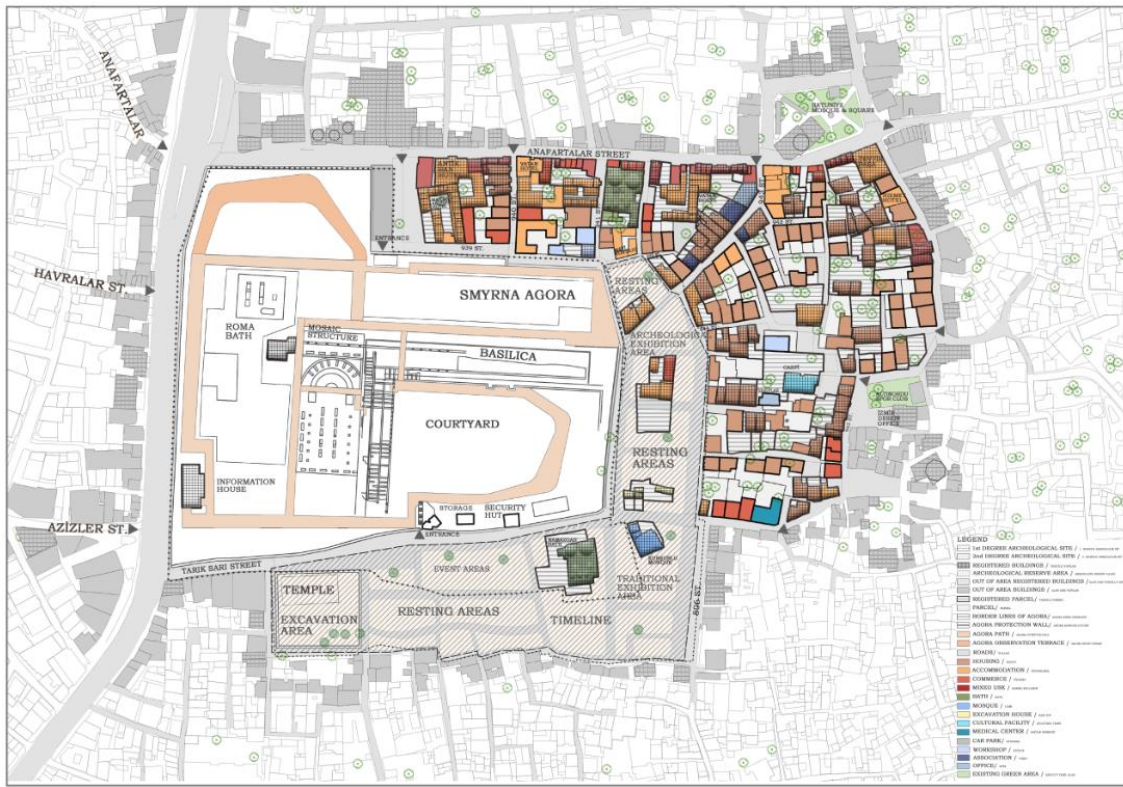


Figure 69: Land Use Plan

5.4.5- PHASING OF AGORA

We defined the second degree protected area as an archaeological reserve area after the unregistered structures that lost their economic life were demolished. Excavations will be carried out in this area in the future, but it is foreseen that temporary functions will be assigned so that it does not become an urban void before the excavation works.

First of all, it was thought that the multi-storey car park in the first degree protected area would be demolished and integrated with the Agora. Since the building called Hürriyet High School had ideas by Akın Ersoy that it could be a temple, it was decided that excavations should be carried out in this area in the first place.

Agora park and its surroundings, together with the resting and viewing areas, a time tunnel has been designed to raise the awareness of the public about the history of İzmir with light materials that do not damage the texture. In this way, it was thought that everyone would

start to have a conservation awareness in a way that would gain experience by visiting the area with information tables. After coming out of the time tunnel, it was thought as an area where the weavings of the Kemeraltı culture would be presented or sold. At the same time, when following the pedestrian axis, a corridor was created where archaeological finds can be exhibited with various security measures, and it is foreseen that there may be a transition from 943 street to Anafartalar street.

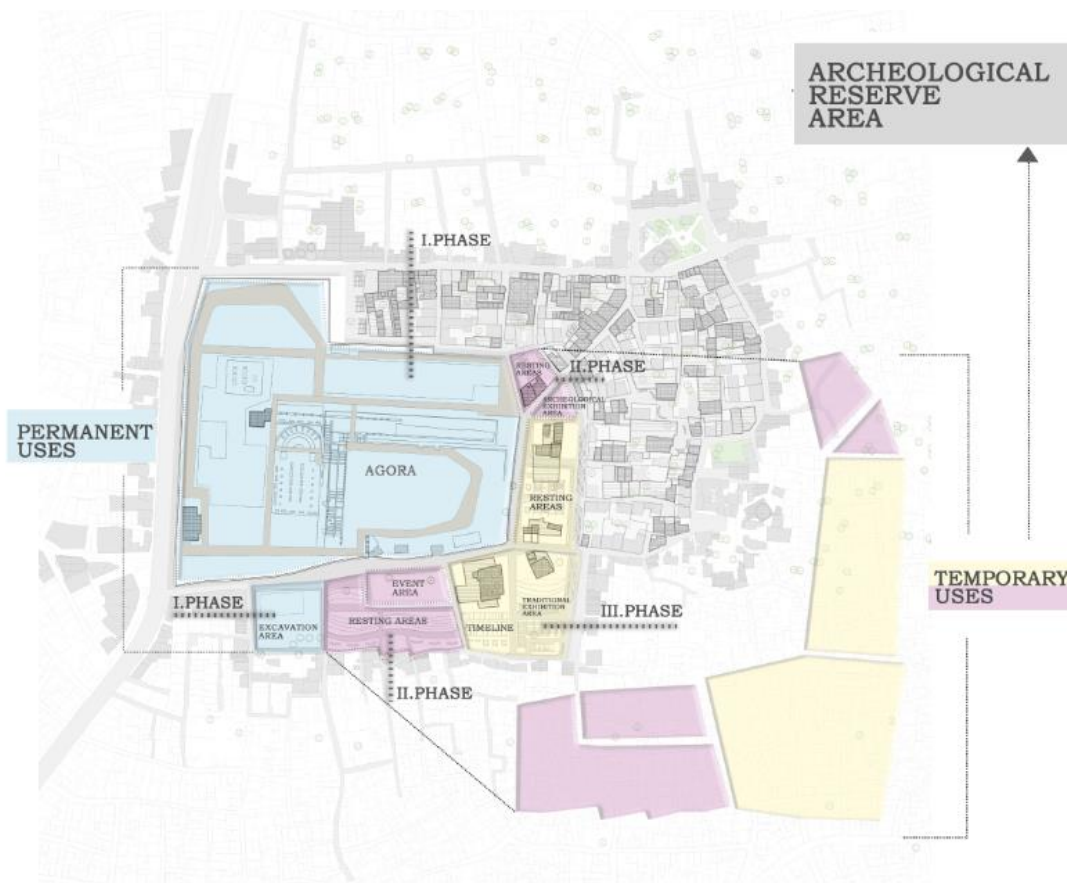
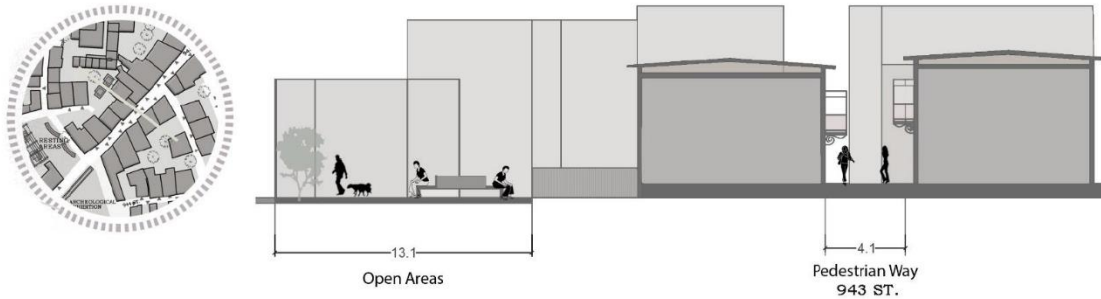


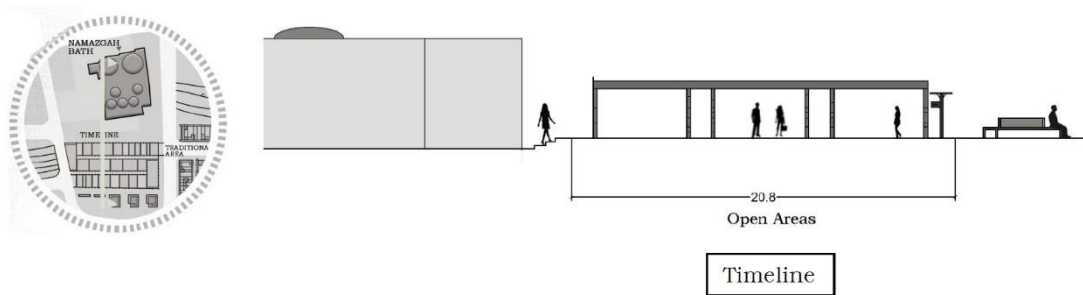
Figure 70: Phasing of Agora

5.4.6- 1/1000 SECTIONS

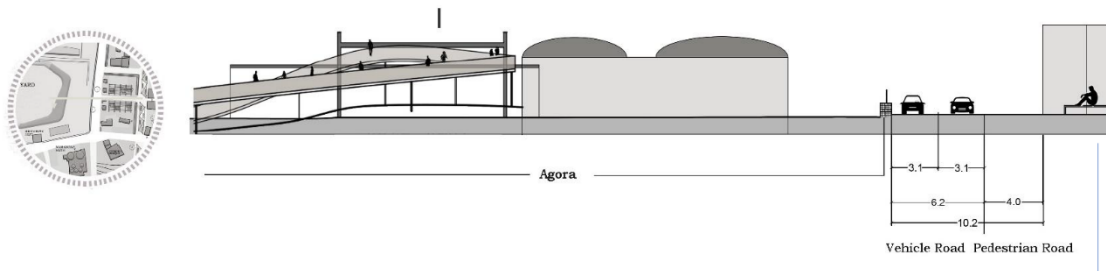
SECTION A:



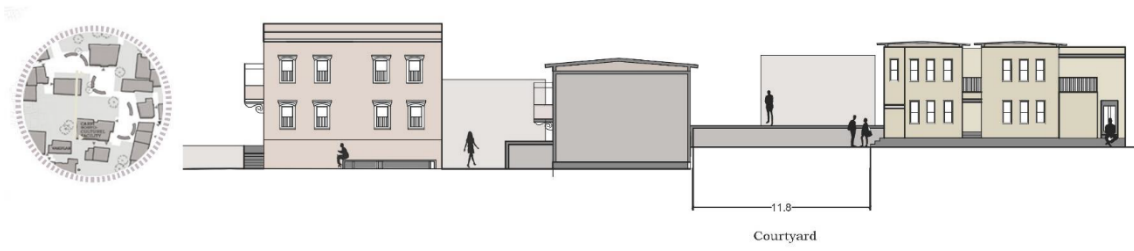
SECTION B:



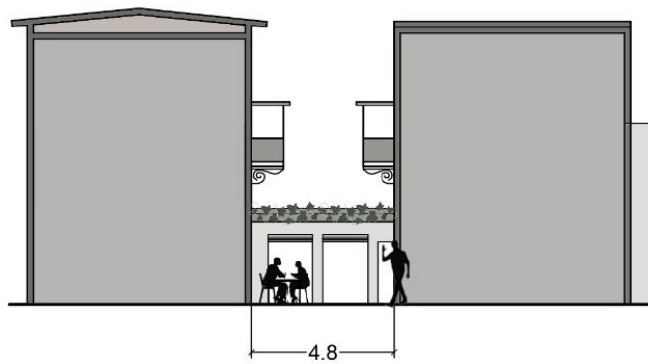
SECTION C:



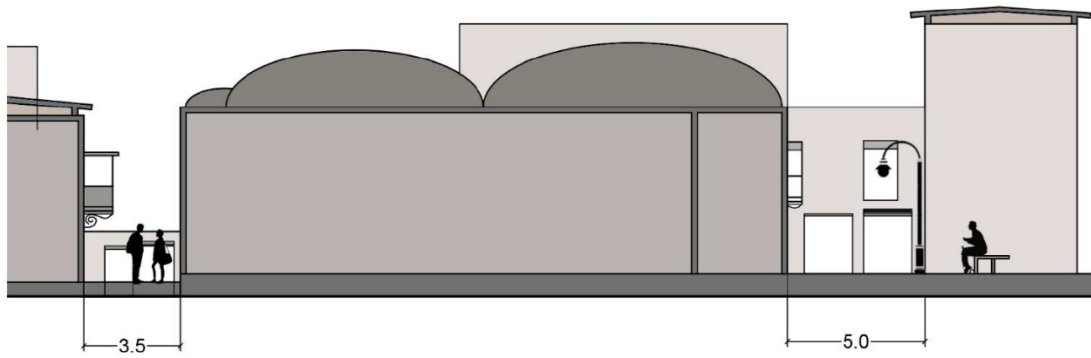
SECTION E



SECTION D:



Pedestrian Road
940 ST.



Pedestrian Road
941 ST.

Pedestrian Road

Figure 71: 1/1000 Sections

6- PLANNING DECISIONS

6.1- 1/ 1000 AGORA CONSERVATION PLAN

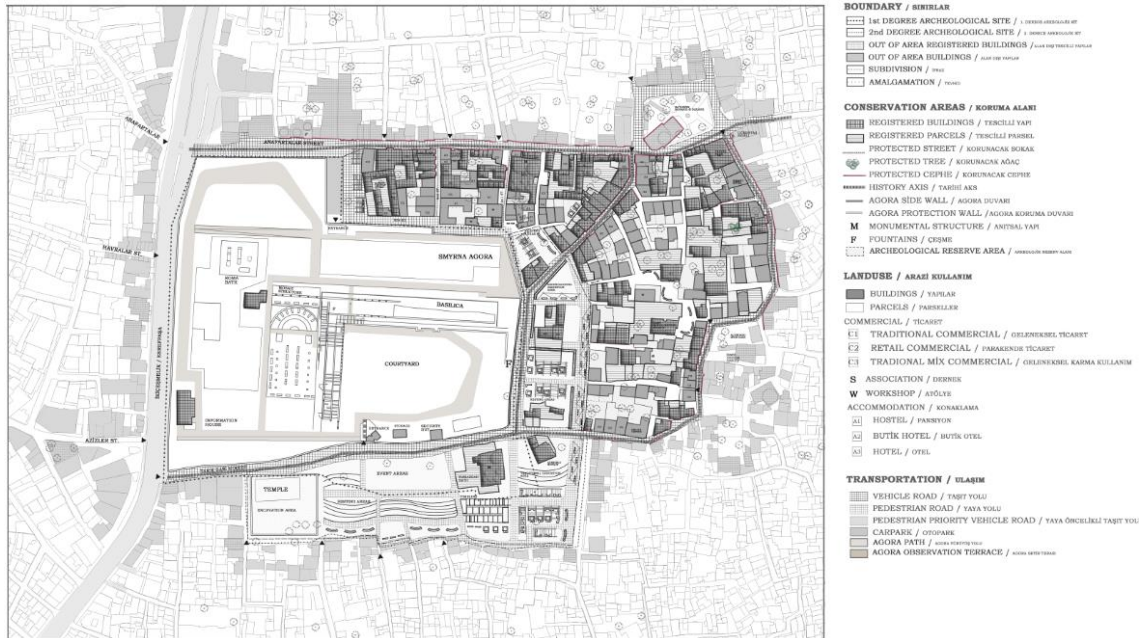


Figure 72: 1/1000 Agora Conservation Plan

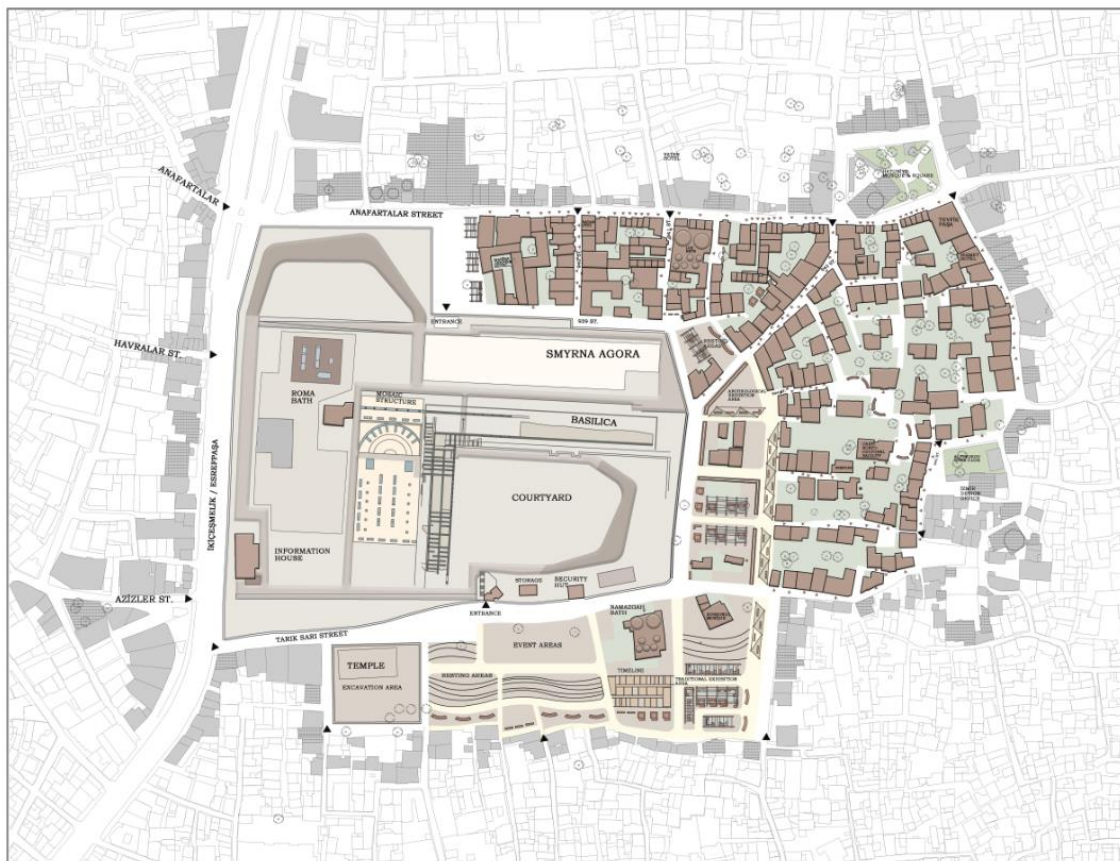


Figure 73: Site Plan

6.2- FIRST DEGREE ARCHAEOLOGICAL SITE:

1. Infrastructure applications to be made by public and private institutions in obligatory situations will be evaluated by the conservation committee of the subject with the opinion of the museum directorate and the excavation director, if any.
2. In these areas, the arrangement of the promenade, the arrangement of the square, the open car park, the WC, the ticket office, the guard's box, and the temporary uses that do not have a foundation until the beginning of the archaeological excavations can be made with the permission of the conservation board.
3. Prior to the implementation of the site arrangement, preliminary permission is obtained with a 1/500 scale landscaping project, which includes the land use and arrangement decisions for the effective protection and survival of the immediate environment of the site in its functional integrity. Function, settlement, construction, aesthetic and landscape arrangement conditions and capacities of indoor and outdoor spaces to be arranged accordingly; The works that are the subject of the exhibition are determined by the regional conservation committee within the framework of the site lists of the exhibition venues and the research, excavation, restoration and landscaping project reports for the area. Open space arrangements can be implemented with approved 1/200 scale, architectural spaces 1/50 and smaller scale application projects.

6.3- 2ND DEGREE ARCHAEOLOGICAL SITES:

Sites that need to be protected, but whose conditions of protection and use will be determined by the conservation committees and that will be preserved as they are, except for scientific studies for protection. In these areas, new construction is not allowed, however;

4. Unregistered structures within the 2nd degree archaeological boundary will lose their life after a certain period of time. And since construction is not allowed in this area, it will be demolished.
5. Proprietary structures can be preserved and re-functioned.
6. Articles 1 and 2 of the first-degree archaeological site protection and use conditions apply.

7. Apart from these issues, articles a, b, c, d, e, f, g regarding the first-degree archaeological site protection and usage conditions of the principle decision numbered 658 are valid.

8. Prior to the implementation of the site arrangement, preliminary permission is obtained with a 1/500 scale landscaping project, which includes the land use and arrangement decisions for the effective protection and survival of the immediate environment of the site in its functional integrity. Function, settlement, construction, aesthetic and landscape arrangement conditions and capacities of indoor and outdoor spaces to be arranged; accordingly, The works that are the subject of the exhibition are determined by the regional conservation committee within the framework of the site lists of the exhibition venues and the research, excavation, restoration and landscaping project reports for the area. Open space arrangements can be implemented with approved 1/200 scale, architectural spaces 1/50 and smaller scale application projects

6.4- STRUCTURAL INTERVENTION DECISIONS:

9. Structures registered as immovable cultural property to be protected; During maintenance and repair, parcels and all architectural elements of registered buildings must be preserved and original materials must be used in repair. In this regard, regarding the repair conditions of the buildings, the principle decision of the High Council for the Protection of Cultural and Natural Heritage on the Grouping, Maintenance and Repairs of Immoveable Cultural Heritage will be based on. Based on the principle decision, the intervention to be made according to the specific conditions of each structure will be determined; The type of intervention determined as maintenance, repair or redevelopment will be applied as explained in the policy decision.

10. The old and original elements of the historical texture (sebil, fountains and fountains, street covering forms and materials, garden walls that contribute to the texture, and facade improvements/rehabilitation of the streets where the structures registered in the traditional texture are predominantly will be handled and protected.

11. Single or registered buildings, which are in good condition, will be taken into maintenance in order to maintain their lives.

12. The directorate of the conservation board and the museum directorate are authorized for maintenance permits and inspections. The situation before and after the maintenance will be determined with reports and photographs and presented to the relevant protection

committee, and maintenance practices that are not deemed appropriate should be renewed or changed.

13. New structures are not allowed to have a building height of more than 6.5 m.

14. Asphalt flooring should be removed in street rehabilitation areas and floor coverings (slate, cobblestone) that will adapt to the traditional street texture should be used.

15. Streets screened in the conservation plan are designated as partial pedestrian roads. These roads are open to traffic for those who live on that street or who are engaged in trade. It is essential that this arrangement be made under the supervision and permission of the municipality.

16. The construction of façade layouts that may disrupt the original structure of the streets should be prevented. A prototype façade layout must be proposed and all systems must conform to it.

17. Billboards and signs used on the streets should be in harmony with the historical texture in terms of shape and color. Elements that create unnecessary visual pollution should be removed.

18. The traditional lifestyle and historical texture of the streets should be arranged in such a way as to bring them to the fore.

19. The load-bearing and separating walls, which are determined as the border elements that distort the identity of the streets, should be improved, especially the limiting wall to the east of the Agora has been cut in half and added railings to gain transparency.

20. Regular maintenance of the facades will be carried out within the scope of the street texture to be protected as determined in the plan.

21. Pedestrian routes will be enriched with urban furniture and designed in accordance with their natural identity.

22. Existing green tissue destruction should be prevented, green tissues should be supported, with the priority preference being natural species, and plant material should be compatible with historical textures in terms of color, texture, form and size.

23. Structures that are incompatible with the texture will be demolished and will be built according to the new registered structures and texture.











24. Registered structures in the area should be indicated with signs.






25. Historical registered buildings in good condition will not be allowed to change structural features and functions, except for the maintenance required.

















26. Interventions that do not require changes in the design, material, structure and architectural elements of the historical unregistered building in good condition will be made. After the necessary arrangements are made, registration projects for the historical non-registered buildings in the Urban Site will be submitted to the İzmir Regional Protection Board.
27. The buildings in good condition, which are in harmony with the traditional texture, will be preserved in their current form.
28. The old and incompatible structures will be demolished. In its place, structures compatible with the texture will be built. The values determined in the plan provisions will be taken into account.
29. New structures will be designed according to the determined calculations, between the max and min values, in accordance with the texture, with reference to the registered structures. The minimum and maximum values of the building and parcel are given in the annexes as structuring decisions (see appendix 4).










7- APPENDIXS












7.1 APPENDIXS 1: VALUES

















| | | | | | |
|--|--|--|--|---|--|
|  <p>HOMOGENEITY VALUE It is that structures show a dominant feature on a value.</p> |  <p>ECONOMIC VALUE Arranging of the natural or built environment by human made to increase the opportunities it provides.</p> |  <p>MEMORY VALUE Memorial connection of between the society and the historical structure.</p> |  <p>HISTORICAL VALUE A building or place is not only physical evidence of the past, but may also have played role in history. The history within the building fabric is sometimes the only evidence to events and life in the past.</p> |  <p>UNIQUE VALUE These values are the only one of a kind or anything.</p> |  <p>SYMBOLIC VALUE The symbolic valueThe symbolic value definition is in the field means that that structure is its own value. It is one of the first things that come to mind to define</p> |
|  <p>ARCHEOLOGICAL VALUE They are the remains of the culture and values that existed in the past.</p> |  <p>ARCHITECTURAL VALUE Existing features of specific historic period give information about material, crafts and techniques. Spatial organizations reflect the past life style characteristics.</p> |  <p>ORIGINALITY VALUE It is the characteristics of the period in which it was built until today.</p> |  <p>CONTINUITY VALUE It is about the continuation of the use of cultural assets and its finding a place in the contemporary society. Especially buildings that can maintain their original function today are important representatives.</p> |  <p>FUNCTIONAL VALUE The structure or original function can be envisaged or adapted to new use.</p> | |

| COMPONENT | COMPONENT FEATURES | LANDMARKS | VALUE TYPES OF LANDMARK | WHY? |
|---------------|--|---|------------------------------------|--|
| INTERNATIONAL | It includes the cities in the world that are on the UNESCO World Heritage List. |  WORLD MAP | HISTORICAL VALUE | There are many historical assets in the world. Some of these values are registered by UNESCO and efforts are made to protect these values, including local institutions. Values that exist in the field of study provide integrity with them. |
| REGIONAL | Located in the world heritage list includes the provinces in Turkey. |  TURKEY MAP | HISTORICAL VALUE ECONOMIC VALUE | As in the field of study, there are values in the heritage list in our country. These values provide integrity with the values in the field. Also since Izmir is a port city, it has maintained its commercial function throughout history. The most important pillar of this function is Kemeraltı district. It has been a place where caravans come and go, with the effect of both the harbor and the location and the Silk Road. It is possible to see the reflections of this situation in the built environment. |
| CITY | Izmir Turkey and the world as well as many historical, natural, has a value in many categories such as cultural. |  EPHESUS | HISTORICAL VALUE | The history of Ephesus Ancient City dates back to BC. It dates back to 7000 years. Ephesus has been the living space of people starting from the Hellenistic period, including the Roman, Byzantine, Principallities and later the Ottoman period. Anatolia is on important trade routes and has been accepted as the world's trade center for a long time and has been visited by millions of people every year. |
| | |  AGORA | HISTORICAL VALUE | The Agora of Smyrna is located in the Konak district of Izmir today and was founded in the 4th century BC. It functioned as the state agora of the city at the time. After the earthquake of 178 AD, it was rebuilt with the support of the Roman Emperor Marcus Aurelius. |
| | |  PERGAMON | HISTORICAL VALUE | It was also the capital of the Pergamon Kingdom between 282-133 BC. Pergamon is mentioned for the first time in written documents at the beginning of the 4th century BC. The city later became the capital of the Pergamon Kingdom. In this period, buildings such as palaces, temples and theaters were built, and the city was surrounded by towers and walls. Pergamon remained one of the few cities of Western Anatolia after the kingdom was annexed to Rome. Known as the pioneer of pharmacy, Galenos II. He was born in Bergama in the millennium BC. Here is the Asklepieion, an old hospital dating from the 4th century BC. |

| | | | | | |
|------------------------|--------------------------------------|--|---|--|--|
| STUDY AREA SUB-REGIONS | KEMERLİTİ BAZAAR AND KİŞAN | A general distinction has been made according to the texture and functioning of the region by using the zoning strategy made for the İsmir History Project for the study area. In particular, centrality, functioning and homogeneity values within the regions have been the main determinants. |  | <p>HISTORICAL VALUE</p> <p>ARCHITECTURAL VALUE</p> <p>FUNCTIONAL VALUE</p> <p>HOMOGENEITY VALUE</p> <p>SYMBOLIC VALUE</p> | <p>-It corresponds to the filled inner part of İsmir.</p> <p>-It has 17th century İsmir, mosques and 19th century settlement structures.</p> <p>-Commercial functions are intense.</p> <p>-There are mostly registered and traditional structures.</p> <p>-It is the İsmir area.</p> |
| | SYNAGOGUES | |  | <p>ANTHROPOLOGICAL VALUE</p> <p>SYMBOLIC VALUE</p> <p>FUNCTIONAL VALUE</p> <p>ARCHITECTURAL VALUE</p> | <p>-It has a preserved 19th century traditional settlement.</p> <p>-There is an archaeological layer of 0 meters in this area. It is a region with a 2nd degree urban archaeological potential.</p> <p>-It is the area of synagogues and there is Havra Street, which connects Kızırcalı Anıtsal and Kemeraltı.</p> <p>-While it was a transition area between the workplaces and residential areas of the Jewish community in the Ottoman period, it lost this function after 1945. Today, it is a place where daily needs are met with butchers, fishmongers, grocers, pickles, cheese sellers and dry food sellers.</p> |
| | AGORA | |  | <p>ARCHITECTURAL VALUE</p> <p>FUNCTIONAL VALUE</p> <p>ANTHROPOLOGICAL VALUE</p> | <p>-Most of the mansions in this region, which includes the Hamazlı and Kartalçı neighborhoods, bearing the lines of the Turkish architectural style of the Ottoman settlement texture, are either intact or in ruins.</p> <p>-It was used as a cemetery during the Byzantine and Ottoman periods.</p> <p>-Today, an archaeological layer with a thickness of 5 meters is unearthed.</p> |
| | ANAFARTALAR | |  | <p>HISTORICAL VALUE</p> <p>FUNCTIONAL VALUE</p> <p>ANTHROPOLOGICAL VALUE</p> | <p>-Anafartalar Street connects Konek Square and Semaize Değirliyi Square. Anafartalar Street carried the cargoes coming from the land to the sea and from there to the export ports. Today commercial functions are concentrated on the axis.</p> <p>-It is the historical pedestrian axis.</p> <p>-It bears the historical harbor trees.</p> |
| | FEVZİ PAŞA | |  | <p>ARCHITECTURAL VALUE</p> <p>ANTHROPOLOGICAL VALUE</p> <p>FUNCTIONAL VALUE</p> | <p>-Fevzi Paşa Boulevard side has turned into high buildings and there are traditional buildings behind Fevzi Paşa Boulevard.</p> <p>-In this area, there are archaeological layers of 3 meters Ottoman and 4 meters of older period.</p> <p>-During the Ottoman period, this area formed a transition zone between the Armenian and Turkish Quarters. Today, there are trade and especially textile-based production and related services in this region.</p> |
| | HOTEL DISTRICT | |  | <p>ANTHROPOLOGICAL VALUE</p> <p>ARCHITECTURAL VALUE</p> <p>SYMBOLIC VALUE</p> | <p>-Here, there are hotels converted from old İsmir mansions.</p> <p>-It is known as the hotels area.</p> <p>-In this area, there are archaeological layers of 3 meters Ottoman and 4 meters of older period.</p> <p>-The structures are homogeneous and contain registered structures.</p> |
| | AYAVUKLA CHURCH AND ITS SURROUNDINGS | |  | <p>FUNCTIONAL VALUE</p> <p>ARCHAEOLOGICAL VALUE</p> <p>SYMBOLIC VALUE</p> | <p>-This area creates a transition area between slum areas and modern buildings.</p> <p>-In this area, ruins of dwellings developed outside the walls have been found in Atınpark and the 1st degree urban archaeological potential is increased.</p> <p>-Saint Valokos Church, which has an important place in the region, was restored by the Metropolitan Municipality.</p> |
| | NORTH SLOPE SLUM AREA | |  | <p>ANTHROPOLOGICAL VALUE</p> <p>HOMOGENEITY VALUE</p> | <p>-It is estimated that remains of the city's water connections can be found in this area. It has a 2nd degree urban archaeological potential.</p> <p>-There are slum houses.</p> |
| | KADİFEKALE ANTIQUE THEATER AREA | |  | <p>ANTHROPOLOGICAL VALUE</p> <p>HISTORICAL VALUE</p> | <p>-Kadifekale has been the city's acropolis since its foundation.</p> <p>-This region has been declared a 1st and 2nd degree archaeological site. In addition, its remnants is an archaeological resource.</p> |
| | SOUTH SLOPE LANDSLIDE AREA | |  | <p>FUNCTIONAL VALUE</p> | <p>-Since this region was exposed to landslides, the buildings that were used as residences before were destroyed and turned into green areas.</p> |
| | FİRİT RING HOUSING PATTERN | |  | <p>FUNCTIONAL VALUE</p> <p>HISTORICAL VALUE</p> <p>ANTHROPOLOGICAL VALUE</p> <p>HOMOGENEITY VALUE</p> | <p>-This area has been inhabited since the city's foundation.</p> <p>-There are traditional low-rise buildings.</p> <p>-It has a 1st degree urban archaeological potential.</p> <p>-It consists of homogeneous structures.</p> |
| | SECOND RING HOUSING PATTERN | |  | <p>ANTHROPOLOGICAL VALUE</p> <p>HISTORICAL VALUE</p> | <p>-Cretans, Bosnians and Albanians lived in the first years of the Republic. Later, people from Konya settled down. Today there are people from Mardin.</p> <p>-They have a 2nd degree urban archaeological potential.</p> |
| | İKİÇİŞMELİK | |  | <p>ANTHROPOLOGICAL VALUE</p> <p>FUNCTIONAL VALUE</p> | <p>-It has archaeological values.</p> <p>-There are commercial uses.</p> |
| | KESTELİ | |  | <p>HISTORICAL VALUE</p> <p>FUNCTIONAL VALUE</p> <p>ANTHROPOLOGICAL VALUE</p> <p>HOMOGENEITY VALUE</p> | <p>-It is the old Jewish quarter.</p> <p>-It has a 1st degree urban archaeological potential.</p> <p>-It connects Kızırcalı Anıtsal with the heart of Kemeraltı Bazaar. There are clothing wholesalers and spot sellers (second-hand goods trading around it).</p> <p>-There are traditional buildings on the preserved 19th century traditional settlement. These buildings, bearing signatures from Armenian and Turkish architecture, have a characteristic shape in İsmir. Today, these residences have turned into workshops.</p> <p>-Registered structures are almost homogeneously distributed.</p> |
| | ALTINTOL DAMLACIK | |  | <p>ANTHROPOLOGICAL VALUE</p> <p>HOMOGENEITY VALUE</p> <p>ARCHITECTURAL VALUE</p> | <p>-Underground culture layers in the region are very close to the surface. It is known that there are Ottoman and Byzantine traces between 0.8-1.6 meters and Roman traces after 1.8 meters.</p> <p>-There are traditional buildings on the terraced ground parallel to the Roman road in Damlacık.</p> <p>-The registered structures of the whole area are homogeneously distributed.</p> |
| | BAHRİBABA AND VARYANT | |  | <p>FUNCTIONAL VALUE</p> <p>ANTHROPOLOGICAL VALUE</p> <p>ARCHITECTURAL VALUE</p> | <p>-Bahriye was used as a cemetery by the Ottoman Jewish community. It was converted into a park during the governorship of Mehmed Rey.</p> <p>-There is an urban archaeological reserve area in the region. The second highest point after Kadifekale is in this region.</p> <p>-It consists of mixed buildings on the preserved 19th century traditional settlement layout.</p> |

| | | | | | |
|------------|------------|---|--|---|--|
| STUDY AREA | SYMBOLIC | It includes buildings that have become the symbol of not only Kemeraltı but also İzmir. |  <p>CLOCK TOWER</p> | <p>HISTORICAL VALUE</p> <p>SYMBOLIC VALUE</p> <p>ORIGINALITY VALUE</p> <p>ARCHITECTURAL VALUE</p> | <p>-It was built in 1901.</p> <p>-It was built in İzmir to celebrate the 25th anniversary of the ascension of the Ottoman Sultan Abdülhamid II to the throne. It is an important symbol of İzmir.</p> <p>-It has gained a special place among other clock towers for reasons such as its original architecture and the method used in its construction.</p> <p>-The platform of the tower is made of white marble and other parts are made of cut stone. There are four 75 cm. Clock has been put around.</p> |
| | HISTORICAL | There are many archaeological finds in the region, which has a multi-layered structure. Ruins surfacing in Kemeraltı, which has hosted many societies |  <p>İLK KURŞUN MONUMENT</p> | <p>HISTORICAL VALUE</p> <p>ARCHITECTURAL VALUE</p> <p>UNIQUE VALUE</p> <p>SYMBOLIC VALUE</p> <p>MEMORY VALUE</p> | <p>-It is a monument erected in 1974.</p> <p>-It was erected in memory of the journalist Hasan Tahsin who was killed during the occupation of İzmir on 15 May 1919. Hasan Tahsin threw the "first bullet", which had a symbolic meaning at the beginning of the War of Independence, to the Greeks on May 15, 1919 in Konak Square and was killed.</p> <p>-It is a symbol of the Turkish resistance against the Greek occupation.</p> <p>-There are scenes depicting the struggle of the people in the War of Independence on both sides of the marble-covered base. architectural</p> |
| | | |  <p>AGORA</p> | <p>HISTORICAL VALUE</p> <p>ARCHITECTURAL VALUE</p> <p>ORIGINALITY VALUE</p> <p>ARCHITECTOLOGICAL VALUE</p> | <p>-It was founded in the 4th century BC.</p> <p>-İmyra agora basilica has the distinction of being the largest known Roman Period basilica in terms of its dimensions in terms of depiction, the world's most comprehensive graffiti has a unique place in the world archaeological literature. As one of the first excavations of the Republic of Turkey and İzmir Museum Directorate between 1941 and 1953 were carried out in partnership Historical Society.</p> <p>-It is one of the best examples of Roman Period architecture. İzmir Agora is the largest and best preserved İzmir agoras.</p> |
| | | |  <p>KADIFEKTELE</p> | <p>HISTORICAL VALUE</p> <p>MEMORY VALUE</p> <p>ARCHITECTOLOGICAL VALUE</p> <p>ARCHITECTURAL VALUE</p> | <p>-Kadıfektele BC. It was built in the 3rd century by the order of Alexander the Great by Lysimachos, one of his generals, and there are ruins from the Hellenistic, Roman, Byzantine and Ottoman periods.</p> <p>-According to the rumors, Alexander, who came to Smyrna during the Eastern Campaign, fell asleep while hunting on Pagos Hill and had a dream. In his dream, he is told that he must move the city to the slopes of this hill.</p> <p>-There is a large arched cistern belonging to the Byzantine period and the remains of a mosque in the castle.</p> <p>-It contains many historical layers from the past to the present.</p> |
| | | |  <p>ANCIENT THEATER</p> | <p>HISTORICAL VALUE</p> <p>ARCHITECTOLOGICAL VALUE</p> <p>ARCHITECTURAL VALUE</p> <p>MEMORY VALUE</p> | <p>-Moncomps, a French traveler for the first time in 1665, conducted research in the field of theater. Moncomps also finds high historical value coins during excavations in the theater area.</p> <p>-It is built on a natural slope in Kireçlikaya locality and is similar to the Anatolian Roman type theaters in terms of the relation of the place belonging to the audience with the stage. The theater area is 13 thousand square meters, 3 seats, 20 thousand people capacity, the ceiling height of the theater is 40 meters.</p> <p>-It contains many historical layers from the past to the present.</p> |
| | | |  <p>ANCIENT STADIUM</p> | <p>ARCHITECTURAL VALUE</p> <p>ARCHITOLOGICAL VALUE</p> <p>HISTORICAL VALUE</p> <p>MEMORY VALUE</p> | <p>-The short edge of the U-shaped stadium, whose sphendon is in the east, is open-ended and faces west.</p> <p>While the seating places for the audience were made using the natural slope in the south and east directions an arched and vaulted infrastructure was built in the north direction and the sitting steps were placed on it.</p> <p>-Smyrna Stadium had an important place for Christians. Saint Polykarpos, the leader of the Christian community of Smyrna, one of the religious leaders of Western Anatolia and İzmir of the early Christian period, was killed in this stadium.</p> <p>-It contains many historical layers.</p> |
| | | |  <p>ALTINYOL</p> | <p>ARCHITECTURAL VALUE</p> <p>ARCHITOLOGICAL VALUE</p> <p>CONTRIBUTY VALUE</p> | <p>-Altinyol preserves the strength of the old days today.</p> <p>-The floor is paved with large cut stones.</p> <p>-It contains many historical layers from the past to the present.</p> |
| | | |  <p>SABATAY BEVI HOUSE</p> | <p>HISTORICAL VALUE</p> <p>UNIQUE VALUE</p> <p>ECONOMIC VALUE</p> <p>FUNCTIONAL VALUE</p> | <p>-The building located in the İzmir Agora is thought to be the house of the Jewish cleric Sabatay Bevi, born in 1626 in İzmir.</p> <p>-It is known as the birthplace of sabetayism.</p> <p>-It was restored in 2016.</p> <p>-Its function has changed.</p> |
| | | |  <p>EMİR SULTAN TOMB</p> | <p>HISTORICAL VALUE</p> <p>ARCHITECTURAL VALUE</p> <p>FUNCTIONAL VALUE</p> <p>ECONOMIC VALUE</p> | <p>-The date of establishment is thought to be 14th century.</p> <p>-It was restored and reopened</p> <p>-It has traditional "Zaviye" features. It consists of a bath, a soup kitchen, a mosque and a tomb</p> <p>-The tomb formed the core of the area called Namagah or Şeyh Mahalleli, which was named after him in later times.</p> |

| COMPONENT | COMPONENT FEATURES | LANDMARKS | VALUE TYPES OF LANDMARK | WHY? | | |
|---|--|---|---|---|--|---|
| K H A N S | As the silk of the east started to be sent to European countries via Izmir and the trade intensified, the need for accommodation buildings increased. Therefore, from the end of the 17th century to the beginning of the 19th century, many inns were built in Kemeraltı. These inns are usually two-storey, people are accommodated on the upper floor and camels are accommodated on the lower floor, and the goods that come in the courtyard on this floor are exhibited and sold. Historical buildings, which analyze the exhibition and accommodation services in the same building, are used as commercial and recreation areas today. |  | HISTORICAL VALUE ARCHITECTURAL VALUE ECONOMIC VALUE ORIGINALITY VALUE | -It was built in 1743. -The inn, which is one of the rare works of Ottoman architecture in Izmir, is made of cut stone, rough chipped stone and brick, has a rectangular plan, a courtyard and two floors. -The inn, a monumental property, has been restored in 1993. -People use it especially for recreation, socializing, eating, drinking and shopping. -It is the only example in terms of architecture, which gives it originality among Ottoman inns. By taking two original chimneys as an example, all chimneys were rebuilt in accordance with the original. | | |
| | |  | HISTORICAL VALUE ARCHITECTURAL VALUE FUNCTIONAL VALUE ORIGINALITY VALUE | -It is thought to have been built in the second half of the 19th century. -its architectural features have almost completely disappeared. -In the past, there were businesses specialized in the production and sale of shoes, now there are clothing dealers. -It has lost some of its originality. | | |
| | |  | FUNCTIONAL VALUE ORIGINALITY VALUE HISTORICAL VALUE | -It was built in 1705. -While it is an inn where merchants who come to Izmir by ship stay, its current function is cafes, restaurants and shops on the ground floor and boutique hotel on the upper floor. -It has been restored in accordance with the original. -It was built by the Karasemanözü family and the foundation established by the name of the inn and Karasemanözü Hacı Mustafa Ağa, which dates back 300 years. Hina gave her own name. | | |
| | |  | HISTORICAL VALUE CONTINUITY VALUE ECONOMIC VALUE FUNCTIONAL VALUE ARCHITECTURAL VALUE | -It was built in the 18th century. -It was built in 2007 and has been restored. -While it was a fruit and vegetable store in the past, today our city hosts Izmir and Yarkem Associations together with restaurants such as Yelo, Aya and Kitchen Workshop. -It has both a modern and historical look. -It is still used today. | | |
| | |  | MEMORY VALUE HISTORICAL VALUE CONTINUITY VALUE | -It is thought to have been built in the 19th century. -Slave trading has been seen as a branch of trade throughout history, and Ebir Han has been one of its centers along with other khans. -It has lost its characteristic to a great extent with the repairs and additions made in various periods. | | |
| | |  | HISTORICAL VALUE ORIGINALITY VALUE ARCHITECTURAL VALUE | -It is thought to have been built towards the end of the 18th century. -It has survived until today in its original form. -It is a typical example of classical Ottoman inner city inns with its establishment with two floors and courtyards. The top cover system is vaulted from the inside and tiled gable roof from the outside. | | |
| | |  | HISTORICAL VALUE ARCHITECTURAL VALUE ORIGINALITY VALUE | -It was built in the 18th century. -It has survived until today in its original form. -The inn, which is made of cut stone, rubble stone and brick, has a rectangular plan and consists of a corridor in the middle and sixteen rooms on each side, nine on each side. It is a rectangular planned Ottoman structure that extends in the north-south direction. | | |
| | |  | HISTORICAL VALUE ECONOMIC VALUE FUNCTIONAL VALUE | -It was built in the 18th century. It is a synagogue established in their own home by Hayim Palaç and Avraham Palaç, who are considered to be among the most important Jewish clergy of their time and whose ideas and works are respected today. -It was restored. -It was opened to visitors as a Memorial House. | | |
| | | S Y N A G O G U E S | The use of Izmir port as an export port in the foreign trade of the Ottoman Empire since 1605; The immigration to Izmir accelerated and the immigrant Jews first settled in Izmir around Havra Street, İkiçeşmelik and Agora and built their worship structures in these areas. |  | HISTORICAL VALUE UNIQUE VALUE MEMORY VALUE | -It is known to exist in the 1600s. -Portuguese Synagogue is the only synagogue with its name indicating from which country the founders migrated in Izmir. -The Portuguese Synagogue, which witnessed the events related to the return of Sabatay Seri to Izmir in 1665, has an important place. |
| | | | |  | UNIQUE VALUE HISTORICAL VALUE FUNCTIONAL VALUE | -It was built in 1724. -Bikur Holim Synagogue, located on İkiçeşmelik Road, was first built by the Dutch-born Salomon de Caves, who lived in Izmir. -Its function continues in the same way. |
|  | HISTORICAL VALUE UNIQUE VALUE FUNCTIONAL VALUE ECONOMIC VALUE | | | -It has existed since the Byzantine period, when the Jews first came to Izmir. -Ezra Hayim Synagogue is the first synagogue in Izmir. -Restoration work is being done. -Its function has not changed. | | |
|  | HISTORICAL VALUE ARCHITECTURAL VALUE MEMORY VALUE UNIQUE VALUE | | | -The synagogue allocated to Jews from Aydın in the 1930s was one of the six existing synagogues in 1610. -After the 1841 Izmir big fire burned the entire district, it stopped at the door of this synagogue. -The interior of the Shalom Synagogue, which can be called an authentic synagogue, is reminiscent of a Turkish house with its handcrafted ceilings, cedars and flowered pillows on the walls. -In the garden, there is a suka (gazebo) with a large crown, which is said to be the only one in the world. | | |

| | | | | |
|--|---|--|---|--|
| M O S Q U E S | <p>In Kemeraltı Bazaar, where people have gone to shop, eat and drink or make money for years, there are many mosques, large and small, bearing the traces of history. At the same time, these structures, which witness the architecture of different periods, are another product of the cosmopolitan structure. In addition, since water is of great importance in Turkish Architecture, fountain, public fountain and fountains have an important place. Fountains have been used as an important element of water architecture in palaces, mansions gardens, mosques, baths, inns and squares for cen-</p> |  <p>TEVFIK PAŞA CAMII</p> | <ul style="list-style-type: none"> HISTORICAL VALUE ORIGINALITY VALUE MEMORY VALUE | <ul style="list-style-type: none"> -Yalı (Kosak) Mosque was built in 755 and was repaired in World War I. -It is a cute building with a single dome and a single minaret in the style of classical Ottoman architecture. Built in the 18th century in the classical Ottoman style, the mosque is decorated with turquoise tiles. -It is said that the name of the mansion was given because it was located by the sea when it was built. |
| | |  <p>YALIKONAK MESCIDI</p> | <ul style="list-style-type: none"> ORIGINALITY VALUE HISTORICAL VALUE FUNCTIONAL VALUE ARCHITECTURAL VALUE | <ul style="list-style-type: none"> -Yusuf Çamazade Ahmet Ağa built it in 1671. -There are gilded plaster decorations. -Its function continues. -There is a fountain built in the 19th century. |
| | |  <p>KEMERALTI MESCIDI</p> | <ul style="list-style-type: none"> FUNCTIONAL VALUE ARCHITECTURAL VALUE MEMORY VALUE UNIQUE VALUE UNIQUE VALUE ECONOMIC VALUE HISTORICAL VALUE | <ul style="list-style-type: none"> -Şehzade mosque was built by Hacı Hüseyin Ağa in 1652. -Restorations were made in certain time periods. -The same function continues today. -Decorative style was used in its architecture. -It is the only mosque in Izmir with a sultan's signature on it. -According to Şehinşah Çelebi, the name of the mosque was called Şehzade Mosque because the area where it was later called İsmail Han Mosque was formerly called Şehzade. |
| | |  <p>BAKIRÇAY MESCIDI</p> | <ul style="list-style-type: none"> FUNCTIONAL VALUE ARCHITECTURAL VALUE HISTORICAL VALUE | <ul style="list-style-type: none"> -Its construction was completed in 1667-68. -The mosque, made of cut stone and rubble stone, has two floors. -Its function has not changed. |
| | |  <p>İRFANPAŞA MESCIDI</p> | <ul style="list-style-type: none"> HISTORICAL VALUE ARCHITECTURAL VALUE MEMORY VALUE | <ul style="list-style-type: none"> -According to Evliya Çelebi, it was built by Beykulu Mahmud in 1637. -The mosque takes its name from the fountain near it. -It is a typical artisan mosque. It bears the traces of baroque and empire with its architecture and decoration. |
| | |  <p>BALIKKAPALI MESCIDI</p> | <ul style="list-style-type: none"> HISTORICAL VALUE UNIQUE VALUE MEMORY VALUE FUNCTIONAL VALUE ARCHITECTURAL VALUE | <ul style="list-style-type: none"> -It was built by Aydınogulları in 1398. -It is the historical and largest mosque in Izmir. -The name of the mosque became Hıyar Mosque because it is located in front of the lower gate of the Inner Harbor Castle. -It has classical Ottoman and Italian influences. -It is still used as a mosque. |
| | |  <p>HİYAR MESCIDI</p> | <ul style="list-style-type: none"> ARCHITECTURAL VALUE MEMORY VALUE FUNCTIONAL VALUE | <ul style="list-style-type: none"> -It was built in 1814. -There are curtain, fruit, flower and mosque motifs in relief on the exterior of the public fountain, bearing traces of Baroque and Rococo styles. -This marble, which gives a sense of touch with its ornamented cap and elegant body, is actually an earthquake scale. This column turns left and right. The water has dried. |
| | |  <p>DÖĞESTAN FOUNTAINS</p> | <ul style="list-style-type: none"> HISTORICAL VALUE CUSTOMITY VALUE ARCHITECTURAL VALUE | <ul style="list-style-type: none"> -The date of the building is stated as "H. 1244 / M. 1828". -It is an octagonal structure covered with a dome, with a water reservoir in the middle. -It has been able to survive until today by undergoing a mere immediate repair. |
| | |  <p>ALIBADA FOUNTAINS</p> | <ul style="list-style-type: none"> MEMORY VALUE HISTORICAL VALUE FUNCTIONAL VALUE ARCHITECTURAL VALUE ECONOMIC VALUE | <ul style="list-style-type: none"> -It was built in 1913 by Governor Hasan Rahmi Bey. -Police Memorial House is the place where Mustafa Kemal Atatürk gave a speech in front of him when he first came to Izmir. -It has undergone continuous functional change over time. It was converted into a museum in 2005. -Ornamental and anecdotal features are seen together on the facade. -While it was being built, egg whites were used in the mortar for the building to be strong. -Restoration has been done. |
| | |  <p>NİSPETİYE FOUNTAINS</p> | <ul style="list-style-type: none"> HISTORICAL VALUE | <ul style="list-style-type: none"> -It was built in the beginning of the 19th century. -The main building of the government house was rebuilt after 1980, similar to the original. |
| G O V E R N M E N T | <p>The important public buildings of the city are concentrated in a certain area.</p> |  <p>GOVERNMENT HOUSE</p> | <ul style="list-style-type: none"> FUNCTIONAL VALUE HISTORICAL VALUE | <ul style="list-style-type: none"> -Anafartar Street carried the caravans coming from the land to the sea and from there to the export ports. Today, its commercial function is at the forefront. -It bears the traces of the old inner harbor. -There are many registered buildings such as inns, bazars and mosques along the street. |
| | |  <p>ANAFARTAR</p> | <ul style="list-style-type: none"> HISTORICAL VALUE | <ul style="list-style-type: none"> -Kıçımeliik was described as an urban street in the ancient period. -In the past, there was an entrance to the city on the south of the street. |
| | |  <p>İKİ ÇEŞME</p> | <ul style="list-style-type: none"> FUNCTIONAL VALUE HISTORICAL VALUE | <ul style="list-style-type: none"> -The street got its name from the synagogues around it. It has a history of 400 years. -While this 126-meter-long street housed Jewish shops, wineries and taverns, today there are shops selling fish, cheese, herbs and vegetables. |
| | |  <p>HAYRA STREET</p> | <ul style="list-style-type: none"> FUNCTIONAL VALUE ORIGINALITY VALUE ECONOMIC VALUE ARCHITECTURAL VALUE | <ul style="list-style-type: none"> -The street consists of 19th century buildings with stone jacob, bay windows, stone overhauled and eadings. -The facades of the buildings were renewed while preserving the historical features. -Hayra Street, which was built as a residence, turned into a hotel due to its proximity to centers such as İsmailhan, İsmail Paşa and Kemeraltı Bazaar and the increasing need for accommodations. -A building with the characteristics of 19th century Greek neoclassical architecture and donated to the Child Protection Agency was re-formulated as handicraft work and exhibition area with the relief, restoration and restoration projects prepared by the Izmir Institute of Technology. |
| | |  <p>OTELIER STREET</p> | <ul style="list-style-type: none"> MEMORY VALUE | <ul style="list-style-type: none"> -With the liberation of Izmir on 9 September 1922, a flag was presented to Aziz Kocaoglu by the public. This incident took place in the blind alley on the slope. -Although there is a dead end in all old maps, its wall was demolished and connected with the street below. |
| | |  <p>ORNAKLIÇA STREET</p> | | |
| S T R E E T S | <p>The street texture of the region is mostly made up of narrow streets. It is possible to see the dead-end streets and slopes reflecting the topo-</p> | | | |

7.2 APPENDIX 2: REGISTERED BUILDING LOTS ACCOUNTS

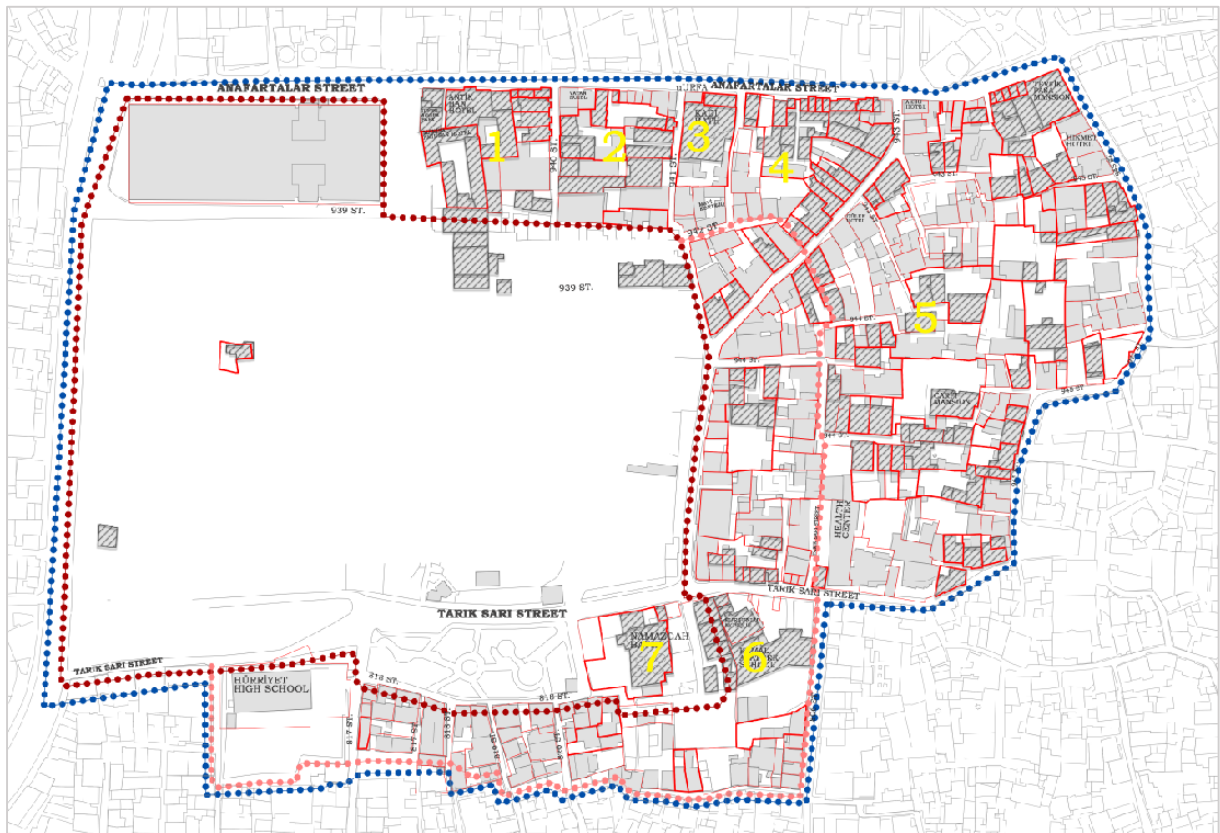
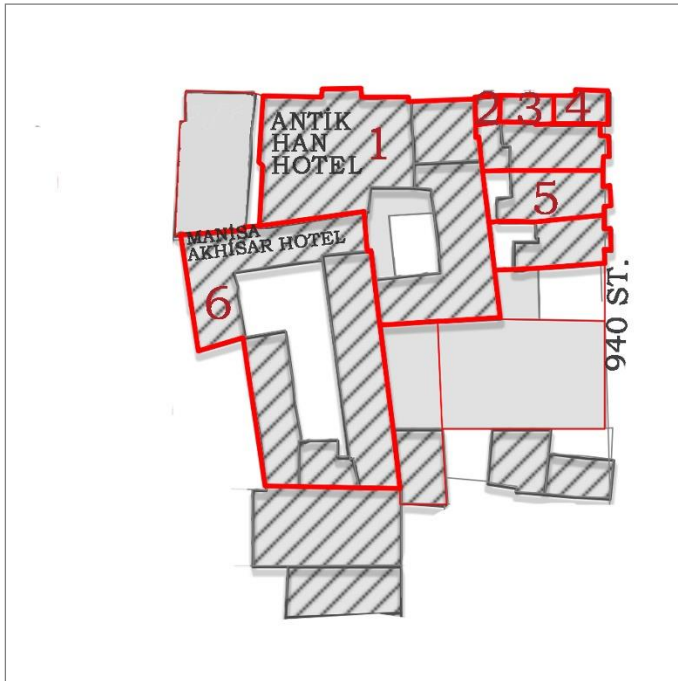


Figure 74: Lots Number

7.2.1- LOT 1:



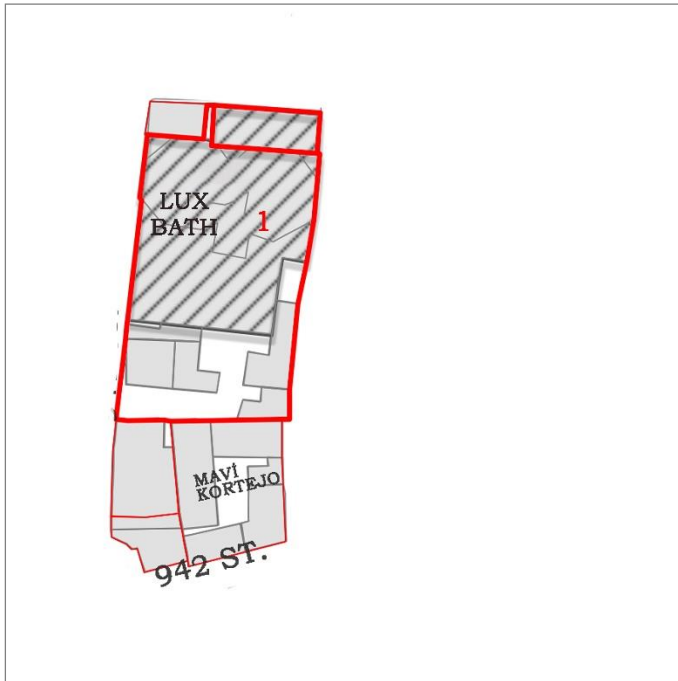
| Building | Width of Parcel (m) | Area of Parcel (m ²) | Depth of Parcel (m) | Building Facade (m) | Building Depth (m) | Building Coverage Ratio | Floor Area Ratio |
|----------|---------------------|----------------------------------|---------------------|---------------------|--------------------|-------------------------|------------------|
| 1 | 30 | 675 | 30 | 27 | 29 | 0.92 | 2.77 |
| 2 | 3.4 | 11 | 3.4 | 3.4 | 3.4 | 0.98 | 1.85 |
| 3 | 6.9 | 24.5 | 3.4 | 6.8 | 3.4 | 0.99 | 1.79 |
| 4 | 7.2 | 29.5 | 3.7 | 7.2 | 3.7 | 1 | 2 |
| 5 | 15.6 | 304.6 | 19.2 | 15.6 | 19.1 | 0.98 | 2.69 |
| 6 | 24 | 718 | 34 | 24 | 34 | 0.81 | 1.63 |

7.2.2- LOT 2:



| Building | Width of Parcel (m) | Area of Parcel (m ²) | Depth of Parcel (m) | Building Facade (m) | Building Depth (m) | Building Coverage Ratio | Floor Area Ratio |
|----------|---------------------|----------------------------------|---------------------|---------------------|--------------------|-------------------------|------------------|
| 1 | 6.7 | 93.1 | 15.8 | 5.5 | 15.8 | 0.96 | 1.92 |
| 2 | 2.8 | 16.3 | 5.3 | 2.8 | 5.3 | 1 | 2 |
| 3 | 10.4 | 286 | 30.4 | 5.4 | 22.5 | 0.35 | 0.73 |
| 4 | 12.7 | 262 | 20.3 | 5 | 16.5 | 0.83 | 1.67 |
| 5 | 12.7 | 262 | 20.3 | 5.3 | 20.3 | 0.83 | 1.67 |
| 6 | 18.2 | 471.8 | 27.8 | 8.5 | 7.1 | 0.73 | 2.1 |
| 7 | 18.2 | 471.4 | 27.8 | 9.6 | 14.8 | 0.73 | 2.1 |

7.2.3- LOT 3:



| Building | Width of Parcel (m) | Area of Parcel (m ²) | Depth of Parcel (m) | Building Facade (m) | Building Depth (m) | Building Coverage Ratio | Floor Area Ratio |
|----------|---------------------|----------------------------------|---------------------|---------------------|--------------------|-------------------------|------------------|
| 1 | 21.6 | 791 | 40.7 | 24.5 | 22.7 | 0.75 | 0.75 |
| 2 | 14.7 | 71.2 | 5 | 5 | 5 | 1 | 3 |

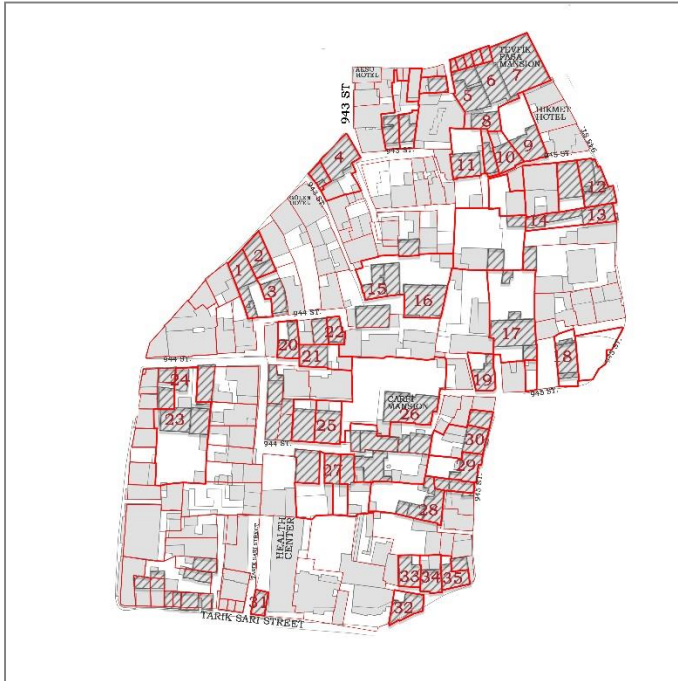
7.2.4- LOT 4:



| Building | Width of Parcel (m) | Area of Parcel (m ²) | Depth of Parcel (m) | Building Facade (m) | Building Depth (m) | Building Covarge Ratio | Floor Area Ratio |
|----------|---------------------|----------------------------------|---------------------|---------------------|--------------------|------------------------|------------------|
| 1 | 6.3 | 85.1 | 14.0 | 6.3 | 14.0 | 0.9 | 2.7 |
| 2 | 27.2 | 632.9 | 34.2 | 7.8 | 7.5 | 0.6 | 0.9 |
| 3 | 27.2 | 632.9 | 34.2 | 5.5 | 7.7 | 0.6 | 0.9 |
| 4 | 27.2 | 632.9 | 34.2 | 5.5 | 5.7 | 0.6 | 0.9 |
| 5 | 27.2 | 632.9 | 34.2 | 5.5 | 3.3 | 0.6 | 0.9 |
| 6 | 27.2 | 632.9 | 34.2 | 4.0 | 12.8 | 0.6 | 0.9 |
| 7 | 27.2 | 632.9 | 34.2 | 5.4 | 9.4 | 0.6 | 0.9 |
| 8 | 2.9 | 18 | 6.0 | 2.9 | 6.0 | 1 | 2 |
| 9 | 12 | 56.5 | 4.6 | 12 | 4.6 | 1 | 3 |
| 10 | 29.6 | 366 | 16.4 | 13.4 | 7.4 | 1 | 2 |
| 11 | 29.6 | 366 | 16.4 | 16.4 | 7.4 | 1 | 2 |
| 12 | 29.6 | 366 | 16.4 | 16.3 | 14.7 | 1 | 2 |
| 13 | 14.8 | 307 | 30.6 | 13.3 | 12.5 | 0.6 | 1.2 |
| 14 | 4.5 | 110.5 | 20.3 | 4.5 | 20 | 0.9 | 1.8 |
| 15 | 5.3 | 103.1 | 21.2 | 5 | 21.2 | 0.9 | 1.8 |
| 16 | 8.9 | 114.2 | 18.8 | 8.9 | 18.8 | 1 | 2 |

| | | | | | | | |
|----|------|-------|------|------|------|------|------|
| 17 | 10.0 | 117.2 | 13.1 | 10 | 14.7 | 1 | 2 |
| 18 | 7.4 | 93.9 | 12.5 | 7.4 | 8.1 | 0.64 | 0.64 |
| 19 | 8.2 | 168.7 | 23.2 | 8.2 | 21.3 | 0.63 | 1.89 |
| 20 | 11.6 | 114.3 | 13.1 | 11.6 | 13.1 | 0.8 | 0.8 |
| 21 | 11.8 | 138.9 | 14.3 | 11.8 | 14.3 | 0.9 | 0.9 |

7.2.5- LOT 5:

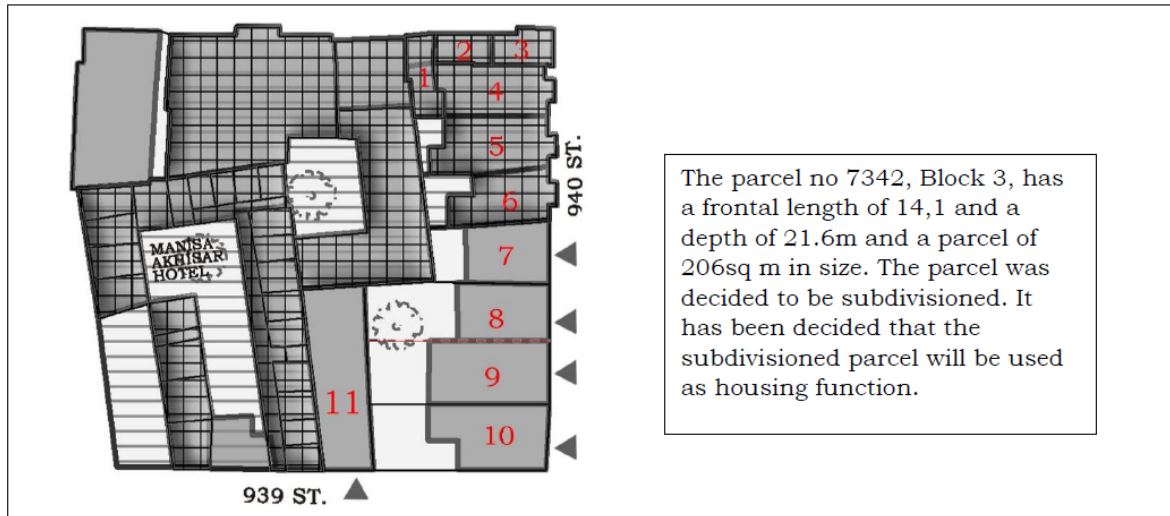


| Building | Width of Parcel (m) | Area of Parcel (m ²) | Depth of Parcel (m) | Building Facade (m) | Building Depth (m) | Building Coverage Ratio | Floor Area Ratio |
|----------|---------------------|----------------------------------|---------------------|---------------------|--------------------|-------------------------|------------------|
| 1 | 8.2 | 220 | 22 | 8.1 | 22 | 0.6 | 1.8 |
| 2 | 8.9 | 124 | 12.6 | 8.9 | 12.6 | 1 | 3 |
| 3 | 5.8 | 46 | 8.4 | 6.4 | 6.8 | 0.9 | 1.8 |
| 4 | 14.6 | 250 | 16.2 | 14.6 | 8.7 | 0.72 | 2.5 |
| 5 | 36.6 | 769 | 33.2 | 12.6 | 11.3 | 0.94 | 3.77 |
| 6 | 36.6 | 769 | 33.2 | 7.9 | 16.7 | 0.94 | 3.77 |
| 7 | 36.6 | 769 | 33.2 | 15.5 | 20.6 | 0.94 | 3.77 |
| 8 | 36.6 | 769 | 33.2 | 11.5 | 3.7 | 0.94 | 3.77 |
| 9 | 13.1 | 282 | 23.1 | 9.2 | 9.7 | 0.45 | 1.35 |
| 10 | 7.9 | 120 | 16.8 | 10.7 | 9.6 | 0.97 | 0.97 |

| | | | | | | | |
|----|------|-----|------|------|------|------|------|
| 11 | 12.4 | 227 | 17.5 | 12.4 | 8.7 | 0.47 | 0.47 |
| 12 | 12.4 | 181 | 18.6 | 12.4 | 18.6 | 1 | 3 |
| 13 | 7.7 | 209 | 35.1 | 6.6 | 12.5 | 0.87 | 2.62 |
| 14 | 7.7 | 209 | 35.1 | 4.5 | 21.4 | 0.87 | 2.62 |
| 15 | 32.4 | 670 | 22.6 | 11.8 | 13.9 | 0.55 | 0.55 |
| 16 | 32.4 | 670 | 22.6 | 13.5 | 12.4 | 0.55 | 0.55 |
| 17 | 17.7 | 607 | 35.6 | 17.7 | 14.6 | 0.28 | 0.57 |
| 18 | 7.9 | 164 | 19.3 | 12.9 | 7.9 | 0.71 | 2.85 |
| 19 | 8.6 | 125 | 15.1 | 7.6 | 15.1 | 0.67 | 0.67 |
| 20 | 7.9 | 113 | 13.9 | 7.9 | 13.9 | 0.77 | 1.44 |
| 21 | 20.5 | 160 | 9.5 | 10.8 | 8.8 | 0.55 | 2.23 |
| 22 | 10.8 | 61 | 6.5 | 6.5 | 9.3 | 0.87 | 1.74 |
| 23 | 19.9 | 730 | 44 | 7.6 | 12.4 | 0.41 | 0.82 |
| 24 | 19.9 | 730 | 44 | 5.2 | 7.8 | 0.41 | 0.82 |
| 25 | 10 | 162 | 16.3 | 10 | 12.5 | 0.75 | 3.02 |
| 26 | 37.2 | 946 | 30.6 | 18.5 | 11.2 | 0.89 | 1.63 |
| 27 | 6.3 | 139 | 23.5 | 6.3 | 11.5 | 0.95 | 2.5 |
| 28 | 17.2 | 372 | 28.5 | 13.4 | 18.1 | 0.85 | 1.6 |
| 29 | 11.2 | 185 | 20.6 | 11.1 | 10.7 | 0.78 | 1.46 |
| 30 | 12.3 | 223 | 20.5 | 9.8 | 7.9 | 1 | 2 |
| 31 | 5.3 | 48 | 9.6 | 5.3 | 9.6 | 1 | |
| 32 | 12.1 | 116 | 9.5 | 13.9 | 9.0 | 0.78 | |
| 33 | 8.3 | 102 | 11.9 | 8.3 | 11.9 | 0.87 | |
| 34 | 8.3 | 115 | 14.7 | 8.3 | 9.3 | 0.87 | |
| 35 | 10.7 | 46 | 13.3 | 11.1 | 9.8 | 0.75 | |

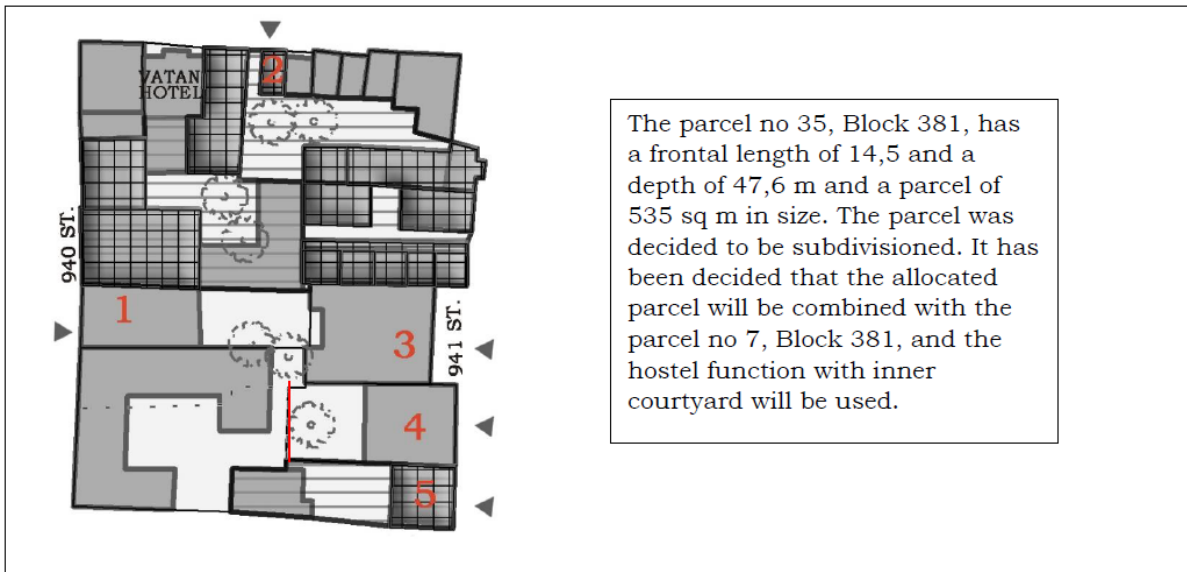
7.3 APPENDIXS 3: NEW BUILDING LOT ACCOUNTS

ADA 382 VE 7342



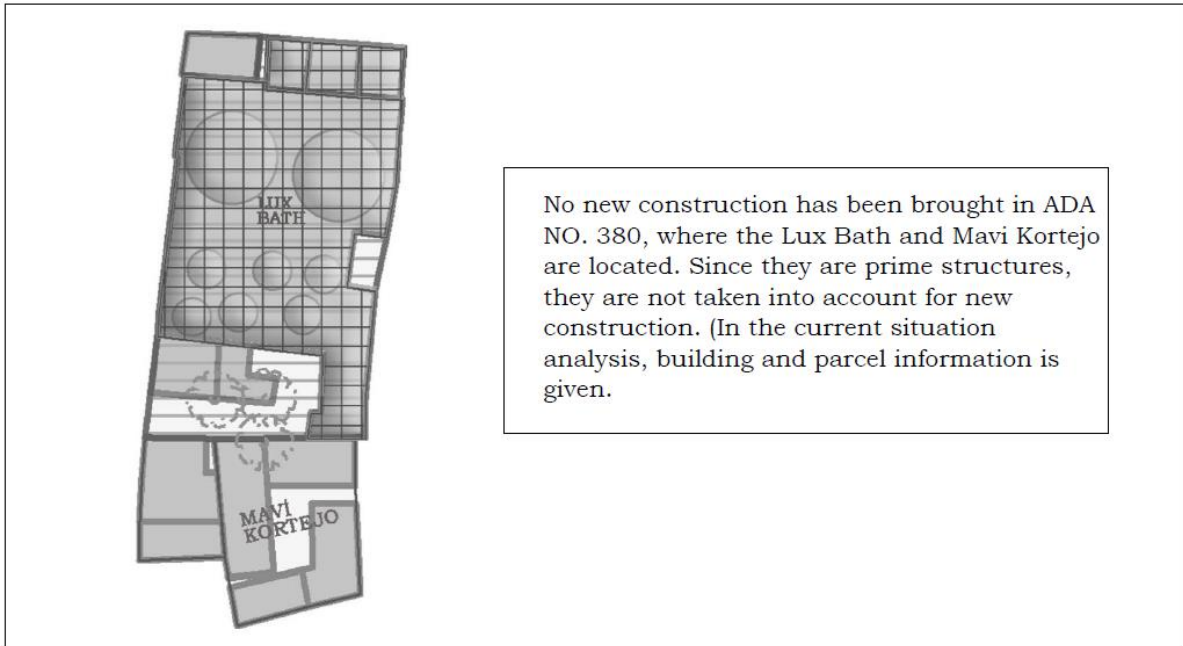
| Building Bina | Land Use Arazi Kullanim | Area of Parcel (m ²) Parsel Alanı | Width of Parcel (m) Parsel Geniřliđi | Depth of Parcel (m) Parsel Derinliđi | Building Facade (m) Bina Cephesi | Building Depth (m) Bina Derinliđi | Building Coverage Ratio TAKS | Floor Area Ratio / KAKS |
|------------------|----------------------------|---|--|--|--|---|------------------------------------|----------------------------|
| 1 | Mix-use | 11 | 3,4 | 30 | 3,4 | 3,4 | 0,98 | 1,85 |
| 2 | Mix-use | 24,5 | 6,9 | 3,4 | 6,8 | 3,4 | 0,99 | 1,79 |
| 3 | Mix-use | 29,5 | 7,2 | 3,4 | 7,2 | 3,7 | 1 | 2 |
| 4 | House | 101 | 6 | 13,6 | 6 | 14 | 0,7 | 2,1 |
| 5 | House | 102 | 5,8 | 15,3 | 5,8 | 14 | 0,8 | 2,4 |
| 6 | House | 94 | 6,2 | 14,7 | 6,2 | 13 | 0,7 | 2,1 |
| 7 | New Build /House | 98 | 7,7 | 14 | 7,7 | 9,8 | 0,7 | 1,4 |
| 8 | New Build /House | 147 | 6,6 | 21,8 | 6,6 | 10,8 | 0,5 | 1 |
| 9 | New Build /House | 160 | 7,5 | 21,5 | 7,5 | 14,2 | 1,5 | 3 |
| 10 | New Build /Mix | 162 | 7,8 | 20,9 | 7,8 | 14,2 | 0,6 | 1,2 |
| 11 | New Build /Mix | 140 | 6 | 21,6 | 6 | 21,6 | 1 | 2 |

LOT 381



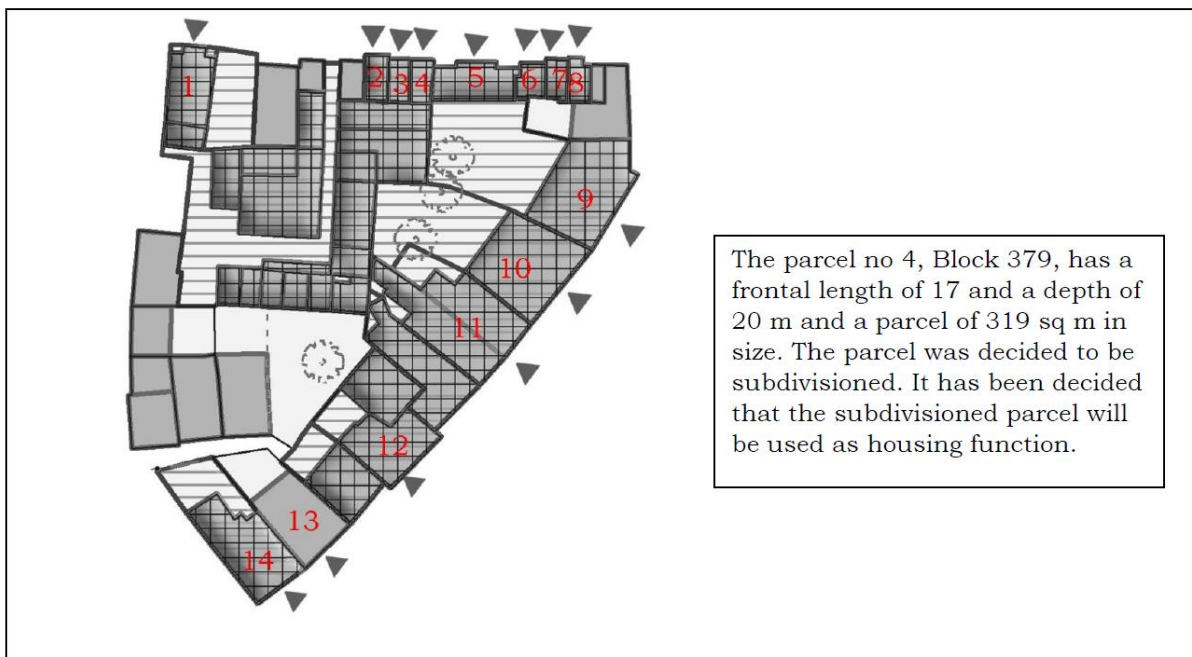
| Building | Landuse | Area of Parcel (m ²) | Width of Parcel (m) | Depth of Parcel (m) | Building Facade (m) | Building Depth (m) | Building Coverage Ratio | Floor Area Ratio |
|----------|--------------|----------------------------------|---------------------|---------------------|---------------------|--------------------|-------------------------|------------------|
| 1 | Commercial | 216 | 8 | 28,9 | 8 | 15,2 | 1,8 | 2,6 |
| 2 | Commercial | 16,3 | 2,8 | 5,3 | 2,8 | 5,3 | 1 | 2 |
| 3 | Accomodation | 207 | 8 | 28,9 | 8 | 15,2 | 0,5 | 41 |
| 4 | Workshop | 114 | 10,2 | 21 | 10,2 | 11,4 | 0,5 | 1 |
| 5 | Workshop | 61 | 7,8 | 27,9 | 7,8 | 7,8 | 1,7 | 2,4 |

LOT 380



No new construction has been brought in ADA NO. 380, where the Lux Bath and Mavi Kortejo are located. Since they are prime structures, they are not taken into account for new construction. (In the current situation analysis, building and parcel information is given.

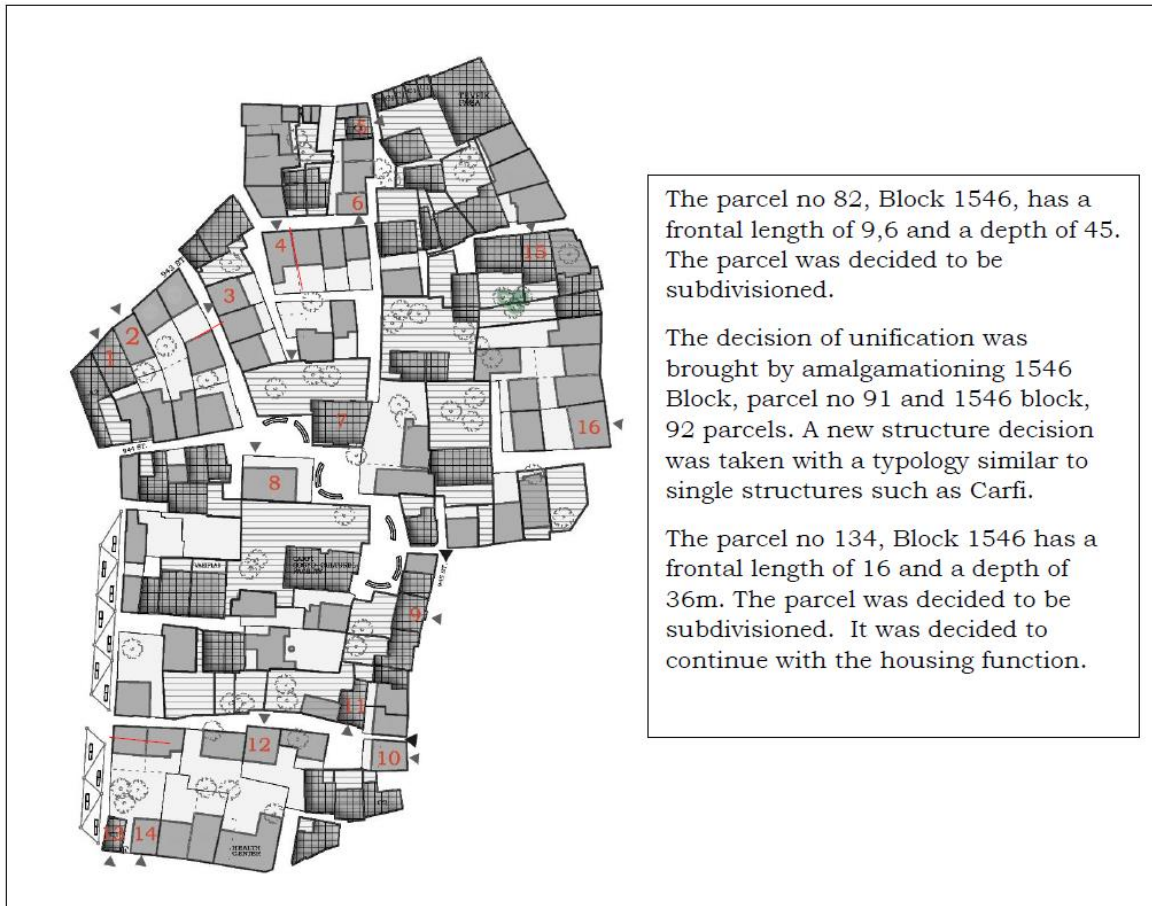
LOT 379



The parcel no 4, Block 379, has a frontal length of 17 and a depth of 20 m and a parcel of 319 sq m in size. The parcel was decided to be subdivided. It has been decided that the subdivided parcel will be used as housing function.

| Building Bina | Land Use Arazi Kullanim | Area of Parcel (m ²) Parsel Alanı | Width of Parcel (m) Parsel Geniřliđi | Depth of Parcel (m) Parsel Derinliđi | Building Facade (m) Bina Cephesi | Building Depth (m) Bina Derinliđi | Building Coverage Ratio TAKS | Floor Area Ratio / KAKS |
|------------------|----------------------------|---|--|--|--|---|------------------------------------|----------------------------|
| 1 | Mixed Use | 85.1 | 6.3 | 14.0 | 6.3 | 14.0 | 0,9 | 2,7 |
| 2 | Mixed Use | 21.0 | 3.3 | 6.3 | 3.3 | 6.3 | 1 | 2 |
| 3 | Retail | 18.2 | 2.3 | 6.0 | 2.3 | 6.0 | 0,9 | 1,8 |
| 4 | Retail | 19.1 | 2.4 | 6.1 | 2.4 | 6.1 | 1 | 2 |
| 5 | Mixed Use | 56.6 | 13.6 | 4.7 | 13.6 | 4.7 | 1 | 2 |
| 6 | Mixed Use | 19.3 | 3.6 | 4.8 | 3.6 | 4.8 | 1 | 2 |
| 7 | Mixed Use | 16.8 | 3 | 5.8 | 3 | 5.8 | 1 | 2 |
| 8 | Mixed Use | 18.5 | 3.6 | 6.2 | 3.6 | 6.2 | 1 | 2 |
| 9 | Housing | 146.9 | 17.8 | 10.4 | 17.8 | 10.4 | 1 | 3 |
| 10 | Housing | 143.1 | 13.3 | 12.5 | 13.3 | 12.5 | 1 | 3 |
| 11 | Housing | 176.3 | 11 | 22.5 | 11 | 22.5 | 1 | 3 |
| 12 | Housing | 177 | 10 | 14.7 | 10 | 9.8 | 0,9 | 2,7 |
| 13 | New Build / Mix | 134 | 134 | 8,6 | 8,6 | 14,3 | 0,6 | 1,2 |
| 14 | Accommodation | 138.9 | 11.8 | 14.3 | 11.8 | 11.6 | 0,9 | 0,9 |

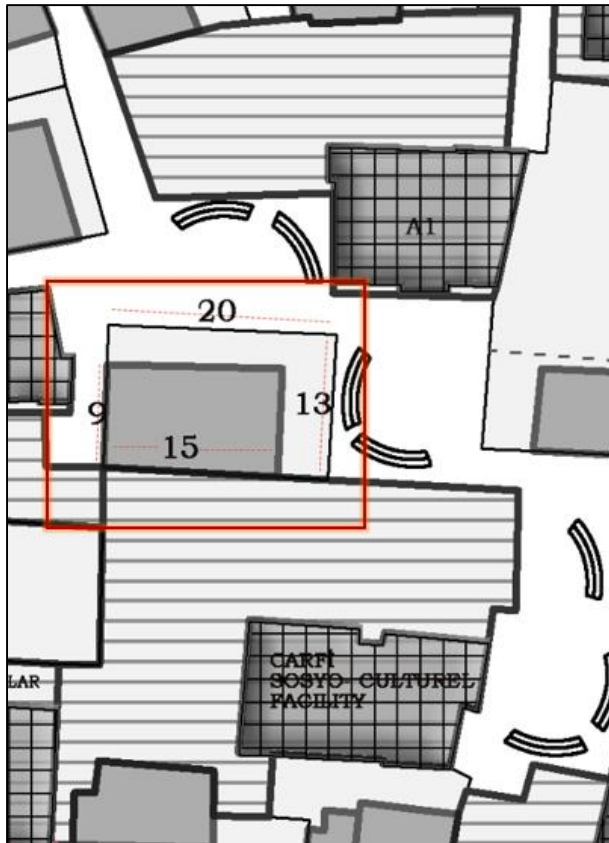
LOT 1546

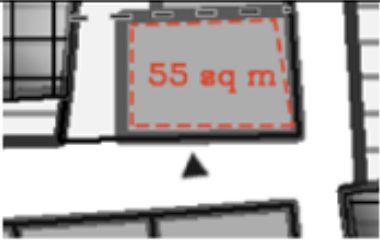
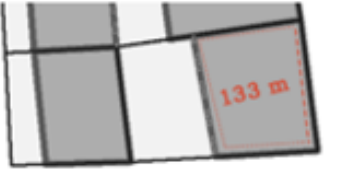

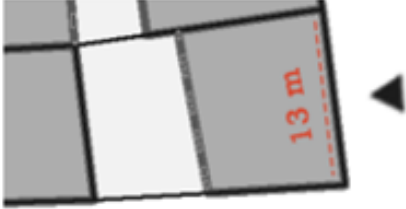
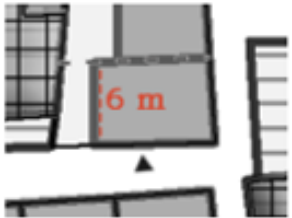
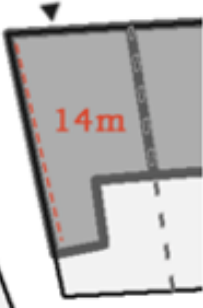


| Building | Landuse | Area of Parcel (m ²) | Width of Parcel (m) | Depth of Parcel (m) | Building Facade (m) | Building Depth (m) | Building Coverage Ratio | Floor Area Ratio |
|----------|-----------------------|----------------------------------|---------------------|---------------------|---------------------|--------------------|-------------------------|------------------|
| 1 | House | 124 | 8.9 | 12.6 | 8.9 | 12.6 | 1 | 3 |
| 2 | New Build/House | 125 | 5.7 | 18 | 5.7 | 11.8 | 0,7 | 1,4 |
| 3 | New Build/House | 1244 | 9.1 | 14 | 9.1 | 9.3 | 0.6 | 1.2 |
| 4 | New Build/House | | 8.3 | 17.3 | 8.3 | 14 | 0,7 | 1,4 |
| 5 | Commercial | 67 | 7.5 | 11 | 6.2 | 7.5 | 0,7 | 1,4 |
| 6 | House | | 11.9 | 6 | 8.6 | 6.0 | 0.7 | 1.4 |
| 7 | Carfi Cultural Center | 670 | 32.4 | 22.6 | 13.5 | 12.4 | 0.5 | 0.55 |
| 8 | Workshop | 248 | 19.7 | 12.7 | 15.2 | 9.5 | 0,5 | 1 |
| 9 | House | 223 | 12.3 | 20.5 | 9.8 | 7.9 | 1 | 2 |
| 10 | Commercial | 108 | 8 | 12.2 | 8 | 8.5 | 0,7 | 1,4 |
| 11 | New Build/House | 374 | 7.6 | 17.2 | 7.6 | 12.4 | 0,4 | 0,8 |
| 12 | New Build/House | 600 | 9.6 | 16.2 | 9.6 | 10.1 | 0,4 | 0,8 |
| 13 | Mix | 48 | 5.3 | 9.6 | 5.3 | 9.6 | 1 | 2 |

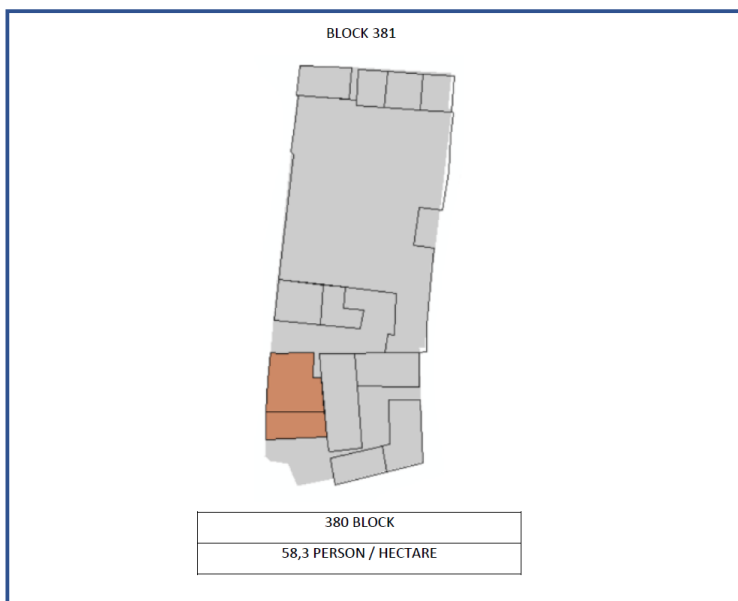
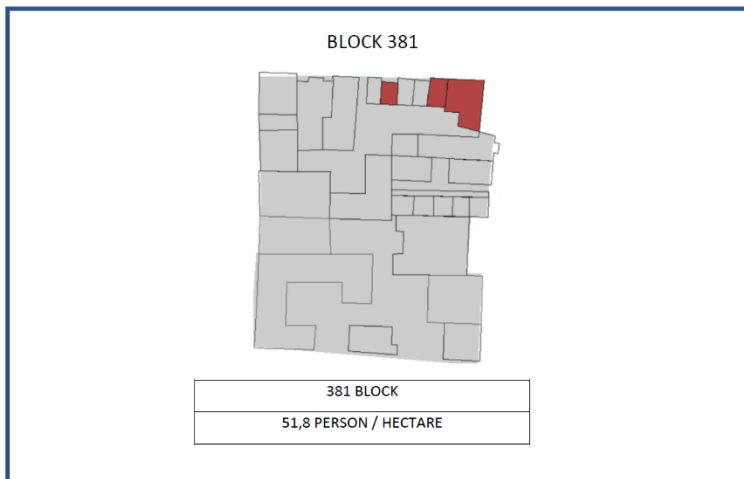
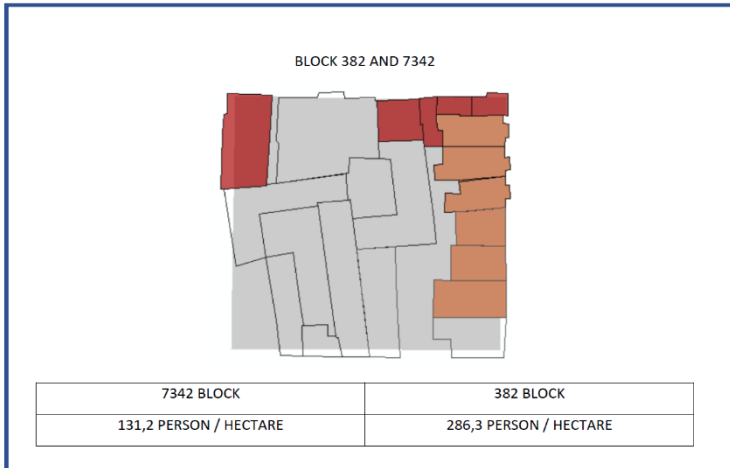
7.4 APPENDIXS 4: NEW CONSTRUCTION HOUSING DECISIONS

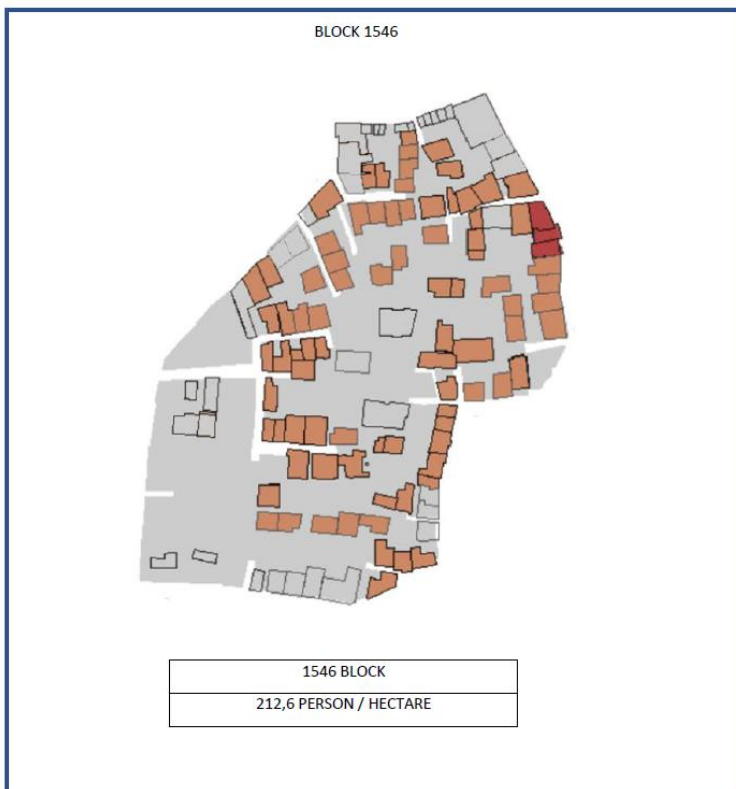
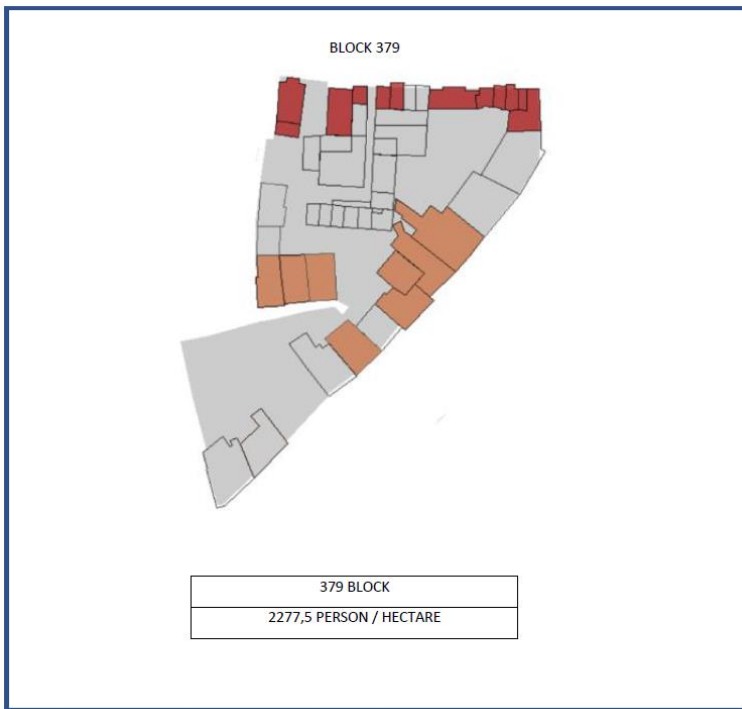
The decision for new construction similar to Mansions such as Carfi, which is not included in the calculation, must be in the form of the below dimensions.



| | | |
|---------------------------------|-----------------|--|
| <p>Minimum Area of Building</p> | <p>55 sq.m</p> |  |
| <p>Maximum Area of Building</p> | <p>133 sq.m</p> |  |
| <p>Minimum Building Facade</p> | <p>6.1 sq.m</p> |  |
| <p>Max Building Facade</p> | <p>13 m</p> |  |
| <p>Minimum Building Depth</p> | <p>6 m</p> |  |
| <p>Max Building Depth</p> | <p>14 m</p> |  |

7.5 APPENDIX 5: DENSITY CALCULATIONS TO BE APPLIED





7.6 APPENDIXS 6: POSTER1

İZMİR PROVINCIAL KEMERALTI REGION CONSERVATION PLAN 3 2 4 0 2
 TMMOB GRADUATION PROJECT COMPETITION 2021

HISTORICAL PROCESS OF İZMİR CENTER

HELENISTIC PERIOD ROMAN PERIOD BYZANTINE PERIOD THE PERIOD OF ANATOLIAN REPLACEMENT OF THE CENTER CITY MACROFORM THE PROCESS OF SLIM COMMERCIAL DEVELOPMENT

ENVIRONMENTAL RELATIONS OF İZMİR

PLACES ON THE WORLD HERITAGE LIST İZMİR FOCUS AREAS

İZMİR MAIN DIAGRAM İZMİR CONCEPT

KEMERALTI ANALYSIS & SYNTHESIS

ENVIRONMENTAL CONTEXT POTENTIALS SYNTHESIS MAP PERGAMON PROBLEMS

SWOT ANALYSIS

İZMİR KEMERALTI VALUES ANALYSIS

TANGIBLE VALUES KEMERALTI İZMİR KEMERALTI MAP INTANGIBLE VALUES KEMERALTI MAP ARRANGEMENTS

CULTURE-TOURISM ROUTES

PLANNING IMPLEMENTATION TOOLS

RECEIVING REGIONS TRANSFER OF DEVELOPMENT RIGHT RESTORE OPERATE TRANSFER ACTOR AND FINANCES

7.7 APPENDIXS 7: POSTER 2

İZMİR PROVINCIAL KEMERALTI REGION CONSERVATION PLAN

TMMOB GRADUATION PROJECT COMPETITION 2021

UNION OF ARCHITECTS OF TURKEY
3 2 4 0 2

1/5000 PLANS

GENERAL APPROACH

SYMRRA

CONSERVATION: Adapt and restore

PARTICIPATION: The people have a say in the city

RESISTANCE: Culture who cannot be taken

CRUISE: Access to water and access to water

DEVELOPMENT: Reviving tourism in the people through the water

VISION: To create a city that is a living museum, a city that is a living museum, a city that is a living museum

MISSION: To create a city that is a living museum, a city that is a living museum, a city that is a living museum

MAIN AIM: To create a city that is a living museum, a city that is a living museum, a city that is a living museum

AIMS: To create a city that is a living museum, a city that is a living museum, a city that is a living museum

PLANNING PROCESS METHODOLOGY: To create a city that is a living museum, a city that is a living museum, a city that is a living museum

1/5000 CONCEPT PLAN

1/5000 MASTER PLAN

1/5000 TRANSPORTATION SCHEME

1/5000 STRATEGIC PLAN

STRATEGIC PLAN TABLE

| NO. | NAME | STATUS | PLANNING PERIOD |
|-----|------|--------|-----------------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |
| 6 | ... | ... | ... |
| 7 | ... | ... | ... |
| 8 | ... | ... | ... |
| 9 | ... | ... | ... |
| 10 | ... | ... | ... |
| 11 | ... | ... | ... |
| 12 | ... | ... | ... |
| 13 | ... | ... | ... |
| 14 | ... | ... | ... |
| 15 | ... | ... | ... |
| 16 | ... | ... | ... |
| 17 | ... | ... | ... |
| 18 | ... | ... | ... |
| 19 | ... | ... | ... |
| 20 | ... | ... | ... |
| 21 | ... | ... | ... |
| 22 | ... | ... | ... |
| 23 | ... | ... | ... |
| 24 | ... | ... | ... |
| 25 | ... | ... | ... |
| 26 | ... | ... | ... |
| 27 | ... | ... | ... |
| 28 | ... | ... | ... |
| 29 | ... | ... | ... |
| 30 | ... | ... | ... |
| 31 | ... | ... | ... |
| 32 | ... | ... | ... |
| 33 | ... | ... | ... |
| 34 | ... | ... | ... |
| 35 | ... | ... | ... |
| 36 | ... | ... | ... |
| 37 | ... | ... | ... |
| 38 | ... | ... | ... |
| 39 | ... | ... | ... |
| 40 | ... | ... | ... |
| 41 | ... | ... | ... |
| 42 | ... | ... | ... |
| 43 | ... | ... | ... |
| 44 | ... | ... | ... |
| 45 | ... | ... | ... |
| 46 | ... | ... | ... |
| 47 | ... | ... | ... |
| 48 | ... | ... | ... |
| 49 | ... | ... | ... |
| 50 | ... | ... | ... |

KIÇEŞMELİK ROAD

EXISTING **PROPOSED**

TARIKSARI STREET

EXISTING **PROPOSED**

ANAFARTALAR ROAD

EXISTING **PROPOSED**

ENVIRONMENTAL CONNECTIONS

1/1000 TYPES OF INTERVENTION

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