

A critical look at the reuse options for a vernacular house in Alaçatı

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Abstract:

This study focuses on vernacular houses in historic and touristic settlements. The aim is to define environmental and architectural factors that are to be considered in the development of reuse options for vernacular houses in such settlements. It is claimed that tourism should be accepted as a reality in the establishment of conservation – usage balance for the mentioned houses; however, the importance of keeping the local people in their historic environment is underlined. In addition to these environmental factors, architectural ones such as presentation of heritage values, rehabilitation of the building structure, determination of user preferences and development of strategies for the ownership problem should be taken into consideration. In this context, a series of methods are combined.

The literature on the usage problems especially in historic settlements attracted by tourists is reviewed, and criteria that guide the related architectural usages are defined. These are tested on a selected case study. Survey, historical research, comparative study and restitution results of the case study are presented. The role of tourism in the selected settlement, the presence of traditional qualities in the studied neighborhood, the types of heritage values and conservation problems, the preferences of the specific users in terms of architectural necessities, and the possible solutions for the ownership problem of the selected building are evaluated on the basis of preceding documentation. The evaluation results are used in the determination of usage options, building programs and related architectural designs. The design solutions are compared with one another in order to clarify the conclusive remarks.

The Sezgin House in Alaçatı, a historic settlement whose center is overwhelmed by tourism, is selected as the case study. The building is a 19th century house which originally belonged to a Greek family dealing with wine production. It is in a privileged location in the historic urban site of Alaçatı not only because it faces one of the few squares of the settlement, but also because it is located in a specific environment retaining the qualities that make it a neighborhood. The residential function continues in the building, but the vertical division made in order to attain two different living units is the major reason of a series of unqualified spatial alterations. Nevertheless, the structural condition of the building is relatively good. It has preserved the majority of its original architectural elements. The users are willing to continue their life in the building, although they have slightly different usage preferences. The options of reuse include insertion of a restaurant-cafe-bar incompatible with the mass tourism in the historic center, creation of a gathering space for tourists interested in the local culture of Alaçatı, establishment of a socio-cultural centre for the local women and children, continuity of the two living units at two different floor levels and regeneration of the living unit-wine production-commerce combination. The management of the ownership problem for each option is discussed.

In conclusion, the suitability of the socio-cultural centre for the neighborhood characteristics and the spatial qualities of the building is underlined. The creation of a gathering place for the tourists interested in Alaçatı culture is evaluated as a successful option because it balances the tourism potential with the conservation necessities of the neighborhood, and yet the design solution is compatible with the original spatial qualities. The living unit-wine production and commerce combination is also a positive option since it establishes a balance between tradition and tourism integrates the user preferences with the spatial qualities of the building and continues the present ownership status with minimal intervention. The preservation of heritage values, rehabilitation of the building structure, determination of user preferences and treatment of ownership problems specific to each case are prerequisite for the development of reuse strategies of vernacular houses in historic and touristic settlements. On the other hand, management of tourism and continuation of traditional life styles are environmental factors of the reuse design problem. Both architectural and environmental factors should be moulded together in order to develop case specific design solutions. In turn, reuse designs of vernacular houses in similar settlements can be guided.

Keywords: *Reuse, vernacular residential architecture, tourism.*

Introduction

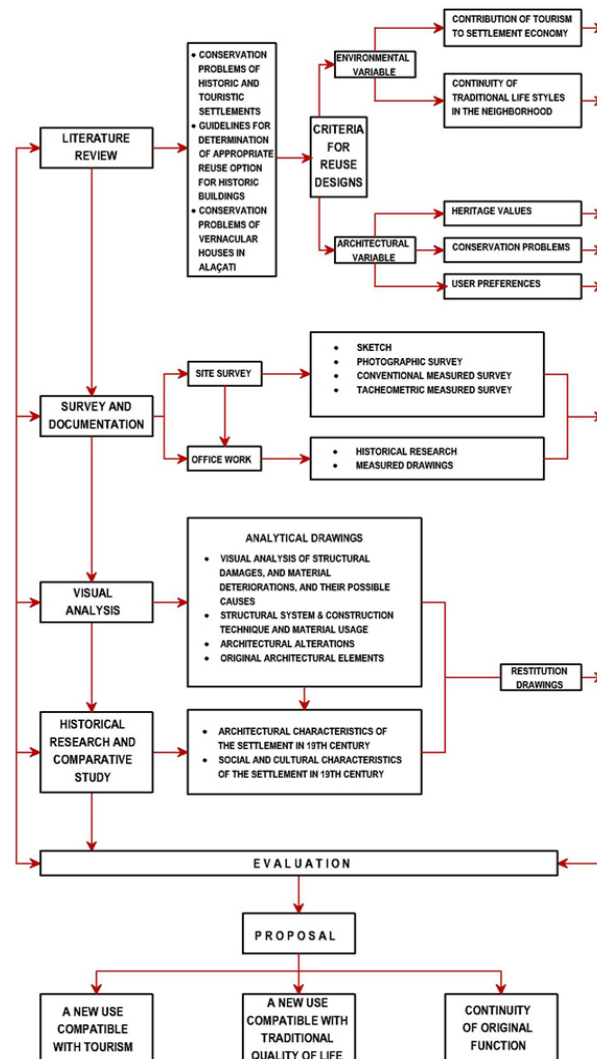
The vernacular residential architecture in the urban site of Alaçatı, İzmir, Turkey still serves as an important tool for understanding the socio-cultural background of this special geography. The majority of these houses date to the 19th century. Since, Alaçatı is a touristic coastal settlement (Özgönül, 1996); some of the houses located in this region have been restored and converted into restaurants and hotels in order to fulfill the spatial requirements of the tourism industry (Şahin, 2006). This conversion, however, detracted considerably from the original characteristics of the buildings. In addition to this threat to local characteristics, unconscious uses and unqualified interventions made by the local inhabitants themselves have damaged the vernacular houses (Özgönül, 1996). Tourism is of vital importance to growth, but its dangers in terms of uncontrolled growth of reception capacities and of seasonal concentration represent a threat to the local cultures and vernacular heritage (European Parliament, 2004, articles 11 and 14).

The present study tries to define the factors that should play role in the determination of appropriate uses for vernacular houses in historic and touristic settlements. The aim is to present these environmental and architectural factors that should be considered in the selection of uses compatible with the heritage values and the present day requirements of mentioned buildings in the settlement. It is claimed that the selection of appropriate usage for vernacular houses in historical and touristic sites necessitates a comprehensive evaluation of the environmental s, as well as understanding the heritage values, rehabilitation requirements, user preferences specific to each case such as the requirements of tourism and local inhabitants.

In order to achieve the mentioned aim, a series of work is carried out with various methods (Table 1). First, the literature on usage problems of architectural heritage in historic settlements attracted by tourism is reviewed, and the factors that should be taken as inputs of the reuse design process are determined. Then, a vernacular house in a historic and touristic settlement is selected in order to test the validity of the defined factors in the reuse design. In order to provide a basis for the development of reuse designs in line with the determined s, the case study should be documented.

This documentation includes surveying of the building, so that its scaled drawings can be prepared. Conventional and tacheometric techniques are used in the measured survey, and floor plan and the site plan are prepared in 1/50 and 1/200 scales. Photographic survey of the building is also made. Both general and detail photographs of building elements and spaces are provided. The analytic plans are prepared with the mapping technique, so that the close environment characteristics, architectural characteristics, structural problems and architectural alterations are understood in detail. The restitution plans are prepared with regard to the historical research and comparative study results. The historical research includes the review of previous research on Alaçatı historical settlement, gathering of the documents related with the ownership status of the case study building from the Municipality Archives and the interviews with the owners on the history of the building itself and its usage problems. The comparative study is carried out in the Alaçatı urban site in order to solve the restitution problems of the Sezgin House. Photographic documentation of design solutions in other vernacular houses in Alaçatı is made.

Table 1. Information flow chart



Finally, the factors that are claimed to be important in the determination of appropriate uses namely, heritage values, rehabilitation necessities, user preferences, ownership problems; requirements of tourism sector and local inhabitants are evaluated together with the documentation results. In turn, the heritage values that are to be conserved, rehabilitation necessities, usage preferences, possible ways of treating the ownership problem; the ways of fulfilling the requirements of tourism sector and/or the requirements of the local inhabitants are clarified for the case study. Based on these evaluations, the options for the usage of the Sezgin House are proposed. The related building programs are developed. The design solutions are presented on 1/50 scale floor plans. Although the solutions for financial and legal aspects regarding the application of these designs are beyond the limits of the study, a few clues are provided about their management. The designs are compared with each other and the advantages and disadvantages of each option are listed.

Consequently, the literature review can be classified in two groups: the literature on the usage problems and the related solutions in historic and touristic settlements, and the literature on the selected case study. Within the first group, the criticism of Orbaşlı (2000) holds a special place since it provides a number clues about balancing tourism with the necessities of local people. The references to historic and touristic settlements of Turkey, such as Antalya, Kuşadası and Bodrum have been influential in understanding the usage problems of the case study. European Parliament's report (Quiero, 2005) on sustainable tourism also underlines the importance of tradition-tourism balance, and proposes the supporting of cultural tourism in historic settlements. The balancing of conservation priorities with the requirements of the tourism sector is discussed by Özgönül (1996; Madran, et. al., 2005). Latham's (2000) guidelines for the selection of a new use or continuation of the original use have contributed to the definition of the architectural factors that play role in a reuse design of a historic building. These are consideration of the heritage values, rehabilitation of the historic structure and determination of user needs. Similarly, Feilden and Jokilehto (1993) underline the importance of understanding the heritage values and structural restoration necessities prior to the development of refunctioning strategies. Kuban (2000) discusses the relation of original spatial qualities and those after the insertion of the new function with various architectural examples. The second group of literature includes mainly the research on the Alaçatı Urban Site made with the anxiety of supporting its conservation (Özgönül, 1996; Şahin, 2006; Alaçatı Municipality, 2006). These provide specific data on the role of tourism in Alaçatı, the distribution of the local population and the tourists in the urban site, the architectural qualities of vernacular houses and their usage problems; and the related conservation decisions. Nevertheless, data at architectural scale is limited.

2. Alaçatı settlement and the studied dwelling unit

Alaçatı is on Çeşme Peninsula, which is located at the western coast of Anatolia. In 1810, Greeks living in Chios (Sakız) Island came to Alaçatı in order to work in the fields of Hacı Memiş, which were located in the south of Alaçatı. They brought their own living traditions such as wine production and cattle-breeding with them (Özgönül, 1996). At the end of 19th century, the majority of the population was Greeks (13845 of 14977). Today, the southern part of the town has a relatively organic pattern, whereas the commercial centre in the north is formed in a gridal order. This change of pattern (Asatekin, 2005) could be interpreted as the southern part being



Figure 1. A street view of Alaçatı (photograph is taken by authors; October, 2006)

older than the northern neighborhoods of Alaçatı. Nevertheless, the houses at both parts date mostly to the second half of the 19th century. They have similar functional distributions: the first floor for the residential usage, and the ground floor together with the courtyard for production, storage and commerce (Özgönül, 1996). Today, many of these houses have retained their original residential function especially at the southern part of the settlement. However, most of them lack successful reuse schemes and possess unqualified service units (Özgönül, 1996). The majority of the houses at the north are used for active functions such as restaurant, cafe or hotel (Figure 1).

There is a main axis connecting the three public squares of the settlement. The first public square is at the crossing point of Kemalpaşa and Mektep Streets, and serves as a meeting place for both natives and tourists. The second public square is adjacent to Pazar Mosque/Church

(1874), and includes vegetable market and a coffee house. Mektep Sokak connects the center to the southern part and ends in front of Hacı Memiş Mosque (1827). The third public square, the Hacı Memiş (Dutlu) Square, is at the southern termination of the mentioned axis. It serves the traditional neighborhood (Özgönül, 1996) (Figure 2). The Sezgin House is located here. The majority of the buildings around this square are residential (13/15) excluding the coffee house and the grocery (Figure 3). They are contiguous buildings and mostly two storied (13/15). Although some of the houses were recently sold to the citizens from İzmir and have seasonal uses (3/15), the close environment of the Sezgin House has preserved its local qualities compared with the other squares, and serves as a lively meeting place for the local inhabitants.

Sezgin House is a corner building with two stories and a rear courtyard. It is listed as a 2nd degree architectural heritage (Şahin, 2006). According to the inscription panel at the entrance door, the building dates back to 1891. There is not much information on its first Greek owners except the fact that they dealt with wine production (Interview with Hayriye Sezgin, 9 October 2006). The ancestors of the present users migrated from Kavala to Alaçatı in 1924.

Today, the men of the Sezgin family make their living by various types of trade (marketing of construction material, running a cafe) carried out at their shops in the center of Alaçatı. The women deal with olive culture in their yards around the settlement, but they do not process or sell olives, rather make it processed in a mill in the outskirts of the settlement and store it at the ground level of their house for their own usage.

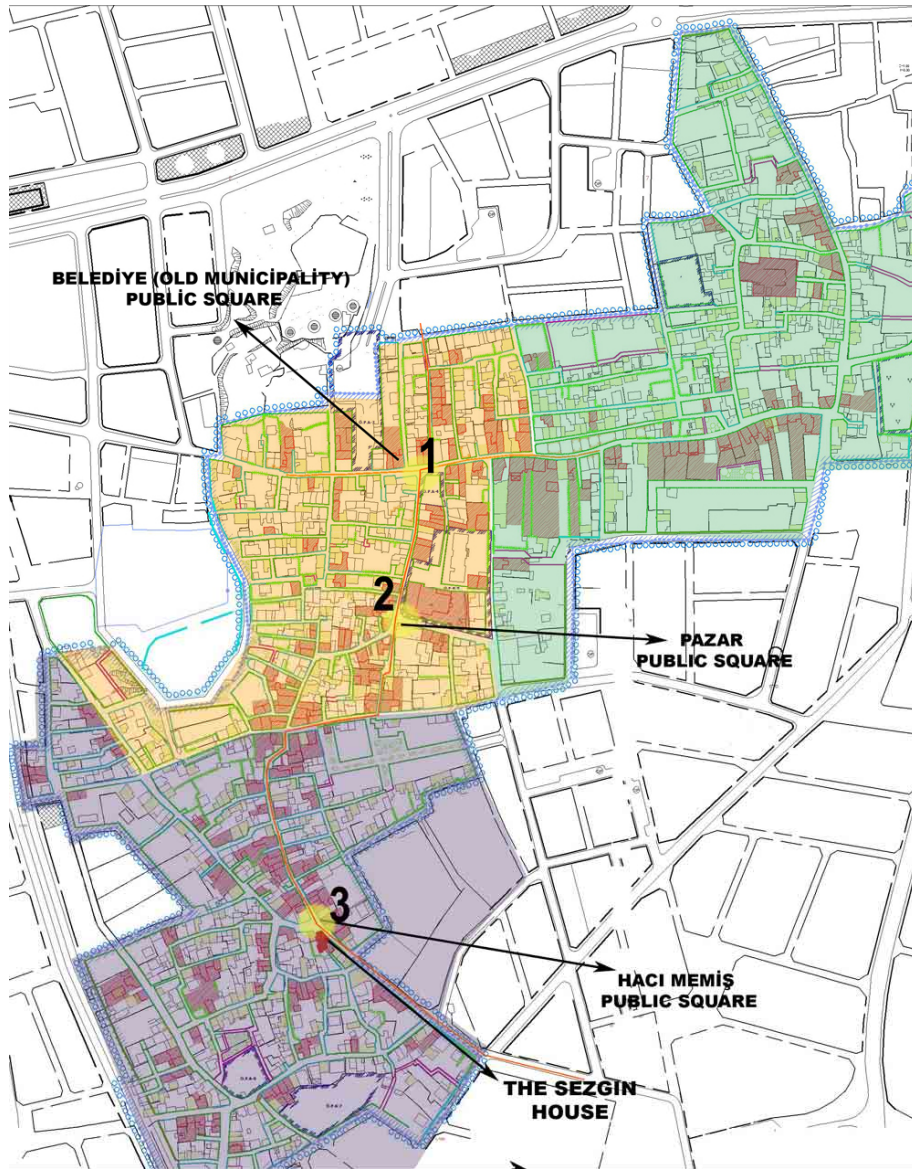


Figure 2. Settlement plan of Alaçatı

Because of a conflict between the two family members, the Sezgin House was vertically divided into two dwelling units in the 1980s. In this study, the dwelling unit on the north is named as Unit One and the other one is named as Unit Two. The present ownership pattern of Sezgin House and its neighbors can be summarized as follows: The main building of the Sezgin House (lot number: 5041) belongs to six different people all from the Sezgin family. The courtyard of the Sezgin House (lot number: 5053) belongs to only one of the shareholders. The neighboring courtyard on the west of the Sezgin House (lot number: 5051) and the houses on the north-west (lot numbers: 5054 and 5055) belong to the relatives of the Sezgin Family. The restored house (lot number: 4984) on the east of Mithatpaşa Street belonged to the Sezgin Family until it was sold to be used as a vacation house recently (Figure 4).



Figure 3. The Sezgin House viewed from the north (photograph is taken by authors; October 2006)

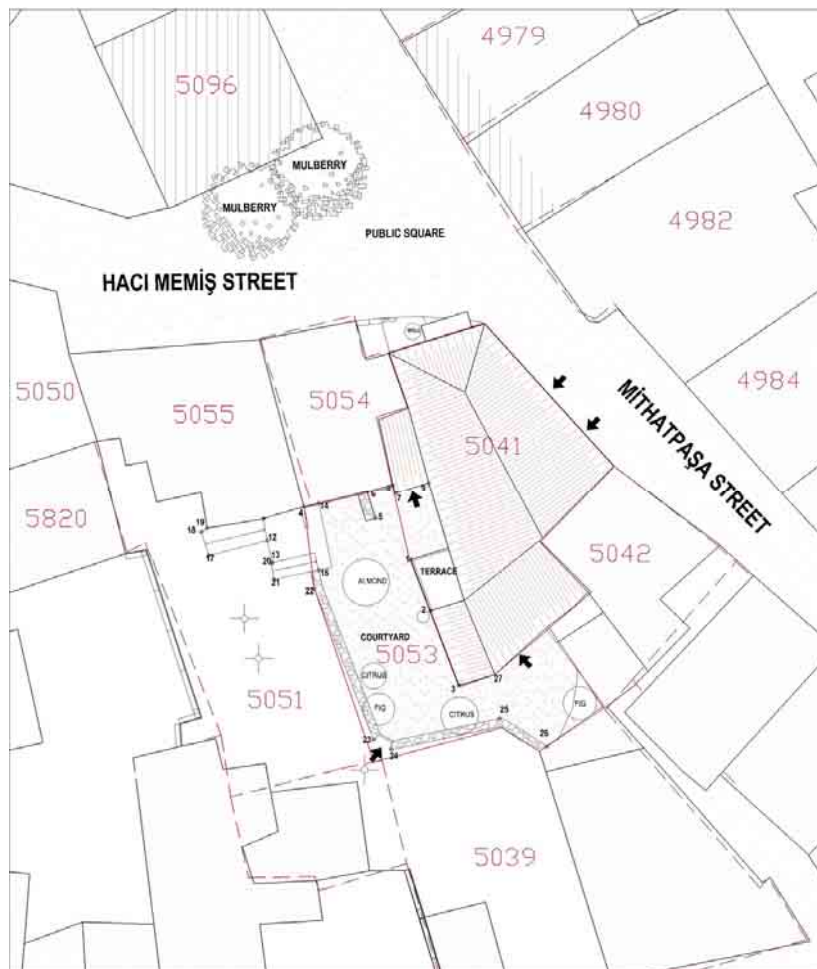


Figure 4. Site plan and ownership pattern

The façades facing Mithatpaşa and Hacı Memiş Streets have preserved the design characteristics of the 19th century such as doors, windows with casings, wooden shutters, bay window and cornices. But, the courtyard façades of the Sezgin House have lost the original characteristics because of the interventions made by the inhabitants. The two houses neighboring the Sezgin House at its northwestern side contribute to the courtyard space with their original façade organization.

At present, the courtyard on the southwest of the Sezgin House is enriched with fruit trees and flowers, but there are unqualified wooden sheds added to the courtyard. The original wall fragment on the north of the courtyard is thought to belong to the stable of the house. Unit One (~68m²) has an entrance hall with an additional staircase, a toilet under the staircase and a storage space (originally a shop) at the northwest of the hall on the ground floor. Unit Two (~76m²) has an entrance hall with the original staircase, a toilet addition under the staircase and a room (originally a storage) juxtaposing the entrance hall, and a large kitchen (originally a wine workshop) (Figure 5). It is difficult to follow a definite order in the layout of the ground floor at present (Figure 6), but the idea of organizing rooms around a linear hall is still legible (Figure 7) (Murtezaoğlu, et. al., 2007). On the first floor of Unit One (~68m²), there is a small hall surrounded by rooms at all three sides (Figure 8). The main room used as a living room today has the bay-window on its north. The room juxtaposing the main room on its southwest leads to the additional mass, which is used as kitchen and bathroom. The small bedroom, which was originally a storage space ("sandık odası"), juxtaposes the main room at its southeast (Figure 9). In Unit Two (~96m²), there is a linear hall reached by the staircase. An L shaped living room on the east and two rectangular rooms at the west are connected to this hall. Through a door on the southeastern wall of the hall, one can reach to the original terrace space, which is converted to closed space at present. An L shaped hall, a room and storage space are present here. The L shaped hall leads to an additional mass on the west. Here, there is a bathroom and a terrace. The organizations of the plans are axial on both floors, but they are perpendicular to each other.



Figure 5. The kitchen on the ground floor and the stone arches, unit 2 (photograph is taken by authors; October 2006)



Figure 6. Ground floor plan: present usage scheme



Figure 7. Ground floor plan: restitution scheme

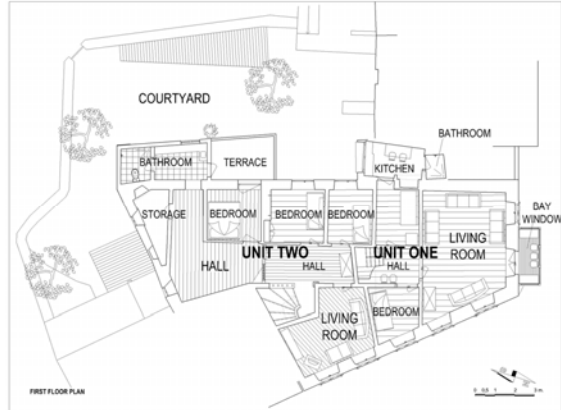


Figure 8. First floor plan: present usage scheme

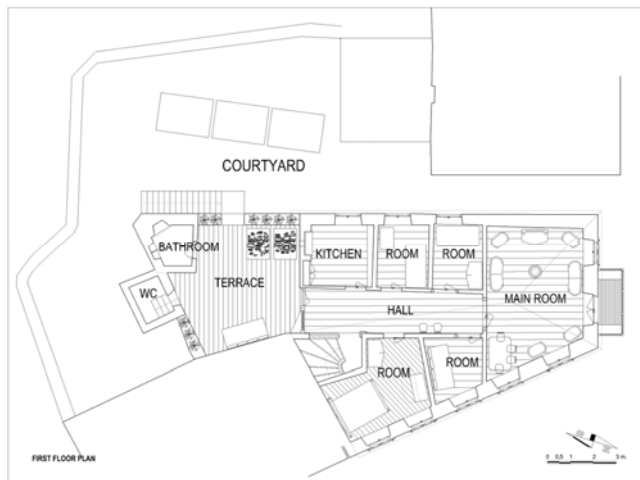


Figure 9. First floor plan: restitution scheme,



Figure 10. The plaster at the hall, unit 2 (photograph is taken by authors; October 2006)

The construction system and materials used in the Sezgin House repeat the common characteristics of the vernacular Alaçatı houses. The masonry walls with local tuff stones joined with mortar and reinforced with timber bonds at various levels are observed especially at the exterior walls. The majority of the interior walls and the bay window are in timber skeleton system. The walls are covered with plaster on both the exterior and interior. The exterior ones are gray or white washed, where as the interior ones are blue or green washed. Wood plank and beam system is preferred in the roof structure, the first floor and the floors of the storage spaces on the ground level. The ceilings of the main room and the hall in Unit One are enriched with paintings of leave and flower motifs applied on plastering over the wood planks (Figure 10).

The problems stemming from unqualified architectural alterations made by the inhabitants are as follows: The conversion of the original terrace to closed space and the mass additions at the courtyard side have caused lack of order in mass design. Unqualified workmanship of the additional masses and the altered door and window joints are also eye-catching. The division of the house vertically into two has changed the original spatial layout and the

circulation scheme. The staircase addition in Unit One and wet space additions in both units have become necessary because of the creation of two individual residential units.

The Sezgin House does not have any significant structural problems excluding the extensively ruined bay-window. The wooden structure of the bay-window is in a dilapidated condition because of mainly rain penetration. In fact, rain penetration, increase in dampness and lack of ventilation caused by the mass additions at the termination points of the original building axes on both floors are the reasons of material problems. The effects of these problems can be seen especially on the ceiling paintings. The cement floor covering on the ground floor and the plastic painting that covers the original ceiling motive in the hall of Unit Two are inappropriate alterations of finishing materials. Despite the alterations stemming mainly from the vertical division of the building, the architectural qualities can be still perceived. The limited structural problems and material deteriorations can be solved with a systematic maintenance program.

In short, the Sezgin House resembles continuity in the traditional characteristics of the local people living in Alaçatı. It is situated in a relatively silent part of the historic settlement compared to the centre which has become a touristic site. In turn, betterment of the usage quality of the house with regard to present living requirements of the local users should be achieved. This necessitates reconsideration of the usage of the Sezgin House with all its possible options and presentation of related architectural solutions.

3. Usage options for the Sezgin House

The continuation of the traditional function in historic buildings is generally preferred (Latham, 2000). If this is not possible, the building should be adapted to serve an appropriate use (Madran, et. al., 1999). The conversion or rehabilitation of an architectural heritage for a new or continued use is a process within which a "treatment strategy" (Feilden, et. al., 1993, p: 59, 60, 64) with respect to a set of conservation priorities is defined. The first priority in the determination of treatment principles is to safeguard the values of the architectural heritage. Secondly, a building has to be structurally strong in terms of resisting loads and providing an internal environment that is appropriate for the programmed usage. It should be protected against hazards such as fire and theft. Thirdly, the users should be consulted to recognize their needs at the beginning of the design process (Latham, 2000, p: 89-93) If the future users are unknown, efforts should be made to define potential users. So; research can be undertaken to identify a need for particular facilities. Fourthly, it should be kept in the mind that the family becomes nuclear in traditional settlements, if money and land ownership is limited (Asatekin, 2005, p: 411). In turn, the understanding of the ownership problems of residential heritage in historic sites serves as a tool for determining the usage options compatible with the socio-economic characteristics of the present or potential users. Finally, determination of the reuse options of a vernacular house is basically, an architectural design problem; so, it is subject to environmental variables (Kuban, 2000; Latham, 2000). In the case of a historic settlement attracted by tourism, the economic opportunity of the sector (Orbaşlı, 2000, p.3) will certainly play role in the usage preferences of the vernacular heritage. However, a balance has to be sought between the desires of the tourists and the interests of the local people. Preferring usages that will help the continuation of traditional

qualities of a building and its neighborhood will create environments that the locals want to live and work. Tourism has to be made to work for such environments. In this context, cultural tourism is promoted (European Parliament, 2004). As a result, the factors that are to be considered in the development of reuse options for vernacular houses in touristic and historic sites are determined as heritage values, structural necessities, user preferences and ownership problems specific to each building, and the balancing of the requirements of the tourism sector with those of the local people of the specific settlement.

In terms of the Sezgin House, special attention should be paid for the safeguarding of the values listed below:

- Part of a vernacular environment still maintaining its local qualities: it faces the Hacı Memiş Square.
- Continuation of the residential function.
- Continuation of the concept of privacy considered in the original design, despite alterations. Closed-open space relations, building-street-neighborhood relations, distribution of functions with respect to levels all indicate this consideration.
- Peculiar plan scheme with perpendicular axes on two floors; relatively large courtyard; original architectural elements such as corner ornamentation, bay window, casings, shutters; ceiling paintings, plaster (Figure 11), shelves, niches, fireplace; original building material.



Figure 11. *Original ceiling painting at the first floor hall, unit 1*

In addition to preserving these heritage values, new values can be added to the building by giving it a role in the education and socialization of the local people living in the neighborhood. Consequently, the economic value of the building stemming from its privileged location within the neighborhood, its architectural qualities and its closeness to the touristic areas of the

settlement (10 minutes walking distance) should be appropriately used in the management of the building.

Secondly, the dampness problem, which is the major cause of structural problems and material deterioration, should be solved. This includes the repair of the roof system, the solution of the water drainage system around the building, establishment of continuous ventilation and heating in the building, and rehabilitating the old water and sewage systems. The removal of unqualified mass additions which prevent natural ventilation and the removal of cement floor coverings which prevent the breathing of the building are recommended. Appropriate design solutions for the ventilation problem of the toilet additions in the main building should be searched. In addition, the consolidation or reconstruction of the bay-window should be considered.

Conservation of authentic building materials should be carried out with appropriate techniques. The security precautions against fire and theft should be considered. This includes the renewal of the electrical system and installation of the related detectors. Also, the heating of the building can be provided with air conditioners considering Alaçatı's warm winters. The external units of the air conditioners can be placed on the courtyard façade of the house. The present chimney in the original kitchen on the first floor can be used for the ventilation of the new kitchens. So, the new kitchens should be organized around this chimney. Secondly, suspended ceilings should be provided underneath the additional toilets placed on the first floor. Thirdly, the interviews with the users has put forward that the rehabilitation of the comfort conditions is a prerequisite for the continuation of the usage of the building. Technical and financial support is expected for the conservation treatment. On the other hand, the two families living in the building have different views on the future usage and there are communication problems between them. The old lady living in Unit One (Hayriye Sezgin) and his son Mümin Sezgin prefer the continuation of the residential function, where as Mahmut Sezgin and his family living in Unit Two prefer the insertion of a touristic function (Saygi, et. al., 2006). Fourthly, it is impossible to house all of the six shareholders in the building whose total closed area is 308m². In fact, the present living space is hardly sufficient for the two shareholders living in the two individual units of the building. Nevertheless, the reconsideration of the inappropriate mass additions, unused or limited used spaces such as the original shop and wine workshop, reinsertion of the terrace, and vitalization of the courtyard in a systematic reuse design may help the rehabilitation of the two units in the building. Alternatively, the building may be expropriated by Municipality or all maybe bought by one of the shareholders or a third party whose probably be a local family from İzmir like in the other three houses in the neighborhood (see section 2) or a private body working for the tourism sector. In turn, the ownership problem will be solved and a new user will be in charge of the enhancement of the heritage.

Finally, options for the possible future uses of the Sezgin House should be developed considering the phenomenon of tourism in the settlement and the traditional qualities of its close environment. Tourism has been documented as the major activity playing role in the economy of the settlement (Şahin, 2006).

Consequently, Alaçatı's population changes seasonally. It becomes five times more crowded in the summers compared to the winters (Şahin, 2006). At present, many of the houses in the settlement centre (Kemalpaşa Street and the surroundings of the Pazar Mosque/Church), have been restored and converted into luxurious stores (boutiques, hairdressers, bakeries, etc.), hotels, night clubs and restaurants serving tourists. On the other hand, it has been documented that the southern part of the settlement is the part which preserves the original morphologic characteristics together with the local people at a maximum amount (Şahin, 2006). However, the shops, workshops and the storage spaces on the ground floors of the vernacular houses are generally empty at this southern section. In fact; the Conservation Aimed Master Plan (Alaçatı Municipality, 2006) underlines the importance of preservation of vernacular buildings with the local people still living in them. The importance of preservation of social values is underlined. Nevertheless, installation of new functions for the revitalization of the settlement is also suggested. The importance of touristic and commercial activities for the economy of the settlement is pointed out. However, it is stated that tourism and commerce should be regarded as supports for the conservation of the historic settlement rather than forces giving way to its physical and social change. Since the studied house is located at the southern part, the related conservation plan decisions supporting the continuation of the local living traditions should be taken into consideration. Development of the refunctioning options; especially for the empty shop, and the misused storage space and the workshop; will provide clues for the similar empty spaces at the ground floors of the houses in the southern part of the historic settlement.

In this context, the options for the possible future uses of the building are defined as initiating uses compatible with tourism, starting a socio-cultural activity in the building in order to enhance the local life in the neighborhood, and the continuation of the present/original function. The treatment strategy for each option discussed below. Each option underlines one of the above listed environmental and architectural factors; namely, compatibility with the necessities of tourism sector, compatibility with neighborhood qualities and compatibility with the user requirements and the ownership pattern.

3.1. Initiation of new uses compatible with tourism

There are two basic ways of initiating touristic uses in the Sezgin House. First of all, the economic value of the building's location, the opportunity of presenting its distinctive interior space and the relatively large courtyard (~160m²) to the public; the preferences of the user in Unit Two, the benefits of managing the building by a single party, and the requirements of the growing tourism sector in Alaçatı can give way to the initiation of a restaurant-cafe-bar. A second alternative is the consideration of the factor of the local traditional qualities in the neighborhood together with the above listed factors. A meeting place for the tourists interested in the local culture is proposed. This option requires the expropriation of the dwelling unit. The Municipality may apply for financial support regarding the safeguarding of the Sezgin House from the General Directorate of Cultural Properties and Museums (Madran, et. al., 2005, p: 73). The details of those two options are below.

The usage option of the Sezgin House as restaurant, cafe and bar necessitates the removal of the unqualified mass and wall additions. As a result of this work, the original plan scheme and space qualities can become

visible. On the ground floor, the entrance hall of Unit One may be used for marketing olive-oil. The original shop next to the entrance hall may be used as a cafe, which extends into the lively public square. In Unit Two, the entrance hall should continue its circulation function and the room juxtaposing this hall may be used as a kitchen to serve the restaurant and the cafe. The original workshop can be re-functioned as a bar and restaurant considering it's dimly lighted spatial atmosphere enriched with the original stone arches. The restaurant may extend to the courtyard in the summers within which wooden sheds are added to control sunlight. The entrance of this "hidden" courtyard is emphasized with another shed addition projecting to the public square from the narrow passage at the north. After the consolidation of the original wall fragment in the courtyard, which is considered to be a part of the stable of the dwelling, toilets of the restaurant can be organized behind it (Figure 12). On the first floor, the main room with distinctive vistas and ornamentations may be used as a cafe, whereas the three small rooms facing the courtyard may serve as wet spaces: a kitchenette and toilets. The L shaped room extending to the Mithatpaşa Street may serve as the play room of the guests' children. The storage room between this L shaped room and the main room may be the office of the restaurant-cafe-bar. The original terrace space may become a pleasant open-air relaxation area where beverages are served (Figure 13). The restaurant-cafe-bar will create tension between the tourists and the local people in the neighborhood since the level of noise and the amount of traffic will increase. It overloads the floors and increases the humidity in building. It is a challenging design problem since it necessitates a large kitchen, a number of toilets for the guests, and the establishment of a well-resolved circulation for the guests and their services all tried to be installed with limited modifications.

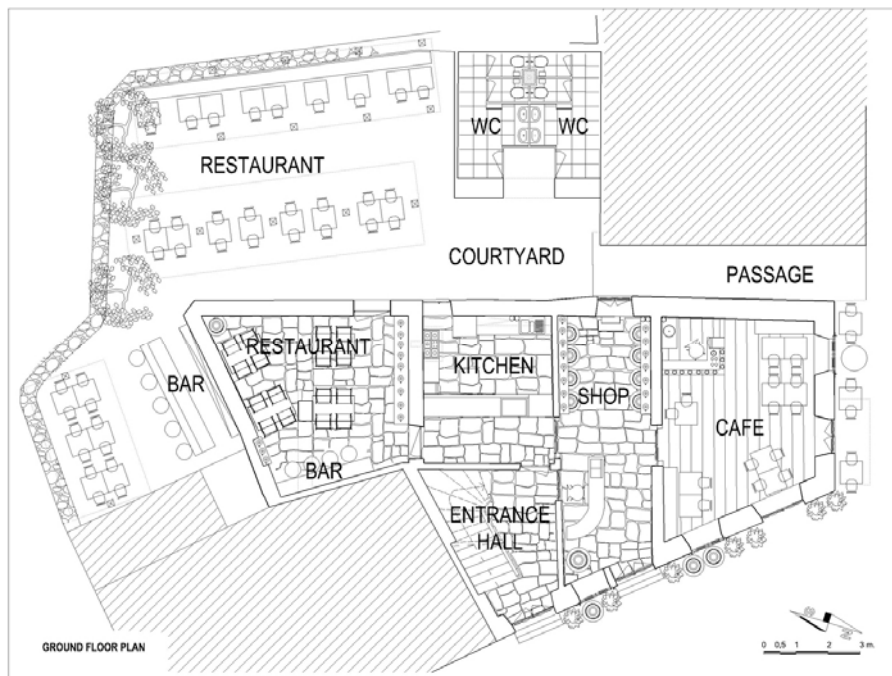


Figure 12. Ground floor plan: usage scheme for restaurant – cafe – bar

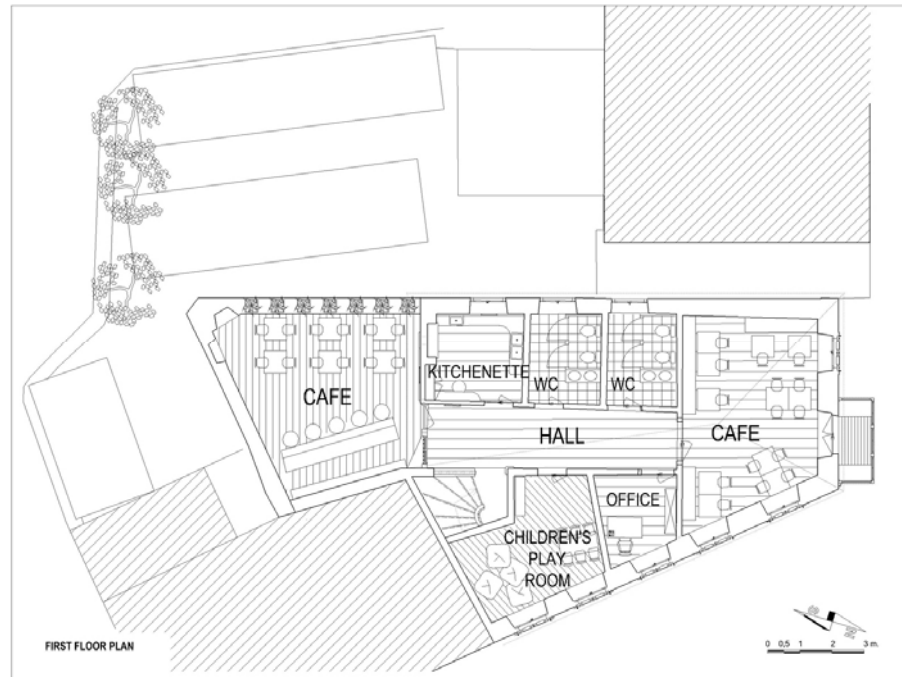


Figure 13. First floor plan: usage scheme for cafe

In the context of cultural tourism, the usage of the specific building as a meeting place for the tourists interested in the local culture has been considered. Touristic workshops and a cafe maybe organized at the ground level while a related residence maybe created on the first floor. On the ground floor, the entrance hall of Unit One may be both an entrance hall and an exhibition area for the goods produced by tourists. This space will attract the tourists, when entering the house. The original shop space can be used as a cafe where tourists meet for a nice break. In Unit Two, the entrance hall should continue its function and the room juxtaposing this hall can be used as toilet. The original workshop space can be reused as a training kitchen for tourists interested in Alaçatı's traditional kitchen. This type of use will be suitable to the production usage in the original design. The courtyard space may be used as an open-air painting workshop with the theme Alaçatı. The sheds constructed with sun-proof panels and steel may provide suitable working areas. The entrance of this space may be either from the main entrance hall or through the narrow passage on the north. The toilets can be organized behind the original wall fragment in the courtyard (Figure 14). The first floor will house the tutor of the workshops, an individual artist or a tourist couple interested in the local culture of Alaçatı. The main room may be the living room and the three small rooms extending to the courtyard may serve as kitchen, bathroom and laundry room. The L shaped room may be used as bedroom and the small room juxtaposing it as storage. The artist may use the original terrace space as a private workshop, where one can feel the spirit of the local life (Figure 15).

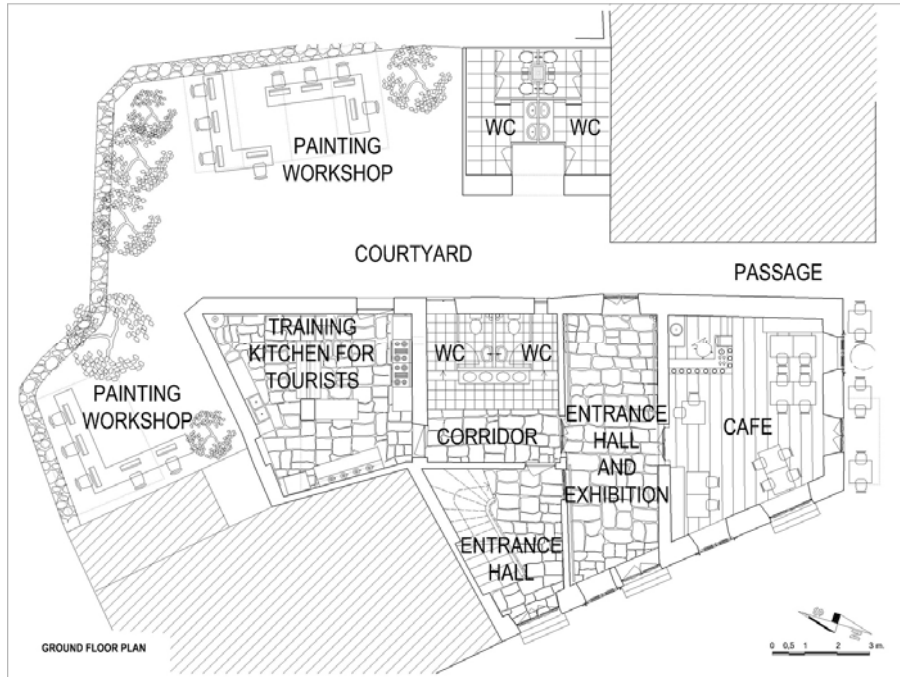


Figure 14. Ground floor plan: usage scheme for touristic workshops

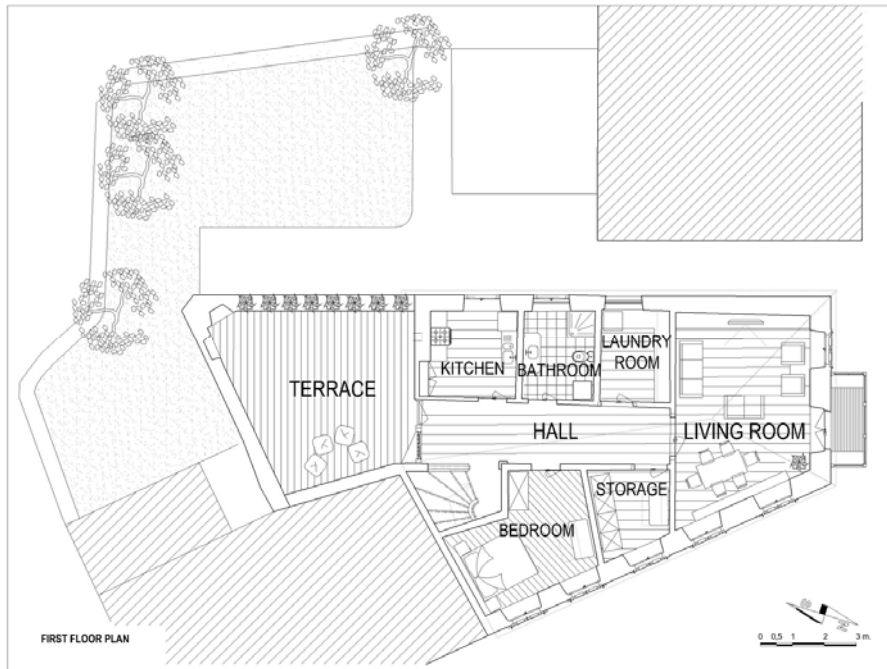


Figure 15. First floor plan: usage scheme for a dwelling unit

On the other hand, initiation of a gathering place for the tourists interested in the local culture on the ground level of the house is also a good option because it unites the potential of tourism in the settlement with the conservation necessities of the neighborhood. The original horizontal division scheme of the house is preserved. The compatibility of the spatial qualities of the first floor with a residential function rather than a public one has been understood. In this context, the continuation of the dwelling unit on

the first floor is proposed. However, its privacy may be affected by the extensive amount of activities on the ground floor. This option which is providing a media for interaction of the tourists with the local people requires financial support of a public organization.

3.2. Initiation of a new use compatible with traditional quality of life

The presentation of the distinctive characteristics of the building to the public, establishment of its management by a single public body and enhancing the local life in the neighborhood will be possible with the initiation of a local socio-cultural center for women and children. This option requires the expropriation of the dwelling unit as indicated above (see section 3.1).

The ground level maybe used for the education of children. The entrance hall of Unit One can become an exhibition space. The original shop may be used for marketing goods produced by women. In Unit Two, the entrance hall should continue its circulation function and the room juxtaposing this hall may be used as toilets. The original workshop may be a multi-purpose room which is for the education of children in the fields of art, geography, cultural heritage, and also for their entertainment. The courtyard space may be organized as a playground for children, and also as a relaxation space for women. The toilets may be organized behind the original wall in the courtyard and a tea bar may be created adjacent to it (Figure 16). Education and workshop functions for women may be housed on the first floor. The main room may be a seminar space. The three rooms extending to the courtyard may be used for a kitchenette, toilets and administration. The L shaped room may be re-functioned as a computer laboratory, and the room juxtaposing it may serve for renting CDs and books. The original terrace space may be a workshop for women, where they produce traditional goods (Figure 17).

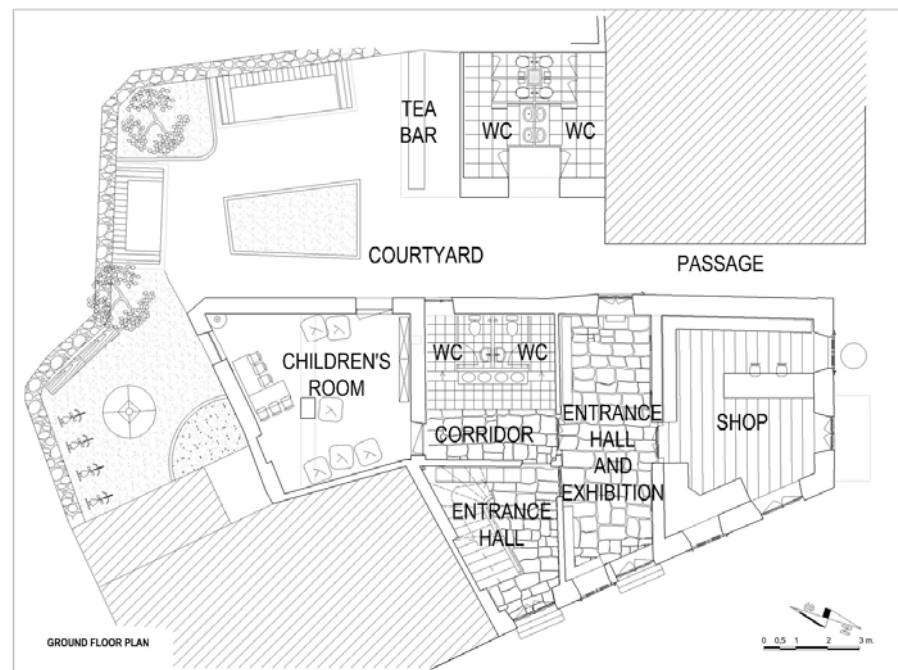


Figure 16. Ground floor plan: usage scheme for local socio – cultural center

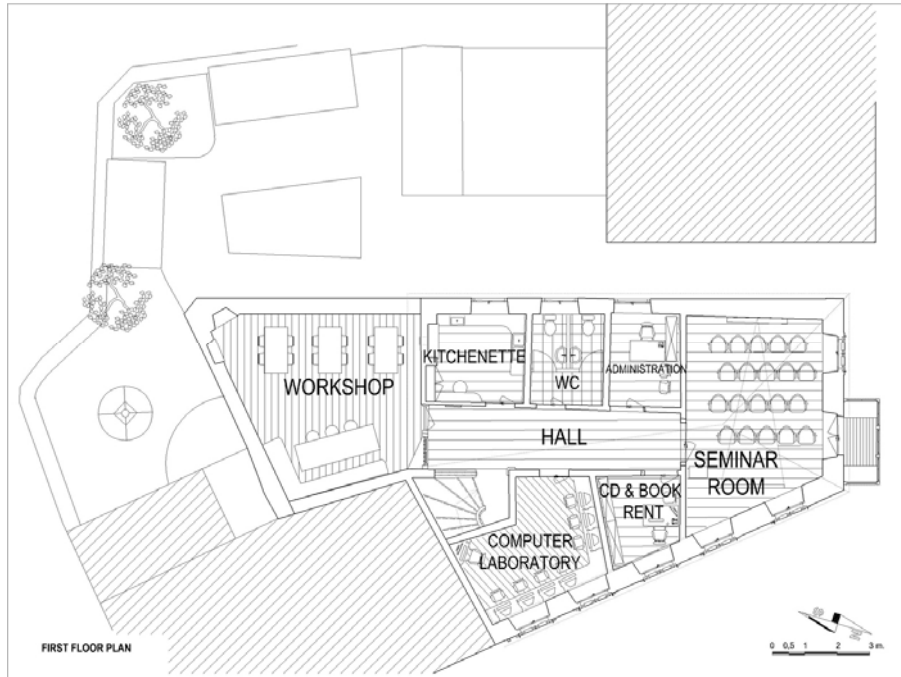


Figure 17. First floor plan: usage scheme for local socio – cultural center

The initiation of a socio cultural center in the Sezgin House is one of the best reuse options because the life quality in the neighborhood will be enhanced. The local people will have a chance to visit this unique vernacular building and become more conscious of cultural heritage conservation. At the same time, the original spatial characteristics of the architectural heritage will be presented with minimal intervention. The courtyard, workshop, terrace and the main room provide qualified training and entertainment areas for the local women and children. The smaller units of the dwelling provide sufficient space for services. However, this option requires expropriation.

3.3. Continuity of the present/original function

The enhancement of the continuation of the present residential usage in its silent neighborhood as the primary value of the building together with the preference of the users in Unit One necessitates the continuation of the two units in the building. On the other hand, the emphasize of the original combined functions and their spatial quality as the outstanding value of the building together with the preferences of the users in both of the units, and the necessity of balancing tourism with tradition gives way to a restitutive usage scenario: a residential unit combined with a wine workshop and a shop. Both options suit a double partied land ownership. In order to rehabilitate the present usage scheme, a horizontal division in parallel with the original idea of positioning closely interrelated spaces on the same plan level is proposed to be created. The residential unit on the ground floor can be suitable for a bachelor. In this case, it will be entered from the axial hall. The original storage may be used as a single bedroom. The original workshop space can be re-functioned as a living unit with a living room and a kitchen. Also, the courtyard may be reused as a vegetable garden. Storage spaces can be organized behind the original wall fragment at the garden. The bathroom of the unit will be organized in the additional mass on the west. The original shop space next to the entrance hall may be reused as a shop (Figure 18). In conclusion, the realization of a residential unit on

the ground level the original spatial quality will not be compatible with the residential usage. The natural ventilation will be restricted by the wet space addition. Nevertheless, the spatial qualities of the residential unit on the first floor can be suitable for a couple. In this case, it will be entered from the original living quarter entrance (See Section 3.1., Figure 15).

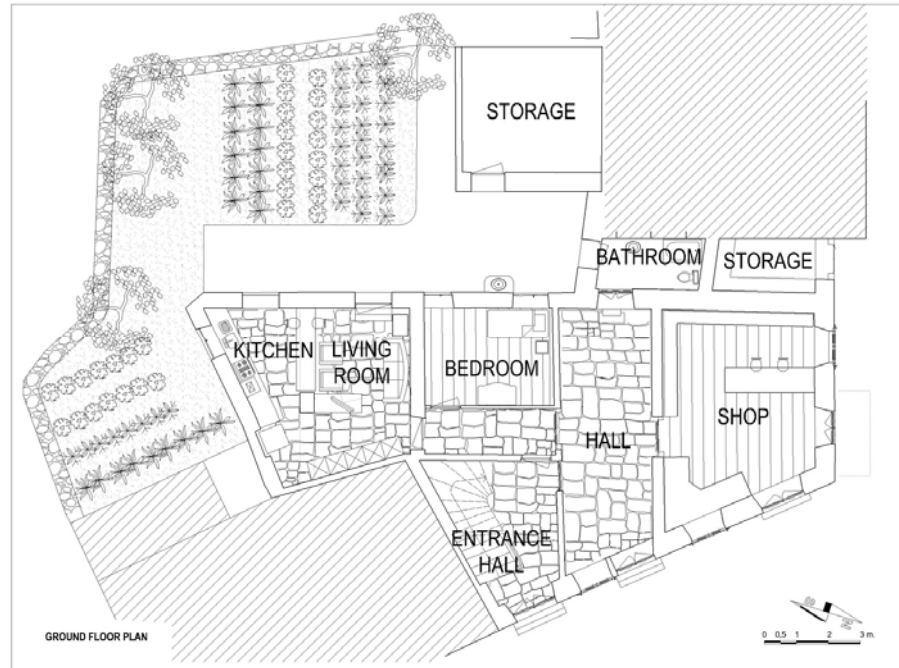


Figure 18. Ground floor plan: usage scheme for individual dwelling units on each floor

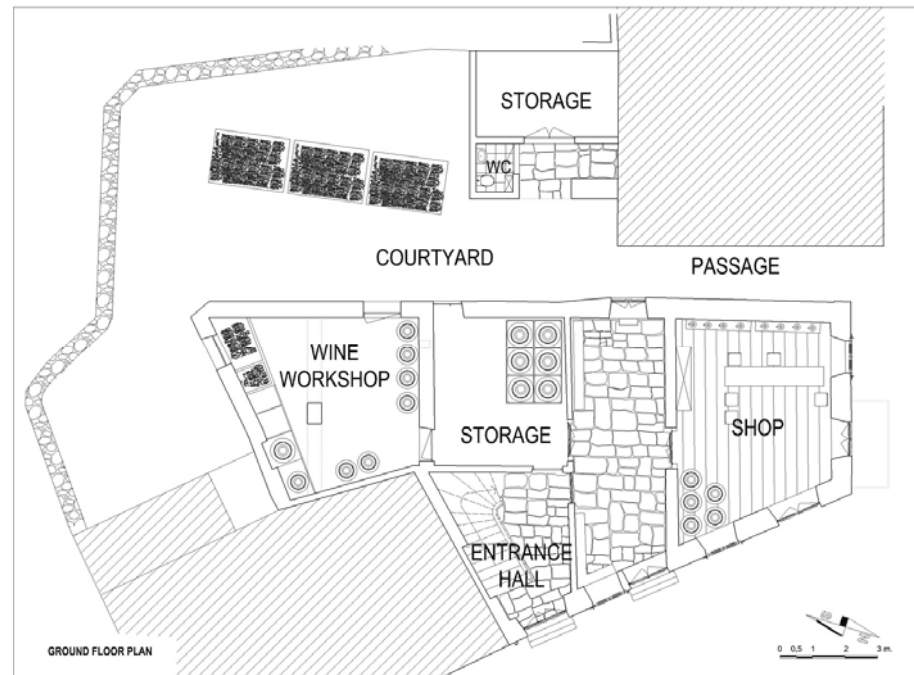


Figure 19. Ground floor plan: usage scheme for local wine production and trade

For the re-insertion of the original function combination, the wine workshop should be located on the ground level (Figure 19). The living units should be at the first floor (Figure 15). Finally the residential unit-wine workshop combination is evaluated as a successful solution since it moulds together the user preferences with the original spatial characteristics. It makes possible the rehabilitation of the present two units, and the preference of both of the tourists, which are residential and touristic, are fulfilled. In fact, this option is the continuation of the original function; yet, it is compatible with the cultural tourism potential in the settlement. The residential unit on the first floor, which is preferred by one of the users, requires limited interventions only for the betterment of the living conditions. The privacy of the upper level considered in the original design will be sustained

4. Conclusion

The discussion of the usage options with regard to a defined set of environmental and architectural factors is important for the guidance of reuse designs regarding the vernacular houses in the historic and touristic settlements. These factors are the economic advantages of tourism and social value of the continuation of living traditions specific to each environment; and the presentation of heritage values, rehabilitation of building structure, determination of user preferences and solution of ownership problems specific to each building. Prior to the reuse discussions, the documentation of the case study building together with its environment is necessary. The validity of these factors together with the documentation methodology is tested on a case study: the Sezgin House in Alaçatı. Reuse options that take into consideration the above listed factors in their design process are defined.

It is concluded that three of the five reuse options proposed for the Sezgin House are compatible with the characteristics of the selected environment and the single building. These are initiation of a socio cultural center for the local women and children, a gathering space for the tourists interested in the local culture and the residential unit-wine workshop combination. They all provide successful design solutions for the rehabilitation necessities of the building. They are all compatible with the characteristics of the neighborhood, and the single building. Therefore, both the continuation of the social traditions and the presentation of heritage values are made possible. They all provide support for cultural tourism, although the contribution of socio-cultural center is minimal. Excluding the wine workshop, however, they all require expropriation rather than providing solutions for the necessities of the present users.

The two options which are considered as relatively less compatible with regard to the characteristics of environment and single building are the initiation of a restaurant, cafe and bar, and a residential unit on the ground floor. Both of them are problematic with regard to the rehabilitation necessities of the building. In case of the realization of a residential unit on the ground level the original spatial quality will not be compatible with the residential usage. Nevertheless, the restaurant, cafe and bar will be in harmony with the touristic character of the settlement. At the same time, both of these options overlap with the user preferences and provide realistic solutions for the requirements of the two shareholders living in the house at present.

In conclusion, the reuse options for vernacular houses in historic and touristic settlements should be developed so that a balance between all the environmental and architectural factors that play role in the reuse design process is achieved. The compatibility of the reuse design with the preserved traditional neighborhood, the spatial qualities of the house itself, and its structural characteristics is important. The potential of cultural tourism should be evaluated together with the preferences of the users of the building and the related ownership problems.

Acknowledgements

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Alaçatı'da yöresel bir konutun yeniden kullanım seçeneklerine eleştirel bir bakış

Bu çalışma, geleneksel yaşamın sürdüğü, ancak turizm potansiyeli olan tarihsel yerleşmelerde yer alan yöresel konutları ele alır. Amaç, yöresel konutların kültür varlığı olarak taşıdıkları değerleri ve koruma sorunlarını ortaya koyarak; bugünün çevre ve yaşam koşullarına uygun kullanım seçeneklerini belirlemektir. Söz konusu konutların koruma – kullanma dengesinin belirlenmesinde turizmin bir gerçek olarak kabul edilmesi gerektiği, ancak yapılı çevrenin yöre halkı ile birlikte korunmasının önemli olduğu; bu doğrultuda kültürel miras değerlerinin yaşatılması, yapı sağlığının garanti altına alınması, kullanıcı tercihlerinin dikkate alınması ve mülkiyet sorunlarının giderilmesi konularının gözetilerek çözümlerin üretilmesi gerektiği düşüncesi savunulmaktadır.

Çalışma, seçilecek bir örnek alan ve konut üzerinde odaklanarak, tarihsel ve turistik yerleşmelerde yer alan konutların kullanım kararlarının yönlendirilmesi için bir yöntem ortaya koymaktadır. Söz konusu yöntem, tarihsel ve turistik yerleşmelerdeki mimari kullanım sorunlarının tartışılmasına yönelik literatürün değerlendirilerek kullanım seçeneklerinin belirlenmesi için gerekli girdilerin ortaya konulmasını; bu girdilerin seçilecek bir örnek alan ve yapı özelindeki tasarım çözümlerinin geliştirilmesinde kullanılmasını içerir. Örnek yapı ve içinde yer aldığı yerleşme üzerinde yürütülecek ön çalışmalar; belgeleme, tarihi araştırma, karşılaştırmalı çalışma ile restitüsyon aşamalarından oluşur.

Yeniden kullanıma yönelik tasarım girdilerinin belirlenmesinde; turizm baskısı altındaki tarihsel yerleşmelerin koruma sorunlarını, Türkiye'de dahil olmak üzere, dünyanın çeşitli geleneksel yerleşmelerinden örneklerle ayrıntıda tartışan Aylin Orbaşlı'nın araştırmasından yararlanılmıştır. Derek Latham'ın İngiltere'den çok sayıda yeniden işlevlendirme ya da çağdaş koşullara uygun olarak özgün işlevini sürdürme uygulamalarını sunduğu ve bu konuda bir rehber niteliği taşıyan çalışmasından yararlanılmıştır. Tarihsel ve turistik yerleşmelerdeki yeniden işlevlendirmelerde izlenmesi gereken ilkeler için, Avrupa Parlamentosu'nun raporundan yararlanılmıştır. Turizm bağlamında koruma – kullanma dengesine değinen Doğan Kuban'ın ve Nimet Özgönül'ün çalışmaları da dikkate alınmıştır. Ayrıca, Feilden ve Jokilehto'nun kültür varlıklarının korunmasına yönelik ilke kararları turizm vurgulu olmamakla birlikte yönlendirici olmuştur.

Alaçatı kentsel sit alanı tartışma için örnek alan olarak seçilmiş olup alanın güneyinde yer alan Sezgin Evi'nin kullanım sorunlarına ve çözüm önerilerine odaklanılmıştır. Alaçatı tarihsel ve turistik özellikleri ile öne çıkan bir kıyı yerleşmesidir. Alaçatı kentsel sit alanındaki yöresel konut mimarisi, yerleşmenin sosyo-kültürel geçmişi belgelemektedir. Evlerin büyük bir bölümü 19.yüzyılın ikinci yarısında yapılmıştır. Yerleşme ekonomisi üzerine yapılan çalışmalar, turizmin en başta gelen geçim kaynağı olduğunu ortaya koymuştur. Özellikle tarihi merkez tümüyle turistlere yönelik ticaretin yoğunlaştığı bir alana dönüşmüştür. Diğer yandan, kentsel sitin güney bölümünde geleneksel yaşantının sürdüğü, 2006 yılında tamamlanan Koruma İmar Planı kapsamında vurgulanmış; turizm bağlamında koruma – kullanma dengesinin sağlanmasının önemine dikkat çekilmiştir. Ancak, bu doğrultuda alınması gerekli mimari ölçekteki önlemler ayrıntılandırılmamıştır.

Sezgin Evi, 1891 tarihinde şarap üretimiyle uğraşan bir Rum aile tarafından yaptırılmış iki katlı, arka avlulu bir yapıdır. Alaçatı'nın üç geleneksel meydanından biri olan Hacı Memiş Meydanında köşe parselde konumlanmıştır. Üst katı konut, alt katı şarap imalathanesi ve satışı için planlanmıştır. Mübadeleden sonra Sezgin Ailesi'nin yerleştiği yapı, bugün de aynı ailenin bireyleri tarafından konut olarak kullanılmaktadır. Çok sayıda hissedarı bulunan yapı, düşeyde ikiye bölünerek iki ayrı haneye ayrılmıştır. Bu bölünme, niteliksiz kütlelerin, bölücü duvar ve merdiven gibi yapı öğelerinin eklenmesi ile sonuçlanmıştır. Özgün mekan düzeninin okunmasını zorlaştıran bu ekler, yapının doğal havalandırmasına da engel oluşturmuştur. Çatıdan nüfuz eden yağmur suyu ve uygunsuz malzeme müdahaleleri sonucu ortaya çıkan bozulmalar dikkat çekmektedir. Mekansal ve yapısal sorunlarına rağmen, özgünlük niteliğini yitirmemiş olan yapı, Alaçatı yöresel konutları içinde ayrıcalıklı bir yere sahiptir.

Sezgin Evinin geleneksel yaşamın sürdüğü bir çevrenin parçası olması ve özgün işlevini sürdürmesi nedenleriyle değerli olduğu ortaya konmuştur. Ayrıca, özgün tasarımdaki kapalı-açık mekan ilişkilerinin, yapı-çevre-sokak ilişkilerinin, farklı işlevlerin farklı katlarda çözülmesi yönündeki tercihin halen okunabilirliği; önemli görülmüştür. Son olarak, yerleşmedeki diğer geleneksel konutlardan yapıyı ayıran, farklı katlarda birbirine dik eksenler oluşturacak şekilde düzenlenmiş plan şeması, tavan boyamaları, meydana hakim cumbası gibi özellikleri değerli görülmüştür. Bu değerlerin yaşatılmasının yanısıra, ayrıcalıklı konumu ve mimari özellikleri ile ön plana çıkan yapının yöre halkının eğitiminde bir rol üstlenmesi ile değerinin artacağı düşünülmüştür. Turistik merkeze 10 dakikalık yürüyüş uzaklığında olmasının gelecekteki kullanımının belirlenmesinde değerlendirilmesi gereken bir girdi olduğu vurgulanmıştır.

Yapısal hasarlarının giderilmesi için gerekli sağlıklaştırma önlemleri belirlenmiştir. Son olarak, yerleşmedeki turizm gerçeğini, konutun geleneksel çevresini, konut kullanıcılarının tercihlerini ve mülkiyet sorununun çözülmesini dikkate alan kullanım seçenekleri geliştirilmiştir. Bu seçenekler; tümüyle turizmle uyumlu restoran-kafe-bar işlevinin önerilmesi; Alaçatı yerel kültürünün tanıtılmasına olanak verecek, kültürel turizme yönelik bir toplanma mekanının düzenlenmesi; meydan çevresindeki geleneksel yaşantıyı zenginleştirecek, hanımlara ve çocuklara yönelik bir sosyo-kültürel merkezin oluşturulması; yapıdaki mevcut iki haneli konut kullanımının sağlıklılaştırılarak sürdürülmesi için, hanelerin farklı katlara yerleştiği seçeneğin araştırılması ve özgün tasarımdaki üstte konut, altta şarap imalathanesi ve satışı kullanımının canlandırılması olarak belirlenmiştir. Her seçenek için plan şemaları sunulmuş, kültür varlığı değerleri, yapısal sorunlar ve kullanım tercihleri bağlamında her bir şemanın eleştirisi yapılmıştır. Ayrıca, mülkiyet sorununun her örnekte nasıl ele alınması gerektiği tartışılmıştır.

Sonuç olarak, geleneksel çevreye hizmet verecek bir sosyo-kültürel merkezin oluşturulmasının, çevre koşulları ve yapının mekansal özellikleri açısından en uygun seçenek olduğu ortaya konmuştur. Diğer yandan, yerleşmedeki turizm girdisini koruma gereklilikleri içinde ele alışı açısından ve özgün mekan kalitesi ile uyumu açısından, kültür turizmi çerçevesinde bir toplanma yeri olarak kullanımının uygun olduğu saptanmıştır. Kullanıcı tercihlerini, yapının mekan özellikleri ile en uygun biçimde bağdaştıran, aynı zamanda gelenek – turizm dengesini gözetken çözüm olarak, konut – şarap imalathanesi ve satışı seçeneği başarılı görülmüştür.

Bu çalışmada, tarihsel ve turistik yerleşmelerdeki yöresel konutların kullanım kararlarının yönlendirilmesinde; koruma değerlerinin yaşatılmasının ve yapının sağlıklılaştırılmasının vazgeçilmez girdiler olduğu ortaya konmuştur. Her bir yapı özelinde saptanması gereken kullanıcı tercihleri ve çözülmesi gereken mülkiyet sorunlarının altı çizilmiştir. Diğer yandan, ekonomik getirileri turizm, toplumsal önemi ile yaşam geleneklerinin sürdürülmesi çevresel girdiler olarak belirlenmişlerdir. Tek yapı ve çevre ölçeklerindeki girdilerin bir bütün olarak dikkate alınması ile örnek yapı özelinde ortaya konulan tasarım çözümleri, benzer yerleşmelerdeki konutların kullanım sorunlarına yönelik tartışmalara ışık tutacaktır.