

## REPORT SUMMARY

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### The Objectives of the Workshop

This workshop aims to examine the challenges posed by the city of Istanbul in the face of its urban explosion. The statistics in this respect are indeed frightening. Conditions in the city are likely to become unbearable, if the "urban control" itself remains uncontrolled. It is probable that before this saturation point is reached, the large cities will become thresholds of violence, of social disintegration and of cultural alienation.

The rapid introduction of industrial technology, new modes of production and especially of transport have brought a general disorientation of social, cultural, economic and political structures within this urban society. In Istanbul, in particular, "modern transportation" governed town planning, with a rejection of past values in the favor of western models.

At the contemporary rate of destruction of the architectural heritage, we are forced to search in photographic archives in order to uncover the architectural legacy of the past and to restore the values of our history.

Istanbul— as a metropolis of ten million people; as a center of the world longer than ten centuries; as the custodian of a magnificent heritage— Istanbul is itself a perfect laboratory for observing the conflict between modernity and tradition.

We have analyzed the present situation in Istanbul, and focused on the architectural heritage within the metropolis. In the second part of the workshop we examined the measures needed to control and direct the urbanization process in the historical part of the city through the case study of the Süleymaniye area.

Some of the themes on which the workshop focused:

1. *The history and heritage:* The meaning of history; A sociological profile of the city; Transformation in architecture and urban planning

2. *Planning for Greater Istanbul*

Geography and climate, demography, economy, Urbanization, current planning documents, statistics; Planning and institutional mechanisms, transport; urban services, pollution, housing policy, social aspects of urban planning, new town policy, the future character of the city.

3. *The pilot study on the Suleymaniye area aimed to deal with:*

- Cultural heritage in the metropolis:

- historic areas, their rehabilitation and their incorporation into the modern metropolis
- Coordination of activities-- institutional organization for effective action:
  - sharing responsibilities on different levels,
  - the relationship between public and private sectors,
  - urban management for the every day problems of the city.
- An active role for educational institutions:
  - to initiate mutually benefiting programs;
  - to orient architects towards an awareness of the internal and external forces shaping the environment in which they live;
  - to be involved in the life processes in society;
  - and especially, to develop educational materials concerning historic preservation for all social groups.

Well preserved historic areas with permanent programs in place that address the improvement of conservation processes are very rare in the world.

In order to deal with these challenges the *Architectural Heritage Today Program* attends to legal, social, urban, environmental problems and other considerations central to the preservation and restoration process.

#### WORKSHOP REPORT SUMMARY

The position of architectural heritage in the metropolis became for program participants a discussion of every aspect of urban life in Istanbul: from building details, to the postmodern condition as a theoretical position for restoration.

The Legal framework often provides an opportunity for the implementation of the different plans and programs. It also suggests a structure for amending existing legislation to facilitate the preservation and restoration process.

The following aspects should be considered urgent:

registration of the monuments, strict regulation policy connected with value of structure, and a more open legal framework.

The Economic framework should provide a plan for a self-financed rehabilitation administered by a specialized organization representing governmental authorities, owners and tenants.

Through organized incentives it is possible to have permanent improvement and the general support of all subjects--inhabitants and institutions-- in the rehabilitation processes.

Proposals for an economically vital structure have the goal of producing three conditions; *first*, an understanding of the conservation area, that is *self-financing*; *second*, an *organization* established by local authorities to run the project in full daily contact with community and people who live there; *third*, *the willing cooperation* of the residents of the area concerned, and finally, *organized incentives* to help the owner of the structures in the conservation area fulfill their obligations in a way that is supportive to the goals of the restoration.

The establishment of a joint-venture company should be a good model for the organization of these activities. It can be developed simultaneously with the realization of the conservation master plan and the rehabilitation of the site.

As a result, scientific, architectural and technical improvements should have several economic consequences: among these, increased employment opportunities, especially those directly related to the construction industry.

*The joint-stock company* is an active, open and market-oriented form of specialized organization. In current economic trends a joint-stock company established to run a long-term preservation project is more suitable than donated funds or specialized organizations, because it is much more responsive to the economic requests of a large number of participants in the preservation-rehabilitation project.

Land Use Policy for the Historic Peninsula of Istanbul: should be based on a zoning balance which is defined by the master plan, and realized by specialized institutions. Such a zoning balance should be established at the main complexes of the historic peninsula, through a mechanism I can call a "Zoning Holder".

The process begins with the evaluation of the immediate neighborhood surrounding the neighborhood, one which defines its dominant character. But importantly, at the same time, it must nurture the community's self sufficiency in all of its many social and economic functions.

The second stage would seek to establish the same kind of balance between neighborhoods in the historical peninsula, and the third, between the peninsula and Istanbul as a whole.

A Public-Private Partnership: State institutions ought to establish control of the infrastructure--water, sanitation, utilities, sewage disposal, etc.-- as well as traffic problems and selected buildings of community wide importance. They will also provide the framework for investment and development from the private sector.

This framework will provide goals through which the investment of the private sector can be effectively funneled, and will provide a more responsive model for state action, one which does not put the state in a defensive, reactive position.

The "control planning" system ought thus to be transformed to create a system of planning and implementation that anticipates crises in the urban fabric. Its goal would be to put the municipality in a position to effect the destiny of the historic peninsula before crises erupt, avoiding the typical scenario of a development plan which arrives three years after a disaster. An area for further discussion as implementation draws near, is a program for *simultaneous planning* based on *computer technology*; that is, simultaneous consideration of regional planning, metropolitan area plans, master zoning plans, or application zoning planning. In this way, all plans can be integrated. Such a computer generated system will make it possible for government officials and other organizations to have access to the

research and studies of diverse organizations, institutions and individuals as they embark upon their own missions. This eliminates duplication both of work and mistakes.

Finally, as a method to implement the planning processes, we propose multicriteria optimization which is based on high level technology and made possible with today's media.

### Urban Guidelines

The structure of the historic peninsula is founded on the idea that a mosque forms the functional and visual center of a local community. We feel this vital structure is threatened in the neighborhood surrounding the Sulemaniye Kulliye. An analysis of the Urban structure of the historic area suggested that both the problems and the economic vitality of the neighborhood pivot on the presence of industries housed in overscaled structures. While these create a measure of economic self sufficiency, they also create disjunctions in the urban fabric. The obvious social and economic value of the industries, for instance, to the maintenance of the economic viability of the neighborhood ought to be taken into consideration; however, the scale, pollution and insalubrious conditions caused by these industries ought to be the basis of a rethinking of the kind of work related functions that ought to be present in this district.

A loss to the urban experience of the neighborhood can also to be found in the loss of semi-public gathering points, like cul-de-sacs, which were part of the original street patterns. Now the street provides the border between public and private space, impeding interaction between family groups at the neighborhood scale. Further, in many cases the identity of the street wall is lost, including defining corners, creating a kind of urban disenfranchisement.

Small monuments, such as fountains, neighborhood mosques and tombs, play a vital role in the identity of the area. The landmarks on the main arteries are important points of orientation, stable elements in a changing area: they ought to be protected. Furthermore, the vistas at certain convergences and points ought to be protected, such as the convergence of the Kirazli Mescid Sokagi and the Vefa Meydani Caddesi, where both Fatih Cami and the Sullemaniye can be seen simultaneously.

Some gardens, which, due to the loss of buildings, are no longer enclosed, might be revitalized by neighborhood effort. In any case, no single policy should be imposed on what is a complex series of problems and needs. Historical veracity must be maintained in balance with the current and future social needs of the community. And the fate of a particular house or street ought to be considered as an individual problem, in keeping with this level of responsiveness.

Specific proposals that respond to the need to maintain the residential nature of the neighborhood might include an International Research Center in one of the larger abandoned historic buildings, where architects and students can become familiar with the community and neighborhood, and help, at an individual level, with problems in the renovation of residential buildings. Such a temporary center would contribute not only to the

restoration of the neighborhood but to the important problem of education and development of public consciousness.

We feel there is the possibility to reendow the ancillary buildings of the Medresa with social functions (i.e.: schools or clinics) to create a link between the monument and the ordinary urban fabric—the community. Further, any additional building ought to repeat the small scale, single lot precedent of earlier construction, in order not maintain the scale and prominence of the historic buildings, which form both the visual and spiritual center of the neighborhood.

#### Documentation and Information

*A Planning documentation center established by governmental authorities in charge of the planning policy can improve the quality of the plans in time. It will further result in an increase in the quantity of operating information collected from different sources.*

To facilitate documentation and information gathering, an Urban Management Team might be organized as a permanent office within the municipality. The primary functions of this office would be to coordinate the efforts of existing departments, delegating departmental responsibilities and establishing the framework and protocol for information sharing. The second proposal described the creation of a City Information and Research Center (CIRC) as an independent and self-financing enterprise designed to maintain a permanent city database archive and coordinate the efforts of all groups working in the fields of Architecture, Restoration, City Planning and Management. The CIRC would be administered by a multidisciplinary Board of Directors.

Third and last, we suggest that the Süleymaniye Pilot Project be organized in such a way that planning and implementation are simultaneously developed and mutually contributing forces—not separate and sequential activities.

#### The Master preservation plan for the Historic Peninsula

The Master plan should provide the concept for the reconstruction of a site and establish design parameters, control, and guidelines, as well as financial and other incentives. It should also outline the training program in conservation for the planners, architects and urban administrators who are to be involved. *The plan—especially as concerns the definition of its borders—should be based on the study of the historical development of the city, and on economic, architectural, technical and sociological surveys.*

*In the case of Istanbul, the Historical Peninsula is the minimum territory in which the Master preservation plan should operate.*

#### Preparation activities

1. An independent authority should be established to operate in the area of the Historical Peninsula, and to coordinate work among the branches of the Ministry of Culture of Turkey - general directorates of Historical Monuments and Museums, the High Council of Historic Properties and Monuments, the General Directorate of Conservation of Natural and Cultural Heritage, the

Ministry of Reconstruction and Resettlement, the Ministry of Forestry, General Directorate of Waqfs, with its regional directorates, the Directorate of National Palaces, the Department of Construction dependent to the Presidency of General Staff, Metropolitan Municipality of Greater Istanbul, and the local municipalities.

2. Outline of the general legal and institutional provisions to be made.
3. An information and education program should be established to introduce the general public activities, as well as soliciting the community's active participation. This process ought to begin with outreach to the Media.
4. To establish a program for the permanent study of the Historical Peninsula of Istanbul.
5. To choose monumental sites for immediate, emergency programs. The borders of these sites can gradually expand to embrace the entire city fabric.
6. To establish a neighborhood system, based on the traditional mahala organization, for careful, intensive maintenance and infrastructure (water supply, sewage system, natural gas and power, sanitation) for all improvement activities.

#### Technical activities in period September 1995 - September 1996

1. Collection and interpretation of historical documents in the City information and research Center of Istanbul.
2. Creation of an integrated urban/architectural survey of the Historical Peninsula, with a socio-economic survey based on existing quantitative information, completed by selective qualitative interviews—through a six month campaign utilizing on man power of Istanbul's universities.
3. Analysis:
  - a. of the setting in Istanbul;
  - b. of the Historical Peninsula;
  - c. of living and working structures within the Suleymaniye area, as a case study, to provide criteria to guide rehabilitation proposals.
4. Evaluation:
  - a. urban (topology, morphology, typology, key features, land plan, urban textures, arteries),
  - b. natural (relation with sea, quality of air, green areas),
  - c. architectural categorization of all buildings, definition of building typologies and architectural vocabulary.
  - d. establishment of the listed monument catalogue (first an existing index should be reviewed and revised and than the catalogue organized)
  - e. establishment of a set of rules for each different building type (international standards, estimation cost, resources).
5. Proposal for intervention:

- a. definition of the zones for different kinds of intervention (conservation, rehabilitation, redevelopment,..), a priority list and phases.
- b. establishment of basic land use and development rules for each different zone.
- c. identification of the needed facilities in different zones, to organize more balanced community through infrastructure improvement.

#### Implementation plan

1. Creation of a proposal defining scope, structure and financial base for the coordinating organization for implementation.
2. Identification of an economic mechanism that might be introduced to stimulate the implementation of the rehabilitation plan for Historic Peninsula.
3. Establishment of an integrated financial plan for all investors (government, municipalities, donors,..) based on a priority list and phasing.

#### **Action plan for education**

It is essential that an educational framework be incorporated in the planning processes; this would assure improvement in both education about, and conservation of the historic sites.

In both the preparation and implementation phases an educational component should be presented through a permanent program of education for all participants in the planning processes. Academic structures have a permanent role in all activities, not only as the bearers of creativity and enthusiasm, but also as developers of an integrated program with educational packages appropriate for the other participants in these processes.

*International character* the education will provide international standard and quality.

#### A. Municipality-university collaboration in the period September 1995- June 1996.

(In June 1996 Habitat II will be held in Istanbul)

1. The integration of existing academic institutions into simultaneous planning and realization processes would give a new quality to the education and preservation of architectural heritage. In this way great academic energy will be moved from the academic context to address real life problems, and at the same time a model for the active economic work at academic institutions—a full time creativity without moonlighted jobs will be created.

For the operations in the city domain the municipality has at times used an academic authority but in the course of history the distance between the two has been significant, and actual, productive exchange between the municipality and educational institutions has been minimal. In particular, we will propose the integration of academic authorities on all levels of planning:

not only at the level of documentation and analysis, but also through synthesis and implementation.

2. The establishment of an open information system with access for the municipality and scholars from the University will make the city's problems more understandable and easily solved. Through an inter-university campaign of six months duration it should be possible to establish a planning data bank.

3. Education of Media Representatives concerning on our heritage should be the first phase of public education. Short seminars that can orient the press to facts and issues will make them capable of educating the public, and supporting fund raising initiatives.

4. The establishment of the *Mimar Sinan Award*, intended to support an extraordinary contribution to architecture or urban planning that integrates a responsiveness to traditional style and context in the modern world. It would be awarded to the best single project from any of the following categories:

- 1) A building or realized plan
- 2) Published Scholarly Research
- 3) A completed Doctoral Dissertation
- 4) A completed Studio Project realized in School of Architecture

The recognition provided by such a prize can be a great stimulant for students scholars and professionals in the fields of architecture, restoration and urban planning.

#### B. Municipality-university collaboration after June 1996

5. The workshop,—organized as an international summer school at the graduate university level— should occur every summer to provide an initial framework for the future short-term activities in this field in Istanbul, documented with an annual report.

#### 6. A graduate program in urban preservation.

Ultimately, the problems suggested by the workshop can only be properly addressed in the context of a two-year graduate program in urban preservation:

such a program would provide, not only an ideal context for the study of urban preservation in one of the richest, most lively laboratories of the planet, but the work of such a program would materially effect the course of events in the city of Istanbul.

We feel that such a program would be the context in which the planning and rehabilitation of historic Istanbul might be addressed with the depth and concentration required for a project of this scope and seriousness.

At the initial stage the goal of such a graduate program would be to produce experts who should be capable of working on real life problems. In addition, it might be involved in education, in preparing programs for the media, and in informing and involving citizens at all levels of life: from primary school education to the University level.

The program would integrate numerous allied fields in its mission to see the problems presented by Istanbul in the most complete context possible: applied technology, architecture, economy, engineering, history, management, planning restoration, and sociology.

Central to the assumptions of this program is the fact that such an intimate approach will produce experiences and lessons that can be applied to any historic fabric today.

The program should be:

- Graduate level: two years, based a high international educational criteria
- It will be international and involve a number of universities
- It will develop through work on real urban projects, with which the municipality and other investors are struggling. The program will address problems in response to the needs and requests of the municipality, creating vital and real projects of a scope difficult to duplicate in a normal university setting.

During the first two years after establishment of the program, we should develop a framework for other levels of education, and establish a network that can simultaneously operate on many sites and cities, where existing interest for integrated preservation of heritage and development exists.

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