

# As an Example of Urban Space Square – Investigation of Isparta Kaymakkapı Square and Architectural Heritage Structures

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## Abstract

The city of Isparta is located in the center of Mediterranean Region of Turkey. The historical urban fabric of Isparta also constitutes at the center of the city of Isparta today.

One of the important urban spaces of Isparta, which is remained in the conservation area and many surrounded with many historical structures, is Kaymakkapı Square. This square brings a distinct identity to the city by means of locating at the intersection of the city's dense streets and being an urban space which is given façades of important historical building. Kaymakkapı Square has experienced significant transformations at various periods due to the factors such as, excessive increasing of the city's transportation and traffic problems, changing of the employment areas, increment of the commercial buildings, efforts to get unearned income, requests to make a new high-rise structures and

etc. The historical buildings have been overwhelmed by these factors. The Square has doomed to lose urban space characteristic and has become almost a cross-roads.

In this context, in this study, principally so as to pro-pound of Kaymakkapı Square's historical and urban value, Square's historical development will be investigated by different period's photographs, maps, documents and oral sources.

Subsequently, causes of not only tending to lose of Kaymakkapı Square's historical characteristics but also failing to respond of today's needs will be identified. Finally, within the frame of urban and architectural conservation theories, planning decisions will be determined on the subject of that how to properly Kaymakkapı Square be preserved and be kept alive today.

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## Introduction

The purpose of this study is to analyze the one of the most important focal points of Isparta, Kaymakkapı Square's historical, architectural and urban development, to identify the problems and to bring solutions to these problems. Additionally, Kaymakkapı Square's inner circle, surrounded by Isparta's important historical and architectural heritage buildings, will be investigated within architectural conservation.

The methods used in this study are respectively, literature research by screening of the thesis and publications in the library and the archives, to document archival and contemporary photographs, detecting on-site and to analyze urban conservation.

Conservation decisions have been given with the help of methods such as user surveys, studies of determining on-site and planning on the maps and etc.

## Isparta

The city of Isparta is located in the center of the Lakes District in the Mediterranean Region, Isparta (Fig. 1). The city is surrounded by Konya on the east, by Antalya on the south, by Burdur on the southwest and by Afyon on the west and north. The city, founded on a mountainous area, is surrounded by Davraz Mountain, a branch of Taurus Mountains, on the east, by Kundaklıbeli, Sidre and Karatepe on the south, by Hisar and Gölcük Hills on the west and by Kayı and Çünür Hills on the north. For this reason, it has a continental climate.



**Figure 1.** Location of Isparta in Turkey and Location of City Center in Isparta.

## Historical Development

The date of establishment begins with the Upper Paleolithic, a period before written history. The city of Isparta, the residential area of Luwian, Arzava communities in 2000 BC, was ruled by Phrygians, Lydians, Persians, the Pergamon Kingdom, Romans, Byzantines, Seljuks, the Principality of Hamidoğulları and Ottomans during the reign of Beyazıt I. in 1390 (Türk Ansiklopedisi, (1971), p. 475), (Türk Diyanet Vakfı, Türkiye 1923-1973 Ansiklopedisi).

During the Ottoman reign, the city became a county of the Anatolian province, whose capital is Kütahya, and it became the center of the Hamid County by uniting with Konya province in 19<sup>th</sup> century. For this reason, once it was referred as Hamidabad as well. After the declaration of the Republic, it took the name of Isparta and became a city (Gunyal, 1982).

## The Historical City Center

Today, Isparta is considered to be established in the District of Sülübey, near Belönü Creek. Throughout the history, it has been observed that the urban development of Isparta has continued to be in the both banks of the Belönü Creed towards east and west. In the Republican Period, Isparta has developed towards south and east, respectively (Türk, Özkaya and Çelebi, 2007).

Today, the districts of Isparta which have a dense historical texture are as follows: Yenice, Doğancı, Turan, Kurtuluş, İskender, Çelebiler, Kutlubey, Gazi Kemal, Kepeci, Karaağaç, Halife Sultan, Hisar, Gülcü, Sülübey, Emre, Keçeci (Leblebici) and Dere.

The modern city center of Isparta constitutes the historical texture of the city. Today, along with its mosques, covered bazaar, bazaar and Turkish baths, the urban center of Isparta, the district between Belönü Creed and the streets of Aksu, Hastane and Fevzi Paşa, represents the "Çarşı", the city center of a traditional Turkish city. This historical texture on 14.10.1977 has been recognized protected area as "Second and third degree protected site" (Türk, Özkaya and Çelebi, 2007).

Isparta is affected by urbanization movements after the Republic which is seen across the country. The province of Isparta had been a trade center of this region, which is the inconvenient in terms of transport, for a long time; afterwards it has been connected to railway system with branch office on the Republican Period.

Development of the city initiated with the making of regular highways and the increasing of commercial activities at the 1950s. Although in those years the city had 20.000 populations, today it has become a city with the population of 450.000. The process of modernization accelerated after 1950s and just a part of historic pattern of developed city is conserved. While some buildings were exposed to the improper restoration applications during the renovation, some buildings were demolished and new structures had been constructed instead of demolished buildings (Kayalı, 2005).

In historic city center, which has an important place in the urban silhouette, the majority of breathing urban spaces is occupied and “protected site” notion is restricted to the scale of a single structure or building -block.

### Urban Conservation Works in Isparta

In Isparta, conservation works were started for historical city center in 1973 and end up in 1977. Forty hectares area was admitted “protected area”. In this protected area, monumental and architectural featured structures were protected and registered (Tola, 1984).

The lack of construction supervision with the control mechanism and excessive construction demands at the centrum and limited construction opportunities caused to the unauthorized construction in protected site.

Arrangement works of urban protected sites initiated in 1977 and end off in 1979. Conservation plan, which was made after 1979, preserved the protected site as a whole, hardly to until 1984 (Fig. 2). In 1984, this plan and decisions abolished by The Ministry of Culture and Tourism Cultural and Natural Heritage Preservation Board decision and today conservation applications, which are continued, are started. Area designated as a historic site has been very restricted and this application, for protecting to scale of a single structure in different areas, ruined to the historic pattern in the course of time (Fig. 3) (Sargın, 2005).

In city center with many edifice buildings, cultural assets are respectively, 58 houses (4 to all had a fire), 5 official building, 5 mosque, 2 churches, 1 covered bazaar, 2 Turkish bath, 4 fountains, 2 tomb, 1 lodge and 1 martyrdom.

“Protected Area” can be determined with Tabakhane Street, Henden Street and Doğan Cul-de-sac, İrfan Street, Mühürücü Street, Damgaci Street and Üzüm Bazaar, in the city center (Sargın, 2005).



**Figure 2.** Isparta city first development plan prepared by Prof. Ölsner and Kemal Ahmet Aru in 1938-1943 (Source: Isparta Valiliği, 2001).

### As an example of urban space: urban squares

#### Urban Squares

Spaces, which identified as urban squares, bring people together and increase the interaction of between the community and individuals. Main elements, symbolized of the city and reflected of the culture are squares and streets. The most effective role, in planned and orderly formation of urban silhouette, belongs to the squares (Özer and Ayten, 2005).

Urban places are under the economic rationality pressure of design and in the past, faceless and unqualified spaces are emerging by discarding to Anatolian cities’ urban image (the elements of defining the city as a square, street, yard etc.) and urban culture (the consciousness of being a part of the urban, experienced in the city values, traditions, customs, etc). For these reasons, urban squares, which are revealing the identity and personality of our cities, are important focus of urban life throughout the history. However, today these spaces lose them original values by usage as a transportation square or parking area (Özer and Ayten, 2005).

According to Erdönmez and Akı (2005), a building’s relationship with the outer space is its development and complementary to assets. When architectural form occurs at the intersection of mass and space, it is nec-



**Figure 3.** Isparta urban layout plan and urban protected area (Source: Isparta Municipality Archive).

essary to aware of not only just mass and space covered by mass, but also space take in the form and main spatial. Therefore, the balance of fullness and emptiness (duty scale) must be well-adjusted for awareness of spatial gap in urban scale (Erdönmez and Aki, 2005).

According to T. Demirel, square; space, which provides the communication to people from common and different cultures, is allows to different activities. Also this space is broad, horizontal, open space, surrounded by buildings and shows the central feature of area (Demirel, 2008).

### Isparta's Urban Squares

The areas, which can be evaluated as Isparta's urban squares, are Talimhane (Government) Square and Kaymakkapı Square. While, Government Square has preserved to feature of the urban space, which brings together people and develops to interaction between community and individuals, urban space, Kaymakkapı Square has lost most of this feature (Kayalı, 2005).

The squares, which are in the development plan report of Isparta prepared by Prof. Ölsner and Architect Kemal Ahmet Aru:

-In the past but not today, a monumental arcade had been located at the Station Square.

- In the past but not same today, parades had been organized approximately for 5000 people, at the Government Square.

- In the past but not today, at the front of the community center building and close to the bazaar or market place, there was Community-center Square.

- In the past but not today, at the front of the Rose-oil Factory and on the way of Afyon, arranged as a park with the quarter buildings, Kışla Square.

- In the past but not today, Tabakhane Square that had been allocated for foremen and workers which were working in tabakhane (tannery) district.

In this report, besides the main square, the little squares have been planned around the square (Isparta Valiliği, 2009, p. 153).

Today, there are small squares used as a bazaar at the city's different districts as Yedişehitler, Davraz and Modernevler Neighborhoods.

Furthermore, a new alternative square has been made to the city. This square has been located between the Government Building and Firdevs Bey Covered Bazaar. A new clock-tower is constructed to this space fringe without architectural identity consideration.

Although Isparta is a city center, it has preserved to old area and general form for a while after the announcement of Republican. In Isparta urbanization movements initiated in 1970, after Turkey's general urbanization movements in 1950s. In this term, near Belönü River, carpet washing factories, dye houses, yarn workshops, which use river water, were established, public works and dense housing (construction activities) has been accelerated (Kayalı, 2005).

Also public service buildings formation and the urban development began. So, in the city center, many alterations were seen.

The central grew in time and began to take on new functions and new buildings. Especially by 2000s about Kaymakkapı, Government and Samanpazarı, Kerimpaşa, Nalbantoğlu, Antalyalıoğlu, Hatipoğlu, Alaybeyoğlu, Kereste historic commercial buildings and Sadiye, Şakirzade, Harabizade, Hasan Efendi, Müftü Efendi, Mehdioğlu madrasahs were removed. New buildings are being constructed in accordance with social needs (Demirel, 2008).

In 17<sup>th</sup> and 18<sup>th</sup> centuries, Isparta historic city center is the area of between the religious buildings (İplikçi Mosque, Kutlubey Mosque and Mimar Sinan Mosque). Also this region involves Firdevs Bey Covered Bazaar and Turkish Baths. Kaymakkapı Square is an important urban space in this term. However, in 19<sup>th</sup> century, this center has developed east-west direction, on İstasyon and Hastane Streets. Public and education buildings have come to the forefront with the increase of government buildings in the east. Because of that, 19<sup>th</sup> century city center was a region which contains İstasyon and Hastane Streets with the public, education and historic buildings (Böcüzade, 1982).

### Kaymakkapı Square Past and Present Situation

Kaymakkapı Square, Isparta's one of the most important spaces, due to constitutes to city center and the main arteries' binding node, is significant.

The area, which has the public and private (community) buildings, has a special important as a cultural heritage of Isparta due to being a part of the urban protected area.

Increasing of economic, technological, socio-cultural, spatial etc. needs, structuring with the temporary and unthought-of solutions for meeting these needs and directing traffic flow cause to lose identification and so, this has led to the development of a negative.

Thus the roads were straitened at this urban space,



historic buildings had been disregarded and so, new, huge, exaggerated, faceless, incompatible with high gauges and facades structures had been constructed to around of the these historic buildings. Furthermore, demolished of the cultural valuable buildings and different buildings had been constructed to instead of these buildings have been determined.

Most of the buildings associated with Kaymakkapı Square belong to second part of 20th century. Generally, there are many examples of demolished historic buildings for alteration and new building had been constructed instead of it (Fig. 4).

Today, Kaymakkapı Square's borders can be described with Üzüm Bazaar, Mimar Sinan Street and İstasyon Street at the north; at the west Municipality Office Building (Municipality Business Center / Belediye İşhanı), Culture Cinema (Kültür Movie Theatre) with adjoining row-shops and Cumhuriyet Street; on the south Community Policing Branch Office (Çarşı Police Station), The Building of Special Provincial Administration, Kavaklı Mosque, Haberdashery Stores Building (The Tuhafiyeciler Sitesi), Isparta Hotel; on the east Hasan Fehmi Street and Firdevs Bey Covered Bazaar. Even though Kaymakkapı Square was urban focal point throughout history, it had showed an alteration like a boulevard in first part of 21<sup>st</sup> century. Finally, today, it becomes transportation square (Fig. 5) (Table 1).

In question study area is connected with Hastane Street on the south and İstasyon Street on the north. Even tough, this area has been known as Hastane Street, actually it is Kaymakkapı Square. Today, it has been separated to two parts with refuge arrangement. There is another important component that is Turkey's 9th President of Republic, Süleyman Demirel's Sculpture at the north of this refuge. This sculpture gives an

identity to this square.

The road on the front of Haberdashery Stores Building (The Tuhafiyeciler Sitesi) provides traffic flow to Hasan Fehmi Street and the road on the front of Municipality Office Building (Municipality Business Center) provides traffic flow to İsmet Paşa Street.

The common feature of the buildings, surrounded space, are commercial building. Buildings, as Municipality Office Building (Municipality Business Center), Culture Cinema (Kültür Movie Theatre), Covered Bazaar, Üzüm Bazaar, has comprised of trade center. Community's the most important shopping center has been this square until constructing of Isparta's today, existed shopping centers. Thus, this situation has provides to prefer to this square as a social rendezvous (meeting) point for meeting a need by each person and so this reaction ensured to the most intensive of average of the persons per square meter of point.

The structures of Kaymakkapı Space described as historic and new buildings (Fig. 6).

### Historic Buildings

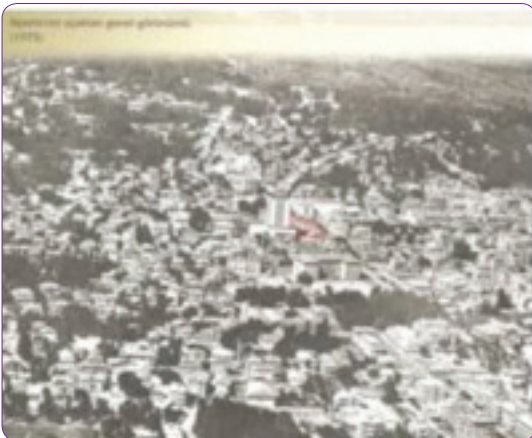
There are many historic buildings. These are Kavaklı Mosque (1782), Üzüm Bazaar (1945), Firdevs Bey Covered Bazaar (1561), Isparta Hotel (1962), The Building of Special Provincial Administration (1970), Notary and Driving Courses Buildings (1957-1959).

### Kavaklı Mosque

1782 dated, known as "Çinili (Tiled) Mosque" or "Peygamber (Prophet) Mosque", Kavaklı Mosque has been constructed instead of Kadı Small Mosque. Also it had been undergone many restorations in 1831-1832, 1878, 1886-1887, 1914 and 1950 (Fig. 7) (Fig. 8) (Isparta 1880-1980, 2001).

### Üzüm Bazaar (Grape Market)

The Grape Market is considered as a histrocial area



**Figure 4.** Location of Kaymakkapı Square in Isparta 1975 (Source: Isparta Valiliği, 2001).



**Figure 5.** The Borders of Kaymakkapı Square (Source: Google Earth).

**Table 1.** The Buildings around of Kaymakkapı Square and information of these buildings. (Source: Isparta Municipality)

Building Name	Const. Date	Function	Structure	Ada/Paf/P Ar. No.
Municipality Office Building	11.03.1997 (Modification)	Also it had been constructed instead of the cemetery and a row of small abandoned structures	Rainforced- Concrete	366/120
Culture Cinema	10.09.1998	It has been constructed instead of the Community Cinema.	Rainforced-Concrete	356/11
Community Policing Branch Office (Çarşı Police Station) and the Apartment	21.01.1977 (Construction data)/ 27.09.1988 (modification)		Masonry	329/321
The Apartment of Nur Patisserie and Ülker Shop	08.06.1977 (Construction data)/ 07.12.1979 (modification)		Masonry	330/12
The Building of Special Provincial Administration	17.03.1970	Today, is taken a decision of demolish about this building	Reinforced-Concrete	440/93
Kavaklı Mosque	1782		Stone Masonry	1254/82
Haberdashery Stores Building	30.12.1986	It has been constructed instead of Province Printing House.	Reinforced-Concrete	441/46
Notary and Driving Courses Buildings	6-numbered construction data of parcel 23.07.1957 additional floor 06.04.1959	It had been built up to instead of the parcel residential area and Province Printing House area.	Masonry	441/6-9
Isparta Hotel	31.07.1962		Reinforced-Concrete	379/12
Firdevs Bey Covered Bazaar	1561		Stone Masonry	
Üzüm Bazaar	1945	Reconstructed (with different materials)	Reinforced-Concrete	397/11
Underground Bazaar	28.11.1997		Reinforced-Concrete	398/2

and is under protection. The stores, where grapes and salt were sold in the past, are currently functioning as various clothing stores. The Greeks had sold these shops to the Turks during the emigration. It's construction date is not known definitely. However, as the nearby buildings are from the Ottoman Period, it is believed that the Grape Market also was built in the Ottoman Period and the first buildings of it were constructed in this era. According to Tola, the area of the Grape Market was subject to rearrangement work in 1945 as per item 18 of the Construction Law. Before this work,

there were only two stone buildings in the Grape Market and the others were made of timber. However, with the practice of item 18 all of the wooden buildings were pulled down, the construction zones were changed and two or three-story concrete stores were built in the new land parcel order. The side streets of the buildings on this island were covered with a plastic-based material by Aybatlı in 1996. In 1996 the frontals of the stores to the streets and to the Kaymakkapı Square and the streets were covered with a plastic-based material from the ground level between the first and second



**Figure 6.** Green: Historical Buildings (before 1970), Orange: New Buildings (after 1970), (Source: Google Earth).



**Figure 7.** Kavaklı Mosque 1950-2012 (Source: Isparta Valiliği, 2001)



**Figure 8.** Kavaklı Mosque (Source: Isparta Valiliği, İl Kültür ve Turizm Müdürlüğü, Isparta Kültür Envanteri, cilt: 1, s. 153).



**Figure 9.** Üzümlü Bazaar and its tiled facade type.

floors (Fig. 9) (Tola, 1998).

### Isparta Hotel

Isparta Hotel had been constructed in 1962. It is totally 9-story with 7-story rooms' block on the two-story service block. When its first architectural character reflected Republican Period Architecture, today, the air conditioners and various metal elements cause to deteriorations on the Hotel's façades (Fig. 10) (Fig. 11).

### Firdevs Bey Covered Bazaar

Historical Firdevs Bey Covered Bazaar, Isparta's traditional covered bazaar sample, one of the surrounding buildings. It had constructed in 1561 by Isparta Governor Firdevs Bey. The 16-shops covered bazaar, which are made by indigenous material named as "kövke". It has been registered in 1977. It had been decided to continuation of registration, a decision taken in 1990 (Fig. 12).

### The Building of Special Provincial Administration

This Structure, has been constructed in 1970's, is 5-story with the ground floor. Before 1970's, there were a green area and Konak Hotel at the close quarters. Today, is taken a decision of demolish about this building (Fig. 13) (Fig. 14).

### Notary and Driving Courses Buildings

This masonry building block, was constructed in 1957, had been renovated with extra floor in 1959. Until today, it had been undergone many restorations for many times. It had been built up to instead of the parcel of the residential area and Province Printing House area. This block is formed from the three or four floors. Moreover, the other entrance of the underground bazaar is located at the front of this building block. The discord of the character of façade and incompatible number of floors are clearly seen. It exhibits to miserable view with the buildings at the back of this block (Fig. 15).

### New Buildings (After 1970s)

After 1970, many new buildings were constructed. These are Municipality Office Building (1997), Culture Cinema and Row-shops (Kültür Movie Theatre) (1998), Community Policing Branch Office (Çarşı Police Station) and the Apartment, Haberdashery Stores Building (The Tuhafiyeciler Sitesi), The Apartment of Nur Patisserie and Ülker Shop, Underground Bazaar.

### Municipality Office Building (Municipality Business Center)

Formally, this structure, named as "20 October Of-





**Figure 10.** Isparta Hotel 1964-2012 (Source: Isparta Valiliği, 2001).



**Figure 11.** Isparta Hotel Construction 1960 (Source: Isparta Valiliği, 2001).



**Figure 12.** Firdevs Bey Covered Bazaar (Source: Isparta Valiliği, 2001).



**Figure 13.** The Building of Special Provincial Administration 1968-2012 (Source: Isparta Valiliği, 2001).



**Figure 14.** The Building of Special Provincial Administration a cartpostal from 1970's.

fice Building", has been constructed in 1997. It is a six-story with ground floor and concrete structure. Also it had been constructed instead of the cemetery and a row of small abandoned structures. There are merely renovation or alteration projects and documents in Isparta Municipality archives. Today, mobile phone sales offices and political parties' offices are taken in this building (Fig. 16) (Fig. 17).

There are municipality's bus stations at the front of this structure. Additionally, underground bazaar's one of the entrances is located on the space which is between the Municipality Office Building and Culture Cinema (Kültür Movie Theatre).

### Culture Cinema and Row-shops (Kültür Movie Theatre)

This structure has been constructed to instead of the existed "L" planned Community Cinema in 1998. Today cinema building is rectangle planned and two-story with ground floor (Fig. 18). There are many two-story shops, which are attached to cinema building of south-east façade and north-east façade. The most of these shops are meat doner-shop or fast food (Fig. 19).

### Community Policing Branch Office (Çarşı Police Station) and the Apartment

1977 dated, this masonry structure had been renovated in 1988. Also this building had been undergone in many restorations (Fig. 20).

### The Apartment of Nur Patisserie and Ülker Shop

1977 dated, this masonry structure had been renovated in 1979 (Fig. 21).

### Haberdashery Stores Building (The Tuhafiyeciler Sitesi)

Haberdashery Stores Building (The Tuhafiyeciler Sitesi) oppress to Kavaklı Mosque with height and structural clumsiness in appearance. This structure has been constructed instead of Province Printing House and obsolete areas of near the Printing House in 1986. It comprised of two parts: commercial and residential. Commercial part is 5-story; in the meanwhile residential part is built up on the commercial part and 5-story. Today, there are many dower sales office and tailors in commercial part. Many municipality bus stations and taxi stands are taken at the front of the building (Fig. 22).

### Underground Bazaar

Underground bazaar, which is given a condominium, is constructed in 1997 (Fig. 23).





**Figure 15.** Notary and Driving Courses Building-Block (1980-2012).



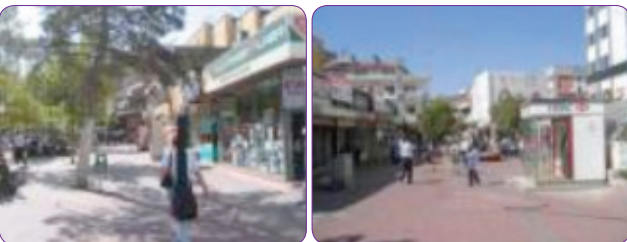
**Figure 16.** Municipality Office Building (20 October Office Building) 1950 - 2012 (Source: Isparta Valiliği, 2001).



**Figure 17.** Municipality Office Building area, Üzümlü Bazaar and Isparta Hotel area - 1955 (Source: IspartaValiliği, 2001).



**Figure 18.** Community Cinema and had been constructed in 1998, new Culture Cinema 1965-2012 (Source: Isparta Valiliği, 2001).



**Figure 19.** The adjoining shops to Culture Cinema on the north and east facades.

Today, the only part of Kaymakkapı Square, which evokes to notion of “square” is the area located at the south of Culture Cinema and Municipality Office Building. There are many elements as stalls, book-stalls, buffets, sitting places, ticket offices, pools and fountain. But, even this place cannot meet criteria’s of being of square. This place, which is necessary to be used of square, has filled up with row doner (fast food) shops’ equipments. This circumstance has compelled this area’s circulation. In this place, removable and im-movable equipment and materials must be removed. Isparta’s public transportation center is this point.

All of the buses, which are scattered to the whole of districts, pass to on this square. The one of the important bus stations is located on the front of the Municipality Office Building (Municipality Business Center), the other one of the bus stations is located on the front of the Haberdashery Stores Building (The Tuhafiyeciler Sitesi). These public transportation stations have been connected with underground bazaar in 2000. Underground bazaar’s entrance has been fixed on the pedestrian ways at the front of the building block and Haberdashery Stores Building (The Tuhafiyeciler Sitesi). Thus, this bazaar provides to transition to the area that is between Municipality Office Building (Municipality Business Center) and Culture Cinema block.

### Kaymakkapı Square’ S Problems And Offers

The current protection problems of the historical Kaymakkapı Square that is always used as the most intensive artery of Isparta could be approached under the titles urban protection, urban transformation and physical development.

### Problems of the Kaymakkapı Square in terms of Urban Protection and Suggestions

The Kaymakkapı Square is a significant historical area of Isparta with its buildings, roads and urban yards and while it needs to be preserved as a protected area, unfortunately it is under protection only in one construction scale.

An investigation about its urban protection displays that the most important problem of the Kaymakkapı Square is that the historical buildings in nearby centres giving value to this square are intervened too much and new buildings that are maladjusted in terms of material, size & gabarite and color are built next to and near these historical buildings.

The Tuhafiyeciler Sitesi has a ground area and height to run over the Kavaklı Mosque right next to it. With its huge mass, solid appearance and material, it has



**Figure 20.** Community Policing Branch Office (Çarşı Police Station), Apartment and the circular junction.



**Figure 21.** The Apartment of Nur Patisserie and Ülker Shop.



**Figure 22.** Province Printing House and Haberdashery Stores Building (The Tuhafiyeciler Sitesi) 1930-2012 (Source: IspartaValiliği, 2001).



**Figure 22.** Underground Bazaar (near the Municipality Office Building-front of the Haberdashery Stores Building).

closed the Kavaklı Mosque completely from the east façade and caused the mosque not to be perceived.

The Isparta Hotel has a very different façade character today from its authentic status. The hotel is a

Republic era building and its layers and yards have been intervened with too much and the façades of the building have lost their characteristics. On the other hand, there are photographs of the Isparta Hotel from the construction period showing its authentic characteristics. As these are good photographs, the hotel can be transformed to its authentic façades. In order for the hotel to change to a Republic Era character again, urgent transformation practices for the authentic façade character should be carried out.

According to the information from the Isparta Municipality, the Isparta Hotel and the Tuhafiyeciler Sitesi were built in 1957. However, they do not reflect an authentic and characteristic façade order. They were built arbitrarily and they are incompatible with each other. Therefore, they make the Square look unfavorable and complicated. Also, the building façades have been covered with various signs, electricity wiring and billboards. It would be appropriate to demolish these buildings and to consider the land as a public area which this square needs desperately.

The Municipality Business Center has an awkward mass that is inharmonious with the historic fabric it is in. The historical buildings in the square can be taken as the basis instead of the Municipality Business Center and a few buildings with a more modest mass and gabarite or one single building comprised of a few masses can be built.

The Grape Market area and its concrete buildings can be considered as Republican Era buildings. Therefore, it can be said that it is of historic value. However, the place and the characteristic of the plastic material covering the streets and the frontals to the square have a very disagreeable appearance. Therefore, the canopies at the frontals towards the square should be removed completely, the shades over the streets should be elevated to the roof level of the buildings and a better quality and aesthetic material should be used for the canopies. Also making the exits and entries to the streets clear and writing the name of the street will provide a comfort for visual perception of the visitors at the Grape Market.

A decision for pulling down the Special Provincial Building has been taken currently. However, the building in question carries the traces of the Ottoman Period Architecture. Besides, it has a similar façade characteristic the Isparta Hotel and the Vakıflar Business Center of the same period. Therefore, it is believed that a better decision would be to convey the building to the next generations with a strengthening project (Fig. 24).





**Figure 24.** Vakıflar Business Center (1977, postcard), Isparta Hotel (a postcard from the 1970s), Special Provincial Administration (2012).



**Figure 25.** Kaymakkapı Square 1963 – 2012 (Source: Isparta Governorship, 2001, Google Earth).



**Figure 26.** Kaymakkapı Square 1930 - 2012 (Source: Isparta Governorship, 2001, Google Earth).



**Figure 27.** Buildings that should be pulled down and included in the public area (yellow) and the crosswalks (purple).

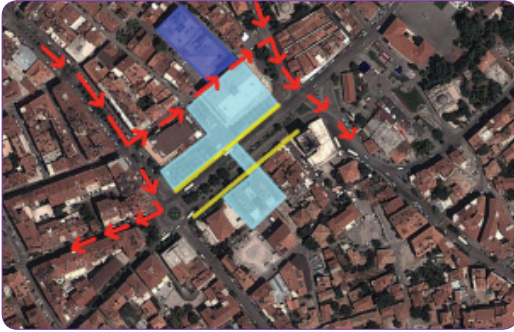
### Problems of the Kaymakkapı Square in terms of Urban Transformation and Suggestions

Besides the urban protection problems of the Kaymakkapı Square, the urban transformation practices have made this area more problematic and caused the area to cease to be a square.

According to T. Demirel (2008), the criteria for a square are connection facilities, property, intensiveness of the public transportation vehicles, intensiveness of the private cars nearby, the size of the land, the width of the field of vision, the diversity of the field of vision, the environmental quality of the area, the usage and intensiveness of the areas in the close environment, connection and proximity to the green areas, connection and proximity to urban equipment and commerce areas, the the spatial integrity of the selected place (Demirel, 2008).

It may seem that the size of the area is sufficient, however, it has been narrowed with the traffic islands and stops for the public transportation and it has become a road. Currently it is called the Hastane Road and distribution to the roads connected to this center has been provided with two junctions. In the 1930's the Kaymakkapı Square was used as a square for ceremonies, but today it does not provide any opportunities for the pedestrians for comfortable strolling and meeting besides the crosswalks.

In the 1960's the buildings were less high and therefore, the square had a form to breathe. There was a spatial integrity. As the transportation technology developed in that period, vehicles started to occupy the yard gradually (Fig. 25). However, today, due to the intensiveness of the public transportation and private vehicles, and also to the jam of the stops, the traffic has become problematic. Rather than a meeting corner for the pedestrians, it has become a square for the vehicles and this area and the buildings around it were impacted negatively.



**Figure 28.** The transport scheme of the buses (red), bus stops (purple), restriction for the pedestrians (yellow).

Connection possibilities and circulation are strong, however, there are problems with these due to negative factors. The problems of transport to the square and the flow providing the distribution from the square are caused by double line parking, the increase in the number of vehicles and stops, kiosques with ill looks and the area being occupied by sales stands.

The width of the field of vision is more restricted compared to the 1950's due to high buildings. The high-rise Tuhafiyeciler Sitesi and the Isparta Hotel have hindered the easy view of the historical fabric in the close south.

The environmental quality of the field of vision makes a negative impact with defective parking solutions, bad quality architectural examples and inharmonious façade characters of the buildings. Besides, another problem is that the high rise buildings give a suppressing appearance over the historical buildings. The height of the Kavaklı Mosque is less than the height of the Complex (Fig. 26).

A significant urban transformation problem is the change in the functions of the buildings and the decrease in the building usage. The particularity of the Tuhafiyeciler Sitesi being a shopping center has ended. Many business places in the building such as tailors or haberdasheries have closed and moved to other districts of the city. This building is also inharmonious in terms of gabarite and should be pulled down not only in the scope of protection but also due to lack of function and demand (Fig. 27).

The Kültür Movie Theatre is not preferred due to the cinemas opened in various places of the city. The entry of the movie theatre should be opened to the square and its use should be increased.

The trade function of the Municipality Business Center has diminished. Here there are storeys of Politi-

cal Parties. There are shops that sell and repair telephones. Pulling it down and including this place in the public area will provide ease for the square (Fig. 27).

All extensions such as the kiosques with ill looks next to the Kültür Movie Theatre, the sales stands of the line stores that prevent pedestrians flow and the circulation should be removed and these places should be included in the square. Including the entry of the Kültür Movie Theatre in this area will strengthen the impact of the square.

In addition, the restoration of the traditional houses of the historical fabric forming the traditional streets of the square and the gentrification of these streets will provide a scheme of flow making the square circulation and connections easier.

Moving the bus and taxi stops to other places in the city is a necessary practice for the functional integrity of the square and ease for perception. Pulling down the Kültür Site in Fig. 27, the functionality of which has decreased today, would be a good suggestion for the bus stops of this area (Fig. 27).

Moving the bus lines outside this area will make the pedestrian and private car transport easier. As transport line, the buses drive to 3 main axes of the city. These are Hızırbey, Halikent and Anadolu Districts. Instead of driving through this square each time during this transport, following the transport line in Fig. 28 may make the square easier for transportation (Fig. 28).

Transportation for the pedestrians will be provided underground and the road along the Hastane and İstasyon Roads will be covered with rails.

Underground parking solutions should be found for the parking problem, which is becoming a significant issue in many places in the city.

Care should be taken that the new buildings should not suppress the historical buildings in this area and that they are in harmony with the others. New designs can be made that take into account the heights of the storeys and the façade characteristics and that have current traces. The quality of the material and the conveyor system in the new designs should be at least as good as the local material and the traditional conveyor systems.

### Problems of the Kaymakkapı Square in terms of Physical Development and Suggestions

Kaymakkapı Square has many physical problems. These are:



- Environmental Pollution
- Noise Pollution
- Air Pollution
- Insufficient Green Areas

As no meeting point at the Kaymakkapı Square could be provided until today, from time to time this area, which is the most vital point of the city, is closed because of city festivals. Festivals and similar activities both cause a transportation problem in this area as there is no other chance for transport and also environmental pollution through the intensive festival program.

In addition, as there is no recycling promotional work for the city in general, controlling normal wastes in this area has been more difficult due to lack of a sufficient number of waste bins. Paper, glass and plastic wastes of the users are spread around in large quantities. This square is cleaned by the municipality cleaners every day, but this is getting more and more difficult.

Usage of natural gas started in Suleyman Demirel University. After the university, in city, Anadolu quarter and Toki started to use of natural gas in 2009 but it only started in 2012 in this area of the city. During this process, due to the inclination in the city air pollution intensifies in the low city center. Besides, as filter control is inadequate, the fumes from the car exhausts are another factor causing air pollution.

Connection and proximity to green areas is another criterion for a square. The distance of the square to parks, gardens and even forests should be taken into account. It is necessary that the open and half-open areas constituting the square and used as spaces are interbedded with green. As settlement increased with modernization, green decreased rapidly in this area with the same pace. (Fig. 29).

In spite of all the negative interventions, green areas have increased with vitalization work. There are green areas at the traffic islands and in the east façade of the Kültür Movie Theater. There are various trees in

the square (Fig. 30). Extending the square will be beneficial for afforestation in the square.

### Proofs

The construction plans after 1950's in our country did not attach any importance to the concept of protection. The law no. 2863 passed in 1983 brought the concept of "construction plan with an aim of protection" and in this way, made a claim to the houses in the traditional areas, which were pulled down and rebuilt by the construction plans until then.

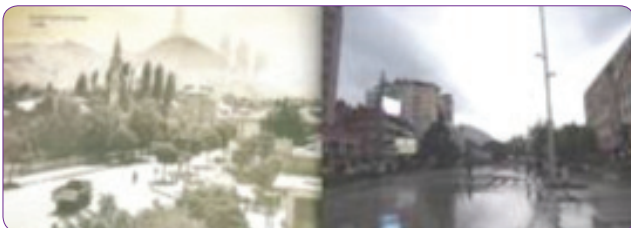
As demands for new construction increase, the plans and policies focusing on new buildings, neglecting protection spoil the traditional fabric.

The socio-economical dimensions of protection are also important in the city. Examples for this issue might be that people leave their family-inherited house over time or the economical powers of the people living in these houses are not sufficient for costly jobs such as restoration (Madran and Özgönül, 2005, p. 55-7).

Among the public buildings, there are many, the registry of which has been cleared or which have been pulled down without any registration. Some examples are the Tekel building in Isparta and the demolishing of the Former prison and the Former Special Provincial Administration building.

- Pulling down a construction group, some part of these or the buildings impacting the protection area,
- Constructing new buildings,
- Works requiring significant changes destroying the characteristics of registered buildings or protected areas and constituting relevant Cultural and Natural Heritage Preservation Boards were brought forward with the Cultural and Natural Heritages Law no. 2863 and the problems were solved (Madran and Özgönül, 2005, p. 84).

The neo-liberal policies that started in the 1970's were actualized in Turkey with the January 24 event. A more comfortable and luxurious architecture started



**Figure 29.** The transport scheme of the buses (red), bus stops (purple), restriction for the pedestrians (yellow).



**Figure 30.** Kaymakkapı Square 1960 - 2012 (Source: Isparta Governorship, 2001, Google Earth).

under the term urban transformation. The city fabric was spoiled and instead of an architecture in harmony with the city fabric, a different silhouette appeared (Mukul, 2009, p. 19).

In 1975 the Kayseri master plan was made by Yavuz Taşçı. In this master plan it was planned in linear form and as a single-center city. The city center was approached in an intensive form with multiple storeys (Kocatürk, 2009, p. 51). In Argıncık, which is one of the districts included in the Kayseri Municipality zone, unlicensed construction grew until 1993 and squatting increased. Although many problems such as property and infrastructure were solved in the reform master plan made after 1993, the building intensity increased. The city protected area specified in Yavuz Taşçı's period was scaled down due to demolishing and lack of care (Kocatürk, 2009, p. 54).

Countries such as Austria (Salzburg), Italy (Florence) and Venice, where there are successful samples of urban criteria, offered their historical cities to tourism (Ahunbay, 2007, p. 132). In Zeynep Ahunbay's (2007) book there are recommendations about protection of the Historical Areas and their Contemporary Roles given at the meeting of in Nairobi on November 30, 1976. In the protection recommendations there are the following issues in the general principles related to measures for establishing a system for protecting historical areas, provision of the necessary plans and documents;

In items 10 and 11 the department to issue permission for demolishing, new constructions and repairs within the zone of the protected area has been defined. Also the conditions related to how and where the new buildings should be constructed in these areas were specified and relevant decisions were taken (Ahunbay, 2007, p. 157-9).

In item 15, it is stated that while planning the subdivisions, the house and public constructions supported with subdivisions should be approached in such a way as to facilitate the improvement of the old buildings or to reform them. It has also been put forward that the demolishing should only be related to the buildings with no historical and architectural value and the subdivisions should be supervised carefully (Ahunbay, 2007, p. 160).

In item 24, it is stated that in places with a protection plan the demolishing of buildings with no architectural or historical value or ruinous buildings, new development or reconstruction programs covering the removal of extensions or valueless superstructures

and even the new buildings spoiling the integrity of the square can only be permitted if they are in line with the plan (Ahunbay, 2007, p. 161).

According to the Law Malraux that is the subject of the book (Okuy I. 2001) about Protection of Urban Protected Areas in France, in the preparation of the Protection Plan in France Urban Morphology Analysis is carried out at the Working Stages. The structuring stages are being determined. Some ruinous buildings are demolished and reconstruction suggestions are made or a new function for the parcel in question is stipulated.

In addition to these urban morphology analyses the façades not in harmony with the historical fabric are specified. Recommendations are made to convert the necessary façades into their authentic conditions.

In the stage of analysis of the urban functions the distribution of many functions is carried out and the capacities and sufficiency are determined. The analyses of the urban reinforcement (hospitals, schools, movies...) and the development of the urban functionality (functions such as quality of transportation, researching the public transportation opportunities, cultural tourism that the protected area can take over in the future) are important steps in the Protection Plan preparation (Okuy I. 2001, p. 55-9).

The analyses in the protection plan in single-building criterion are usually for;

- monumental buildings,
- registered buildings, the pulling down or façade change of which are forbidden,
- the buildings, the existing process of which is determined with the decision in the plan,
- buildings that are private property or that belong to private, public or legal institutions, the partial or complete demolishing and façade or gabaret change will be made during the implementation.

The decisions to be taken for these building/s are relieving suggestions for the construction island. These are considered for demolishing the complete unhistorical buildings built later or their extra storeys, which make it difficult for the place to be perceived in too crowded construction islands (Okuy I. 2001, p. 60).

These are buildings that have been added to the registered construction later, additions that are not in harmony with the registered building (ensued) and those that are within their own parcel and not in harmony with the environment. This situation of a build-

ing is decided upon by the territorial department of the Ministry of Culture (ABF) and it is processed according to the plan. Three options have been specified for such buildings:

- It will be demolished on the condition that it will not be rebuilt. In such a case, the decision for new construction activities not being covered in the plan is taken by scanning in the graphic display. The right for preemption is executed for demolishing the building.
- The demolished building will only be rebuilt in line with the plan and legislations
- The building will be harmonized with new architectural elements and arrangements. Restoration permission for infrastructure or providing comfort is not given for such a building (Okuy I. 2001, p. 69).

In Europe at the end of the 19<sup>th</sup> century cleaning became a popular approach in the areas taken under protection. An example might be Haussmann's plan, where not only the roads were widened, but also the surroundings of the Notre Dame Cathedral was cleaned from useless buildings (Orbaşlı, 2008, p. 17).

A different example would be the Royal Palace in Berlin on the Avenue Unter der Linden, which was demolished and rebuilt to harmonize it with the historical city fabric (Orbaşlı, 2008, p. 204).

Rotterdam in the Netherlands that was selected as the European Cultural City in 2001 was rearranged for future heritage. The new buildings to be constructed in the historical areas in and around the city will be in harmony with the existing fabric with their character (Orbaşlı, 2008, p. 197).

In Article 6 of the Venice Charter it is stated that the conservation of a monument implies preserving a setting which is not out of scale.

Wherever the traditional setting exists, it must be kept. No new construction, demolition or modification which would alter the relations of mass and color must be allowed. (Venice Charter Article 6).

Erdal Köktürk and Erol Köktürk (2007), examined the Urban Transformation activities in Germany at their work "Urban Transformation in Turkey and the Germany Experience" at the 11<sup>th</sup> Turkish Cartography Scientific and Technical Congress. The urban transformation projects in the German cities take place in 4 different regions (Köktürk, 2007, p. 11-2). These are protection, reconstruction, re-development and demolishing regions. The demolishing of the buildings has been adopted as an instrument for urban transformation.

## Conclusion

As the square in question is close to the trade center, it caused the increase in the demand for construction and also the increase in the pressure on the square itself. It was subject to serious interventions. Besides, as the people and the public institutions do not have sufficient protection awareness, the historical cultural buildings are damaged or are even destroyed.

Due to these reasons, the protection and restoration works related to the square should not only be carried out in architectural scale, but also in urban scales.

This study has provided the specification of the interventions and problems when the Kaymakkapı Square, an important city square of Isparta, is researched within the protection scope and at a functional level.

In this context this study is important in the aspects that it examines the changes in the city and draws attention to the harmful interventions made to the historical buildings in the city center and also it emphasizes the significance of the Kaymakkapı Square. It also provides a base for the studies that are made to provide the conveyance of the square with its authenticity damaged at the minimum.

The Kaymakkapı Square has not undergone any work within the scope of protection yet. In this study its problems of urban protection, urban transformation and problems in terms of physical aspects have been approached and recommendations have been provided. This study will help the urban work of the Isparta local administration and it will also shed light on bringing forth the historical city centers.

## Acknowledgments

I would like to express my sincere Professor Mehmet Tuğrul Sezer for his supervision and guidance.

Also I would like to thank Mansur Gökarslan for helping me to take from Municipality archive about the buildings and collecting information.

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This paper was selected from the papers presented at the CAUMME 2012 International Symposium that was held at Yıldız Technical University, Faculty of Architecture in 21-23 November 2012.

Bu yazı 21-23 Kasım 2012 tarihlerinde Yıldız Teknik Üniversitesi Mimarlık Fakültesi’nde düzenlenen CAUMME 2012 Uluslararası Sempozyumu’nda sunulan bildiriler arasından seçilmiştir.