

A CRITICAL ASSESSMENT FOR REUSE OF TRADITIONAL
DWELLINGS AS “BOUTIQUE HOTELS” IN URGUP

A THESIS SUBMITTED TO
THE GRADUATE SCHOOL OF NATURAL AND APPLIED SCIENCES
OF
MIDDLE EAST TECHNICAL UNIVERSITY

BY

ŞÜKRAN GÜNEŞ CAN

IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR
THE DEGREE OF MASTER OF ARCHITECTURE
IN
ARCHITECTURE

MAY 2007

Approval of the Graduate School of Natural and Applied Sciences

Prof. Dr. Canan Özgen
Director

I certify that this thesis satisfies all the requirements as a thesis for the degree of Master of Architecture.

Assoc. Prof. Dr. Güven A. Sargin
Head of Department

This is to certify that we have read this thesis and that in our opinion it is fully adequate, in scope and quality, as a thesis for the degree of Master of Architecture.

Inst. Dr. Nimet Özgönül
Supervisor

Examining Committee Members

Assoc. Prof. Dr. Gül Asatekin (METU,ARCH) _____

Inst. Dr. Nimet Özgönül (METU,ARCH) _____

Assist. Prof. Dr. A. Güliz Bilgin Altınöz (METU,ARCH) _____

Prof. Dr. Can Hersek (Gazi University,ARCH) _____

M.Arch. Kemal Nalbant (MİYAR Ltd. Şti) _____

I hereby declare that all information in this document has been obtained and presented in accordance with academic rules and ethical conduct. I also declare that, as required by these rules and conduct, I have fully cited and referenced all material and results that are not original to this work.

Name, Last name : Şükran Güneş Can

Signature :

ABSTRACT

A CRITICAL ASSESSMENT FOR REUSE OF TRADITIONAL DWELLINGS AS “BOUTIQUE HOTELS” IN ÜRGÜP

Can, Şükran Güneş

M.Arch., Department of Architecture

Supervisor: Inst. Dr. Nimet Özgönül

May 2007, 272 pages

Traditional dwellings have been exposed to environmental factors due to the increasing concentration in urban areas or reusing the dwellings for a different function that brings more profit. Tourism is one of the most important reasons for this transformation.

Cappadocia is one of the regions where the transformation of historical structures into tourism facilities is common. In the last 5-10 years the concept of tourism and hotel management has changed and dwellings themselves were transformed to hotels and were called “Boutique Hotels”. And this transformation is mostly seen in Ürgüp. However, some problems are encountered in the transformation of traditional dwellings into “Boutique Hotels”. These problems are concerned with the difficulties experienced in interventions to the dwellings, positive and negative affects on environment and the legal problems pertaining the project, implementation and certification procedures.

This thesis aims to question the harmony between the transformation in Ürgüp and the functional, physical, social and cultural aspects of the traditional

dwellings in Ürgüp, to assess the the implementations and their relations with environment relationships. In addition to this, taking the example of Ürgüp as a starting point, this thesis aims to discuss the relations between cultural identity and tourism, the positive and negative effects of tourism on traditional structure, and the balance between conservation and tourism. Taking into consideration the deficiencies in the legal definition and management criteria of Boutique Hotels, which are gradually becoming common, the discussion of the definition of Boutique Hotel is one of the important aims of this thesis.

Keywords: Boutique Hotel, Reuse, Traditional Dwellings, Cultural Heritage, Cultural Tourism, Ürgüp

ÖZ

ÜRGÜP'TEKİ GELENEKSEL KONUTLARIN “BUTİK OTEL” OLARAK KULLANILMASININ DEĞERLENDİRİLMESİ

Can, Şükran Güneş

Yüksek Lisans, Mimarlık Bölümü

Tez Yöneticisi: Inst. Dr. Nimet Özgönül

Mayıs 2007, 272 sayfa

Geleneksel konut dokuları, giderek yoğunlaşan merkez kullanımları nedeniyle yıkılarak yenilenmeye yada daha fazla rant getiren başka işlevlere dönüşmeye zorlanmaktadır. Turizm ise bu dönüşümün en önemli sebeplerinden biri olmuştur.

Tarihi dokunun turizm amaçlı kullanımlara dönüşümünün yoğun olarak görüldüğü bölgelerimizden biri de Kapadokya'dır. Özellikle son 5-10 yıllık süreçte bölgedeki turizm ve otelcilik anlayışı değişmiş, konutların, kendilerini “ Butik Otel “ olarak tanımlayan otellere dönüşümü başlamıştır.

Geleneksel konutların “Butik Oteller”e dönüşümü Ürgüp'te sıkça görülmektedir. Ancak; geleneksel konutların “Butik Otel”lere dönüşümü esnasında bazı sorunlar ortaya çıkmaktadır. Bu sorunlar yapılarda meydana gelen müdahalelerden kaynaklanan sorunlar, çevresel ölçekteki de olumlu ve olumsuz etkileşimler ve projelendirme, uygulama/denetleme ve belgelendirme süreçlerini içeren yasal sürece dair sorunlardır.

Tez Ürgüp örneğinden yola çıkarak, Ürgüp'te gerçekleşen dönüşümlerin Ürgüp Geleneksel konutu ile işlevsel, fiziksel, sosyal ve kültürel açılardan uyumunun sorgulanmasını, yapılan uygulamaların değerlendirilmesini ve çevre ile ilişkilerini incelemeyi amaçlamaktadır. Bunun dışında tez, kültürel varlık ve turizm arasındaki ilişkileri, turizmin geleneksel doku üzerindeki olumlu ve olumsuz etkilerini, koruma-kullanma arasındaki dengeleri tartışmayı amaçlamaktadır. Bölgede giderek yaygınlaşan Butik Otellerin yasal tanım ve işletme kriterlerindeki eksikliklerini göz önüne alarak "Butik Otel" tanımının tartışılması, bu tezin önemli amaçlarından biridir.

Anahtar Kelimeler: Butik Otel, Yeniden Kullanım, Geleneksel Konut, Kültürel Miras, Kültür Turizmi, Ürgüp

To My Family

ACKNOWLEDGMENTS

I would like to express my deepest gratitude to my supervisor Inst. Dr. Nimet Özgönül for her invaluable guidance, advice, criticism, encouragements and insight throughout the research.

I would like to thank the jury members; Prof. Dr. Can Hersek, Assoc. Prof. Dr. Gül Asatekin, Assist. Prof. Dr. A. Güliz Bilgin Altınöz and M. Arch. Kemal Nalbant for their suggestions and comments during the juries.

I would also like to express my gratitude to M. Arch. Yakup Hazan for his guidance and encouragements during my education at Gazi University and METU.

I would like to thank Tanfer Temel for his helps searching the documents in Ürgüp, Cengiz Kabaoğlu for his permission to use his archive and Süleyman Doğan, Sertan Ceylan and Muharrem Kılıç for their helps during the process of thesis.

I am also grateful to my friends Özgür Derin, Hasan and Sevim Günher, Yeşim Kara, Hatice Şanlı, Canan A. Çiçekli, Burcu Irgat, Zehra Pöge, Öget Cöcen, Kevser Ç. Şahlan, Hikmet Eldek, Serkan Günay, Anıl Değirmencioğlu, Eda Canpolat, Ali Kutlay and Evrim Çolak for their encouragements during the process of the thesis and their special friendship.

I would like to express my special gratitudes to my family; Adnan, Dilek and Şafak Can and Güller Gören for their support, encouragements and guidance. I would also like to thank them for being with me in Cappadocia during the site survey and for their helps during the process of thesis.

TABLE OF CONTENTS

ABSTRACT	iv
ÖZ.....	vi
ACKNOWLEDGMENTS.....	ix
TABLE OF CONTENTS	x
LIST OF TABLES	xii
LIST OF FIGURES.....	xiii
CHAPTER	
1.INTRODUCTION.....	1
1.1 Definition of The Problem	15
1.2 Aim of The Thesis.....	16
1.3 Methodology	17
2. BOUTIQUE HOTELS IN ÜRGÜP	21
2.1. Cappadocia Region	21
2.2. Ürgüp.....	27
2.2.1. Ürgüp in Generally.....	27
2.2.2. Urban and Architectural Properties of Ürgüp	31
2.2.2.a. Plan Typology	34
2.2.2.b. Plan Elements.....	36
2.2.2.c. Building-Lot Relation.....	37
2.2.2.d. Facade Typology and Façade Elements.....	38
2.2.2.e Architectural Elements	40
2.3. Boutique Hotels in Ürgüp	45

2.4. Description of Boutique Hotels.....	51
2.4.1. BH1 Ürgüp Evi.....	51
2.4.2. BH2 Elkep Evi	61
2.4.3. BH3 Üzümlü Ev	74
2.4.4. BH4 Kayadam Cave House	78
2.4.5. BH5 Esbelli Evi.....	83
2.4.6. BH6 Selçuklu Evi.....	90
2.4.7. BH7 Yusufpaşa Konağı.....	96
2.4.8. BH8 Yunak Evleri.....	99
2.4.9. BH9 Ayşe Hanım Konağı	109
2.4.10. BH10 Asia Minor Hotel	113
2.4.11. BH11 Sacred House	115
3. CRITICAL ASSESMENT OF INTERVENTIONS	120
4. CONCLUSION	131
REFERENCES.....	143
APPENDIX A: The Regulation Concerning the Certification and Qualification of Tourism Facilities	150
APPENDIX B: Planning and Conservation Studies in Cappadocia	158
APPENDIX C: Tables About Accommodation Establishments in Cappadocia and Ürgüp	164
APPENDIX D: Urban and Architectural Properties of Ürgüp	166
APPENDIX E: Boutique Hotels	183

LIST OF TABLES

Table 3.1 Critical assessment of interventions.....	130
Table C.1 Distribution of Accommodation Establishments with Tourism Investment Licence	164
Table C.2 Distribution of Accommodation Establishments with Tourism Operation Licence	164
Table C.3 Number of Accommodation Establishments with Tourism Operation Licence	165
Table C.4 Distribution of Accommodation Establishments with Tourism Operation Licence	165
Table E.1 Questionaries to Hotel Owners.....	184

LIST OF FIGURES

Figure 2.1 Boundaries of Cappadocia	22
Figure 2.2 Distribution of Boutique Hotels in Cappadocia.....	26
Figure 2.3 Location of Ürgüp.....	28
Figure 2.4 Boundaries of Site Areas in Ürgüp	29
Figure 2.5 Ürgüp City Plan	32
Figure 2.6 Traditional Settlements in Ürgüp.....	33
Figure 2.7 Rock Caved Dwellings	34
Figure 2.8 Rock Caved Room	36
Figure 2.9 Projections	38
Figure 2.10 Courtyard door	38
Figure 2.11 Facadee organization	39
Figure 2.12 Balcony of a dwelling	39
Figure 2.13 A courtyard door	41
Figure 2.14 Entrance door of a house	41
Figure 2.15 Distribution and Site survey	47
Figure 2.16 Registration status of building lots	48

Figure 2.17 Construction technique of dwellings	49
Figure 2.18 Certification status of establishments	50
Figure 2.19 Ürgüp Evi.....	51
Figure 2.20 Breakfast saloon	53
Figure 2.21 Common space	53
Figure 2.22 Rock caved corridor	54
Figure 2.23 Mass alterations in Ürgüp Evi	54
Figure 2.24 Wall additions	55
Figure 2.25 Architectural elements	55
Figure 2.26 Illumination	56
Figure 2.27 Heating systems	56
Figure 2.28 Building lot: 172/9	57
Figure 2.29 Aynalık and niches in a room	57
Figure 2.30 Rock caved architectural elements in a room	58
Figure 2.31 Elkep Evi	61
Figure 2.32 Rock caved main building of 172/18	62
Figure 2.33 Semi-open spaces	63

Figure 2.34 Entrance to storages	65
Figure 2.35 Rock caved architectural elements and furnitures in a room	65
Figure 2.36 Rock caved main building of 172/21	66
Figure 2.37 Mass alteration	68
Figure 2.38 Suite room.....	68
Figure 2.39 Old photographs of dwelling	68
Figure 2.40 Building lot 172/26	69
Figure 2.41 Building lot 663/3	70
Figure 2.42 Addition of architectural elements	71
Figure 2.43 Construction of brick walls	71
Figure 2.44 Plumbings	71
Figure 2.45 Building lot 173/1-2	72
Figure 2.46 Dwelling's view before restoration	72
Figure 2.47 Üzümlü Ev	74
Figure 2.48 Top window	76
Figure 2.49 Rock caved bed	76
Figure 2.50 Kitchen of suite room	76

Figure 2.51 Kayadam Cave House	78
Figure 2.52 Space addition.....	80
Figure 2.54 Rock caved wall.....	81
Figure 2.55 Kitchen of Kayadam Cave House.....	81
Figure 2.56 Bathroom addition	81
Figure 2.57 Use of architectural elements.....	81
Figure 2.58 Esbelli Evi.....	83
Figure 2.59 Resting space	85
Figure 2.60 View of terrace.....	85
Figure 2.61 Rock caved spaces	85
Figure 2.62 Mass addition for kitchen	86
Figure 2.63 Arches were reconstructed.....	87
Figure 2.64 Use of niches as bookshelves.....	87
Figure 2.65 Decorative stairs	87
Figure 2.66 Air condition systems in rooms	88
Figure 2.67 Building lot 166/1-2.....	88
Figure 2.68 Concrete buildings	88

Figure 2.69 Selcuklu Evi.....	90
Figure 2.70 Stairs between buildings	92
Figure 2.71 Removed masses.....	92
Figure 2.72 Partially collapsed buildings.....	92
Figure 2.73 Additions of storey.....	93
Figure 2.74 Arch additions.....	93
Figure 2.75 Resting room.....	93
Figure 2.76 “Ocak” in Seluklu Evi.....	94
Figure 2.77 Yusuf Paşa Konağı.....	96
Figure 2.78 Reception unit.....	97
Figure 2.79 View of courtyard.....	97
Figure 2.80 Courtyard at second floor	98
Figure 2.81 Restaurant	98
Figure 2.82 Stairs at second floor.....	98
Figure 2.83 Panaromic view of Yunak Evleri.....	99
Figure 2.84 “Konak” of Yunak Evleri	101
Figure 2.85 TV room	101

Figure 2.86 Resting room	101
Figure 2.87 Kitchen	101
Figure 2.88 Decoration of “Konak”	102
Figure 2.89 Heating systems	102
Figure 2.90 Breakfast saloon.....	103
Figure 2.91 Partially collapsed south wall was reconstructed	103
Figure 2.92 Interior views of the building before and after restoration	104
Figure 2.93 Building lot 154/3	104
Figure 2.94 Building lot 165/73	106
Figure 2.95 Building lot 165/74	106
Figure 2.96 Beam Evidences.....	107
Figure 2.97 Interior views from rooms	108
Figure 2.98 View of a room	108
Figure 2.99 View of a bathroom	108
Figure 2.100 Ayşe Hanım Konağı.....	109
Figure 2.101 Swimming pool.....	110
Figure 2.102 Common space.....	110

Figure 2.103 Mass additions	111
Figure 2.104 Bathroom addition	111
Figure 2.105 Asia Minor Hotel	113
Figure 2.106 Mass additions of Asia Minor Hotel.....	115
Figure 2.107 Sacred House	115
Figure 2.108 Views of courtyard.....	117
Figure 2.109 Architectural Element Additions	117
Figure 2.110 Resting spaces.....	118
Figure 2.111 Decoration of a room	118
Figure 2.112 Reused doors.....	118
Figure 3.1 Distribution of interventions.....	129
Figure 4.1 Distribution of building-lot-street relation.....	138
Figure 4.2 Distribution of perception interventions	139
Figure 4.3 Distribution of recersibility interventions.....	140
Figure 4.4 Distribution of harmony of interventions with dwellings.....	141
Figure 4.5 Distribution of restoration projects of “Boutique Hotel”s.....	142

CHAPTER 1

INTRODUCTION

The concepts of “Cultural Property” and “Cultural Heritage” have been discussed for several years by the foundations such as UNESCO, ICOMOS, and the European Council. The definition of monuments which was broadened in Venice Regulations (1964) was replaced by different terminologies in time. In the definition made by UNESCO in 1972, monuments, groups of buildings, and sites which are included in the concept of “Cultural Heritage” were listed.¹ However, this definition was later broadened so as to include all the tangible and intangible concepts concerning cultural traditions and social life.² In 1998, The European Council mentioned that “Cultural heritage” includes any material or non-material vestige of human endeavour and any evidence of human activities in the natural environment”.³

Turkey has followed the international discussions about the subject as well, and has added the concerning definitions in its laws and regulations. The concept of Cultural Property was included in Conservation of Cultural and Natural

¹ Recommendation Concerning the Protection at National Level of Cultural and Natural Heritage, UNESCO, Paris, 1972

² For detailed definitions see:

Cultural Heritage Act, to make provision in place of the Antiquities (Protection) Act, Cap. 54 for the superintendence, conservation and management of cultural heritage in Malta and for matters ancillary thereto or connected therewith, 2002

³ Recommendation Concerning Heritage Education, Council of Europe, 1998

Properties Law no 2863 which was put into force in 1983 in Turkey and with the last amendments in 2004 is⁴:

“Cultural Properties” are all the movable and immovable properties on the surface, in underground or underwater which were found concerning science, culture, religion and fine arts belonging to prehistorical or historical ages or which became a subject of social life and have scientifically and culturally unique values.

Thinking that cultural properties are the reflections of life, it is a fairly correct approach that the definitions, with no time restrictions, include all the movable and immovable properties belonging to all ages on the surface, in the underground and underwater.

Madran and Özgönül (2005) stated that cultural properties which are “the documents of the richness of lifestyle culture and the technical level reached in the past” have many cultural and socioeconomic values such as continuity, historical, memory, mythological values, artistic and technical, originality values, uniqueness, oneness, abundance, group values, homogeneity, economic, functional, traditional, educational and documental values.⁵

However, for Feilden and Jokilehto (1993) “The aim of conservation is to safeguard the quality and values of the resource, protect its material substance and ensure its integrity for future generations” and grouped the values of Cultural Properties under 3 headings which are **Intrinsic Values**, that refer to the material, workmanship, design and setting of the heritage, **Cultural Values**, that include identity value, relative artistic or technical value, rarity value, and

⁴ 5226 Sayılı Kültür ve Tabiat Varlıklarını Koruma Kanunu ile Çeşitli Kanunlarda Değişiklik Yapılması Hakkında Kanun, 2004

⁵ Madran, E. ; Özgönül, N. 2005, Kültürel ve Doğal Değerlerin Korunması, Ankara

Contemporary Socio-economic Values, that consist of economical, functional, educational, social and political values. ⁶

Sustaining cultural properties their own values and transferring these values to following generations are the most important subjects of conservation. The aim of the conservation has to provide the integration of these values with contemporary life without destroying any of the values. As mentioned at the Document of Nara (1995); “The diversity of cultures and heritage in our world an irreplaceable source of spiritual and intellectual richness for all humankind. The protection and enhancement of actively promoted as an essential aspect of human development.” ⁷

In Turkey, the Anatolian settlements which have a history dating back to thousands of years, display various structure types and a very intensive cultural variety in terms of social and cultural characteristics. This variety and cultural layering has also created the areas of touristic interest throughout history.

Today, in most of the Anatolian settlements, traditional dwellings which are one of the most important evidences of cultural diversity can be found. The dwellings and structures, influenced by the differing lifestyles, have begun to change and transform due to the changing social and cultural structure. These regions and structures which today exist in the urban centers, have been abandoned or have been transformed to meet the needs of new users in order to be able to meet the needs of modern life. (Okçuoğlu, Özgönül, 1996: 3) Many of the traditional structures, despite being in city centers, have become ruins and have not been able to preserve their unique characteristics and functions. The majority of these values, which are the concrete evidence of past heritage, are today not receiving the importance that they deserve.

⁶ Feilden, B. M. ; Jokilehto, J. 1993, Management Guidelines for World Cultural Heritage Sites, ICCROM, Rome

⁷ ICOMOS/ICCROM, Document of Nara, Nara, 1995

As Okçuoğlu and Özgönül (1996: 2), a significant part of the historical and traditional dwellings which represents the cultural heritage of the past has been under conservation since 1970. Historical dwellings, most of which are officially registered, can not be sufficiently made use of due to repair and maintenance difficulties and costs, and they are wrecked and destroyed. These dwellings, an important part of which have been housed or deserted in a low residence density, are left to be ruined as a result of economic causes. In fact, these dwellings, with their different architectural characteristics, use of materials, construction techniques provide us with important information regarding the “changing social conditions, different socio-economic qualities, various life styles and rural and urban life conditions. They emerge as witnesses to enable us to unify the historical reality that form modern architecture and our cultural identity and as documents that provide us concrete information.” (Asatekin, 2003:177) However, it is impossible to say that, in general, the characteristics of these traditional dwellings, which are of great importance, have been sufficiently preserved.

Today, traditional dwellings that are not used for various reasons and those that exceed their capacity as a result of overuse, lose their cultural values in time. Some of the traditional dwellings are transformed into areas of different profiteering purposes, while some of them can not cope with their new function so they are either deserted or rented out to low income earning families. (Okçuoğlu, Özgönül, 1996: 3-10) This situation has lead to the loss of the structures’ physical characteristics and cultural values or they have been left unmaintained. In addition to these problems, another important problem is the overuse of the structures or dwellings. Traditional dwellings, which are especially located in the city centers, have been exposed to environmental factors such as demolishing the structures to make new space for new structures due to the increasing concentration in urban areas or reusing the dwellings for a different function that brings more profit. Tourism is also one of the most important reasons for this transformation.

Generally tourism has been defined as the activities occurring as a result of people's traveling from where they live to another place.⁸ However, the content of this definition has been improved and changed in time. The definition of tourism accepted by many scientists and foundations in world and in Turkey is:

“the activities of persons traveling to places outside the places where they reside for not more than one year for leisure, business and other purposes.”⁹

“The fact of tourism emerged in this century as a result of change in the use of leisure time due to growth of urbanization, improvement of well being, change of consuming structures, increase of the level of education and culture, improvement in the sensitivity of individuals to environment and arrangements in working hours in favor of employees.” (Akıncı, 2006: 53) Moreover, tourism is no longer considered as a luxury but a requirement. Increases in the population of people, rise of the income levels, social development, technical development, improvement of transportation facilities, adverts made about tourism are some of the factors that make tourism widespread. People may travel from one place to another for reasons such as “religious requirements, health and resting requirements, sport requirements, entertainment requirements, nature, climate, social reasons, business travels”.(Yılmaz, 1998:16)

One of the important type of tourism is cultural tourism that focused on cultural activities rather than travel aims of people, relaxing and enjoying. The desire to learn about the past, get informed and eliminate the curiosity is the reason of tourism activities, which are generally mentioned under the heading of “cultural tourism.” (Madran, Özgönül, 2005: 108)

⁸ For the detailed tourism definitions see:

The World Tourism Organisation, 2004

Franklin, A. 2003. *Tourism: An Introduction*. SAGE Publications, London.

Gunn, C. 1994. *Tourism Planning*. Taylor&Francis LTD., Washington.

Inskeep, E. 1991. *Tourism Planning*. Van Nostrand Reinhold, New York.

⁹ The Ministry of Culture and Tourism of Turkey,

As Yıldız and Algür (2006:347), “the most important characteristic of tourism is that it adopts universal values and plays an active and effective role in the dissemination of these values and in the introduction of local values in the universal level.” Apart from this effective role, tourism, especially cultural tourism also has some important values sourcing from its own potential. Tourism provides employment and establishing a significant product market and presents concrete information concerning the traditional, cultural life and past of the region. Concerning the presentation of the region to tourists, it has conservation value in terms of fastening conservation and development on tourism building and environment scale. For all these reasons, it is important to ensure the sustainability of tourism in cultural tourism activities.

Tourism has an important place in the economy of the countries as well; therefore the sustainability and management of tourism also gain importance as time goes by.¹⁰ In 1995, the European Council mentioned about sustainable tourism in protected areas as “any form of tourist development or activity which respects the environment, ensures long-term conservation of natural and cultural resources and is socially and economically acceptable and equitable”¹¹

Akıncı (2006:54) mentioned that the basic approach in sustainable tourism which is possible with the presence of human and environment together should be to carry the effects of natural environment on people to the highest point. Such conditions as making tourism arrangements not according to demand but supply, the conservation of social and cultural identity and the use of existing building stock should be among the general principles of sustainable tourism. The main aim of sustainable tourism in the light of these principles should be “to develop the fact of tourism in a way to continuously contribute to regional economy and

¹⁰ For detailed definitions see:

Akıncı, Z. , 2006, Sürdürülebilir Turizm Açısından Özel İlgi Turizminin Değerlendirilmesi Antalya Turizm ve Mimarlık Sempozyumu, Antalya, p.53

Sustainable Development of Tourism Conceptual Definition, World Tourism Organization, 2004

¹¹COUINCIL OF EUROPE, On a Sustainable Tourist Development Policy In The Protected Areas, 1995

social life without harming the environment, community, historical, natural and cultural properties.

“Cultural tourism is growing faster than most other tourism segments and at a higher rate than tourism worldwide. This accelerated growth means that cultural sites, monuments and museums are becoming heavily congested.” (Cabrini, 2002) Thus, thanks to cultural tourism which is becoming common everyday, tourism and cultural properties have become inseparable factors.

Historical and cultural values are among the high potential sources of a country. (Türk,Kıstır, 2006:326) Settlements whose cultural values are protected attract tourists who are interested in the identity of the country rather than the similar modern city settlements and thus bring profit.

Cultural tourism enables tourists to understand the history, culture and social lifestyle of the region. “Tourism has positive cultural impacts on Traditional issue. Since, one of the characteristics of tourism is the motivation of “curiosity” and “tendency” towards learning about the way other people live, the traditional tissue is an ideal media, because they reflect the traditional way of life styles and physical qualities of that settlement in the best way.” (Özgönül, 1996:27) This situation can encourage and increase the environmental awareness. (Inskeep, 1991:344)

Tourism also has positive effects on the conservation of the historical structure. It is encouraging in terms of the restoration and rehabilitation of the historical structure, monuments and buildings. “The demand for tourism which will be created as a result of restoring and rearranging the historical buildings will provide enormous benefits in terms of tourism development.” (Türk, Kıstır, 2006:326)

Tourism encourages the regulations that enable the old buildings to survive with their new identities and also makes use of the existing building stock. Due to the restoration works done in buildings such as historical inns, castles or mansions,

these buildings can be transformed into tourism facilities such as restaurants or hotels.

Tourism not only enables the conservation of historical structures and buildings but also the conservation of environment. "Tourism can help justify and pay for conservation of important natural areas and development of parks and reserves, including the establishment of national and regional parks because they are attractions for tourists." (Inskip, 1991:342)

Tourism can protect the environment and can raise the environment quality. Tourism should offer a well-cared environment to tourists. Tourists, feeling himself in a different (historically, aesthetically, physically) atmosphere, would ask higher standards to live, in order to accompany the "joys" and "comfort". (Özgönül, 1996:26) So, it provides improvement of environmental quality, enhancement of the environment and improvement of infrastructure. (Yılmaz, 1998:28-30)

Tourism has a great role in the development of the region. It provides diversity for the investment to be made in the region. "Tourism provides job opportunities for local people, and indirectly, demand for consumption goods, and also contribute to expansion of other sectors of economy." (Özgönül, 1996:26)

Tourism has been a great factor in the transformation of historical structures. For example, traditional dwelling and structures in the various Anatolian settlement areas such as Antalya, Beypazarı, Amasra and Kastamonu which are rich in traditional characteristics have begun to change with the aim of being utilized for touristic purposes. However, it has become important to preserve the existing historical and natural structure while this transformation takes place. Otherwise, tourism has become an important problem in its role that effects the transformation of traditional structures and settlements. "Mass tourism has brought together structural, natural, historical environment, cultural, social life and communal deformities while providing economic income. A corruption and

an approach of making economic income indifferent to natural values have emerged within the fact of tourism.” (Beyhan, 2005: 84)

Tourism can cause some negative physical impacts on historical environment. According to Özgönül, hard tourism requires new large size buildings in or nears the historic/urban fabric and this can cause the loss of cultural and historical significance of buildings and monuments and uncontrolled extension of urban space. She also metioned that the new architecture may not be in harmony with traditional buildings or it may be out of scale. (Özgönül, 1996:28-29)

Wrong conservation approaches and implementations may result in lose of the values of historical buildings, while they are used. Besides, the “decorative conservation” works, in which the expectations and appreciations of tourists are considered rather than the historical value of the buildings, eliminates the basic principle that aims to preserve the originality or history in other words. The buildings are no longer considered as “preserved historical values” as most of them were demolished and reconstructed and created a different look by being distracted from their originals values.¹²

The harms of tourism to environment and to itself in the long term are also related with the increase of the number of tourists. Population increase and excessive construction which emerged as a result of the development of tourism without any plans causes environmental pollution as well as visual pollution.¹³

Transforming the traditional structure of the cities into tourist facilities not only makes an economic transformation in these structures and environments but also

¹² Sey, Y.; Sürdürülebilir Kalkınma /”Tarihi Kültürel Mirasın Korunması”, Vizyon 2023 Öngörü Panelleri, <http://vizyon2023.tubitak.gov.tr/teknolojiongorusu/paneller/cevresurdurulebiliralkinma/raporlar/son/EK-13.pdf>, accessed February 2007.

¹³ Akpınar, S. , M. Urban Planner, Ministry of Tourism, Ankara, Türkiye’nin Turizm Merkezlerinde Ekoturizm Yaklaşımları, http://www.geocities.com/ceteris_tr/s_akpinar.doc, accessed February 2007

causes physical, social and cultural transformations as well. Physical changes occurring in the construction scale and its locality are the causes of rapid spread of these transformations. Using the buildings as touristic facilities such as bars, restaurants, cafes and hotels requires various physical transformations. This means that it will cause physical changes both in the building and its surroundings; in turn, this leads to major physical changes in the settlement area. For instance, Kaleiçi of Antalya has changed, not only in physical nature but also in its social and cultural structure in connection to the transformation which has occurred in the region.

Tourism affects the social-cultural and economic environment negatively in historical structures. The employment opportunity it provides fastens the migration to the region. The relations of employer and employee tend to change in the region. And the locals, who used to have their own businesses, start to work in the tourism facilities as workers. (Yılmaz, 1998:31)

So long as the economic benefits of tourism to the region are not well planned and other economic benefits are ignored; people living in the region become dependent on tourism. Work opportunities and gaining economic income become seasonal.

However, it is up to us to diminish the negative effects of tourism on cultural heritage. If the subject is handled with the approach of sustainable tourism, the mutual negative effects can be diminished and the value of the environment can be increased with the plans to be made. "Tourism, which can be handled under the framework of sustainable development, will preserve and improve the existing values of social, cultural, natural and physical environment." (Karaaslan, Özelçit, 1996: 361) Today, all of these negative interactions are sourced from the different aims of tourism and conservation. "Tourism attracts visitors to the region and contributes to conservation, but it might be harmful if it is seen as "sole way of conservation". Therefore, tourism should not be an aim but a means when conservation is concerned. Otherwise, only the needs of the tourists are

considered and everything is arranged for the sake of “tourism” or destroyed in other words¹⁴. In this framework, the aim should not be to make money but to extend the lifespan of the cultural property. The borders should be determined by conservation principle not tourism. Conservation should be a cultural fact not an economic one. It should be noted that tourism can be a cultural activity if only it preserves the old environment. (Kuban, 2006:18-21) The conservation and presentation of the structures of cultural heritage and cultural properties such be the aim and tourism should be the means for the aim of conservation.(Sey, Vizyon 2023 Öngörü Panelleri) Creating a balance between conservation and tourism has gained importance in regards to ensuring the protection and sustainability of tangible and intangible¹⁵ cultural heritage, which is the source of tourism.

Parallel to the developments and diversities in tourism, there has been an increase in the number of accommodation facilities required for tourism. The spread of tourism to masses resulted in the emergence of accommodation facilities such as hotels, motels, holiday villages, pensions, camping locations, apart hotels, hostels, etc. suitable for different levels of income apart from the traditional accommodation facilities, namely hotels. (Evliyaoğlu, 1989:83) (to see the characteristics and kinds of accommodation units see Appendix A: The Regulation Concerning the Certification and Qualifications of Tourism Facilities).

¹⁴Sey, Y.; Sürdürülebilir Kalkınma /”Tarihi Kültürel Mirasın Korunması”, Vizyon 2023 Öngörü Panelleri,
<http://vizyon2023.tubitak.gov.tr/teknolojiongorusu/paneller/cevresurdurebilirkalkinma/raporlar/son/EK-13.pdf>, accessed February 2007.

¹⁵ All these changes and transformations have bought together with it the tangible and intangible concepts which make up the physical protection “*Cultures and societies express themselves with the tangible and intangible aspects which make up their heritage and its conservation. This method of expression should be respected.*” (Document of Nara,1994)

The definition of Hotel by Ministry of Culture and Tourism in the regulation of Tourism Facilities is as follows:

“Hotels are the facilities whose main function is to meet the accommodation needs of the guests and also have assistant and complementary units for food and beverages, sports and entertainment.”

Hotels have the qualifications mentioned in this section and in the 3rd and 4th section of the regulation. They are classified as 1 starred, 2 starred, 3 starred, 4 starred and 5 starred hotels. Each of the location, functional, service characteristics and standards of the hotel groups have been defined in different ways in the relevant regulation. (see Appendix A: The Regulation Concerning the Certification and Qualifications of Tourism Facilities)

However, the concept of hotel management has changed at present time. Big hotels with a capacity of 500-700 beds are replaced by small facilities. (Güzel, Orhon, 2006:178) The most popular of these facilities in Turkey and in the world lately are “Boutique Hotels”. “They are a common concept in the world and are small and luxury hotels that provide private services along with comfort to high level of guests. As this concept aims to make the guests stay for long times and gain them the habit of visiting the hotel every year, a service which gives them the comfort to feel at home and the feeling of “having everything.” (Güzel, Orhon, 2006:178) This management concept attracted a lot of interest in Turkey as well. The definition of these facilities which have recently become common is made by TUROB as follows: *“Boutique Hotels, despite their small structures, are the hotels that can provide the comfort of a 5 starred hotel for their distinguished costumers and are designed for different guest profiles with their private destinations.”*¹⁶

The Boutique Hotels in the world and in Turkey and the concept of Boutique Hotel have improved since the end of eighties and attracted considerably more

¹⁶ TUROB; <http://www.turob.org>, accessed October 2006

interest due to its warm approach based on the guests. (Güzel, Orhon, 2006:178)
In Turkey, the definition of Boutique Hotel adopted in 2005 is:

“Hotels that have originality in terms of structural characteristics, architectural design, decoration and the materials used; high in quality and standard in terms of management and services; provide private service with qualified personnel and have at least ten rooms.”

The first boutique hotel opened in Turkey is Yeşilev in Sultanahmet.¹⁷ This hotel which was the restoration of a late 19th century mansion, was opened in 1984.¹⁸ Following this, many boutique hotels were opened in different parts of Turkey. Today, there are 500 boutique hotels in Turkey.¹⁹

The most important characteristic of these hotels which are luxurious and comfortable is that they make the guests feel at home and provide private services. It is possible to frequently see both newly constructed hotels and restorations of traditional buildings. “Especially, the natural, historical and urban structures of the environment of the hotel are determinant in the architectural shaping of the boutique hotels. The use of architectural characteristics in boutique hotels which reflect regional characteristics and provide personal service strengthens this impact. Therefore, boutique hotels, be it the reuse of an old building or be it a new building, have the qualifications such as exterior look, materials used indoors, color, form, room and dimensions of other rooms, decorations and the architectural characteristics of their region.” (Güzel, Orhon, 2006:183-184)

Cappadocia is one of the regions where the transformation of historical structures into tourism facilities is common. It is one of Turkey’s most important historical,

¹⁷ TUROB; <http://www.turob.org>, accessed October 2006

¹⁸ Web site of Yeşilev, <http://www.istanbulyesilev.com>, accessed October 2006

¹⁹ TUROB; <http://www.turob.org>, accessed October 2006

cultural and natural tourism regions in terms of its natural beauties, geomorphologic characteristics, historical characteristics, old building structure and religious past. “Since the 1950’s, the tourism movement in the regions such as centers Ürgüp, Göreme and Avanos, begun as local movements.” (Buyruk, 2004:25) After 1980s, the number of tourist visiting the region increased dramatically and, parallel to this increase, an increase in the number of accommodation facilities was also observed in cities such as Ürgüp, Uçhisar, Avanos, and Göreme.²⁰ The accommodation needs were first met by pensions or major hotels (such as Dedeman) and then pensions were mostly encouraged.²¹ However, in the last 5-10 years the concept of tourism and hotel management has changed and dwellings themselves were transformed to hotels and were called “Boutique Hotels”.²² The number of these hotels, some of which are newly constructed and some of which are the reuse of traditional dwellings, has considerably increased.²³ These transformations first began on a single building scale, then spread to a few building lots and finally spread to blocks and districts²⁴. In recent years, the beginning of the transformation to utilize for touristic purposes at the local scale has been the beginning of the transformation (e.g. Ürgüp-Kayakapı Project).

²⁰ The annual figures for number of facilities and accommodation capacity from the Ministry of Culture and Tourism. <http://www.kultur.gov.tr>, accessed February 2006

²¹ “Providing accommodation for the increasing numbers of tourists in our region is becoming a problem. When we consider that there are limited facilities besides hotel, motel, camping and pension facilities, tourists are given accommodation and shelter in exchange for money in homes has begun.” (Nevşehir Provincial Almanac, 1973, p. 136)

²² The first examples of the traditional dwellings being converted to boutique hotels: Esbelli Evi/Ürgüp (1990), Ataman Hotel/Göreme (1992), Saksâğan Cave House/Göreme (1992).

²³ There are 44 Boutique Hotels in Cappadocia Region by the end of 2005.

²⁴ See Questionaries and Distribution of Hotels

1.1 The Definition of the Problem

One of the most important centers of Cappadocia where tourism purposed transformations are seen is Ürgüp. Due to its central location, natural and historical values, Ürgüp has developed considerably in terms of tourism. Along with this development, the reuse of traditional dwellings as tourism accommodation units has become common.²⁵ Esbelli and Yunak are the districts where transformation of traditional dwellings into tourism facilities is rapidly seen. As for Kayakapı district, the project of transformation into accommodation units on district scale still continues. However, use of traditional dwellings as tourism purposes causes deteriorations of properties and values of dwellings.

The concept of “Boutique Hotel” which rapidly became common throughout the world after 1980s has also begun to be implemented in Ürgüp. The concept of hotel management has changed lately in Ürgüp and large scale starred hotels have begun to be replaced by smaller scaled hotels and home pensions. There are many accommodation units in the center of Ürgüp, which call themselves “Boutique Hotels”.²⁶ These hotels make the guests feel at home, provide high quality service and have only a few rooms. These small scaled hotels in Ürgüp are either a restoration of an old dwelling or a new constructed building. However, this thesis analyzes the facilities that restore the traditional dwellings and transform them into “Boutique Hotels”.²⁷

However, some problems are encountered in the transformation of traditional dwellings into “Boutique Hotels”. These problems are concerned with the difficulties experienced in interventions to the structures, positive and negative

²⁵ From the 1970's onwards, traditional dwellings have been encouraged to be utilized in two ways as home pensions. Nevşehir Provincial Almanac, 1973.

²⁶ Since the end of the year 2005, of the 44 Boutique Hotels in the Cappadocia region, 18 are in the Ürgüp city center.

²⁷ Since the end of the year 2005, there are 12 Boutique Hotels which are traditional dwellings converted to businesses in the Ürgüp city center.

affects on an environmental scale and the legal problems pertaining to planning, usage/inspection and certification procedures of these facilities.

Attributing new functions to traditional dwellings, such as “Boutique Hotels”, requires a physical intervention to the buildings. Adding or removing rooms, adding or removing architectural elements, new environment arrangements, and decorations suitable for the new function, lightning, installation are interventions that are not harmonious to the traditional structures. Taking all these interventions into consideration, the problems are how consistent are the traditional dwellings in Ürgüp with the new interventions which are aimed at establishing touristic purposes, how the dwellings have changed, transformed and whether the value of the dwellings have dropped or not.

Apart from this, we are faced with a transformation in Ürgüp that spreads by corrupting the concepts of building lot, building and district and the order of property. The physical transformation that occurs on environmental scale in the city directly influences the social, cultural and economic life in the region and the environment is alienated to people with its new users. And region loses its social and cultural values.

As a result, the transformed traditional dwellings in Ürgüp were seen as commodities that bring profit and economic benefits were given priority. Inadequate legal definitions and criteria resulted in all kinds of people with different backgrounds²⁸ opened such facilities and named them “Boutique Hotel”. In recent years, these transformations have physically, socially and culturally changed the culturally characteristic regions of the city and due to this transformation the balance between tourism and conservation could not be ensured.

²⁸ See questionnaires administered to hotel owners

1.2 Aim of the Thesis

Ürgüp has been chosen as the study area in the scope of this thesis for being an example of the above mentioned problems; it is the tourism and trade center of Cappadocia Region; it has the characteristics and diversity of traditional dwelling architecture in urban structure; it is the place where traditional dwelling structures are intensely transformed into tourism purposed services, especially into accommodation units.

Taking the example of Ürgüp as a starting point, this thesis aims to question the harmony between the transformation in Ürgüp and the functional, physical, social and cultural aspects of the traditional dwellings in Ürgüp, to assess the tangible and intangible aspects of the implementations and to investigate the environment relationships. Taking into consideration the deficiencies in the legal definition and management criteria of Boutique Hotels, which are gradually becoming common, the discussion of the definition of Boutique Hotel is one of the important aims of this thesis.

1.3 Methodology

Along with the problems and aims mentioned above, an analysis has been made and this analysis has been developed taking into consideration the examination method, general characteristics of dwellings in the region, social life and tourism potential of the region and accommodation need depending on the potential. The “process” from the first stage in which traditional dwellings are presented as a product and transformed into different functions and social, cultural, physical and legal factors affecting this process has been analyzed in this thesis.

First of all, facilities which were transformed from traditional dwellings to touristic facilities and which were defined as “Boutique Hotels” in Cappadocia Region, where tourism related transformations are observed to be intense, were

investidoord and it was attempted to identify the problems. Ürgüp was selected as an area to study because the same problems mentioned above in detail were also common to Ürgüp and also due to the properties and variety of the traditional dwelling architecture. 12 facilities which were transformed from traditional

dwelling existing on 42 building lots and defined as “Boutique Hotel” were investidoord.

Information about the subject was collected in 3 ways; literature research, archive research and site survey. Definitions such as cultural identity, tourism, cultural tourism, boutique hotel were determined from written sources, and relations between tourism and cultural heritage were determined. Physical, social, cultural and economic characteristics of Cappadocia and Ürgüp, and information about the conservation studies made in the region up to now was obtained from written sources, and from the archives of foundations such as Ministry of Culture and Tourism, Nevşehir Regional Conservation of Cultural and Natural Properties Council and Ürgüp Municipality.

The investigations of the archives of the Nevşehir Regional Conservation of Cultural and Natural Properties Council and the Ürgüp Municipality, measured drawings and restoration projects belonging to the “Boutique Hotels” which were opened for business by converting the traditional dwellings of Ürgüp, old photographs and reports of the Council were found. Measured drawings and restoration projects of the 14 of 42 traditional dwelling parcels that transformed to Boutique Hotels, were obtained from the archives.²⁹ However, the projects on other parcels were not able to be reached because they did not exist in the archives or because some of the hotels were restored under simple maintenance and repair. The reports of the Council contained architectural reports (architectural reports, geological reports, etc.) and decisions taken by the Council.

²⁹ There are 46 plans, 48 sections and 32 elevations within the measured drawings and restoration projects.

The site survey in the region was conducted in 2 stages. The first stage of the survey was conducted in May 2005 in the Cappadocia region to identify the “Boutique Hotels” and their problems. In this study, the approximate numbers of the boutique hotels and their distribution in the region were attempted to be identified, questionnaires were administered to the hotel owners and the current situation of the hotel was attempted to be identified.

The second stage of the study was conducted in Ürgüp during September and October 2005. 12 boutique hotels in Ürgüp were investigated in detail.³⁰ 29 of the 42 traditional dwelling parcels were able to be entered.³¹ Of the parcels which were able to be entered, the sketches and photographs and video recordings were able to be conducted to document the current situation of the structures.

The written resources, archive investigations and data collected from the site survey were collated in folders which were prepared. The folders comprise of 6 different groups. Of these folders, the first contains general information³² regarding the businesses. The second contains information regarding the building lots.³³ The other folders respectively contain, if applicable, information about the measured drawings, old photographs and restoration projects documenting the structures. The last two folders are one which contains information about the current situation about the structure and the other contains the interventions made.

The current situations of the structures were identified according to the prepared investigations and comparisons were made with the situations of the past and the

³⁰ Of the 12 facilities, 1 could not be entered because the owner did not give permission. The information about this hotel was limited to the information obtained from the sources.

³¹ Regarding the other parcels, permission was not obtained from the owner with the justification as to not disturb the clients of the hotel.

³² Number of lots, building blocks and building lot numbers, business start date, information about the hotel owner, information about the kinds of documents obtained, spaces owned by the hotel owner and information about what kinds of services they provide.

³³ Building lot number, Project information, plan, facade, open area and typology of architectural elements.

present. In doing so, the legal and physical situations that occurred during the process of transformation of the traditional dwellings to “Boutique Hotels” were evaluated.

The interventions were evaluated in terms of reversibility, perception of interventions and cultural heritages and harmony. The value of cultural heritage and their positive and negative affects on the environment was discussed.

Finally, using Ürgüp Traditional Dwellings as an example, the evaluation of the physical, social, cultural and legal processes during the transformation of dwellings into tourism facilities were made and its effects on the dwellings were tried to be determined.

CHAPTER 2

BOUTIQUE HOTELS IN ÜRGÜP

2.1 Cappadocia Region

Cappadocia, which is situated in Middle Anatolia Region, was dominated by many civilizations and had different political borders. This region was defined as “The Great Cappadocia” and its borders reach over to Kızılırmak River and Salt Lake in the west, to the east of Malatya (Firat River) in the east, to Black Sea region in the north and to Toros Mountains in the south.(Türkmen, 1999:11) And today it comprises the provinces of Nevsehir, Aksaray, Niğde, Kayseri and Kırsehir. The Rock Cappadocia Region which is narrower comprises Uchisar, Göreme, Avanos, Ürgüp, Derinkuyu, Kaymaklı, Ihlara and the neighborhood³⁴

Cappadocia Region is situated on a wide tableland in Middle Anatolia, which was formed by the ashes and lava of the old volcanoes such as Erciyes, Melendiz and Hasan Mountains. The geographical borders of Cappadocia lies in a wide area in Central Anatolia Region and the geological borders are in a circle of 60 km in diameter which lies in a triangle formed by the provinces of Niğde, Kayseri and Nevsehir. The geological structure of Cappadocia has been an important factor in the historical development and in the development of the physical neighborhood. (see Figure 2.1)

³⁴ Web Site of Nevsehir Governorship, <http://www.nevsehir.gov.tr>, accessed January 2007



Figure 2.1 Boundaries of Cappadocia³⁵

“The region is composed of volcanic hills, steep cliffs as a result of volcanic formations, low hillsides formed by the sliding lava and wide flat lands. It has the latest volcanic formation sample in the world.”³⁶ The mountains of Hasan, Erciyes and Melendiz situated at the three corners of the region covered with volcanic lava and ashes. Then, due to the vertical and horizontal erosions and winds, the tuff structure was eroded and interesting formations called “fairy chimneys” emerged. (Nalbant, 2000)

The research which was done in the region show that the history of the region dates back to the Paleolithic period. Having found the evidences of many civilizations starting from Old Hittites proves that Cappadocia is an old settling area. After the Hittites, the region was dominated by Phrygians, Kimmers, Meds, Persians, Cappadocia Kingdom, Roman Empire, Byzantine Empire, Seljuks, Karamanoğulları Sultanate and Ottoman Empire respectively³⁷ “The region

³⁵ Kostof, S. 1989. *Caves of God, Cappadocia and Its Churches*. Oxford University Press, Newyork, p. 4

³⁶ U. Anolfato, *Arte Della Cappadocia* p.51

³⁷ For more detail see:

Güney E. 1988. *Nevşehir İli: Kapadokya*. Milli Eğitim Bakanlığı, Nevşehir.

Kabaoğlu, C. *Kayakapı Koruma ve Geliştirme Planı Plan Raporu*. KA-BA Mimarlık, Ankara.

Korat, G. 2003. *Taş Kapıdan Taş Kapıya Kapadokya*. İletişim Yayınları, İstanbul.

Kostof, S. 1989. *Caves of God, Cappadocia and Its Churches*. Oxford University Press, Newyork.

which is still in the borders of Turkish Republic carries the evidences of many cultures that affected Anatolia and thanks to this historical richness it has countless artifacts which are the concrete reflections of this historical culture. “ (Binan, 1994:20)

Culture, geography and technology are important factors in the formation of architecture of Cappadocia. One of the characteristics of Cappadocia Region is carved rock settlings. They have been used since the old times and were built to hide and run away from the invaders. And the construction systems of the dwellings are rock carved, stone masonry structure or mixed system in which these two systems are used together. Physical and social factors such as the climate conditions of the region, material possibilities, topography, life style, aesthetical values, means of living play an important role in shaping civil architecture. (Özbay, 2005:44-48) The structure of the cities developed organically compatible with the topography.

“It is understood that geological characteristics of Cappadocia Region, especially the area of Nevşehir province, which can be defined as “Central Cappadocia” are determinant on an important scale in terms of economic, political and cultural life from the very first stages of settlement.”³⁸ Cappadocia lived under the dominance of many civilizations since the Ancient Hittite, and hosted different cultures for centuries. Geographical characteristics, social and cultural life ensured the emergence of an approach of art and architecture unique to the region. Cappadocia is the focus of various national and international conservation studies due to its historical, cultural and natural values. (see Appendix B: Planning and

Nalbant, K. 2000. *Ürgüp Kentsel Tasarım Ve Rehabilitasyon Projesi Taslak Rapor*. Mimar Mimarlık, Ankara

Nevşehir Province Almanac, 1973

Toker, E. 2005. *Gözbebeğim Kapadokya*, Boyut Yayın Grubu, İstanbul

Türkmen, K.T. 1999. *Bilinmeyen Kapadokya'dan Bir Kesit*, Ürgüp. Ürün Yayınları, Ankara

Yılmaz, Ç. 1998. *Kapadokya'da Fiziksel Çevre Verilerinin Turizme ve Turizm Yapılarına Ekileri Üzerinde Bir Araştırma*. Unpublished Master Thesis, Yıldız Teknik Üniversitesi Fen Bilimleri Enstitüsü, İstanbul

³⁸ Web Site of Ministry of Culture and Tourism, <http://www.kultur.gov.tr>, accessed October 2006

Conservation Studies in Cappadocia) Studies concerning conservation and planning in Cappadocia Region, which is rich in terms of natural, cultural and historical values, started in 1960s. One of the first plans made is the “Göreme National Park Long Period Development Plan”. In 1973, areas such as Ürgüp, Göreme and neighborhood, Avanos, Uchisar, Ortahisar, Kaymaklı, Derinkuyu, Soğanlı and Ihlara Valley were defined as “Tourism Development Area”, in 1985 Cappadocia was taken into “World’s Natural and Cultural Heritage” list and in 1986, Göreme was accepted as “National Park”. These events reveal the importance of Cappadocia Region. Relevant to this subject, Cappadocia was finally accepted as “Cultural and Tourism Conservation and Development Area”.

The union of historical sites with special natural beauties has made Cappadocia an important tourism center of Turkey. Due to the developments in transportation in Nevşehir and neighborhood since, there has been an increase in the number of tourists visiting the region and tourism sector has rapidly developed especially after 1960s.³⁹ Cappadocia, which is unique with its geophysical formations, natural beauties, cultural properties and religious past, is now a tourism center that attracts local and foreign tourists. Fairy chimneys, valleys, churches, underground cities are the cultural and natural properties of the region that attracts attention most.

Rather than being a tourism center that directly attracts tourists, Cappadocia is a place where the tourists coming to other parts of Turkey visit for a short time. Most of the tourism activities in the region consist of organized tours. (Binan, 1994:31) Most of the tour routes for foreign tourists that visit eastern and western parts of Anatolia include Cappadocia.⁴⁰

Cappadocia Region is one of the important cultural centers that attract many local and foreign tourists today and it has pioneered to the improvement of “faith tourism” or “culture tourism” in Turkey with its historical and cultural structure.

³⁹ Nevşehir Province Almanac, 1973, Nevşehir, p.129

⁴⁰Web Site of Ministry of Culture and Tourism, <http://www.kultur.gov.tr>, accessed October 2006

The region has a different profile of tourists⁴¹ when compared to the coastal regions of Turkey. The visitors spend their times visiting the natural and historical sites in the area. The average accommodation period of tourists is 2-3 days and the season is between March and November.⁴²

Parallel to the developments in tourism sector and the increasing number of tourists, the number of accommodation facilities has also increased.⁴³ At first, accommodation were supplied mainly by starred hotels, however, later they were replaced by pensions.⁴⁴ There are accommodation establishments such as hotels, motels and pensions and facilities with special certificate, have tourism operation licence or tourism investment licence from The Ministry of Culture and Tourism or Municipality in the region.⁴⁵

However today, another type of accommodation establishment, called as “Boutique Hotel” has become common and in demand in Cappadocia. These facilities, which started to attract interest as from 1990s, have names such as special certified facility, S-starred hotel or Boutique hotel. However, although there are no facilities which has “boutique hotel” certificate of Ministry of Culture and Tourism in Cappadocia, the facilities calling themselves “Boutique Hotel”⁴⁶ are frequently seen in Cappadocia.⁴⁷ These facilities which call

⁴¹ Japanese, French, Italian and German groups comprise most of the visit to this region. According to the information from the Ministry of Culture and Tourism, mostly Japanese tourists visit Cappadocia for accommodation.

⁴² Web Site of Ministry of Culture and Tourism, <http://www.kultur.gov.tr>, accessed October 2006

⁴³ The accommodation capacity which was 6500 in 1982 reached up to 8052 in 2001. <http://www.kultur.gov.tr>, accessed October 2006

⁴⁴ Nevşehir Province Almanac, 1973, Nevşehir

⁴⁵ As of 31 December 2005, there are 55 accommodation facilities, which are licensed by The Ministry of Culture and Tourism, in the region. 14 of these facilities have tourism investment certificate and 41 of them have tourism management certificate. 11 of these 55 facilities are “Private Certified Facility”. According to data of 2003 there are 73 accommodation facilities which have certificates from municipality in Nevşehir province. 15 of them have pension certificate. (see Appendix C, Table D.1 and Table D.2)

⁴⁶ As the definition of “Boutique Hotels” was not present in the laws and regulations until 2005 and as the criteria was not able to be adequately determined, hotels and pensions in every standard started calling themselves “Boutique Hotel”

⁴⁷ According to the literature and site surveyes, the distribution of facilities calling themselves as “Boutique Hotel” in Cappadocia Region in numbers as of the end of 2005 is; Göreme: 10, Ürgüp: 18, Ortahisar: 3, Uchisar: 4, Avanos: 2, Mustafapaşa: 2.

themselves “Boutique Hotel” in Cappadocia Region have two types; new constructions and reuse of traditional dwellings.

The first samples of reuse of traditional dwellings as boutique hotels in Cappadocia are: Esbelli House/Ürgüp (1990), Ataman Hotel/Göreme (1992), Saksığan Cave House/Göreme⁴⁸ (1992). The transformations first started at a single parcel scale and in the following years they were made at a few lots, blocks or even districts and became common. The facilities that reuse the traditional dwellings are present in Ürgüp at most. There are 12 facilities in the center of Ürgüp that called as boutique hotels and it is followed respectively by Göreme (5), Ortahisar (3), Uchisar (3), Avanos (2), Mustafapasa (2) and Ayvalı Village (1). (see Figure 2.2) These facilities either have “Special Certified Facility” certificate from the Ministry of Culture and Tourism or “pension” certificate from the municipality.⁴⁹

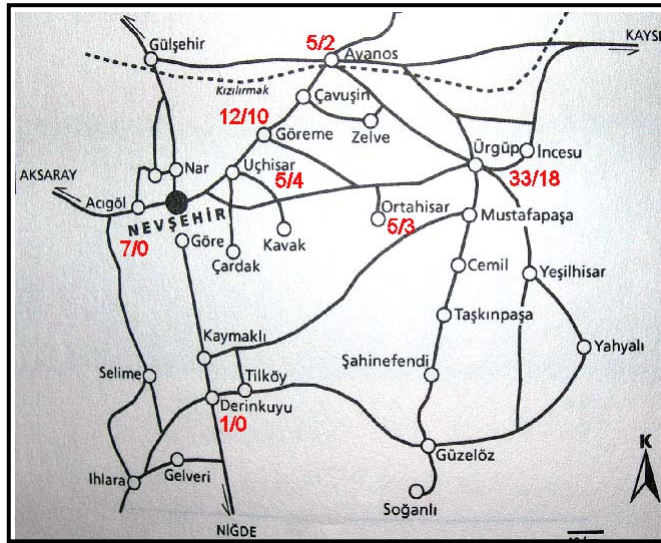


Figure 2.2 Distribution of Boutique Hotels in Cappadocia

⁴⁸ was opened in 1978 as a pension, however, after it had been restored in 1992, it started calling itself boutique hotel

⁴⁹ Source: literature and site surveys

2.2. Ürgüp

2.2.1 Ürgüp in General

Ürgüp, one of the most important centers of Cappadocia Region, is situated 20 km east of Nevşehir. It is bordered to Hodul Mountain in the south, Aktepe Mountain and Damsa River Valley in the North, Topuz Mountain in the east and Uçhisar Town in the west.⁵⁰ Ürgüp is one of the most important center after Nevşehir and has a special position with its close location to centers such as Göreme, Avanos, Ortahisar (see Figure 2.3). (Nalbant, 2000)

Ürgüp has a geological structure of volcanic origin and is situated on a region, where the typical examples of interesting natural formations defined as fairy chimneys are intensely found.

The history of Ürgüp, whose ancient name was “Asiana”, dates back to Hittites as well as the history of the region. (Nalbant, 2000) At present, it is one of the most important boroughs of Turkish Republic. The evidences of these civilizations can still be seen in Ürgüp. There are many monuments and traditional dwellings such as castles, monasteries, churches, mosques belonging to these civilizations in Ürgüp⁵¹.

⁵⁰ Kabaoğlu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, p.7

⁵¹ Urgup Borough is very rich in terms of Cultural and Natural properties. Kılıçarslan Mausoleum built in the reign of Osman, the young, Temenni Hill and Kadı castle, which includes carved rock formations, Karamanoğlu İbrahim Bey Mosque and Altıkapılı Mausoleum built around 10th-11th century, Çatalkaya Fairy chimney in the scope of natural beauty in the entrance of Urgup-Ortahisar highway, Ortahisar and İshak Castle used in various periods in Ortahisar town, Byzantine period carved rock Hallaç monastery, Fırkatan (Mirror) Church, Kızılçukur Valley with its natural formations and Byzantine period carved rock Üzümlü Church and premises are present in Urgup city center. Mustafapaşa town rock formations, Gomeda valley famous for its nature and carved rock St. Alakara, St. Basil and Aios Vasilios Churches, Aios Constantin-Eleni church built with hewn stone, Şakırpaşa madrasah built in the reign of Ottomans, Taşkınpaşa Madrasah in taşkınpaşa village built in the reign of Seljuks, Cupolas and Mosque, carved rock underground city in Mazı Village, Küt River that stretches along Karlık, Karain and Karacaören Villages and includes Fairy chimneys and Roman period rock tombs, St. Theodora Church in Yeşilöz village, Church made of hewn stone in Cemil village belonging to Early Byzantine period and Saruhan caravansary belonging to Seljuks in the north of the borough are the important Culture and Natural properties that attract the interest of the tourists (web site of Ürgüp Court House).

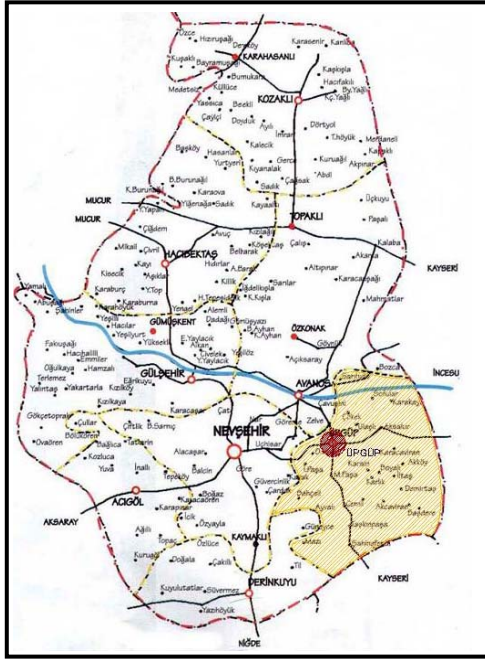


Figure 2.3 Location of Ürgüp

Ürgüp is one of the important centers where the natural and historical cultural properties are heavily found. Therefore, various planning and conservation studies were carried out through the years in the borough. The first sheet of Ürgüp was a 1/1000 scaled map which was ratified in 05.21.1953. Then, Ürgüp Master Plan of 1/5000 and Implementation Plan of 1/1000 were prepared in 1974. The site areas in the city center were determined⁵² by High Commission of Immovable Historic Properties and Monuments in 1974. The Higher Council for Conservation of Cultural and Natural Properties determined the cultural properties which require conservation in the city center⁵³ in 1987 and at the same time determined the “terms and conditions to be implemented within Ürgüp Urban and Natural Site Area”. Besides, natural site areas in Ürgüp were rated as 1st and 2nd degree by the Higher Council for Conservation of Cultural and Natural Properties in 1991. In 1995, 1/1000 scaled sheet of Ürgüp, which is used at present, was prepared. In 1998, The Revision of Ürgüp Regional Development

⁵² Resolution No. 7734 dated 3 September 1974

⁵³ Resolution No. 3447 dated 7 February 1987 ; 54 monuments and 99 civil architecture were registered.

Master Plan of 1/5000 was made. Most of the areas within Ürgüp Development Plan are residential areas and development residential areas were also determined in this plan. Tourism facility areas are situated in the west of the city and in the north and east of the highway that goes in the west-east direction.

Finally, Ürgüp Master Plan of 1/5000 and Implementation Plan of 1/1000, which were prepared by Ürgüp Municipality, were ratified by Ürgüp Municipality Council on 30 November 2001 and were put into force on 17 January 2002.⁵⁴

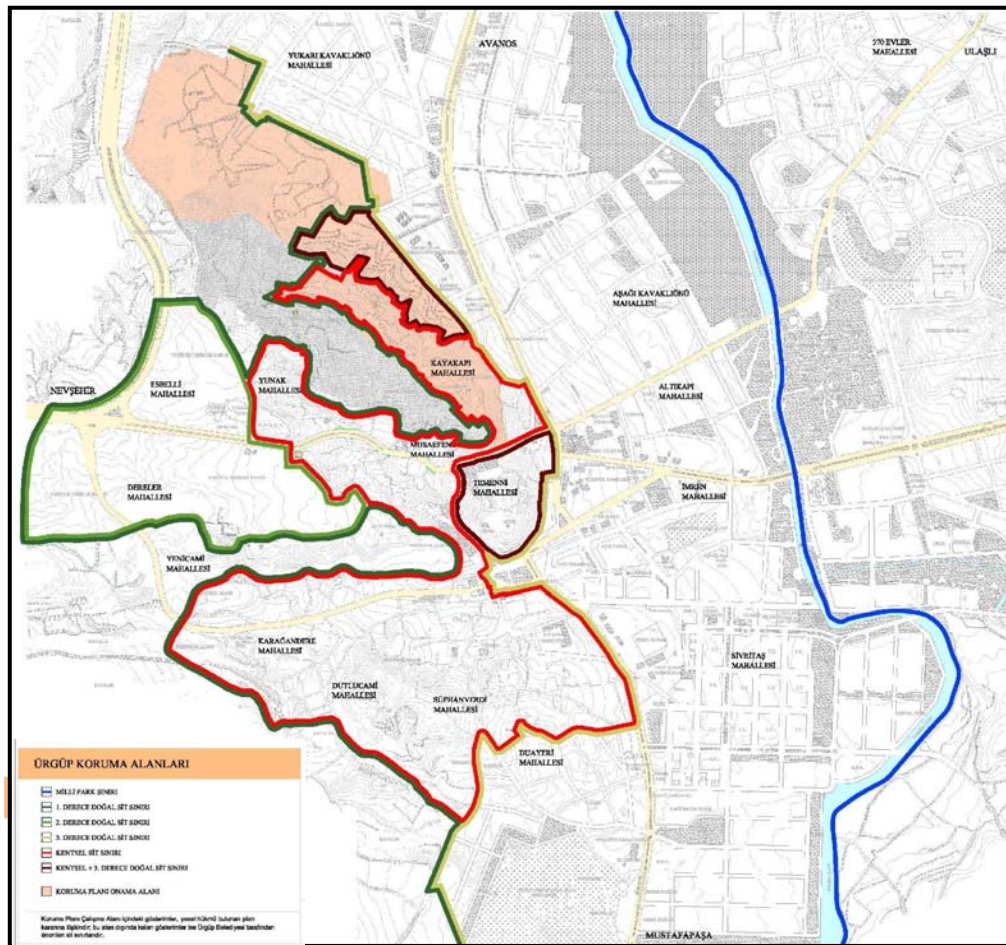


Figure 2.4 Boundaries of Site Areas in Ürgüp

⁵⁴ Kabaoglu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, p.28-31

Apart from the planning studies, conservation studies are also carried out in the borough. Ürgüp, which was accepted as a National Park with the Cappadocia Regional Conservation Master Plan that was prepared in 1976, remained within the 1st and 3rd site areas due to the study of Nevşehir Regional Conservation of Cultural and Natural Properties Council in 1999. There are 1st degree, 2nd degree and 3rd degree Natural site Areas, Urban Site Areas and Urban + 3rd degree Natural Site Areas in Ürgüp Central borough. According to this, Kayakapı, Yunak, Musafendi, Karağandere, Dutlucami, Süphanverdi Districts are Urban site areas, Esbelli and Dereleler Districts are 2nd degree natural site areas and Temenni district is 3rd degree natural site area. Ürgüp, having historical values besides fairy chimney formations also bears many natural and cultural properties as well. Studies for documenting and registering these cultural properties are carried out in Ürgüp.⁵⁵ ” (Figure 2.4) However, Conservation Master Plan has not been planned for Ürgüp yet.

Ürgüp is gaining importance in terms of tourism in Cappadocia and the whole country. Almost all the tours coming to Turkey visit this region and individual tourists intensely pay visits to this area. It also plays a major role in domestic tourism activities. 90% of the tourists coming to Nevşehir accommodate in Ürgüp. In the region, there are accommodation establishments with tourism investment and management licence given by Ministry of Culture And Tourism and hotels, motels and pensions with licence given by the Municipality. (see Appendix C: Table C.3) According to data obtained from the Ministry of Culture and Tourism, which belong to the year 2005 reveals the importance of Ürgüp for the region in terms of accommodation. (see Appendix C: Table C.4)

The concept of tourism and hotel management, which has changed especially after 1980's and the spread of “Boutique Hotel” concept became effective in

⁵⁵ With the addition of the registers given in 2002 to the ones given in 1987, there are now 54 registered monuments, 99 registered civil architecture in Ürgüp (Kabaoğlu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, p.28)

Ürgüp as well. The accommodation need, which used to be met by pensions and big hotels, has been replaced by “Boutique Hotels” in the last 5-10 years. In Ürgüp city center, there are 18 accommodation establishments, which call themselves “Boutique Hotels” although they do not have “Boutique Hotel” certificates. These hotels, which provide personal services to high level guests besides comfort, emerge either as the reuse of traditional dwellings or as new constructions. By the end of 2005, there are 12 accommodation establishments, which are reused of traditional dwellings and call themselves “Boutique Hotels” in Ürgüp city center. Despite having examples of these facilities in Yeni Cami and Dutlu Cami districts, such facilities are mostly situated in the districts in southwest sides of Esbelli Kayası (Esbelli, Yunak, Kayakapı, Musaefendi districts) and along the road of Nevşehir. (see sheet: Distribution of Boutique Hotels in Ürgüp)

2.2.2 Urban and Architectural Properties of Ürgüp

Ürgüp city which is built on “Damsa Çayı” valley is divided into two sections by the “Damsa Çayı” flowing from north towards south. The west of “Damsa Çayı” is an area in which traditional urban fabric is intensely observed and the city center is found. In this part the “Esbelli Kayası” and “Temenni Tepesi” are important natural structures which attract attention. The city center is located on the area from southeast of “Temenni Tepesi” to “Damsa Çayı”. The east of “Damsa Çayı” consists of the development areas of the city. New residential areas are situated on this region (see Figure 2.5).



Figure 2.5 Ürgüp City Plan

Residential areas are heavily found in the north of the city on both sides of Avanos highway, in the west of the center around Temenni district and in the east of the city. Various usages are found together in the city center. There are also administration buildings (municipality, government building, tourism information, police department, etc.), cultural buildings (museum, library, the existing terminal) and social infrastructure institutions (Ürgüp High School, hospital, village clinics) in the city center where trade usages are heavily located including the outskirts of Temenni Hill.

“There are two types of tourism facilities which is an important usage type for Ürgüp. Large scaled tourism facilities only used for tourism purposes are located on Nevşehir – Kayseri highway heading from east to west. And small scaled tourism facilities, that both have dwelling and tourism usages, are located in the south hillside of “Esbelli Kayası” and in the districts in the middle of Avanos

highway. Home pensions and little hotels that have traditional architecture have rapidly developed especially in the south hillsides of “Esbelli Kayası”.”⁵⁶

The traditional settlement of Ürgüp covers “Esbelli Kayası” and “Temenni Tepesi” and the area developing towards south. It comprises amorphous shaped spaces carved in tuff rock and large blocks of cut stones added in front. “This traditional structure, which is mainly located in the hillsides, is integrated with the topography and formed an organic structure in which urban and natural elements unite along with the open areas such as gardens and courtdcourtyards.” Dwelling groups are located in such a position (near the road, hillside, hill, plain) so that they will not block each other’s light and landscape. The dwellings are connected with terraces, stairs and courtcourtyards. The briskness in their forms freedom and the variety of compositions provide them a continuity, integrity and liveliness in their silhouettes.⁵⁷ (see Figure 2.6)

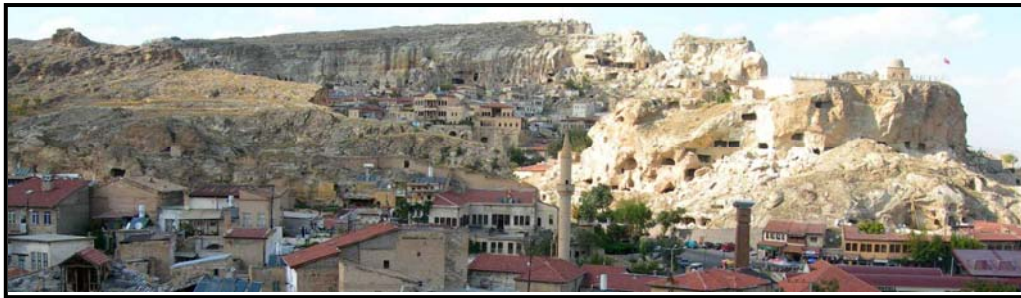


Figure 2.6 Traditional Settlements in Ürgüp

Stone is used as main construction material in Ürgüp dwellings. “The stone, which is the main material of Cappadocia Region, can easily be processed after being mined due to its volcanic origin geological structure; however, in time, it

⁵⁶ Kabaoğlu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, p.40

⁵⁷ Kabaoğlu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, p.41

turns out to be a very strong construction material.”⁵⁸ The diversity, delicacy, developed rock labor in the usage of rock which is the unique structure material in the region, adds visual prosperity and plays an important role in the development of plan and facade scheme.

2.2.2.a Plan Typology

There are 3 types of construction techniques in Ürgüp; rock caved, stone masonry and using rock caved and stone masonry together. The plan schemes of the dwellings in the region are generally organized on these 3 main types.

The most particular characteristic of rock carved dwellings (see Figure 2.7), which are underground settlements developed by carving the rocks in horizontal and vertical axles is that they have a reproductive plan scheme. This system is formed by carving square or rectangular shaped places. The need of water is met by forming channels between the dwellings and gathering them in a separate room. As for the air condition, air chimneys made of cut stone are built.

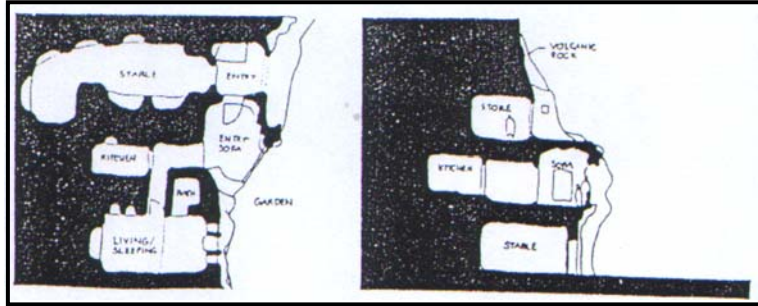


Figure 2.7 Rock Carved Dwellings⁵⁹

⁵⁸ Berk, Ö. 1990, Ev Pansiyonlarında Standart Oda Üretimi Araştırması ve Mustafapaşa (Sinassos) Örneği, Unpublished Master Thesis, ITU, İstanbul, p. 123

⁵⁹ Berk, Ö. 1990, Ev Pansiyonlarında Standart Oda Üretimi Araştırması ve Mustafapaşa (Sinassos) Örneği, Unpublished Master Thesis, ITU, İstanbul, p. 101

Dwellings in which rock caved and masonry system are used together are formed by adding parts, which are built by masonry system, in front of residence units carved in the hillside. “In a sense, these residences are accepted as transition period residences.”

Masonry dwellings that built with masonry system, are not joined with carved units. However, the carved units, if only they exist, can only be reached from the courtcourtyard .These dwelling types mostly have begun to be built since the end of 19th century. (Özbay, 2005:2)

In the typology study which was arranged by Ka-Ba Architecture for the Kayakapı project, by considering the structure groups, construction techniques, was observed in three main groups having been mentioned above. According to this study, dwellings with rock carved, masonry and mixed systems were departed into sub groups in the internal. Sub groups have been developed by considering the storeys, the existence of “sofa”and “eyvan, the entries of these units and their relation between the other plan elements. In this study, the plan typology of 181 residences which are found in Kayakapı region has been done.⁶⁰

In the typology study of rock carved dwellings the groups have been constituted by the conjunction of units whose entry is apart, with or without “eyvan” and by considering the number of storeys. In the typology study of masonry dwellings firstly the main groups have been constituted according to number of storeys. Afterwards sub groups have been constituted by considering the existence of dwellings with or without “sofa”, the conjunction of units and the entries to the structure. In the typology study of mixed sysyem (rock carved + masonry) , the groups have been constituted by considering the relations between rock and masonry units, the conjunction of units whose entries are separate, with or without “eyvan” and the number of storeys. (see Appendix D: Plan typology).

⁶⁰ Kabaoğlu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, Appendix-11, p.2

2.2.2.b Plan Elements

It is observed that, in the rock carved rock dwellings, the base element is “**room**”. The plan schemes are formed by the addition of some of these rooms that include functions such as living, sleeping, into one another. (see Figure 2.8)

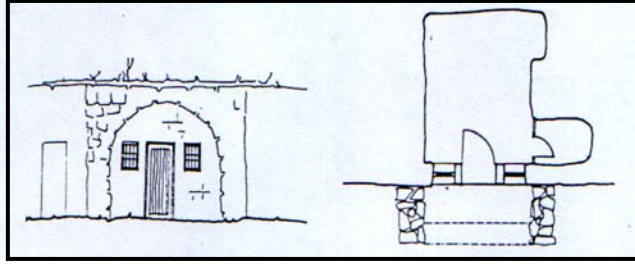


Figure 2.8 Rock caved room⁶¹

However, in the dwellings where rock carved and masonry system are used together even coincided by the units such as; open/ closed “**eyvan**”, “**tandır evi**”, barn, etc. it’s not much possible to generalize. In the Ürgüp dwellings the actual dwelling type where the plan elements are seen is masonry dwellings. In this type of residences the actual place is “**courtyard**” which develops around the other units. The courtyard, which is separated from the street by the rubble or cut stone wall is a distribution area, to which places composing the house open directly or indirectly. In the district the courtyard can be called as “**Hayat**” or “**Yaşam**” as well. Circulation and existence area enabling the distribution of places another plan element is “**sofa**”. In the region not only the open but also the closed sofa examples can be seen. The “**rooms**” opening to either courtyard or Councilenable such functions as; eating, resting, and sitting. The floors of rooms that are mostly in a rectangular plan are stone paved. And rooms mostly have vaulted ceilings. However, “**Baş Oda**” where the male guests are accommodated, is used summer-winter for sitting and resting activities. It is found in a special site

⁶¹ Berk, Ö. 1990, Ev Pansiyonlarında Standart Oda Üretimi Araştırması ve Mustafapaşa (Sinanos) Örneği, Unpublished Master Thesis, ITU, İstanbul, p. 130

which dominates to the scenery and can be reached easily from the entry. In the dwellings, there are “**kışlık mutfak**” that are used in winter months and in which there is a tandır in the middle of rock carved spaces. In the summer, there is an eyvan covered with vault and in the middle of which there is a tandır again to cook meal. This is can be used as “**yazlık mutfak**” or by its traditional name “**tandır evi**”. Since the viticulture in the district is common, it provides the existence of spaces that can be called as “**şirahane**” in the dwellings. Şirahane in which the rooms necessary for wine production and wine depots are found are generally reached by the rock carved depots opening to the courtcourtyard. Apart from all these places; there are cellar, stable, toilet, bath, dovecote which are coincided frequently in the Ürgüp dwellings.

2.2.2.c Building and Lot Relation

In Ürgüp dwellings, courtdcourtyards, around whom other units develop (life/living) and terraces are frequently come across. Courtyards, which are separated from the street with their stone walls, are important for Ürgüp traditional dwellings due to being circulation areas that are direct or indirect.

A typology study has been made in Kayakapı region by Ka-ba Architecture in order to determine the relations of the building, and open areas in the lots. The lots which whom building groups were not ruined were chosen for the study and accordingly, the typology study was carried out on 94 dwelling lots. According to this study, open areas in the lots were analyzed in two groups; courtyards and terraces. The courtyards and terraces were first divided into main groups according to their locations and shapes, then the sub groups were determined

taking into consideration the construction techniques of building groups around the open areas.⁶² (see Appendix D: Building and Open Area Relation).

2.2.2.d Façade Elements and Façade Typology

Although the facade order and facade elements in Ürgüp traditional dwellings generally have a symmetric order, they bear characteristics that integrate with the natural environment. The improved stone workmanship provided facades, which covers the structure with ornaments and provided rich visualities. **projections**, the most important element of facades, are arranged as number, form and location of projection. (single projection, double projection, projectioning corner, square and storey projections) And they affect the composition and typology of facades. “Hiding the buttresses with stone ornaments makes the projections as elements that gains characteristic features to dwellings.”⁶³ (see Figure 2.9).



Figure 2.9 Projections



Figure 2.10 Courtyard Door

Another characteristic that attracts attention in Ürgüp dwellings is the courtyard and building **doors** each of which has different designs and ornaments (see Figure 2.10). Stone ornamented frames are seen on the **windows** as well as the

⁶² Kabaoğlu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, Appendix-11, p.18

⁶³ Berk, Ö. 1990, Ev Pansiyonlarında Standart Oda Üretimi Araştırması ve Mustafapaşa (Sinassos) Örneği, Unpublished Master Thesis, ITU, İstanbul, p. 143

doors. Windows are rarely put on the basement floors. The basement windows are small in scale and are covered with iron bars. Windows on the upper storeys, which are bigger in scale than the basement windows and have more ornaments, are placed in groups symmetrically on the facades (see Figure 2.11).



Figure 2.11 Façade organization

Figure 2.12 Balcony of a dwelling

Another element that attracts attention in the residences is the **eyvan**. The eyvan, which is reflected on the facades with stone ornamented arches, brings a visual richness to the elevations. It is also possible to come across **balconies** over the entrance door in the residences, which are enriched with stone ornaments and have a symmetric facade. (see Figure 2.12)

In the facade typology made by Ka-ba Architecture, the main groups of buildings were determined as single storey, double storey and three storey. The sub groups were formed by taking into consideration the integration of five different modules (eyvan, window-door, blind facade, courtyard door and balcony/mounting determined according to their facade characteristics. (see Appendix D: Façade Typology)

In the dwellings, which were selected for the façade typology, street and courtyard facades have been evaluated. “The most highly seen type in the courtyard facades is the conjunction of single floor and second or internal module with eyvan and with single eyvan and the one developed by conjunction of module with single door-window. However, in the street courtyard it is a type

developed by the conjunction of modules with single storey door-window and modules with courtyard door and blind facade. In the three-storeyed types, since modules have developed in different ways, there is no group.”⁶⁴(see Appendix D: Façade Typology)

2.2.2.e Architectural Elements⁶⁵

In Ürgüp dwellings, in the plan, facade and internal spaces it is frequently coincided with such architectural elements as; stairs, ceiling covering, arch, vault, eaves with profile, wall painting, “aynalık”, “çörten”, air shaft, “ışıklık”, cupboard, “gusulhane”, pottery place, niche, “pabuçluk”, “sedir”, “seki”, “yunak/hamam”, “tandır”, fireplaces, “ocak”, “şirahane”. The diversity of these architectural elements adds briskness to plans and forms. And a visual prosperity develops with the ornament and decoration provided by material.

The typology study, architectural elements- centered for Kayakapı project has been arranged by Ka-ba architectural. In this study such elements as courtyard doors, building doors, windows, cupboard, “aynalık”, fireplace, service wall, “gusulhane”, “güvercinlik”, ceiling decoration and ornament are handled and grouped according to their shapes. (see Appendix D: Typology of Architectural Elements).

Courtyard Doors: The first of the typology studies made is for courtyard doors. Courtyard doors enabling the transition from street to courtyard have become important elements of street facades with shapes and decorations (see Figure 2.13). According to study; courtyard doors have been observed in two main

⁶⁴ Kabaoğlu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, Appendix-11, p.12

⁶⁵ Information in this section has been quoted from typology studies arranged by Ka-ba Architecture. (Kabaoğlu, C. Kayakapı Koruma ve Geliştirme Planı Plan Raporu. KA-BA Mimarlık, Ankara, Appendix-11, p.23-51)

groups as rectangular shaped and arched according to the shape of the gap in the facade. However, arched doors in the internal have departed into sub groups as compressed and semicircle arched according to the shape of the arch. In the region examples with or without ornament can be seen in both groups. For this reason, arched courtyard doors have been observed in a separate sub group according to the ornament features.



Figure 2.13 A courtyard door



Figure 2.14 Entrance door of a house

Building Doors: Another typology study made is for dwellings entrance doors (see Figure 2.14). According to this; building doors have been summed up in three main groups as amorphous shaped, rectangular shaped and arched doors according to the shape of the gap in the facade. Arched doors have departed into sub groups as semicircle arched and compressed arched in the internal. There are examples with profile and ornament as well. ”In some examples above the arched doors, windows whose surroundings are with or without ornament can be seen.”

Windows: According to the typology study, the windows have been observed in two groups as rectangular shaped and arced windows according to the shapes on the facades. Different shapes of ornaments are seen on some of the windows that have rectangular shapes.

Stairs: The stairs have been observed in three main groups; the stairs that link the storeys, the stairs that reach to elevated entrances and the stairs in the building.

The stairs that link the storeys generally rise from outside the building along the facade. The steps are comprised by stone blocks. These stairs have been grouped according to the ornaments and variations on the side surfaces of steps.

Cupboard: The cupboards have been observed in two main groups as rectangular and arched cupboards according to their shape on the facade. In some of the rectangular shaped cupboards, there are examples of arched ornaments as well. The arched cupboards can be either flat or profiled. The dimensions of the cupboards vary and there are also examples of long cupboards that reach down to the basement.

Aynalık: The “aynalık” have been observed in two main groups according to their shapes on the facade. The first group is the arched shape and the second group is the rectangular shaped with arched ornament. In some examples, the “aynalık” have been carved into the wall. The consoles of the “aynalık”s are curvilinear or curvilinear and profiled. There are some volumetric relieves on some of the moldings around the “aynalık”.

Niche, Işıklık, Kandillik: The typology studies of architectural elements in Kayakapı region such as niches, “ışıklık” and “kandillik” have been made separately by Kaba Architecture. According to these studies, the elements have been observed in sub groups in terms of their shapes and ornaments. Typology studies of these elements have been given in the Appendix.

Ocak: The “ocak” have been observed indoors independently or with service walls. They are observed in two main groups as triangle and arch-shaped according to their shapes. The arched fire places are divided into sub groups as compressed and semi-arched. At the same time, these types are also divided into sub groups as profiled and non-profiled. The “ocak” are generally placed indoors as an element of the service wall and have niches on both sides.

Tandır: The “tandır” are placed in the building in closed spaces (kışlık mutfak) or in “eyvan”. Looking at their positions in the building, they appear to be placed in the middle or on the corner of the space. They are formed of two basins composed of circles within each other. The dimensions of these basins are variable.

Service Wall: The service wall in which “yüklük”, fire place, niche, cupboard and service door are found, can be seen nearly all spaces as rock carved or cut stone. The service wall is not only composed of “yüklük” but also of elements such as cupboard on both sides or of niche or ışıklık. In some examples, the shape of the “yüklük” is constructed as arched

Gusulhane: The “gusulhane” can be either single volume spaces or spaces which have been arranged in a shape that has internal niches.

Pabuçluk : They are found right in front of the door with one or two niches or cupboards in the dwellings

Şirahane: Şirahane is an element, which is frequently seen in the dwellings and is composed of pools of various sizes. The first one of these is large and shallow (approximately 20 cm deep), the other one is small and deep (approximately 80 cm deep). Şirahanes are analysed according to their positions in the spaces. It is placed on the corner of the spaces independently or carved into the wall like a niche. Along the wall, the “şirahane” is carved into the wall like a niche or like niches whose pools have been carved into the wall separately.

Ceiling Ornaments: Ceiling ornaments are seen in the spaces in the middle or at the corner of the ceiling. There are examples in which both elements are used together. Ceiling cores are observed in two main groups as ornamented and non-ornamented. The ornamented ones are grouped according to their motives. Ceiling corner ornaments are grouped according to their profiles and motive

shapes. Curvilinear profiles are generally seen and in some examples these profiles frame the whole building.

Silme / Korniş (molding): The moldings are seen as a facade end element or as a horizontal element between the floors. The moldings are observed in two main groups as linear and curvilinear motives according to the geometry of the ornamented motive. The ornaments of the moldings are linearly carved on the facade and volumetric

Stone console: Stone consoles generally carry the stair landings and balconies. A number of units come together and support the projection. The profiles of the stone consoles have been given in the typology study.

Columns: In rock-carved spaces, the columns are observed in two groups as rectangular and square profiles according to their profiles. In some spaces, niches in different altitudes are carved into the columns. Simple profiled headings are also seen on columns. Double columns are also seen in places where the uses of large columns are required

Güvercinlik, Tıraz: “Güvercinlik” are placed on the facades of masonry buildings and carved rocks. They are in the shape of small niches carved in the rock. There are also some “güvercinlik” / dovecotes which are ornamented with colors. In piled buildings, they are in the shape of carvings carved into a rock on the outer facades of eyvans that are covered with vaults. In some examples, profiled or ornamented moldings are found around or under the dovecotes.

The stairs called as “tıraz”, which have been carved into the main rock and reach to the dovecotes, have samples of various shapes and sizes. The stairs can be either on a line or shaped by sliding.

2.3 Boutique Hotels In Ürgüp

Ürgüp is one of the centers in which tourism and hotel managements develop rapidly in Cappadocia. The concept of “Butique Hotel” which is growing in all over the world, especially after 1980’s, shows itself prominently in the province center of Urgüp. These facilities are composed of buildings obtained by reuse of traditional dwellings or newly constructed buildings. By the end of the year 2005 there are 18 accommodation facilities which are referred as “Butique Hotel” in various sources in the province center.⁶⁶ 12 of these facilities were opened to business by restoring the traditional dwellings.⁶⁷

These facilities which are obtained by reuse of the traditional dwellings located at the west of the city center, inside the traditional dwelling settlement. The facilities located within the Yeni Cami, Dutlu cami districts as well as the facilities located within the Esbelli, Yunak, Kayakapı, Musaefendi districts at the southwest ridge of the Esbelli Kayası are inside the 1. degree natural site area and urban site area.⁶⁸ (see Figure 2.15)

These 12 “Butique Hotels” were obtained bu the reuse of 42 traditional dwelling lots and houses and service units on these lots. Two of these 42 traditional dwelling lots⁶⁹ (belongs to the Yusuf Paşa Konak) were registered as a cultural property. (see Figure 2.16)

Reuses were conducted on individual building lots or on more than one building lots connected together. 6 of the facilites out of 12, has been obtained by reuse of

⁶⁶ Books(Best Designed Hotels of Europe II, The Little Hotel Book), Magazines (Amorfa, Home Art, Gezi Travel,etc) and Web sites

⁶⁷ Butique Hotels which are opened to bussiness after reuse of traditional dwellings in Urgup are: Ürgüp Evi, Elkep Evi, Üzümlü Ev, Kayadam Cave House, Esbelli Evi, Selçuklu Evi, Yusuf Paşa Konağı, Yunak Evleri, Ayşe Hanım Konağı, Asia Minor Hotel, Sacred House, Razziya Evi

⁶⁸ Since these facilities located in the 1. degree natural sit areas and urban sit areas approval of the protection board is required for all the interventions to these facilities..

⁶⁹ 165/49-50

the units in single building lots.⁷⁰ Reuse of multiple lots was conducted by connecting the parcels next to each other or by forming a complex using lots from different building blocks. While there are 3 “Butique Hotels” in which side by side lots are used by connecting together in Ürgüp⁷¹, also there are 3 “Butique Hotels” which forms a complex by using lots from different building blocks.⁷² (see Figure 2.15)

Out of the 42 traditional dwellings reused as Butique Hotels 15 were built by using rock caving construction technique. While in 8 of them masonry technique were used, in 18 of them mixed techniques of rock caving and masonry were used.⁷³ Rock caved dwelling units are located mostly on the parcels at the ridges of the rocks. (see Figure 2.17)

Only three of these 12 facilities which are called “Butique Hotels” and obtained by reuse of the traditional dwellings has the “Special Certificate” given by the Ministry of Culture and Tourism. Yusuf Paşa Konağı which is one of the facilities with a special certificate is a registered cultural possession. The other one is the Yunak Evleri which is composed of 11 different building lots from different building blocks. And the last one is “Selçuklu Evi” composed of 5 buiding lots which are side by side. The other facilities were opened to bussines with a certificate of “pension”. Although they are defined as Butique Hotels in various sources, none of these facilities have a “Butique Hotel” certificate granted by the Ministry of Culture and Tourism.⁷⁴ (see Figure 2.18)

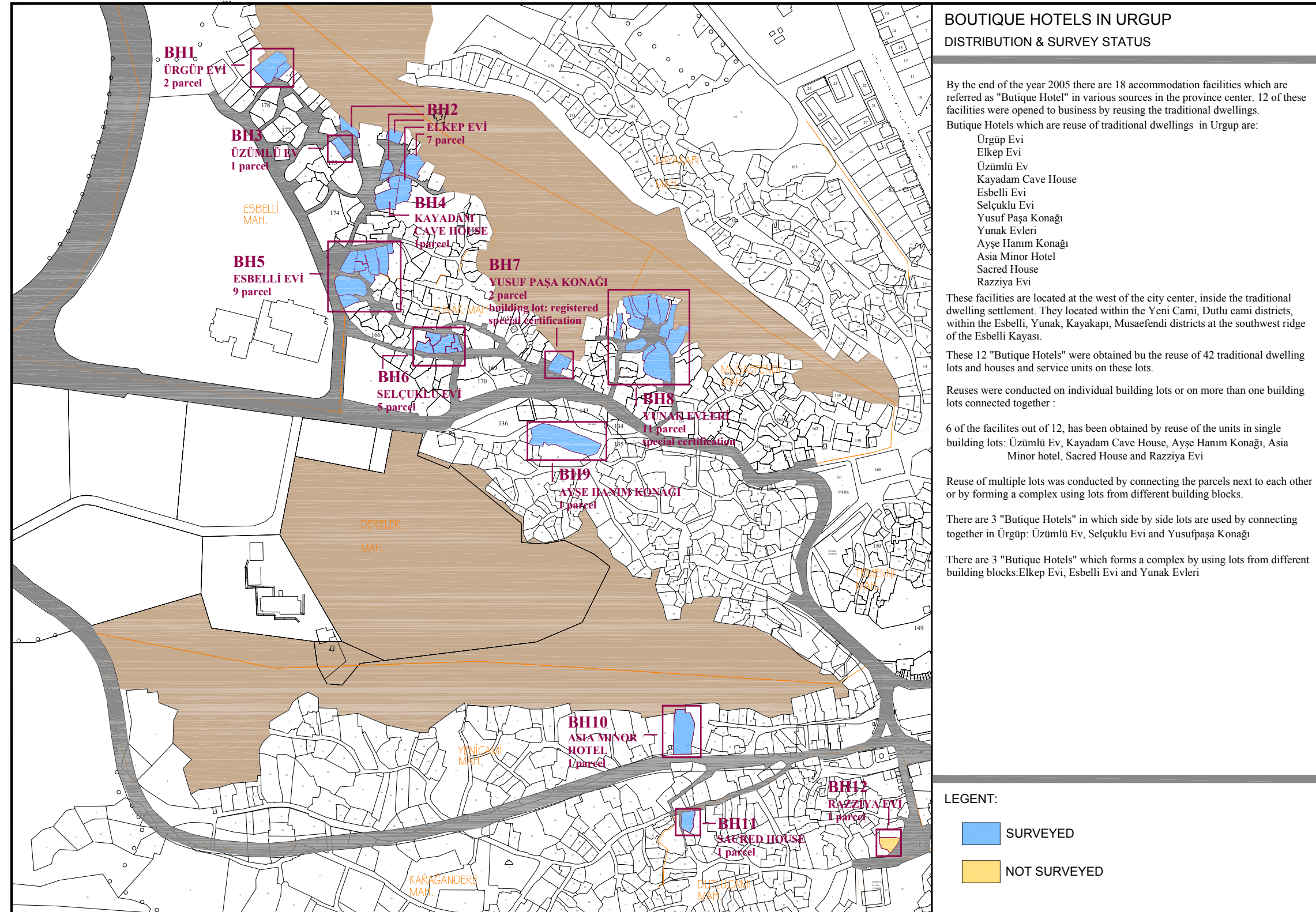
⁷⁰ Üzümlü Ev, Kayadam Cave House, Ayşe Hanım Konağı, Asia Minor hotel, Sacred House and Razziya Evi

⁷¹ Üzümlü Ev, Selçuklu Evi and Yusuf Paşa Konağı

⁷² Elkep Evi, Esbelli Evi and Yunak Evleri

⁷³ No data can be obtained on this regard from one lot since it was not possible to enter there. (see Distribution and Survey Status of Boutique Hotels)

⁷⁴ “Butique Hotel” definition and specifications were included in the regulations in 2005.



**BOUTIQUE HOTELS IN URGUP
DISTRIBUTION & SURVEY STATUS**

By the end of the year 2005 there are 18 accommodation facilities which are referred as "Butique Hotel" in various sources in the province center. 12 of these facilities were opened to business by reusing the traditional dwellings.

Butique Hotels which are reuse of traditional dwellings in Urgup are:

- Ürgüp Evi
- Elkep Evi
- Üzümlü Ev
- Kayadam Cave House
- Esbelli Evi
- Selçuklu Evi
- Yusuf Paşa Konağı
- Yunak Evleri
- Ayşe Hanım Konağı
- Asia Minor Hotel
- Sacred House
- Razziya Evi

These facilities are located at the west of the city center, inside the traditional dwelling settlement. They located within the Yeni Cami, Dutlu cami districts, within the Esbelli, Yunak, Kayakapi, Musafendi districts at the southwest ridge of the Esbelli Kayası.

These 12 "Butique Hotels" were obtained bu the reuse of 42 traditional dwelling lots and houses and service units on these lots.

Reuses were conducted on individual building lots or on more than one building lots connected together :

6 of the facilities out of 12, has been obtained by reuse of the units in single building lots: Üzümlü Ev, Kayadam Cave House, Ayşe Hanım Konağı, Asia Minor hotel, Sacred House and Razziya Evi

Reuse of multiple lots was conducted by connecting the parcels next to each other or by forming a complex using lots from different building blocks.

There are 3 "Butique Hotels" in which side by side lots are used by connecting together in Ürgüp: Üzümlü Ev, Selçuklu Evi and Yusufpaşa Konağı

There are 3 "Butique Hotels" which forms a complex by using lots from different building blocks:Elkep Evi, Esbelli Evi and Yunak Evleri

LEGENT:

- SURVEYED
- NOT SURVEYED

Figure 2.15 Distribution and Site Survey

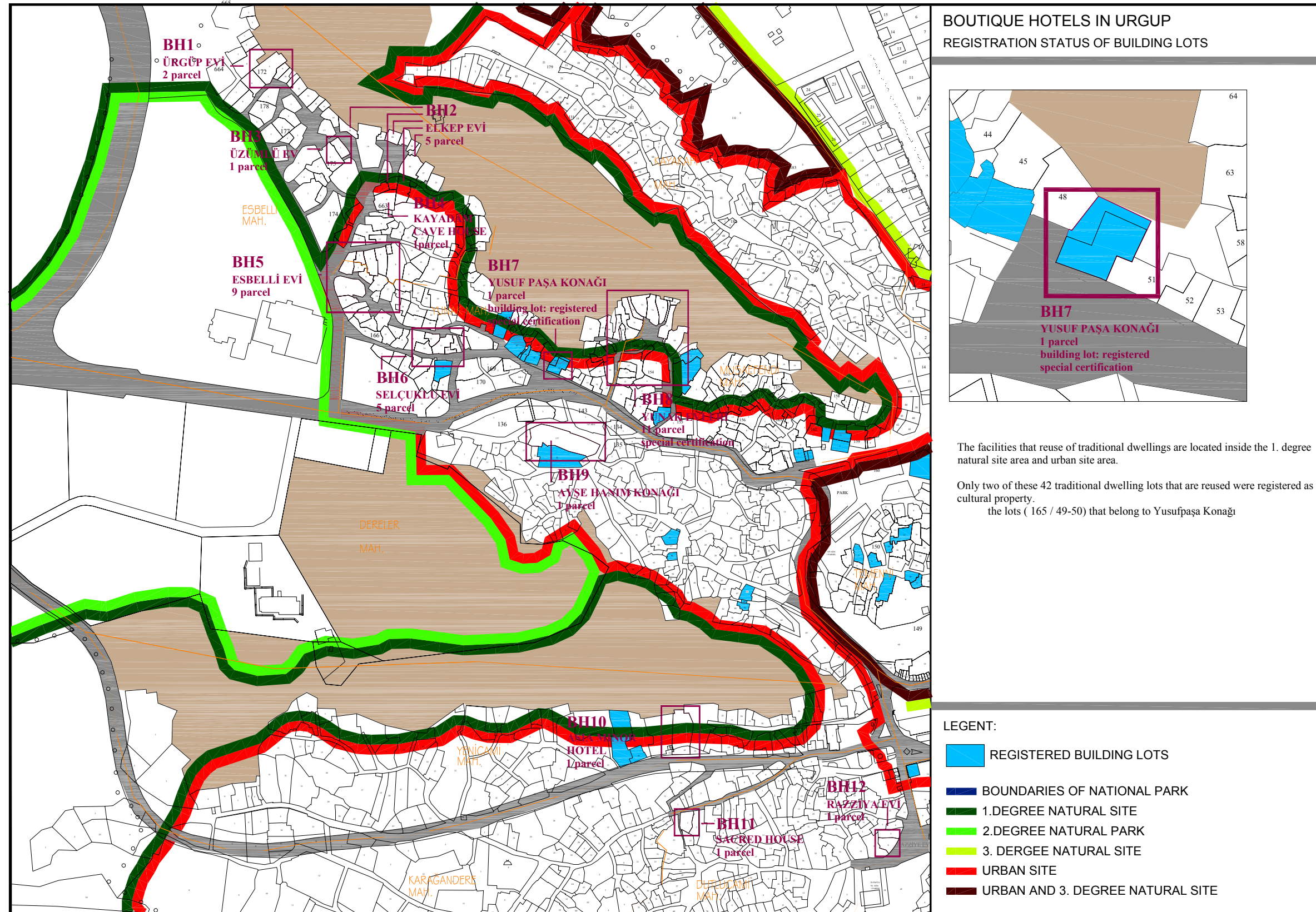


Figure 2.16 Registration Status of Building Lots

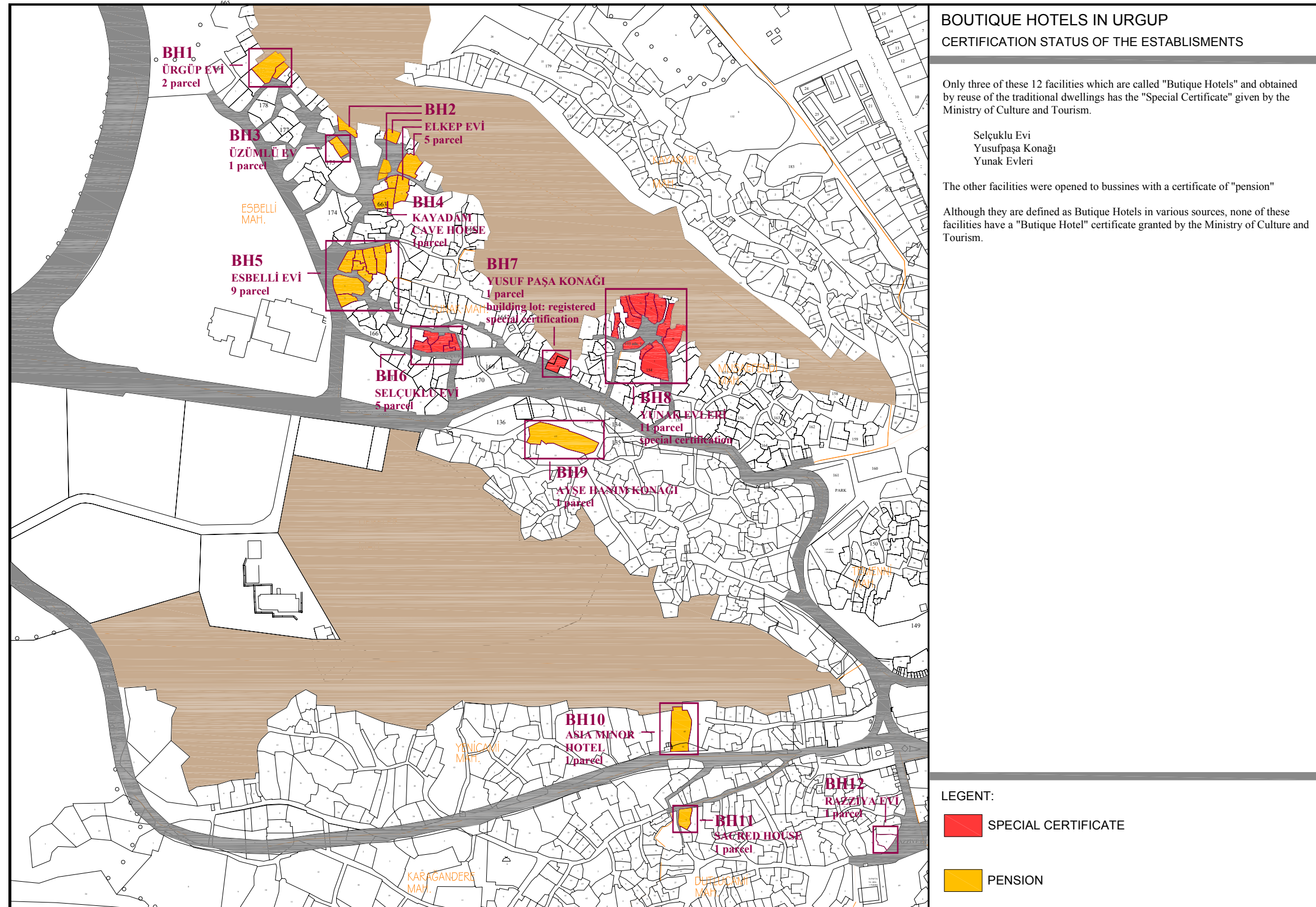


Figure 2.18 Certification Status of the Establishments

2.4 Descriptions of Boutique Hotels

2.4.1. BH1. Ürgüp Evi

Ürgüp Evi is located at the south of Esbelli District inside the 1. degree natural sit area and urban sit area. (see Figure 2.19) It has been formed by assembling dwellings and service units⁷⁵ in 2 side by side traditional dwelling lots which are located at the same building block at the out skirts of Esbelli Kayası.⁷⁶ This facility which is a family enterprise was opened to bussines in 1998⁷⁷. It has a “pension” certificate from municipality.

There are 13 rock caved rooms and 30 person bed capacity in the facility in which accommodation and breakfast services are provided.⁷⁸ Moreover, other services such as baby sitting, local food, laundry and internet access provided on request in the hotel. Other these, there are no other services provided at the hotel.

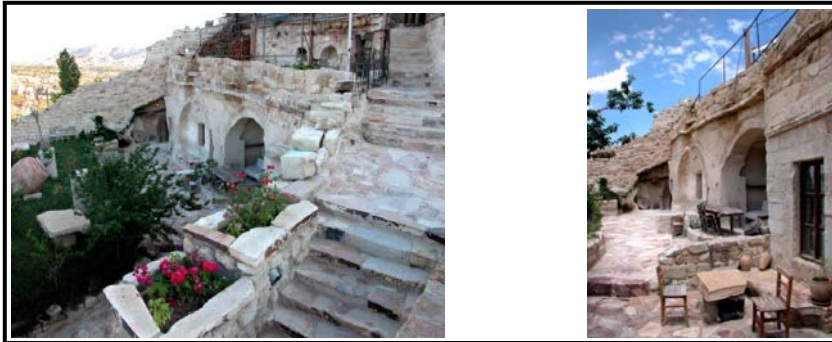


Figure 2.19 Ürgüp Evi⁷⁹

There are common spaces such as breakfast saloon, resting room, TV-room for the customers and service units such as kitchen, storage and laundry in the management. These spaces are also used by the family who is running the hotel.

⁷⁵ Measured drawings, restoration projects and old pictures of block 172 lot no 5 are obtained from Nevşehir Regional Conservation of Cultural and Natural Properties Council. Project was prepared by Architect Cavit Kartal in 1993. Projects of the block 172 lot no 9 can not be found at the related institutions.

⁷⁶ sheet no :100 building block no:172, lot no: 5-9.

⁷⁷ Otel was opened to bussines by a masonry craftsman named Faruk Maden.

⁷⁸ Average price of the rooms is 120 YTL. Price includes only accomodation and breakfast.

⁷⁹ Ürgüp Evi, <http://www.urgupevi.com.tr>, accessed on April 2007

There are no spaces reserved for the hotel management such as special office, reception and manager room at the hotel. All sleeping units of the hotel are rock caved. There are communication devices like TV and phone in the rooms where handcrafted products are used. There are showers in the standart rooms and jacuzzis in the suit rooms.

There are 3 persons from the family at the managing position in the hotel facility. Beside those there are 6 employees.⁸⁰ None of these are qualified persons. Average age of the staff who can speak English is around 25 and they are from Cappadocia region.

Building block/lot: 172/5:

Entrance to the lot is from south west through an AK-2b1 type courtyard door. The main building is at the north of the courtyard and there is a single storeyed masonry service unit which is being used as a laundry at the southwest corner of the courtyard. The courtyard which is surrounded by high stone walls has the courtyard pattern of A1.3. Part of the courtyard which is out of the circulation areas has 1 meter height and organized as a green area. A stone stair in the courtyard leads to the terraces at the intermediate levels. From these terraces one can pass to the upper storey of the building and to the other building lot. (see Appendix E: BH1 / 5)

Two storeyed main building with a rock roof has the A.2.c.6. plan typology that has enterances with “eyvan” and without “eyvan”. (see Appendix D: Plan Typology). Spaces at ground floor of the building are used as sleeping units. Common spaces like breakfast hall, resting and sitting sections and TV room and the service units such as kitchen and storage which are serving to those spaces, are located at the upper floor.

⁸⁰ 5 of the eployees were sesonal workers.

Rock caved sleeping units in the ground floor are opened directly to the courtyard. One of the rooms is a suite room and the other two are twin-bedded rooms. Each room has their own bathrooms and sitting sections. Sitting and sleeping spaces are separated with a level difference in the suite room. Other rooms have no such separation. While the rooms are furnished with old looking furniture, their architectural elements such as “niche”, “ocak”, “lambalık” are used for decorative purposes. Wet spaces of the rooms are rock caved spaces located at the back of the rooms sitting next to each other. (see Appendix E: BH1 / 5) Wet spaces are furnished with contemporary furniture.



Figure 2.20 Breakfast Saloon



Figure 2.21 Common Space

There is a wide, rock caved space for common use at the upper floor. Space is used as breakfast saloon, sitting and resting. (see Figure 2.20) Different sections of the space are separated from each other by level differences, rock caved arches and columns. (see Figure 2.21) Old looking traditional furnitures extensively used to furnish the spaces. Kitchen, storage and such service units are at this floor. Rock caved kitchen opens directly to the terrace. And it has been furnished with contemporary furnitures. Just next to it there is a rock caved storage. There is a rock caved corridor at north. (see Figure 2.22) Through this corridor common living spaces and the kitchen connected together from behind. (see Appendix E: BH1 / 5) There is a terrace in front of the places. Terrace was arranged as an open sitting area. It is covered with a tent which is big enough to cover all the terraces. Using a wooden stair in the terrace one can pass to the terraces and gardens formed by arranging the rocks at the top level.

The types of interventions conducted on the lot 172/5 are mainly; additions of space and architectural elements, alterations of mass, space and architectural elements, removals of some architectural elements. Moreover, wet spaces are arranged, heating and lighting units and furnitures used for the necessities of contemporary life style and requirements of the new usage of the building.

Courtyard is rearranged. Stairs at the south were removed⁸¹, by getting a 1m elevation difference a new space which is used as a green area is obtained. To reach this place new stairs added to the new courtyard. (see Appendix E: BH1 / 3)



Figure 2.22 Rock caved corridor



Figure 2.23 Mass alteration in Ürgüp Evi⁸²

Intead of a stone building which seems to be collapsed in the old photos, a new one storeyed building was built in the courtyard. (see Figure 2.23) This new

⁸¹ Source: measured drawings

⁸² Old Photograph is from the archive of Nevşehir Regional Conservation of Cultural and Natural Properties Council

building which is being used as laundry is harmonious with the main building and the surrounding structures in terms of used materials. However since there is no certain data available about the height of the structure, height, width and form of the windows, it is not know according to which data the the structure is built. Except for its location all evidences belong to the old building were removed.

Partially collapsed stone walls of the main building⁸³, were repaired using stone material again. For example courtyard wall of the rock caved room at the ground floor and the walls of the space which is used as breakfast hall were added to the building later. However while making these interventions some evidences of the building were destroyed. (see Figure 2.24) All windows and doors of the building has been changed.



Figure 2.24 Wall additions



Figure 2.25 Architectural elements

All the spaces at the ground floor of the building are being used as sleeping units as it is suggested in the restoration projects. Inside the rooms bathroom, sitting and sleeping sections are sperated. In some rooms sitting sections are formed by using “sedirs” while in some rooms level differences are used in order to separate sleeping and sitting sections. While wood is used in the floors, ceilings are left as rock caving. Architectural elements such as “niche”, “ocak”, “lambalık” in the rooms are used for decorative purposes. (see Figure 2.25) It has been seen that “niches” were used as cupboard by adding hatches in front of them.

⁸³ Source: Old photographs, measured drawings and Council reports.

Indirect illumination was provided by lighting elements placed on top of the wardrobes and inside the “lambalık”s. (see Figure 2.26) Contemporary heating devices are placed inside the room without considering their harmony with the decoration or without trying to hide them. (see Figure 2.27)



Figure 2.26 Illimination



Figure 2.27 Heating systems

Bathrooms are separated from the places with the addition of stone walls, wet spaces are located next to each other. (see Appendix E: BH1 / 6) Bathrooms are furnished with contemporary furnitures, walls are covered with tiles to a certain height and roofs are left as rock caving.

There are also some arrangements for open areas in the terrace, sitting areas were arranged at different levels. With the added stairs passage to the other building lot provided through the intermediate level. (see Appendix E: BH1 / 5-6)

Common spaces at the upper level were formed by connecting the places with the removal of the walls between them. (see Appendix E: BH1 / 6) Breakfast hall and the place with resting and sitting units were extended later by caving the rocks. (see Appendix E: BH1 / 6) These units are separated from each other by the columns formed in the middle and by levels. The corridor which connects this space with TV hall and kitchen was added to the building later by caving the rocks. (see Appendix E: BH1 / 6) The storage which is opening to the kitchen is another place added to the building. Contemporary furnitures were used in the kitchen, walls are tiled to certain elevation over the workbench.

A wooden stairs added to the terrace at the upper floor, through this stairs access to the terraces and gardens which were formed later by leveling the rocks is provided. (see Appendix E: BH1 / 6)

Building block / lot: 172/9 :

The entrance to the building lot is from a courtyard door located at the south. The courtyard the west and north of which is surrounded by the L-shaped rock caved main building is surrounded by high stone walls. (see Appendix E: BH1 / 8) Some level differences were created in the courtyard. There is a stone stair leading to the upper floor. (see Figure 2.28)



Figure 2.28 Building Lot: 172/9

Figure 2.29 Aynalık and Niches in a room

Rock caved main building is two storeyed. All the rooms in the building are being used as sleeping units.⁸⁴ There are 6 rooms at the ground floor. While three of the rooms are opening to the courtyard, others are opening to the semi-open space at the front. The rooms which could be searched in this floor are a twin bedded room and a suite room. While the rooms are furnished with old looking furniture, their architectural elements such as “niche”, “ocak”, “lambalık” are used for

⁸⁴ Only two of the rooms at the ground floor and one of the rooms at the upper floor can be entered and searched.

decorative purposes. (see Figure 2.29) Each room has its own bathroom. Bathrooms are furnished with contemporary furnitures.

There are three rock caved rooms at the upper floor. (see Appendix E: BH1 / 8) The room which could be searched in this floor is a suite room. Sleeping and sitting sections of the suite room has been sperated from each other by rock caved columns and arches. (see Figure 2.30) It has its own bathroom. Bathroom is furnished with contemporary furniture.

The rooms in this floor are opened to the terrace in front of them. At the same time this terrace is connected to the other building lot through a stairs at the south.



Figure 2.30 rock caved architectural elements in rooms

As it is understood from the evidences of the building in lot 172 / 9; various interventions conducted in the spaces. Bathroom, sitting and sleeping sections of the rooms separated from each other. While sitting sections in some rooms are formed by using “sedir”s, in one room at the upperfloor sitting and sleeping sections are separated from each other using some columns and arches which were formed later. (see Figure 2.30) While wood is used in the floors, ceilings are left as rock caving. Elements such as “niche”, “ocak”, “lambalık”, etc. were used for decorative purposes in the rooms. It has been seen that “niche”s were used as wardrobes by adding hatches in front of them. Columns, arches and niches were caved for decorative purposes at the bed posts. (see Figure 2.30)

Indirect illumination was provided by lighting elements placed on top of the wardrobes and inside the “lambalık”s. Contemporary heating devices are placed inside the room without considering their harmony with the decoration or without trying to hide them.

Bathrooms are separated from the spaces with the addition of stone walls. (see Appendix E: BH1 / 9) Bathrooms are furnished with contemporary furnitures, walls are covered with tiles to a certain height and roofs are left as rock caving.

Evaluation of Interventions:

When the interventions are reviewed generally; it is not observed that some interventions like mass additions which disturbs the courtyard-street relation or alters the open area typology have taken place. However it has been seen that the evidences of the building has been destroyed, the interventions can not be perceived, wrong information have been given by making irreversible interventions.

One of the reasons for this is, since the implementations have begun before the measured drawings⁸⁵ and original ornaments were used one by one in the built architectural elements. For this reason; architectural authenticity of the places⁸⁶ and architectural elements in the building should be discussed. Destruction of the evidences of the original building during the interventions makes it difficult to perceive the interventions and the building. Wrong information have been given about the building due to these irreversible interventions.

Other reasons making perception difficult are, addition of spaces later, joining of some spaces and changing the sizes of the spaces. During some interventions old evidences were destroyed. Perceiving such interventions which cause the change

⁸⁵ Source: questionaries

⁸⁶ Places were only referred as rock caved rooms in the measured drawings obtained from the Nevşehir Regional Conservation of Cultural and Natural Properties Council, there is no information about their original use.

of plan scheme without the old documents are usually very difficult. This situation makes it difficult to perceive the building.

Even though the rock walls added to the building are harmonious with the building in term of the materials, this makes it difficult to perceive the interventions. And sometimes it destroys the evidences of the old building. For example, with the new rock wall built in front of the rock caved room in the ground floor all evidences of the arch have been destroyed and rock walls at the upperfloor added in front of the breakfast hall have destroyed all evidences belonging to original state of the building.

With the additions of some architectural elements such as columns, arches and “niche”s to the places later, elements which were not original there were added. These irreversible interventions make it difficult to perceive the building and give wrong information about the building.

Besides; during the applications some interventions which are not suggested in the project were conducted. For example arrangement of the courtyard was not carried out according to project and a new building was built as a laundry instead of the ruined building at the southeast. (see Appendix E: BH1 / 4-6) On the other hand, the ruined arches which are planned to be repaired in the main building were left untouched. (see Appendix E: BH1 / 4-6) On the upper floor though, the section which was planned as the kitchen in the project were added to the common spaces by removing the walls and used as the breakfast hall. Again walls of the rooms which were planned as sleeping units at the upper floor were destroyed and one of them used as the TV hall and the other one is used as the kitchen (see Appendix E: BH1 / 3-6).

In the general decoration of the management there is a disorder which is tiresome for the eye. Lots of items which are thought to be peculiar to region such as “sedir”, cauldron and lamp were collected for decoration purposes. But keeping so many furnitures together create a disorder whics is tiresome for the eyes. (see Figure 2.20-2.21)

2.4.2 BH2. Elkep Evi

Elkep Evi consists of 7 traditional dwellings in the Esbelli District. (see Figure 2.31) These dwellings are located at the southern outskirts of the Esbelli kayası, scattered in two different building blocks.⁸⁷ Management is composed of four different parts⁸⁸ which consists dwelling lots reused in different dates.⁸⁹ First part of the hotel was opened to bussiness in 2000 then it was extended by the addition of new parts in time.⁹⁰ By the end of year 2005 restoration applications of a new part was being continued.⁹¹ The facility is referred as a “Butique Hotel” in various sources⁹² and it has a “pension” certificate from municipality.



Figure 2.31 Elkep Evi

Accommodation and breakfast services are provided in the facility which has 19 rock caved and 2 vaulted rooms with 41 beds capacity. Services such as local food, laundry and internet access from a common space are provided on demand at the hotel. But other than these no other special services are provided.

⁸⁷ sheet no:100 building lot no: 172/18, 172/21, 172/26, 663/2, 663/3

⁸⁸ Elkep 1, Elkep 2, Elkep 3, Elkep4.

⁸⁹ Restoration projects of the 172/18 building lot, restoration projects and measured drawings of the 172/21 building lot, old photographs and board reports were obtained from Nevşehir Regional Conservation of Cultural and Natural Properties Council. Measured drawings and restoration projects of 172/21 building lot and restoration project of the traditional dwelling at 172/18 building lot were prepared by Architect Cavit Kartal in 1997. Projects of the other lots could not be found on the related institutions.

⁹⁰ Hotel was opened to bussines by a tourism guide named Haydar Haykır.

⁹¹ Projects of the 663/2-3 lots of the management which were prepared by Yılmaz Özdemir were approved by the Nevşehir Regional Conservation of Cultural and Natural Properties Council at 2004. But these projects could not be obtained from the related institutions.

⁹² Books(The Little Hotel Book), Magazines (Amorfa) and Web sites

There are separate spaces reserved for the management such as office, reception and management room in the hotel. With the ongoing restoration applications a rock caved “bar” was being added to the hotel. Sleeping units of the hotel are scattered through the different dwelling lots of the hotel. There are telephones in the rooms in which handcrafted products were used. There are showers in the bathrooms of the standard rooms and jacuzzis in the bathrooms of the suite rooms.

There are two other persons in the managing positions of the facility, other than the owner of the facility himself. Moreover there are 7 other employees working there. Management has no seasonal employees and has two qualified personnel. Average age of the employees is around 30. They can speak English, Italian and Japanese and they are from the Cappadocia region.

Building Lot :172 /18

Entrance to the building lot is from south, through courtyard door. The courtyard which is surrounded by high walls has a courtyard pattern of A.1.1. At the north of the courtyard which consists of three storeyed, rock caved main building stands. (see Figure 2.32) There is a staircase in the middle of the courtyard to reach the storages in the lower floor. One can reach to the upper floors using two stairs connected to the sides of the main building.



Figure 2.32 Rock caved main building of 172/18

3 storeyed main building has entrances with “eyvan” and without “eyvan”. (see Figure 2.32) All the units in the building are used as sleeping units and all of them are rock caved.

There are 4 rock caved sleeping units in the ground floor.⁹³ All of the rooms open to the courtyard. 3 of the room have “eyvan”s in front of them. “Eyvan”s are used as semi-open sitting areas belonging to the rooms. (see Appendix E: BH2 / 4).

There are 5 rock caved sleeping units in the upper floor which can be reached by two different staircases.⁹⁴ One can reach to these units from the terraces passing through “eyvan”s or semi-open areas. (see Appendix E: BH2 / 4). Semi-open spaces between the rocks in this floor are used as the circulation areas and supported with vaults and arches. (see Figure 2.33) There are niches at the walls of these sections which also includes the sitting sections.



Figure 2.33 Semi-open spaces



Figure 2.34 Entrance to storages

There is only one sleeping unit at the third floor of the building.⁹⁵ This rock caved room is opening to the terrace through the “eyvan” in front of it. “Eyvan” is used as a semi-open sitting area. This room which is a suite has its own bathroom and study room inside. There are “niche”s at the rock walls. (see Appendix E: BH2 / 5).

⁹³ The rooms at this floor can not be entered.

⁹⁴ The rooms at this floor can not be entered.

⁹⁵ The room at this floor could be entered but its sktech could not be drawn.

Below the ground level of the building there is a basement floor. There are storages in the basement. Entrances and ventilations of these storages are opening to the courtyard. (see Figure 2.34)

The types of interventions conducted on the lot 172/18 are⁹⁶, mainly additions of space and architectural elements, alterations of mass, space and architectural elements. Moreover, wet spaces are arranged, heating and lighting units and furnitures used for the necessities of contemporary life style and requirements of the new usage of the building.

There are some differences between the restoration project and the applications on the project. For example, even though the general outlines were kept the same, a courtyard arrangement was made with different elevations. (see Appendix E: BH2 / 3-4). Although the south door of the courtyard is at its location shown in the project, it has a different appearance from the one shown in the project. Moreover, the space which is planned as a kitchen in the ground floor, is being used as a bedroom. (see Appendix E: BH2 / 3-4).

Some differences with the project can be seen in the arrangements of the rock caved bedrooms of the first floor at the north. Sitting section of the one of the bedrooms shown in the project has not been formed, this area was left as a circulation area. Sleeping section of the same room was arranged as a different bedroom with its own bathroom inside. (see Appendix E: BH2 / 3-4).

Stairs in the terraces are also show differences from the project. Walls of the “eyvan” which is in the second floor was built at a different angle and a different shape from the project. Moreover the restaurant which was suggested to be in the basement floor was not built and this floor left as a storage. (see Appendix E: BH2 / 3-4).

⁹⁶ Since the measured drawings of the buildings can not be obtained, interventions are evaluated according the the evidences coming from the building.

At the ground and first floors of the building new spaces were caved to be used as bedrooms. (see Appendix E: BH2 / 3-4).

Rocks that cover the building was supported by adding arches and vaults to the sections between the rocks of the building. At these parts to the walls niches were carved.

Terraces and “eyvan”s at different elevations has brought a lively view to the facade and eyvans are arranged as semi-open resting places overlooking the landscape.

In addition, architectural elements such as columns, arches and “niche”s were rock caved to the walls for decorative purposes. Similarly furnitures such as study table and mirror were rock caved (see Figure 2.35) sitting corner was placed in a rock caved section.



Figure 2.35 Rock caved architectural elements and furnitures in a room

It has been observed that the contemporary heating devices were placed inside the rooms without considering their harmony with the decoration or without trying to hide them.

Contemporary furnitures are used in the bathrooms, floor and walls are tiled to a certain height for hygiene purposes.

Building Lot: 172 / 21

Entrance to the building which located at the outskirts of the Esbelli Kayası, is through type courtyard door. At the north of the A.1.3 type courtyard there is a rock carved main building. (see Figure 2.36) Just in front and connected to the main building there is a one storeyed masonry building.⁹⁷ The courtyard is surrounded with high walls. There are niches over the courtyard walls. Some part of the courtyard is arranged as a sitting area. At the corners of this area there are “ocak”s and niches.



Figure 2.36 rock caved main building of 172/121

3 storeyed rock caved main building has an A.2.b.3 typology. Its entrances are with “eyvan”. All the spaces in the building are used as sleeping units. All of the rooms are rock caved.

There are 4 rock caved sleeping units at the ground floor.⁹⁸ The rooms open from the “eyvan”s to the semi-open spaces in front of them. “Eyvan”s are arranged as semi-open sitting areas. Again at this floor, there is a masonry single storeyed building connected to the main building. Office units and common spaces are in this building. (see Appendix E: BH2 / 9).

⁹⁷ This single storeyed building is located at the east of the courtyard.

⁹⁸ The rooms at this floor could not be entered.

One can reach to the top floor of the building from the courtyard with two different staircases.⁹⁹ Rooms open to the semi-open spaces in front of them. Roof of the stone building at the ground floor is being used as a terrace at this floor. (see Appendix E: BH2 / 9).

There is one rock caved room at the third floor of the building.¹⁰⁰ One can reach to this room which opens to an “eyvan” in front from the terrace of the lower room by a staircase. Again a semi-open space is arranged as a resting area in this floor. (see Appendix E: BH2 / 9).

The types of interventions conducted on the lot 172 / 21 are mainly; additions of space and architectural elements, alterations of mass, space and architectural elements. Moreover, wet spaces are arranged, heating and lighting units and furnitures used for the necessities of contemporary life style and requirements of the new usage of the building.

The courtyard is rearranged and level differences are created. A new staircase is added to the courtyard because of the level difference. Location of the courtyard door is protected but the door was altered. There is an open sitting area formed in the courtyard with “ocak” and fountain. (see Appendix E: BH2 / 7-9). “Ocak” and fountain were added to the building later.

Instead of the place which is shown as partially collapsed in the measured drawings at the east of the courtyard, a new single storeyed masonry building was built to be used an office and common spaces. However this new building is shorter than it was planned in the restoration project where it was extending along the entire east wall of the building. (see Appendix E: BH2 / 7-9 and Figure 2.37)

⁹⁹ One of the rooms at this floor could be entered but its sktech could not be drawn.

¹⁰⁰ This room could not be entered.



Figure 2.37 Mass alteration



Figure 2.38 Suite room

In the first floor two of the rooms at the north were joined as it was suggested in the project, this wide space is used as a sleeping unit. The suite room in this floor was extended by caving the rocks and sitting and sleeping sections were separated from each other by a passage consisting of rock-caved columns and arches. (see Figure 2.38)

At the second floor walls of a place which was suggested to be a “çay ocağı” in the project was not built. This semi-open space was used as a resting place. (see Appendix E: BH2 / 7-9).

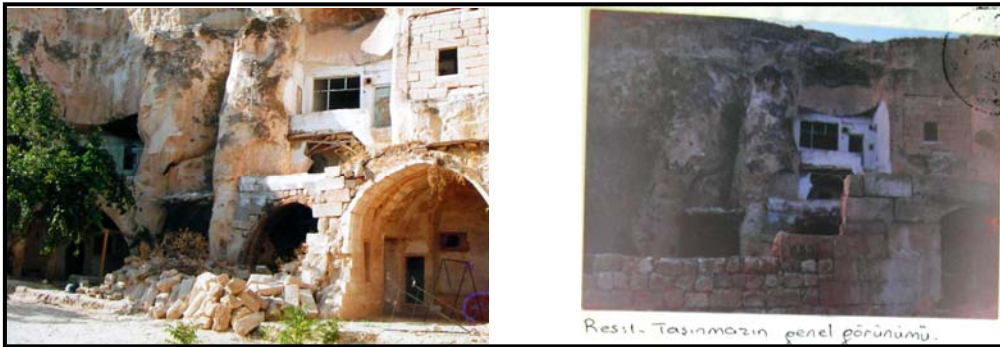


Figure 2.39 Old photographs of dwelling¹⁰¹

As it is understood from the measured drawings and old photographs, some of the arches and walls of the building were partially collapsed before the applications.

¹⁰¹ From the archives of the Nevşehir Regional Conservation of Cultural and Natural Properties Council

(see Figure 2.39) During the applications partially collapsed arches and walls of the building were rebuilt. It has been seen that at some spaces bricks were used in building the walls. (see Figure 2.39) Unqualified additions were removed. Again as it is understood from the measured drawings and old pictures the building has unqualified doors and windows. These windows were altered with the new ones. (see Figure 2.39)

Building Lot: 172 / 26



Figure 2.40 Building lot 172/26

The building which is at the 172/26 lot of the facility is located at the southern outskirts of the Esbelli Kayasi.¹⁰² (see Figure 2.40) One can enter the lot through two courtyard doors, one at the west and the other one is at the south. The courtyard, which is at a higher elevation than the entrances, can be reached by staircases. There are bedrooms in the buildings at this lot. But sketches of these bedrooms can not be drawn since it was not possible to enter the rooms.

It can be understood that some of the stone walls were newly built according to the evidences from the buildings. Doors and windows in the building were altered later.

¹⁰² Measured drawings and information about the restoration projects of the building could not be obtained from the related institutions.

Building Lots: 663 / 2-3¹⁰³

The building located at the lot no 663 / 3 is used as common spaces like resting section, dining room and as service units like kitchen and toilet. (see Figure 2.41) It is a single storeyed masonry building opening to the garden. This building is overlooking the general scenery of Urgüp. During the good weather conditions dinner is served to the guests at this garden.



Figure 2.41 Building lot 663/3

Architectural elements such as “aynalık” statue, fountain and column were added to the building later. (see Figure 2.42).Furnishing is simple with old / old looking furnitures. There is a overall unity in the furnishing. Illumitanion is provided directly by the units hanging from the ceiling.

Restoration studies of the dwelling located at the lot no 663 / 2 were continuing by the end of year 2005. It has been planned to use 4 rock caved rooms of this dwelling as bedrooms.

¹⁰³ These parcels of the management were taken into consideration together. Projects of the parcels prepared by Yılmaz Özdemir were approved by the Nevşehir Regional Conservation of Cultural and Natural Properties Council in 2004. But these projects could not be found in the related institutions.



Figure 2.42 Addition of architectural elements

Architectural elements such as “niche”, “aynalık” were caved to the walls, as well as carving the walls for cleaning purposes. (see Figure 2.42) rooms are being separated by addition of stone walls. Bathrooms are being separated from each room by the additional walls. They are built by using concrete bricks. (see Figure 2.43) Plumbings are installed inside these walls. (see Figure 2.44)



2.43 Construction of brick walls



2.44 Plumbings

Building Lots: 173/1-2¹⁰⁴

The buildings which are at the 173/1-2 lot of the facility are located below the elevation of the road. (see Figure 2.45) While the units in 172/1 lot are used as offices and the reception, construction of the units which are planned to be used as bar were being continued by the end of year 2005. The buildings in these two lots connected to each other from inside.

¹⁰⁴ These parcels of the facility were taken into consideration together. Information about the measured drawings and projects of the building lots could not be obtained.



Figure 2.45 Building lot 173/1-2

Courtyard walls, separating the street and buildings from each other were destroyed. (see Figure 2.46) The doors at the entrances of the buildings were altered. Windows were added at the top and side of the reception entrance door. (see Figure 2.46) Different spaces at different levels were connected to form the space which is planned as the bar. The place was extended by caving the rocks.



Figure 2.46 Dwelling's view before restoration¹⁰⁵

Evaluation of Interventions:

It has been seen that the interventions conducted on the Elkep Evi were generally different from the restoration projects. Arrangements of the courtyard conducted differently, usages of the spaces are different from what has been actually suggested.¹⁰⁶

¹⁰⁵ These photographs were taken by Güneş Can in May,2005

¹⁰⁶ While the place which was suggested to be used as a kitchen is being used as a bedroom, the places which were suggested to be used as a restaurant is actually being used as a storage. The place which was suggested to be used as a “çay ocağı” was arranged as a open resting area.

When the interventions are reviewed generally; it can be seen that some interventions like mass additions which disturbs the courtyard-street relation or alters the open area typology has not taken place. Building lots are taken separately at their respective building blocks. However; it has been seen that the evidences of the original building has been destroyed, the interventions can not be perceived and wrong information has been given about the dwellings by making irreversible interventions.

Addition of spaces, joining of some spaces and changing the sizes of the places have been destroyed the old evidences of the building. These irreversible interventions make it difficult to understand the plan scheme of the dwellings.

Some architectural elements such as columns, arches and niches were added to the places later. There are some architectural elements such as “ocak”, fountain, statue and column added to the open spaces later. Additions of these elements which were not originally in the building are irreversible interventions. Especially the interventions at the bedrooms, although they specialise the rooms, make it difficult to perceive the spaces and give wrong information about them.

There is a unity and simplicity in the furnishing of the building which is done by ancient looking furniture and objects that are thought to be peculiar to the region. In some rock caved rooms mirror, study table and such furnitures are obtained by caving the rock. Evidences of the building were destroyed and at the same time wrong information has been given about the spaces due to these irreversible interventions.

2.4.3 BH3. Üzümlü Ev

Üzümlü Ev is located at the Esbelli District which is inside the 1. degree natural sit area and urban sit area. It is composed of single¹⁰⁷ traditional dwelling lot.¹⁰⁸ Establishment was opened to bussiness in 2002.¹⁰⁹ This accommodation unit is referred as a “Butique Hotel” in various sources ¹¹⁰ “and it has a “pension”certificate from municipality. (see Figure 2.47)

Accommodation and breakfast services are provided in the facility which has 3 bedrooms consisting 2 rock caved and 1 vaulted rooms.¹¹¹ It has a suite room with its own sitting room and kitchen. Each room has its own seperate bathroom. There are no reception, breakfast room, management room or such places in the facility and there is not any special services.

There are three other persons in working in the facility, other then the owner of the facility herself. One of them is a seasonal worker. None of the employees are skilled. Average age of the workers’ is around 30 and they are from Cappadocia region.



Figure 2.47 Üzümlü Ev

¹⁰⁷ sheet no:100 building lot no: 175/1

¹⁰⁸The workings which started in 2000 conducted as simple maintainence and repairs. There is no restoration project. Information about the building lot could not be found in the related institutions.

¹⁰⁹ It was opened by Kısmet Çiner who also runs the Kayadam Cave House.

¹¹⁰Magazines (Amorfa) and Web sites

¹¹¹ Average prices of the rooms are around 150\$ and includes only accomodation and breakfast.

Building Lot: 175 / 1

Entrance to the building lot is through a Ak-3b2 type courtyard door at the southwest. The courtyard which is surrounded by high stone walls has the courtyard pattern of B.1.1. One corner of the courtyard which has different elevations is arranged as a garden.

The main building, opposite to the courtyard door, is two storeyed. Ground floor of the building is rock caved and upper floor was built using masonry technique. One can reach to the upper floor with a staircase from the courtyard.

There are three rock caved rooms at the ground floor of the building. The rooms open to the “eyvan”s and the courtyard in front of them. Two of the rooms is used as sleeping units ¹¹², and the other one is used as a storage. (see Appendix E: BH3 / 3).

Sleeping units has their own bathrooms. The “eyvan”s in front of the rooms are arranged as semi-open sitting areas. Rooms have level differences inside. One of the sleeping units was arranged as a suite room. Sitting and sleeping sections were seperated from each other through a passage with rock caved columns and arches. This passage has a window at the top. (see Figure 2.48)

There is only one suite room at the upper floor. ¹¹³ Suite has its own kitchen, sitting room and bathroom. The rooms which were built by masonry technique are vaulted. The rooms open to the terrace in front of them. (see Appendix E: BH3 / 3).

¹¹² Named as Perissia & Sinassos Deluxes

¹¹³ Named as Argeus Suite

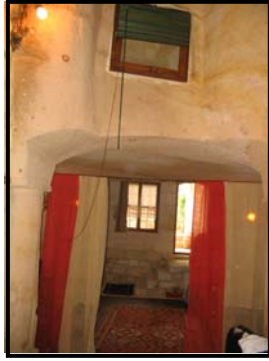


Figure 2.48 Top window



Figure 2.49 Rock caved bed

The interventions conducted on the building were evaluated according to the evidences from the building. According to these evidences; it can be understood that the batrooms of the rooms at the ground floor were obtained by building rock walls inside the rock caved spaces. (see Appendix E: BH3 / 3). And rock caved beds are used in the bedrooms at the ground floor. (see Figure 2.49)



Figure 2.50 Kitchen of suite room

Bathroom of the suite room at the upper floor was added later too. At this section there is a chimney in kitchen which was added to the building later. (see Figure 2.50) Also kitchen counter is a later addition.

There are architectural elements such as “ocak”, fountain and staircase on the courtyard. But authenticity of these elements should be discussed.

Modern, ancient / ancient looking furniture were used harmoniously in the furnishing of the hotel. Furnishes of the spaces are harmonious with each other.

There is no disorder in the furnishing and it is not tiresome for the eye. Modern furnitures are used in the wet spaces of the building and places are tiled with ceramic up to a certain height.

Modern heating devices are used in the spaces without considering their harmony with the place or the furnishing. Illimination was provided by lighting elements hanging from the ceilings or lighting elements placed on the “niche”s at the walls.

Evaluation of Interventions

When the interventions are reviewed generally; it can be seen that some interventions like mass additions which disturbs the courtyard-street relation or alters the open area tiptology has not taken place. However it has been seen that the evidences of the building has been destroyed, the interventions can not be understood, wrong information has been given about the building by making irreversible interventions

Original motifs were used one by one in the architectural elements which were added later. For this reason; architectural authenticity of the places and architectural elements in the building should be discussed. Destruction of the evidences of the original building during the interventions makes it difficult to perceive the interventions and the building.

Even though the rock walls added to the building are harmonious with the building in terms of the materials, they make it difficult to track the interventions. And sometimes they destroy the evidences of the old building. Wrong information has been given about the building due to these irreversible interventions

Obtaining furnitures by caving the rocks is an irreversible intervention and at the same time it destroys the evidences of the building and gives wrong information about the building. (see Figure 2.49)

2.4.4 BH4. Kayadam Cave House

Kayadam Cave House is located at the Esbelli District which is inside the 1. degree natural sit area and urban sit area. (see Figure 2.51) It is composed of one ¹¹⁴ traditional dwelling lot. ¹¹⁵ Establishment was opened to bussiness in 2000.¹¹⁶ This dwelling unit is referred as a “Butique Hotel” in various sources ¹¹⁷ and it has a pension management certificate.



Figure 2.51 Kayadam Cave House

Accommodation and breakfast services are provided in the establishment which has 5 rock caved rooms with a bed capacity of 13. ¹¹⁸ Services such as laundry, breakfast, internet and access from a common place are provided in the establishment. Dinner service is optional. Other these; there are no other services provided at the hotel.

There are common spaces such as breakfast saloon, resting room and service units such as kitchen and storage in the facility. There are also spaces reserved for the hotel management such as special office, reception and manager room at the

¹¹⁴ sheet no:100 building lot no: 663/6

¹¹⁵The workings which started in 1997 conducted as simple maintainence and repairs. There is no restoration project. Information about the building lot could not be found in the related institutions.

¹¹⁶ It was opened by Kısmet Çiner who also runs the Uzumlu Ev.

¹¹⁷ Magazines (Amorfa) and Web sites

¹¹⁸ Prices of the rooms are between 70\$ and 175\$. Price includes only accomodation and breakfast.

hotel. There are phones as a communication device in the rooms where handcrafted products are used. Each room has a study section. There are showers in the standart rooms and jacuzzis in the suite rooms.

Owner of the hotel runs the Üzümlü Evi at the same time. There are three other persons in working in the facility, other then the owner of the facility herself. One of them is a seasonal worker. None of them are skilled persons. Average age of the employees is around 30 and they are from Cappadocia region.

Building Lot: 663 / 6

Entrance to the building lot is through a courtyard door at the southwest. The courtyard which is surrounded by high stone walls has the building-lot relation of B.1.1. There are service units at the and below the entrance elevation of the courtyard. Courtyard has active plan with its level differences and terraces. At the north of the courtyard there is the main building with its terraces at different elevations. This three storeyed building has a plan sheme with entrances with “eyvan” and without “eyvan”.

There are common places such as reception, bar, etc and service spaces such as storage, laundry, boiler room in spaces at the entrance elevation and in spaces below the ground elevation. (see Appendix E: BH4 / 3) The reception at the entrance elevation is also being used as the management room. Right behind this place there is a bedroom for the employees. (see Appendix E: BH4 / 3)

One can reach the rock caved main builing with the satircase next to the reception. At the first floor of the main building there are a common space, which is used as the sitting room and breakfast saloon at the same time, kitchen and 2 bedrooms. (see Appendix E: BH4 / 3) Spaces open to the “eyvan”s and terraces in front of them. “Eyvan”s in front of the rooms are being used as the resting corners at the same time. Each room has its own bathroom.

There are 2 rock caved rooms at the second floor of the building and 1 rock caved room at the third floor. Similarly these rooms open to “eyvan”s and terraces. They have their own bathrooms. (see Appendix E: BH4 / 3)

The types of interventions conducted on the lot 663 / 6 are mainly; additions of space and architectural elements, alterations of mass, space and architectural elements. Moreover, wet spaces are arranged, heating and illumination units and furnitures used for the necessities of contemporary life style and requirements of the new usage of the building. (see Appendix E: BH4 / 4)

There is a bar space added to the building by caving below the ground elevation at the entrance. (see Figure 2.52) By the end of year 2005, additions of spaces to this section by caving were continuing. (see Appendix E: BH4 / 4)



Figure 2.52 Space addition



Figure 2.53 Fountain addition

There are some architectural element additions as well as the additions of space in the building. The fountain opposite to the reception in the courtyard is one of the architectural elements added to the building later. (see Figure 2.53) (see Appendix E: BH4 / 4)

The common space and the kitchen in the main building were seperated from each other by a rock caved wall. Through a window opened at the arch on this wall, entrance of the light to the kitchen was provided. (see Figure 2.54) There is a chimney which was added later in the kitchen. Workbench of the kitchen was obtained by caving the rock later Workbench of the kitchen was obtained by caving the rock later. (see Figure 2.55) (see Appendix E: BH4 / 4)



Figure 2.54 Rock caved wall



2.55 Kitchen of Kayadam Cave House

Bathrooms of the bedrooms were added to the spaces later by building rock walls. These later added places can be perceived from the facade of the building. (see Figure 2.56) (see Appendix E: BH4 / 4)



Figure 2.56 Bathroom addition



Figure 2.57 Use of architectural elements

Modern, ancient / ancient looking furnitures were used harmoniously in the furnishing of the hotel. The architectural elements in the building were used for decorative purposes. For example, one column in the middle of the place in one of the bedrooms at the ground floor separates sitting and sleeping units from each other while at the same time it constitutes a decorative element which holds books and ornament objects. (see Figure 2.57) Again at the same bedroom “tandır” is displayed for decorative purposes. (see Figure 2.57) Architectural elements such as niche, “aynalık” are used almost all of the spaces for decorative purposes. But authenticity of these objects are subject to discussion.

Wet spaces like bathroom, toilet and kitchen were furnished with modern furnitures. Wet spaces were tiled with new materials up to a certain height.

Contemporary devices were used for heating. These devices are placed inside the niches caved into the walls and were tried to be hidden by covering them. Direct illumination was provided by the lighting devices hanging from the ceilings or placed in the niches. Selected lighting devices are harmonious with the furnishing.

Evaluation of interventions:

When the interventions conducted on the lot are reviewed generally, it is observed that the original evidences of the building were mostly destroyed during the applications. Since the evidences of the building's original elements are destroyed as the result of the applications conducted under the title of simple maintenances, authenticity of the current elements and plan scheme should be discussed.

Interventions are evaluated according to the evidences from the building. Even though the stone bathroom units which were added by building stone walls are harmonious with the building, they spoil the view of the front facade as a mass. (see Figure 2.56) These irreversible interventions make it difficult to perceive the building.

Since the usage of new materials in wet spaces does not reach the higher elevations and since the ceilings are not covered we can understand that the spaces were originally rock caved too. These interventions are irreversible but they provide hygiene in the wet spaces.

Some furnitures such as kitchen workbench were obtained by rock caving and niches were caved in to the rocks in order to place the heating devices. These irreversible changes destroy the evidences of the building and gives wrong information about the building.

2.4.5 BH5. Esbelli Evi

Esbelli Evi is located at the Esbelli District which is inside the 1. degree natural sit area and urban sit area. (see Figure 2.58) It is composed of reused 9 traditional dwelling lots¹¹⁹ in two different building blocks.¹²⁰ First part of the Esbelli Evi was opened to bussiness in 1990,¹²¹ and it was the first dwelling unit which defines itself as a “Butique Hotel”. The hotel extended in time and by the end of year 2005 restoration applications of the new parts¹²² were still continuing. This dwelling unit is referred as a “Butique Hotel” in various sources¹²³ and it has a “pension” certificate from municipality.



Figure 2.58 Esbelli Evi¹²⁴

Accommodation and breakfast services are provided in the establishment which has 7 rock caved and 3 vaulted rooms with 20 beds capacity.¹²⁵ Services such as laundry, internet access from a common space also are provided in the facility. Other these there are no other services provided at the hotel.

¹¹⁹ sheet no:100 building lot no: 165/1, 165/2, 165/3, 165/4, 65/5, 165/6, 165/7 166/1, 166/2

¹²⁰ Restoration projects of the Esbelli Evi 165/6 lot (2 floor plans, 2 sections, 3 perspectives), old photos of the buildings and board reports were obtained from Nevşehir Regional Conservation of Cultural and Natural Properties Council. Project about the 166/1-2 lots could not be found in the related institutions. Working on the other lots were conducted with simple maintenance and repairs permit.

¹²¹ Management was opened by an attorney named Suha Ersöz.

¹²² 166/1, 166/2

¹²³ Books(A Place to Stay, Türkiye Gezi Kitaplığı; Kapadokya), Magazines (Amorfa, Budget Travel,etc) and Web sites

¹²⁴ Esbelli Evi, <http://www.esbelli.com.tr>, accessed April 2007

¹²⁵ Average prices of the rooms are around 90\$ and includes only accomodation and breakfast.

There are common spaces such as breakfast saloon, resting room and tv room for the customers and service units such as kitchen, storage and laundry in the facility. There are also spaces reserved for the hotel management such as special office and reception at the hotel. Handcrafted products are used in the rock caved and vaulted rooms of the facility. There is a phone and a study section in the rooms. There are showers in the bathrooms of the standart rooms and jacuzzis in the bathrooms of the suite rooms.

There is one other person working in the facility at a management position, other then the owner of the facility himself. Besides there are 7 employees working in the facility. None of them are seasonal workers and one of them is a skilled person. Average age of the employees is around 25 and they are from Cappadocia region

Lots: 165 / 1-2-3-4-5-6-7

In this part of the facility there are 7 building lots. These side by side lots were purchased at different dates¹²⁶, they were connected together in time and turned into a single facility.¹²⁷

Parts of the buildings which are above the ground / road level are masonry and the parts below the ground level are rock caved. Generally the units at the higher levels are used as common spaces and management units, while the units at the lower levels are used as the bedrooms.

Entrance to the facility is from west through an AK-3b2 type door which belongs to building lot 165 /1. From there one can pass to the reception and to the room at which guests are welcomed. (see Figure 2.59) From the reception one passes to the place which is used as the resting room and internet room. This space is

¹²⁶ Since 1987

¹²⁷ Building of the lot no 7 has been started, workings on the lower floor of the lot no 6 is continuing. Workings on the most of the lots were conducted as simple maintainance and repairs.

connected to breakfast hall through a corridor from behind. Kitchen is next to the breakfast hall and opens directly to it. (see Appendix E: BH5 / 5) From the terrace which was arranged as a sitting area in front of the breakfast hall one can pass to the building which is used as an office and sleeping unit by the management owner. One exits to the Aksakal Street at the north, from the terrace through a staircase and courtyard door. (see Appendix E: BH5 / 5 – Figure 2.60)



Figure 2.59 Resting space Figure 2.60 View from terrace

Lower floors of the buildings can be reached by a staircase which is next to the reception and in front of the breakfast hall. There are rock caved sleeping units and service units such as laundry and storage at the lower floors. (see Figure 2.61) There are corridors to pass from one place to another. It has an active plan scheme with the terraces at various elevations and “eyvan”s arranged as semi-open sitting places. (see Appendix E: BH5 / 5)

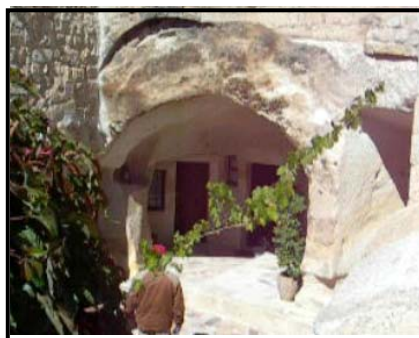


Figure 2.61 Rock caved spaces

According to the information given by the management owner, during the 15 years of restorations, existing rooms and rock caved rooms were cleaned, substructure and installations were completed. During the reuse of the dwellings the walls between the building lots were removed, buildings were connected to each other by staircases, corridors and terraces. According to the information given by the management owner partially collapsed walls and roofs were rebuilt with the reused rocks collected from the collapsed buildings around the region.¹²⁸ While forming the walls the mortar between the rocks were scratched and hidden to give the wall an appearance of old rock wall.

The kitchen unit which serves to the breakfast hall at the upper floor of the building added later. (see Figure 2.62) This later added unit was built with masonry system. Interior of the kitchen which is furnished with contemporary furnitures is tiled and plastered. (see Appendix E: BH5 / 6)

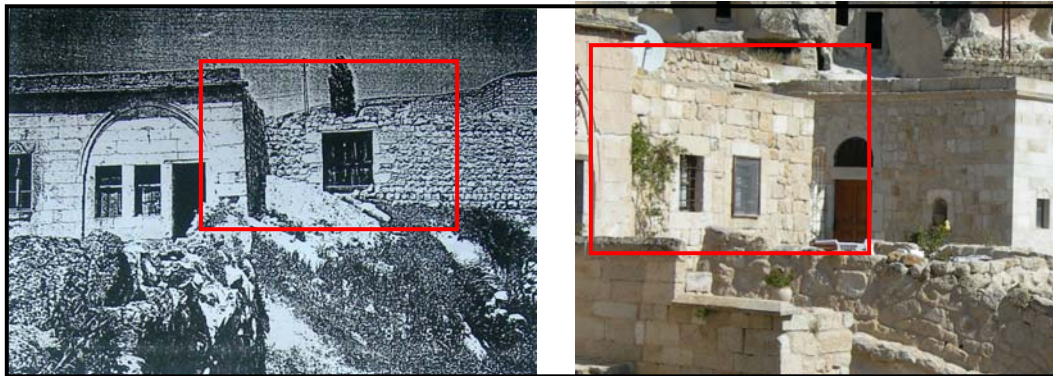


Figure 2.62 A mass addition for kitchen ¹²⁹

¹²⁸ During these works which were conducted for the sake of being harmonious with the street pattern, especially stones with the mosses were selected.

¹²⁹ Old photograph is from Yılmaz, 1998;133



Figure 2.63 Arches were reconstructed ¹³⁰

The arches in front of the space which used as the laundry, under the terrace, were scaled down from its original size due to hazard of collapsing and rebuilt at a smaller size. Windows and doors of the building were replaced. (see Figure 2.63) (see Appendix E: BH5 / 6)

Old looking furnitures and handcrafted products are used in the management which has rock caved and vaulted rooms. Sitting corners are formed using “sedir”s in the resting and sitting rooms. (see Figure 2.59) The niches in the rooms were used for decorative purposes or used as bookshelves. (see Figure 2.64) The staircases from the original building are not used anymore but used as decorative elements. (see Figure 2.65)

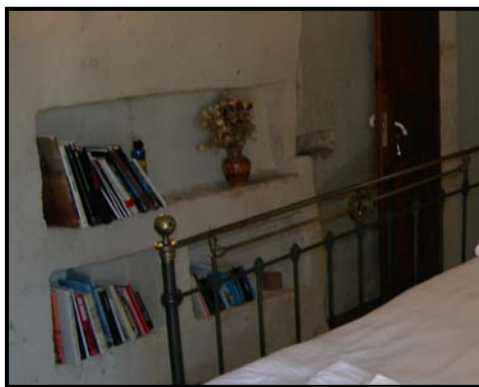


Figure 2.64 Use of niches as bookshelves

Figure 2.65 Decorative stairs

¹³⁰ Old photograph is from Yilmaz, 1998;136

Wet spaces of the rooms are furnished with contemporary furnitures. Walls are tiled with seramic up to a certain height. The ceilings are plastered.

Air conditioning systems are used in the rooms for heating. Air condition systems are mounted to the walls without considering their harmony with the structure or the furnitures. (see Figure 2.66) Contemporary lighting devices were installed on the walls and ceilings for illumination.



Figure 2.66 Air condition systems in rooms

Building Lots: 166 / 1-2



Figure 2.67 Building lot 166/1-2



Figure 2.68 Concrete buildings¹³¹

By the end of year 2005, in these two lots of the facility, restoration studies were still continuing.¹³² (see Figure 2.67) According to the report obtained from Nevşehir Regional Conservation of Cultural and Natural Properties Council; it has been decided to renew the courtyard walls with the same stone material, to

¹³¹ From the archive of Nevşehir Regional Conservation of Cultural and Natural Properties Council

¹³² Permission to examine the buildings in this lot can not be obtained.

remove the two concrete buildings which are built from bricks later in the courtyard (see Figure 2.68), to strip averagely 1-2 cm from the existing arched and rock caved rooms, to cover the floors of the rooms with wood. As it has been understood from the photographs taken in the area, cleaning works and insulation of the the terraces and roofs with concrete still continue. (see Figure 2.67)

Evaluation of interventions:

Even though removal of the walls between the lots, later connecting the buildings with staircases, corridors and terraces during the reuse of total 9 building lots provide a unity for the management, they destroy the building – lot – street relations. The architectural elements and crossings added later provide an active plan scheme but the original plans and facade patterns of the buildings can not be perceived.

Even though the use of the reused stones in the repaired or later added walls provides a harmony for them with the surrounding buildings, it prevents the recognition of the interventions conducted later. New elements and the original ones can not be differiante from each other.

The building which was added later and used as a kitchen was built with masonry technique and using reused stones, this prevents it to be recognised as an additional building.

Original motifs in the area are used directly on the architectural elements such as doors and windows. So it can not be understood whether the architectural elements in the buildings are authentic or not.

If the Esbelli Evi reviewed generally, it has been observed that as a result of the interventions, plans and facade patters of the original buildings can not be percieved, interventions conducted later can not be distinguished. Original evidences of the buildings were destroyed during the interventions. These irreversible interventions give wrong information about the dwellings.

2.4.6 BH6. Selçuklu Evi

Selçuklu Evi is located at the Yunak District which is inside the 1. degree natural sit area and urban sit area. (see Figure 2.69) It has been formed by connecting dwellings and service units ¹³³ in 5 side by side traditional dwelling lots which are located at the same building block. ¹³⁴ Selçuklu Evi which has been referred as a “Butique Hotel” in various souces was opened to bussines in 2003. It has a “Special Certificate” given by the Ministry of Culture and Tourism.



Figure 2.69 Selçuklu Evi

There are 20 rooms in the facility in which accommodation and breakfast services are provided. Each one of the rooms has a different characteristic property, each room takes a name according to its characteristic property such as “Sultan Suite, The Family Suite, The Honeymoon Suite, Cave Dwelling Room, The Hammam Room, The Aynalı Room”. Standart rooms of the hotel have telephones and study sections, suite rooms have additional computers and televisions. There are showers in the standart rooms and jacuzzis in the suite rooms.

¹³³ 14 measured drawings and restoration projects of the building lots, old photographs and board reports were obtained from Nevşehir Regional Conservation of Cultural and Natural Properties Council. Projects were prepared by Architect Semih Göğüş in 1999.

¹³⁴ Sheet 99 block 166 lot no's 10-11-12-13-

There are services such as laundry and internet access from a common office in the hotel where room prices include accommodation and breakfast. Other than these there are no other special services. Apart from the sleeping units there are common spaces such as breakfast saloon, resting room, tv room for the customers, office and reception for the management and service units such as kitchen, storage in the facility.

Lots: 166 /10-11-12-13-14

There are totally 5 traditional dwelling lots in the establishment. The building lots which are next to each other at the same building block. They reused at the same time after the preparation of the restoration projects.

Entrance to the facility is from east through courtyard door. One descends to the courtyard with staircases. There are buildings at the south and west of the courtyard which is surrounded by high walls. (see Appendix E: BH6 / 5) Parts of the buildings which are above the ground level were built by masonry technique and the parts below the ground level are rock caved. Passages between the buildings are provided with staircases and terraces. (see Appendix E: BH6 / 5 and Figure 2.70) At the ground floor of the 4 storeyed building at the south, there are management spaces such as office and reception, common spaces such as resting hall, breakfast hall and the service units of these. There are vaulted bedrooms at the upper floors. (see Appendix E: BH6 / 5)

There are buildings which are connected to each other with staircases and terraces at different elevation at the west of the courtyard. (see Figure 2.70) The spaces in these buildings are used as sleeping units. Front of the spaces are arranged as common resting areas, while terraces and “eyvan”s are arranged as open, semi-open sitting areas. (see Appendix E: BH6 / 5)



Figure 2.70 Stairs between buildings

The interventions conducted were aimed to obtain a complex in which all units open to a single courtyard.¹³⁵ For this reason, as it has been understood from the Council reports and old photographs building additions at the lots were removed. (see Figure 2.71) Dwelling units were formed by adding new buildings to the lots.



Figure 2.71 Removed masses Figure 2.72 Partially collapsed buildings¹³⁶

As it is understood from the documents, some of the buildings in the building lots are collapsed or partially collapsed. (see Figure 2.72)¹³⁷ During the applications, by the approval of the Nevşehir Regional Conservation of Cultural and Natural Properties Council, buildings at the lot no's 11 and 14 were repaired and buildings at the other lots were destroyed and rebuilt. One storeyed building with three rooms which is shown at the lot no 12 in the measured drawings were destroyed but not rebuilt. (see Appendix E: BH6 / 3-5)

¹³⁵ Semih Göğüş, Architectural Report

¹³⁶ Old photographs are from archive of Nevşehir Conservation Board

¹³⁷ Measured Drawings, Old photographs and Board Reports



Figure 2.73 Addition of storey¹³⁸

New buildings were constructed following the evidences of the old ones.¹³⁹ As it is understood from the Councilreports, during these applications, addition of the storeys conducted. (see Figure 2.73) During the new constructions stones are used as the construction material to provide harmony with existing structures. During the repairs in the existing structures their surface patterns were changed to obtain a uniform surface pattern in the walls.



Figure 2.74 Arch additions



Figure 2.75 Resting room

Unqualified doors and windows of the buildings were changed. According to the architectural reports, during the changes original dimensions of the door and windows were maintained and these dimensions were used in the newly opened doors and windows. However, at the ground floor of the building constructed at

¹³⁸ Old photograph is from archive of Nevşehir Regional Conservation of Cultural and Natural Properties Council

¹³⁹ Semih Göğüş, Architectural Report

the south later, wide arches facing the courtyard were opened, these openings were closed with wooden windows. (see Figure 2.74)

Ancient looking furnitures and handcrafted products are used in the places. Sitting corners are formed with “sedir”s at the resting and sitting sections. (see Figure 2.75) At one corner of the breakfast saloon, a section with “ocak” in which local foods were cooked is formed. (see Figure 2.76) Architectural elements like niches, lambalık, wardrobe and “aynalık” were used for decorative purposes in the bedrooms and common places. Metal fireplaces were added inside the ocak’s in the rooms. (see Figure 2.76) Modern furnitures are used in the wet spaces of the building and walls are tiled with ceramic up to a certain height.



Figure 2.76 “Ocak” in Selcuklu Evi

Contemporary devices are used in the rooms for heating. Devices were tried to be harmonious with the furnishing by covering them with wooden cages. Direct or indirect illumination was provided by lighting elements hanging from the ceilings or lighting elements placed on the “lambalık”s at the walls.

Evaluation of Interventions

During the restorations in the building lots, generally the restoration projects were not followed. One of the major situation which do not follow the project was the demolition of the structure in the lot no:12. Other than that, arrangement of the courtyard, arrangements of the open and half open areas, plan scheme of the building at the south were conducted as a different application independent from

the restoration projects. (see Appendix E: BH6 / 4-5)

During the interventions, building-courtyard-street relations were changed by removing the existing structure and walls between the lots and by building new structures.

With the renewal of the collapsed or partially collapsed buildings, the area was rescued from its ruined view. However with the new floor additions, silhouette of the street was changed. During these interventions, original evidences of the buildings were not protected. This irreversible situation gives wrong information about the buildings.

During the repairs, patterns of walls were changed. One single surface pattern was formed using the same materials at the walls of the new and original structures. This intervention makes it difficult to perceive the later added structures from the authentic ones. It makes it difficult to perceive the original buildings. So, wrong information is given about the buildings.

During the interventions, original ornaments were used one by one in the architectural elements of the structures built later. This situation makes it difficult to perceive the interventions conducted later and to differ the new elements from the original ones.

Traditional dwelling pattern of the building lots were changed by these interventions conducted independently from the restoration projects at the Selçuklu Evi. Since the conducted interventions can not be perceived, authentic elements can not be differed, documentary values of the buildings were lost.

2.4.7 BH7. Yusuf Paşa Konağı

Yusuf Paşa Konağı is located at the Yunak District which is inside the 1. degree natural sit area and urban sit area, on the Nevşehir Road. It was formed by reuse of two traditional dwelling lots¹⁴⁰¹⁴¹ The lots owned by the establishment were registered as cultural property. It is a “Butique Hotel” which was formed by reuse of registered cultural properties. Establishment has a “Special Certificate” given by the Ministry of Culture and Tourism. (see Figure 2.77)

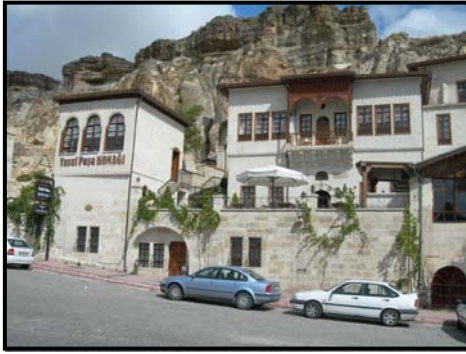


Figure 2.77 Yusuf Paşa Konağı

Dinner service is provided in the management as well as accommodation and breakfast services. Moreover, services like laundry, internet acces from a common office are provided. Other than these, no other special services are provided.

Management has 13 bedrooms with 30 beds capacity. 8 of these rooms are rock caved and 5 of then are vaulted rooms. 4 of the rooms are suite rooms while 10 are twin bedded rooms. Suite rooms are called as, “padişah room, sultan rom, yıldızlı suite” and such names. Hand crafted products are used in the rooms where telephone, television, minibar and safe for valuables are exist. There are showers in the bathrooms of the standart rooms and jacuzzi in the bathrooms of the suite rooms.

¹⁴⁰ Sheet 99 block 165 lot no's 49 and 50

¹⁴¹ Measured drawings and restoration projects were can not be reached at the related institutions.

Building lot:165 / 49-50

Facility was formed by connecting two dwelling lots. One enters the facility through courtyard door. Courtyard door is reached with staircases ascending from the street.



Figure 2.78 Reception unit



Figure 2.79 View of courtyard

At the north of the courtyard there is a masonry style two storeyed “konak” which has a B2a4.4 type plan scheme, (see Figure 2.77) and right behind it there is a three storeyed rock caved building. At the south there is a masonry building lower floor of which is used as a reception, upper floor is used as a resting hall. (see Figure 2.78) One enters the bottom floor of the “konak” through a door which opens to the courtyard. At this floor there are three vaulted rooms which open to common space. (see Appendix E: BH7 / 3)

Restaurant and kitchen of the facility is located at the backside of the “konak”. Next to the restaurant there is a bedroom which is rock caved as well. At the courtyard level there are also common toilets and semi-open bar unit. (see Appendix E: BH7 / 3) (see Figure 2.79) From the courtyard one enters to the storages at the bottom floor.

One can reach to upper floor by a staircase from the courtyard. At the terrace where the staircase ends, there is one rock caved suite room (padişah odası). There is an arched passage from the terrace to the courtyard at the back. Three rock caved rooms and the rooms at the second floor of the “konak” open to the courtyard at the back. (see Figure 2.80) Two rooms of the “konak” at this floor

are used as bedrooms while one room is arranged as a sitting place. One can reach to the upper floor of the rock caved building with a staircase from the terrace. There are two bedrooms at this floor. The roof the “Padişah Odası” is used as a terrace at this level. One can reach to the top of the rocks with the staircase at the terrace. (see Appendix E: BH7 / 3)



Figure 2.80 Courtyard at second floor



Figure 2.81 Restaurant

Rock caved and vaulted rooms of the management were furnished with ancient furnitures. Sitting sections were formed at the at the common places with beds and “sedir”s. Architectural elements such as “niş”, “ocak” in the restaurant are used for decorative purposes. (see Figure 2.81) In the kitchen, contemporary devices were used. (see Appendix E: BH7 / 4)

Contemporary heating devices used for heating are mounted to the walls without considering their harmony with the building. Direct or indirect illumination is provided by the contemporary devices hanged from the ceiling or mounted to the walls.



Figure 2.82 Stairs at second floor

The interventions were evaluated according to the evidences from the building. At the lower floor of the “konak”s spaces were divided by building walls. New spaces were formed to use as bedrooms. The section which is used as a reception and office was divided into two by a stone wall added later. A half open was added to the courtyard later. (see Appendix E: BH7 / 4)

At the second floor of the building a staircase from the back courtyard ends at the wall of the “konak”. No evidence of the space, where the stair has used to end, could be found. (see Figure 2.82) (see Appendix E: BH7 / 4)

Generally the interventions could not be perceived at the first sight. Some of the interventions could be perceived from the evidences on the building. But generally the interventions and original architectural elements could not be differ from each other.

2.4.8 BH8. Yunak Evleri



Figure 2.83 Panoramic view of Yunak Evleri

Yunak Evleri is located at the borders of Musa Efendi and Yunak Districts which are inside the 1. degree natural sit area and urban sit area. It was formed by reuse of dwellings and service units¹⁴² at 11 traditional dwelling lots.¹⁴³ This dwelling

¹⁴² Measured drawings, project reports and Council reports of the 154/2-3, 165/ 68-73-75-79 lots and old photographs of 154/2 lot were obtained from Nevşehir Protection Poard. Projects were prepared by Architect Cavit Kartal at 1999.

¹⁴³ 99 sheet, 153/1, 154/2-3, 165/ 68-71-72-73-74-75-79-80

unit is referred as a “Butique Hotel” in various sources and it has a “Special Certificate” given by the Ministry of Culture and Tourism. (see Figure 2.83)

Accommodation and breakfast services are provided in the establishment which has 27 rooms with 60 beds capacity. 17 of these rooms are rock caved and 10 are vaulted rooms.¹⁴⁴ Services such as baby sitting, local food, laundry, internet access from a common place also provided on demand in the management. Other these, there are no other services provided.

There are common spaces such as breakfast saloon, dining room, resting room and tv room, music room for the customers and service units such as kitchen, storage and laundry in the management. There are also spaces reserved for the hotel management such as reception, office and dinner room for the staff at the hotel.

Rock caved and vaulted rooms of the facility are furnished with ancient and modern furnitures. There are telephones, safe boxes and minbars at the rooms. There are showers in the bathrooms of the standart rooms and jacuzzi in the bathrooms of the suite rooms.

There are 20 persons working in the management. Two of them are at the managing positions. The management has no seasonal workers and the managers are skilled persons. Employees can speak English. Average age of the employees is around 25 and they are from Cappadocia region.

Building Lot: 165 /79

This part of the facility was formed by reuse of the two storeyed masonry “Konak” (has B2a4.4 type plan scheme) (see Figure 2.84) at the south of the lot and rock caved service units at the north. It has A.4.3. type inner courtyard open space arrangement. (see Appendix E: BH8 / 20)

¹⁴⁴ Average prices of the rooms are around 90\$ and includes only accomodation and breakfast.



Figure 2.84 “Konak” of Yunak Evleri

Entrance to the “Konak” is through a door opening to the Musa Efendi Street. Building is used as common spaces, reception and office. Reception and office of the establishment, which are at the basement of the building, can be entered through a separate entrance from the Musa Efendi Street. (see Figure 2.84)



Figure 2.85 TV-room



Figure 2.86 Resting room

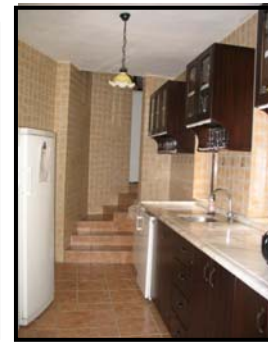


Figure 2.87 Kitchen

At the first floor of the “Konak” there are two vaulted rooms opening to the entrance hall. These rooms are used as the TV and internet rooms. (see Figure 2.85) Second floor of the “Konak” can be reached by staircases. At this floor there are two vaulted rooms opening to the “sofa” and one balcony. One of the rooms is used as a resting room and the other is used as a dining room. (see Appendix E: BH8 / 20) (see Figure 2.86)

At the ground floor of the rock caved building at the north there are management offices, storage and the boiler room. At the upper floor of the building there is a kitchen. The kitchen is composed of two sections which are connected to each

other by staircases. (see Figure 2.87) From the terrace, to which the kitchen opens, one can pass to the employee’s dining room. (see Appendix E: BH8 / 20)



Figure 2.88 Decoration of “Konak”



Figure 2.89 Heating system

Interventions at the “Konak” and rockcaved structure were mainly; repairing partially collapsed sections and addition of spaces. During the applications, balcony and roof, which seems to be collapsed according to the measured drawings, of the “konak” were rebuilt. (see Appendix E: BH8 / 18- 20)

The section which used as the kitchen at the moment was obtained by removing the wall between two spaces. Walls and floor of the kitchen was tiled and the roof is plastered. Kitchen is furnished with contemporary furnitures. (see Figure 2.87)

Rockcaved and vaulted spaces were furnished with modern and ancient furnitures. Sitting sections were formed with “sedir”s in the common spaces. Architectural elements such as niches, “ocak” are used for decorative purposes at the places. (see Figure 2.88)

Contemporary heating devices used for heating are mounted to the walls without considering their harmony with the structure or the furnitures. (see Figure 2.89) Illumination is provided by the contemporary devices hanged from the ceiling.

Building Lot: 154 / 2

Single storeyed structure which has B1b.1 typology was built using masonry system. (see Figure 2.90) It was obtained by reuse of the service unit which was originally used as a barn. The hall is divided into sections with level differences and arches. At the back section of the building there is an open kitchen which is separated from the breakfast saloon with an arch and curtain and serves to this saloon. (see Appendix E: BH8 / 5)



Figure 2.90 Breakfast Saloon

During the interventions, partially collapsed south wall and south east walls of the building were rebuilt. A niche was constructed over the south wall which is rebuilt with masonry system. (see Figure 2.91) As it is understood from the Councilreports, existing columns and beams of the structure were removed and stone arches were built instead. (see Figure 2.92) By removing the intermediate walls a single place was formed. As it is understood from the old photographs, the fireplace at the entrance was added to the building later. (see Figure 2.92)



Figure 2.91 Partially collapsed south wall was reconstructed

No evidences could be seen from the period in which the building was used as a barn since the ceiling and floor of the building were covered with wood, doors and windows are replaced. (see Appendix E: BH8 / 5)



Figure 2.92 Interior views of the building before and after restoration

Building Lot: 154 / 3



Figure 2.93 Building lot 154/3

Entrances to the building lot are from an AK-3b3 type doors at the south and at the east. Sections of buildings below the ground level are rock caved and the sections above the ground level are masonry. Three-storeyed structure has two courtyards at different elevations. Street sides of the courtyards are surrounded with high walls. Building has entrances with “eyvan” and without “eyvan”. Rooms of the building are used as sleeping units. Since it was not possible to enter the rooms at this section of the facility, detailed information could not be obtained. (see Figure 2.93)

Building Lot: 165 / 68

Entrance to the building lot is from a courtyard door at the south. The courtyard which is surrounded with high walls has open area pattern of A.2.1. All rooms of the two main buildings at the west and north of the courtyard are used as sleeping units. Since it was not possible to enter the rooms at this section of the buildings, detailed information could not be obtained.

Building Lot: 165 / 71

Entrance to the building lot is from an AK-3b1 type door at the south. The courtyard which is surrounded with high walls has a open area pattern of A.1.1. The main building at the north is rock caved. It has rock caved rooms at different elevations. One can reach to these rooms from the courtyard with staircases. Rooms have “eyvan” in front of them. The “eyvan”s in front of the rock caved rooms, which are used as sleeping units, are used as semi-open sitting areas. Since it was not possible to enter the rooms at this section of the buildings, detailed information could not be obtained.

Building Lot: 165 / 72

Entrance to the building lot is from an AK-3b3 type door at the south. The courtyard which is surrounded with high walls has a open area pattern of A.1.1. The main building at the north is rock caved. It has rock caved rooms at different elevations. One can reach to these rooms from the courtyard with staircases. Rooms have “eyvan” in front of them. The “eyvan”s in front of the rock caved rooms, which are used as sleeping units, are used as semi-open sitting areas. Since it was not possible to enter the rooms at this section of the buildings, detailed information could not be obtained.

Building Lot: 165 / 73

Entrance to the building is from an AK-3b3 type door at the south. The courtyard which is surrounded with high walls has an open area pattern of A.1.1. Two

storeyed main building at the north is rock caved. One reaches to the rock caved rooms which are used as sleeping units with the staircases from the courtyard. The “eyvan”s in front of the rock caved rooms are used as semi-open sitting areas. Since it was not possible to enter the rooms at this section of the buildings, detailed information could not be obtained. (see Figure 2.94)



Figure 2.94 Building lot 165/73

Building Lot: 165 / 74

Enterances to the building lot are from two AK-2a1 type courtyard doors at the south. The courtyard which is surrounded with high walls has a open area pattern of A.1.1. The main building at the north is rock caved. It has rock caved rooms at different elevations. One can reach to these rooms from the courtyard with staircases. Rooms have “eyvan” in front of them. The “eyvan”s in front of the rock caved rooms, which are used as sleeping units, are used as semi-open sitting areas. Since it was not possible to enter the rooms at this section of the buildings, detailed information could not be obtained. (see Figure 4.80)

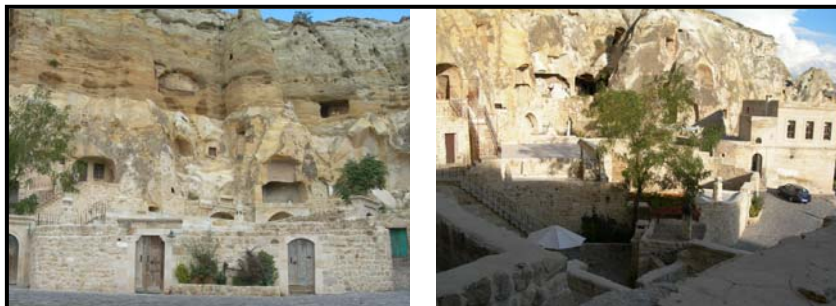


Figure 2.95 Building lot 165/74

Block 165 lot no 75

Entrance to the building is from a courtyard door at the south-east. The courtyard which is surrounded with high walls has an open area pattern of A.1.1. Two storeyed main building at the north is rock caved. One reaches to the rock caved rooms which are used as sleeping units with the staircases from the courtyard. The “eyvan”s in front of the rock caved rooms are used as semi-open sitting areas. Since it was not possible to enter the rooms at this section of the buildings, detailed information could not be obtained.

Evaluation of Interventions

The projects for these traditional dwelling lots were prepared separately for each one. Each lot was considered individual, the lots have not been tried to be joined by removing the walls between the lots. No mass additions which would prevent the perception of the original structure. By this way building-courtyard-street relations of each lot have been protected.

No interventions which could disturb the main line of the “konak” and destroy the evidences have been done during the applications. Plan scheme of the “Konak” and façade pattern could be perceived. Wooden beam evidences of the facades are left untouched. (see Figure 2.96) But the evidences belonging to the barn, which is used as a breakfast saloon now, were destroyed.



Figure 2.96 Beam evidences

There are some interventions which are not in the restoration project conducted. One of them is, using one room as a dining hall which was suggested to be closed and not to be used according to the project. Another one is the addition of an office unit to the basement floor of “konak”. (see Appendix E: BH8 / 19-20)

Niches were caved into the walls of the rockcaved bedrooms. Some of the niches are used as wardrobes by adding hatches in front of them. There are study sections and sitting sections in the rooms. Sitting sections are separated from the sleeping sections by level differences or by arches, walls in some rooms. Floors of the rooms are covered with wooden materials. (see Figure 2.97- 2.98)



Figure 2.97 Interior views from rooms

Wet spaces are furnished with contemporary furnitures. They are tile with ceramic up to a certain height. Rock caved roofs are not covered with any materials. (see Figure 2.99)



Figure 2.98 View of a room



Figure 2.99 View of a bathroom

2.4.9 BH9. Ayşe Hanım Konağı

Ayşe Hanım Konağı is located at the Dereler District which is inside the 1. degree natural sit area and urban sit area, on the Nevşehir Road (see Figure 2.100) It is composed of single¹⁴⁵ traditional dwelling lot. Establishment was opened to bussiness in 2000.¹⁴⁶ This accommodation unit is referred as a “Butique Hotel” in various sources¹⁴⁷ “and it has a “pension” certificate from municipality.



Figure 2.100 Ayse Hanım Konağı

Accommodation and breakfast services are provided in the facility which has 10 vaulted bedrooms with 20 bed capacity.¹⁴⁸ Each room has its own seperate bathroom. Services laundry, internet access from a common space also provided on demand in the management. Other these, there are no other services provided.

There are common spaces such as breakfast saloon, resting room and TV-room, swimming pool for the customers and service units such as kitchen, storage and laundry in the management. There are also spaces reserved for the hotel management such as reception and office. All sleeping units of the hotel are vaulted. There are communication devices like TV and phone in the rooms where handcrafted products are used. There are showers in the bathrooms.

¹⁴⁵ sheet no:100 building lot no: 137/20

¹⁴⁶ It was opened by Muammer Başer who is a journalist.

¹⁴⁷ Web sites

¹⁴⁸ Average prices of the rooms are around 60 YTL and includes only accomodation and breakfast.

There are five other persons in working in the facility, other then the owner of the facility himself. None of them is a seasonal worker. None of the employees are skilled. Average age of the workers' is around 25 and they are from Cappadocia region.

Building lot:137 / 20

Entrance to the building lot is through a courtyard door at the north. The courtyard is surrounded by high stone walls. There is a two-storeyed “Konak” at the west of the courtyard (see Figure 2.100) and a swimming pool and its service units at east. (see Figure 2.101) Courtyard has two level differences and swimming pool and “konak are separated by this level difference. (see Appendix E: BH9 / 3)



Figure 2.101 Swimming pool



Figure 2.102 Common space

At the first floor of the “Konak” there are two vaulted rooms opening to the reception directly. These rooms are used as sleeping units. Behind the reception and sleeping units there is a common space which is used as TV-room and breakfast saloon. (see Figure 2.102) Kitchen and wet spaces for common use of the establishment, which are at the ground floor of the building, can be entered through a separate entrance from the courtyard. Second floor of the “Konak” can be reached by staircases from resting room. (see Appendix E: BH9 / 3)

Staircases reached a terrace at first floor. Sleeping Units or their circulation areas are opening this terrace. There are 8 sleeping units at this floor.¹⁴⁹ One of these sleeping units can be reached by staircases from the courtyard. (see Appendix E: BH9 / 3)

The types of interventions conducted on the dwelling are mainly; additions of mass, space and architectural elements, alterations of mass, space and architectural elements. Moreover, wet spaces are arranged, heating and illumination units and furnitures used for the necessities of contemporary life style and requirements of the new usage of the building.



Figure 2.103 Mass additions



Figure 2.104 Bathroom addition

There is a swimming pool added to the courtyard. (see Figure 2.101) Also its service unit which is consist of wet spaces and dressing rooms is added. And a semi-open bar unit is also added to the courtyard. Mass additions also are occurred by adjoining of units such as kitchen, wc and sleeping units. (see Figure 2.103)

Bathrooms are separated from the spaces with the addition of stone walls. (see Appendix E: BH9 / 3) Stone walls were built to a certain height. Bathrooms are furnished with contemporary furnitures, walls are covered with tiles. (see Figure 2.104)

¹⁴⁹ 5 of this sleeping units could not be entered and searched.

Spaces are furnished by items which are thought to be peculiar to region. In the rooms handcrafted products are used. Walls are covered with carpets. (see Figure 2.102-1.104)

Indirect illumination was provided by lighting elements placed on top of the wardrobes and inside the “lambalık”s. Contemporary heating devices are placed inside the room without considering their harmony with the decoration or without trying to hide them.

Evaluation of Interventions:

When the interventions are reviewed generally; mass and space additions are mostly seen in Ayşe Hanım Konağı. It can be seen that some interventions like mass additions and swimming pool addition disturb the courtyard-street relation.

Mostly, the evidences of the building have been destroyed. The interventions can not be understood. Especially mass additions that adjoin to “konak” can not be perceived at first sight. Stone was used as a construction material. These additions changed the plan scheme of the building and made it difficult to understand the scheme. Wrong information has been given about the building by making these irreversible interventions.

Stone walls which separate the wet spaces from sleeping units were built to a certain height. (see Figure 2.104) This provides us to understand the intervention.

In the general decoration of the management there is a disorder which is tiresome for the eye. Lots of items which are thought to be peculiar to region such as “sedir”, cauldron and lamp were collected for decoration purposes. But keeping so many furnitures together and covering walls with carpets create a disorder whics is tiresome for the eyes. (see Figure 2.102)

2.4.10 BH10. Asia Minor Hotel

Asia Minor Hotel is located at the Yeni Camii District which is inside the 1. degree natural sit area and urban sit area, on the İstiklal Avenue. It is composed of single¹⁵⁰ traditional dwelling lot. Establishment was opened to bussiness in 1994.¹⁵¹ This accommodation unit is referred as a “Butique Hotel” in various sources¹⁵² “and it has a “pension”certificate from municipality. (see Figure 2.105)

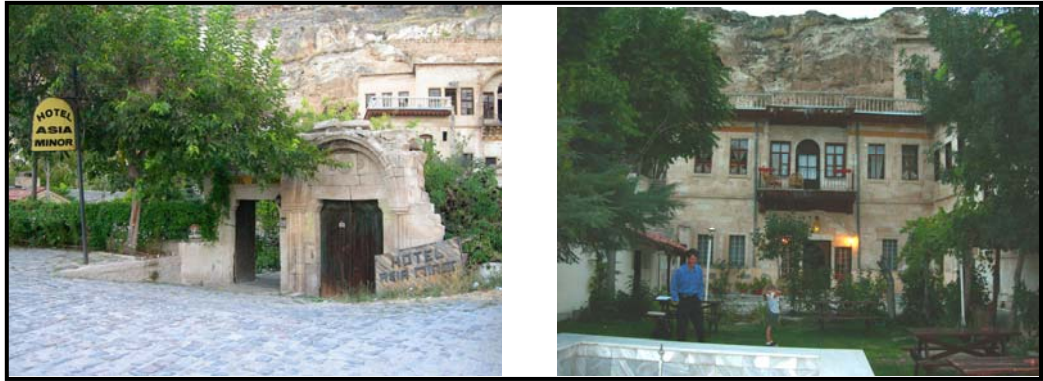


Figure 2.105 Asia Minor Hotel

Accommodation and breakfast services are provided in the facility which has 7 bedrooms.¹⁵³ While 2 of these rooms are vaulted, 5 of them are newly constructed by concrete.¹⁵⁴ Services laundry, internet access from a common space also provided on demand in the management. Other these, there are no other services provided.

There are common spaces such as resting room for the customers in the management. There are also spaces reserved for the hotel management such as reception and office. There are not any communication devices like TV and phone in the rooms. There are showers in the bathrooms.

¹⁵⁰ sheet no:100 building lot no: -/63

¹⁵¹ . It was opened by Mevlüt Bilgiç who is a taxi driver.

¹⁵² Web sites

¹⁵³ Average prices of the rooms are around 60 YTL and include only accomodation and breakfast.

¹⁵⁴ Rooms of hotel could not be entered and searched. So, detailed data could not be collected.

Establishment is running by a family. There are 4 persons from family at manager position. Except them, there are two other persons in working in the facility. None of the employees are skilled. They can not speak foreign language. Average age of the workers' is around 27 and they are from Cappadocia region.

Building lot: - / 63

Entrance to the building lot is through an AK-1a type courtyard door at the south. The courtyard which is surrounded by high stone walls has the building-lot relation of A.1.2. There is a two-storeyed "Konak" at the north of the courtyard. There are a two storeyed building adjoining to "konak" and a one storeyed reception unit. (see Appendix E: BH10 / 3)

Konak is snuggling to a rock. So it has rock caved spaces which are used as common spaces and corridors. Common spaces are at the first floor of the "konak". At the second floor, there are two vaulted rooms for sleeping.

Two-storeyed building adjoining to "konak" consists of sleeping units. There are 5 sleeping units in this building. And one-storeyed building that is used for reception and office is adjoining to the two-storeyed building.

When the interventions are reviewed generally; mass additions are mostly seen in Asia Minor Hotel. A two storeyed building was added for accommodation needs. And a one-storeyed reception unit was also added later. These additions were constructed by concrete but their facades were covered by stone. (see Figure 2.106)

Evaluation of Interventions:

It is observed that mass additions to the dwelling disturb the courtyard-street relation.

Covering the façade of the mass additions with stone and destroying the evidences of the original building made it difficult to understand the interventions at first sight. (see Figure 2.106) These additions changed the facade scheme of the

main building. Wrong information has been given about the building by making these irreversible interventions.

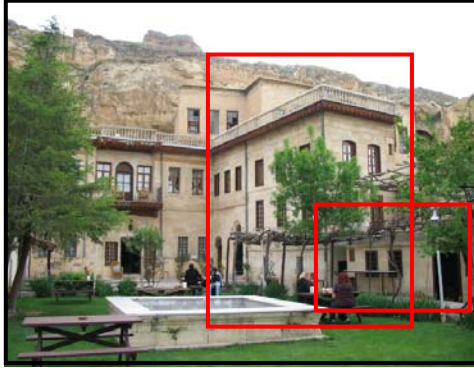


Figure 2.106 Mass additions at Asia Minor Hotel

4.2.11. BH11. Sacred House

Sacred House is located at the Dutlu Camii District which is inside the 1. degree natural sit area and urban sit area. It is composed of single¹⁵⁵ traditional dwelling lot.¹⁵⁶ Establishment was opened to bussiness in 2004.¹⁵⁷ This accommodation unit is referred as a “Butique Hotel” in various sources¹⁵⁸ “and it has a “pension” certificate from municipality. (see Figure 2.107)



Figure 2.107 Sacred House

¹⁵⁵ sheet no:100 building lot no: -/1

¹⁵⁶ Interventions were done under the name of simple maintenance and repair.

¹⁵⁷ It was opened by Turan Gülcüoğlu who is a hotel manager.

¹⁵⁸ Web sites

Accommodation and breakfast services are provided in the facility which has 2 rock caved and 5 vaulted rooms with 15 beds capacity.¹⁵⁹ Services such as laundry and internet access from a common place are provided on demand at the hotel. Moreover, dinner service is provided in the management. Other than these no other special services are provided.

Each one of the rooms has a different characteristic property. They were decorated differently according to their concept.¹⁶⁰ Each room takes a name according to its characteristic property such as “Anka’s Lair, Old Shapel, Tile Room, etc. rooms of the hotel have telephones and study sections. There are showers in the standart rooms and jacuzzis in the suite rooms.

Building lot: - / 1

Entrance to the building lot is from an Ak-3b1 type door at the south. The central courtyard is surrounded with high walls. There are two levels at courtyard. All the spaces at the ground floor open directly to the central courtyard. (see Appendix E: BH11/ 3)

Three-storeyed main building was constructed by masonry system. But it has rock caved rooms which are underground. At the ground floor of the building there are 5 sleeping units, dinner room and an office. Dinner room and two sleeping units open a semi-open resting space. One can reach to the upper floors with a half-space stair. (see Appendix E: BH11/ 3 and Figure 2.108)

At the mezzanine of the the building, there is a sleeping unit open to a terrace. And at the second floor of the building, there are 3 sleeping units, a kitchen and a saloon for resting. A terrace can be reached from the saloon. (see Appendix E: BH11/ 3)

¹⁵⁹ Average prices of the rooms are around 150\$ and includes only accomodation and breakfast.

¹⁶⁰ Management has Byzantine concept.



Figure 2.108 Views of courtyard

According to the information given by the management owner, (see questionnaires) the building was partially collapsed before restorations. During the applications, building was reconstructed by masonry system, bathrooms were added to all sleeping units, elevations of ground floor and courtyard were changed, substructure and installations were completed.

As Gülcüoğlu mentioned, reliefs and some architectural elements such as columns were added to the building for decorative purposes. (see Figure 2.109) the architectural elements such as doors and windows were altered with reused elements from the collapsed dwellings.



Figure 2.109 Architectural element additions

Antique furnitures and handcrafted products are used in the facility which has rock caved and vaulted rooms. Sitting corners are formed using “sedir”s in the resting and sitting rooms. (see Figure 2.110) The niches in the rooms were used for decorative purposes. (see Figure 2.111)

Wet spaces of the rooms are furnished with contemporary furnitures. Walls are tiled with seramic up to a certain height.

Contemporary devices are used in the rooms for heating. Devices were tried to be harmonious with the furnishing by covering them with wooden cages. Direct or indirect illimination was provided by lighting elements hanging from the ceilings or lighting elements placed on the “lambalık”s at the walls.



Figure 2.110 Resting spaces Figure 2.111 Decoration of a room

Evaluation of Interventions



Figure 2.112 Reused doors

When the interventions are reviewed generally; mass and space alterations and architectural element additions are mostly seen in Sacred House. As Gülcüoğlu mentioned partially collapsed original building was rebuilt. During this application evidences of original building were destroyed and stone was used as a construction material. The new building is in harmony with the environment by

its form, material and technique. However, interventions can not be perceived and original building can not be understood.

During the applications, reused materials were used. It prevents the interventions not perceived. New elements and the original ones can not be distinguished from each other. (see Figure 2.112)

Some architectural elements such as columns, reliefs were added to the spaces later. Additions of these elements which were not originally in the building are irreversible interventions. Especially the interventions at the bedrooms, although they specialise the rooms, make it difficult to perceive the spaces and give wrong information about them.

If the Sacred House reviewed generally, it has been observed that as a result of the interventions, interventions conducted later can not be distinguished. Original evidences of the buildings were destroyed during the interventions. These irreversible interventions give wrong information about the dwellings.

CHAPTER 3

CRITICAL ASSESMENT OF INTERVENTIONS

The changing attitude toward hotel management in the world since the 1980's has also been effected Turkey and, therefore also, the Cappadocia region. The number of accommodation facilities called Boutique Hotels has increased in recent years in Cappadocia. It is very common to come across "Boutique Hotels", especially those that have been transformed from traditional dwelling in the region.

Ürgüp is most important settlement of Cappadocia that the "Boutique Hotels" are most commonly seen. 18 of the 44 "Boutique Hotels" in the region are in Ürgüp. And there are 12 hotels in Ürgüp that are reuse of traditional dwellings and which are defined as "Boutique Hotels".¹⁶¹ Although some of these hotels do not meet the characteristics defined in the regulations (see Appendix A), they are defined as "Boutique Hotels" in various sources.¹⁶²

During the site survey in Ürgüp, 11 facilities that were reuse of 41 traditional dwellings, were able to be examined. The assessment has been based on these 11 facilities. The reuse of traditional dwellings as "Boutique Hotels" have been assessed under the main heading of interventions and their affects on dwellings and environment.

¹⁶¹ By the end of the year 2005

¹⁶² Books(Best Designed Hotels of Europe II, The Little Hotel Book), Magazines (Amorfa, Home Art, Gezi Travel,etc) and Web sites

The assessment of the interventions has been conducted under 3 main topic areas: perception of interventions in dwellings, reversibility of interventions and harmony of interventions with dwellings. The first topic of assessment is perception that's dictionary mean "is action by which the mind refers its sensations to external objects."¹⁶³ It has been handled by the foundations about conservation. As mentioned at Venice Charter implementations have to be differentiated from the original "so that restoration does not falsify the artistic or historic evidence".(ICOMOS, 1964) Within these definitions, "perception" has been used in the meaning that the interventions and original buildings can be differentiated in terms of forms, materials and technique. The second topic of the assesment is reversibility of interventions. Reversible means that "can be reverse, stopped or changed at any time"¹⁶⁴. And in this assessment, "reversibility" is used to mean that the interventions can be reversed to its original form if necessary and without causing any harm to the authentic and original structure or elements. Interventions "can not be allowed except in so far as they do not detract from the interesting parts of the building, its traditional setting, the balance of its composition and its relation with its surroundings."¹⁶⁵ And the last topic of the assessment is harmony that has a meaning of "the way in which the parts of something are combined into a suitable and attractive arrangement "¹⁶⁶. Within this definition, "harmony" has been used to mean that the interventions and original buildings and environment are suitable in terms of forms, materials and technique.

For the study, data about the interventions were collected from building itelves and from projects and Couincil reports. During the studies 28 of 41 building lots could be examined for perception of interventions, reversibility of interventions and harmony of intervetions with dwellings. A table for critical assesment was prepared. Interventions that are conducted under the topics of perception, reversibility

¹⁶³ The Oxford Dictionary, New York, 1989

¹⁶⁴ Collins English Language Dictionary, London,1987

¹⁶⁵ ICOMOS, Venice Charter, Venice, 1964

¹⁶⁶ Collins English Language Dictionary, London,1987

and harmony have been evaluated one by one and have been assessed according to their effects on the values and authenticity of heritages that mentioned at Nara Document. Implementations have to respect the intrinsic, cultural and contemporary socio economic values that mentioned by Feilden and Jokilehto. “Adaptation and reuse of vernacular structures should be carried out in a manner which will respect the integrity of the structure, its character and form while being compatible with acceptable standards of living. Where there is no break in the continuous utilisation of vernacular forms, a code of ethics within the community can serve as a tool of intervention.”¹⁶⁷

The reuse of dwellings also effects the environment. The assessment of affects of transformations on environment has been conducted physically and socially. Because “The vernacular embraces not only the physical form and fabric of buildings, structures and spaces, but the ways in which they are used and understood, and the traditions and the intangible associations which attach to them.”¹⁶⁸

In the study, legal procedures of reuse of dwellings have been also assessed according to the data collected from various sources (projects, council reports, old photographs, etc.). The assessment of legal procedure assessed in 3 main topics. These are quality of project, implementations and control mechanism, and certification.

Moreover, assessment of establishments has been done. If the space and service qualities of “Boutique Hotels” match with regulations or not have been discussed.

¹⁶⁷ ICOMOS, Charter on The Built Vernacular Heritage, Mexico, 1999

¹⁶⁸ ICOMOS, Charter on The Built Vernacular Heritage, Mexico, 1999

Assessment of Interventions:

The 12 hotels in Ürgüp, which have been defined as “Boutique Hotels” in various sources, have been established by converting 42 traditional dwelling building lots to hotels. The transformations have taken place on single building lot or on more than one building lot. Two kinds of the transformations that have taken place on more than one building lots are observed; assembling building lots that are side by side in one building block or forming various building lots on different building blocks to make into a complex. In the case where the building lots are side by side, there are examples where the original building-lot-street relationship can not be perceived due to changes¹⁶⁹ and also examples where the relationship has not changed¹⁷⁰. In the examples where complexes have been established by using the structures on the lots on the different building blocks, the original building-lot-street relationship has not changed in most cases and the authentic building can be perceived. However, in these situations, it can be seen that some management problems arise due to the dispersed nature of the structures.

During the transformations, various physical interventions have been made. (see Figure 3.1) Mass additions, addition of new spaces and architectural elements to the buildings, altering spaces by joining them or separating them with stone walls and changing of the architectural elements are among the primary physical interventions that have been implemented.

It can be seen that masses are added on the building lots to be used as sleeping units, kitchen, storage or laundry. There are three kinds of mass addition observed at the “Boutique Hotel”s. These are mass additions by traditional material, mass additions by new material and storey additions. These additions have been constructed so to one side of the main building¹⁷¹ or in one corner of the building

¹⁶⁹ Selçuklu Evi, Esbelli Evi

¹⁷⁰ Ürgüp Evi

¹⁷¹ While the kitchen extension added at a later time to the main structure as a joint area to the side at the Esbelli Evi, a 2 story concrete structure was constructed jointly to the accommodation unit which closes a part of the front facade at Asia Minor.

lot¹⁷². There is also an example of mass addition that an extra storey built on top of the existing building¹⁷³. Additions by traditional material can not be differentiate from the original ones because during the implementations traditional material, technique and forms were copied. However, they are in harmony with the dwellings in terms of material, form, texture and technique by providing continuity of traditional. Using traditional material, form and technique have also been implemented in storey additions. So it is difficult to understand the storey additions at first sight. And, additions by new material have generally been provided by concrete. This implementation can be differentiate from traditional dwelling but it is not harmonious with dwellings and environment in terms of material, form and technique. All of these mass additions are irreversible interventions and with the construction of these irreversible interventions, the facades of the authentic structures are blocked and the relationship between the original building, lot and street has been ruined. (see Table 3.1)

Space additions are also mostly seen at “Boutique Hotel”s. It is especially possible to commonly come across rooms, storages or corridors which are created by caving rocks. During the implementations original forms (rectangular) and sizes were used. So, these irreversible interventions can not be perceived in terms of material, form and technique. And they have mostly changed the plan scheme and make it difficult to perceive the original scheme. However, considering that carving rocks is an architectural property of the region, they are harmonious with the dwellings in terms of material, form, texture and technique. (see Table 3.1)

At “BoutiqueHotel”s, wall additions are mostly seen. Forexample, masonry wall additions are also mostly implemented to separate spaces, courtyards or to repair buildings. During the implementations traditional forms and techniques have been used so it is generally difficult to perceive these interventions. This

¹⁷² At the Ayşe Hanım Konak, the new structures such as the pool and the dressing rooms/showers were added at a far corner of the main building on the building lot.

¹⁷³ Selçuklu Evi

irreversible intervention is harmonious with dwellings in terms of form, technique and texture. In some cases¹⁷⁴, the concrete brick walls additions are observed especially in wet spaces. This irreversible kind of addition is not harmonious with dwellings. (see Table 3.1)

It can often be seen that architectural elements such as the niche, “aynalık”, fire place, fountain, arch and columns have been added to the buildings. These architectural elements that used for decorative purposes in the rooms or open areas have been generally created by carving rocks. The newly added elements have been exactly copied from authentic ornaments/decorations. Therefore, most times it is almost impossible to tell the difference between the newly added elements and the authentic elements. However, these irreversible interventions are harmonious with the dwellings in terms of material, form, and technique. (see Table 3.1)

Because of architectural needs, during the arrangement of open areas and spaces stairs have been added to the dwellings: stone stairs, steel or timber stairs. Stone stairs are harmonious with the dwellings but they can not be perceived and can not be reversed. Steel or timber stairs can be perceived and the examples of these interventions are generally reversible and harmonious with dwellings. (see Table 3.1)

In the wet spaces such as the bathroom or kitchen, floors and walls are covered by ceramic tiles up to a certain elevation but the ceilings are generally left uncovered as rock carvings or stone. This irreversible intervention is also not harmonious with the dwellings in terms of material and form. But, in doing so, the hygiene of the areas have been ensures and the aim of not covering the ceiling has ensured that an authentic atmosphere is created in the areas at least in part. (see Table 3.1)

¹⁷⁴ Forexample Elkep Evi

Interventions to the dwellings are not only additions, but also some alterations have been implemented. Foreexample, mass alterations at dwellings are very common. Constructions of new buildings¹⁷⁵ instead of collapsed or partially collapsed buildings are mostly seen. The stone masonry system has been used in the construction of the new structures so they are harmonious to the traditional buildings in terms of material and technique. However, this creates the situation that it is difficult to perceive the interventions and it is difficult to differ the new buildings from the authentic ones. (see Table 3.1)

Further, new spaces have been created by separating the spaces by building stone walls. The wet spaces of the sleeping units have especially been established in this way. However, the materials and technique which has been used in building the stone walls makes it difficult to differentiate between the new and authentic structure. In some cases, this leads to difficulty in perceiving the authentic plan scheme. (see Table 3.1)

By eliminating the walls between the spaces of the buildings, larger spaces have been created to meet the needs of the new functions of the structure. These interventions have been conducted especially when attempting to create common spaces. However, during the implementations, evidences were destroyed so in most cases it is difficult to perceive interventions. And these irreversible interventions are causing changes in the plan schemes. They give wrong information regarding the buildings. (see Table 3.1)

In the cases, changing the size of spaces by carving rocks is also observed. These irreversible interventions are not been perceived and destroy the evidences of original spaces.

¹⁷⁵ In place of the structures which are partly demolished new structures have been built; a laundry has been built in Ürgüp Evi and the new structure is used as an Office in the Elkep Evi.

The doors and windows of the buildings which are not in good condition have been altered. New stone walls have been built in place of the walls which were partially collapsed. However, it can be seen that the materials from the collapsed buildings have been reused during the interventions in order for the new buildings to be harmonious with the old ones and the environment. The frequent reuse of the materials from the old buildings within the interventions has made it difficult to perceive the intervention and authentic elements of the building. (see Table 3.1)

There are also some mass and architectural elements removals have been done. Removing the poor quality masses from the building lots is also a part of the mass interventions. Removing these poor quality masses, which make it difficult to perceive the authentic buildings, is a positive approach. However, it can be seen from the measured drawings of the Selçuklu Evi that one of the authentic building has been removed. This irreversible intervention has changed the relationship between the authentic building, lot and the street. (see Table 3.1) And during the arrangement of open spaces stone walls of courtyards and stairs have been removed. These irreversible interventions can change the courtyard-building relations in some cases as Esbelli Evi, Selçuklu Evi, etc.

Antique or antique-looking furniture has generally been used in the hotels. Furniture which is thought to be traditional in the region has generally been preferred in the spaces. It can be seen from the furnishing and the presentation of the spaces that the education and vocation of the hotel owner is quite influential. The hotel owners or the hotel managers which have education in this subject (hotel management) present a specific concept in certain simplicity in their hotels. The hotels whose owners or managers have not any education in this subject, have generally decorated the areas of the hotel in a complex way which can be defined as a visual eyesore. This visual complexity also makes it difficult to perceive the buildings and spaces.

It is seen that elements such as the niche, “ocak”, cupboards and “tandır” are generally used for decorative purposes. The existence of these elements has given

the rooms various characteristics. For this reason, the rooms are given specific names such as “nişli oda, şapelli oda, kemerli oda, tandırlı oda”.

Furniture such as beds, tables, “sedir”, kitchen counter carved from rock is come across as a common intervention type. By implementing these irreversible interventions the authentic characteristics of the spaces are changed and this gives wrong information about spaces.

The heating in the buildings have generally been met by the installation of modern heating elements. In general, heating elements such as radiators or air conditioners have been installed without taking into consideration its harmony with the building or decoration. In some cases, it was seen that attempts to hide these elements were made by placing the elements in the rock caved niches, by placing a decorative cloth over it or by constructing a wooden cage around it.

Lighting has generally been ensured by installing modern or antique looking elements on the ceiling or the walls. It is also common to come across lighting elements installed in such places as the niche, cupboards and light holes.

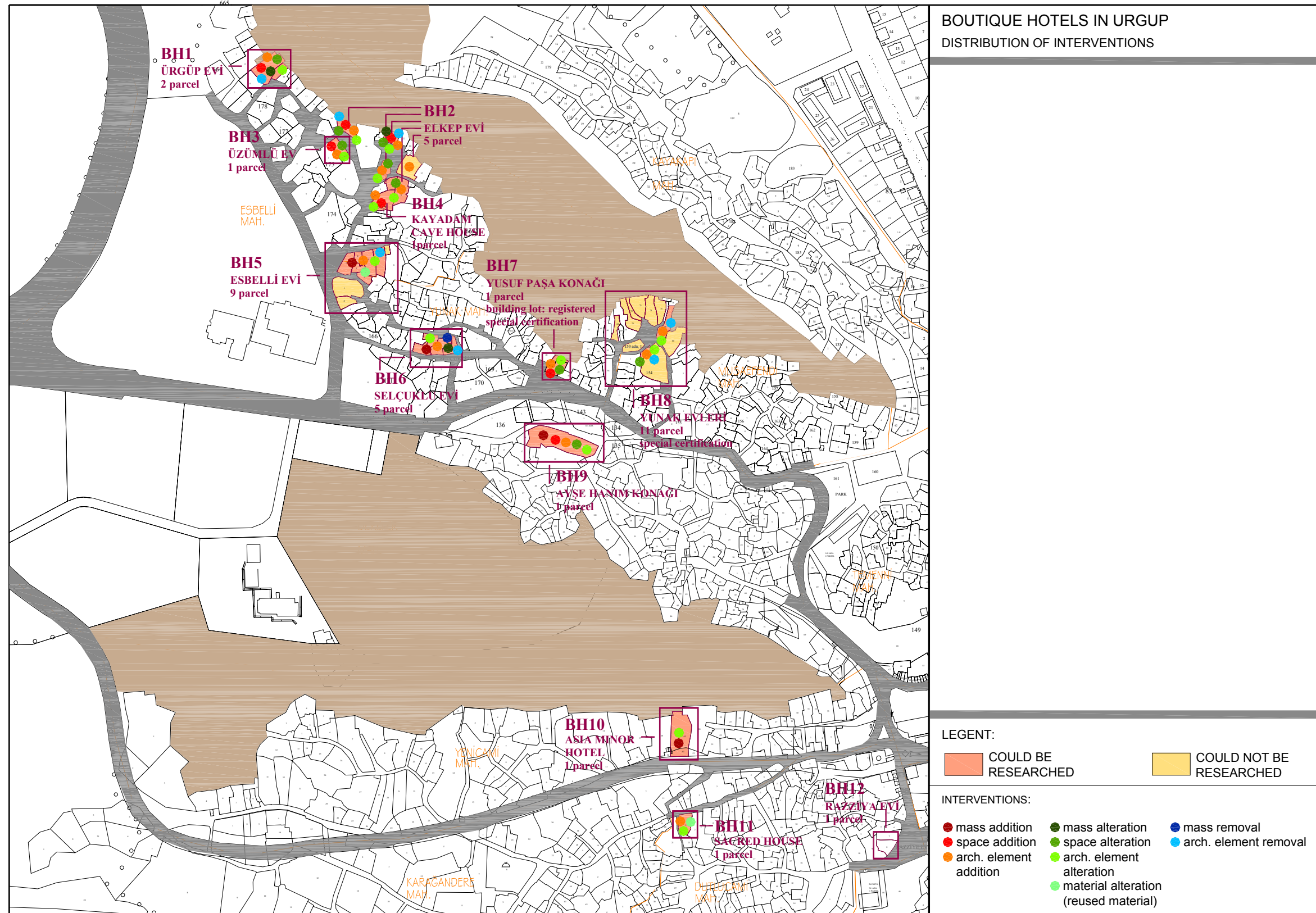


Figure 3.1 Distribution of interventions

INTERVENTIONS			PERCEPTION			REVERSIBILITY		HARMONY			
			Material	Form	Technique	Reversible	Irreversible	Material	Form	Texture	Technique
			ADDITIONS	MASS	Mass additions by traditional material	-	-	-		+	+
Mass additions by new material	+	+			+		+	-	-	+	-
Addition of storey	-	-			-		+	+	-	+	+
SPACE	By carving rocks	-		-	-		+	+	+	+	+
ARCHITECTURAL ELEMENTS	Masonry Walls	-		-	-		+	+	+	+	+
	Concrete Brick Walls	+		+	+		+	-	-	-	-
	Architectural elements such as niche, lambalık, aynalık, ocak, fountain	-		-	-		+	+	+	+	+
	Stone stairs	-		-	-		+	+	+	+	+
	Steel or timber stairs	+		+	+	+		+	+	+	+
MATERIAL	Tile / ceramic covering	+		+	+		+	-	-	-	-
	Leveling cement	+		+	+		+	-	-	-	-
	Timber floor	+		+	+	+		+	+	+	+
ALTERATIONS	MASS	Mass alterations instead of collapsed or partially collapsed buildings		-	-	-		+	+	+	+
	SPACE	Separating spaces with walls	-	-	-		+	+	+	+	+
		Union of spaces by removing walls	-	-	-		+				
		Changing size of spaces by carving rocks	-	-	-		+	+	+	+	+
	ARCH. ELEMENTS	Doors and windows	-	-	-		+	+	+	+	+
		Stone walls	-	-	-		+	+	+	+	+
		Arches and vaults	-	-	-		+	+	+	+	+
		Reused elements such as doors and windows	-	-	-		+	+	+	+	+
	MATERIAL	Reused stones	-	-	-		+	+	+	+	+
	REMOVALS	MASS	Removing original building					+			
ARCH. EL.		Stone walls					+				
		Stairs					+				

Table 3.1 Critical assessment of interventions

CHAPTER 4

CONCLUSION

The city of Ürgüp was ruled by various civilizations in various times and now it still has the evidences of these civilizations. Ürgüp still carries its historical city structure in Esbelli Rock, Temenni Hill and in the areas lying in the south of these places. Conservation of traditional dwellings and sites increase the values of the region.

Ürgüp is an important tourism center especially for Christians due to the abundance of carved rock churches and various worshipping places. It also has a special tourism value and potential due to its natural beauties and fairy chimney formations. Traditional dwellings play a major role in the use of this tourism potential, for the existing traditional dwelling stocks have the potential to meet the present needs. The use of these traditional dwelling stocks as houses or for tourism purposes, reveal their economic and functional values.

With its historical characteristics, beautiful nature and central position, Ürgüp is a settlement centre which draws the most tourists that come to Cappadocia. Accommodation facilities, especially “Boutique Hotels” in the Cappadocia region are mostly found in Ürgüp. The number of these hotels, of which most have been transformed from traditional dwellings, continues to increase. The main reason for this is the central position of Ürgüp, its natural and cultural beauties and its historical value. However, another very important reason is the variety of space characteristics that is being presented. These transformed dwellings provide a variety to the guests of the hotels. Especially in the rock caved rooms, each room

has unique characteristics. Each of these rooms is not similar to each other and this quality attracts the interest of the tourists.

However, reuse of traditional dwellings as Boutique Hotels requires some physical interventions such as mass additions, addition of new spaces and architectural elements, adjoining the spaces, separating the spaces to create new spaces by constructing stone walls and altering the architectural elements.

These interventions have changed the building-courtyard-street relationships. In these situations, evidences of the original structure have been eliminated. Thus, the authentic building-courtyard-street relationship can not be perceived. 34 of the 41 traditional dwelling building lots which have been transformed have been able to be assessed in terms of the building-courtyard-street relationship. Out of these 34 lots, the relationship can be perceived in 20 of the lots and not the remaining 14 lots. The cases where building-courtyard-street relationship can not be perceived due to the changes is especially apparent in the lots which are side by side and have been joined to create a complex within the scope of the transformation.¹⁷⁶ (see Figure 4.1)

By conducting various interventions on such as constructing new buildings, landscaping of the open areas, destroying the original evidences of buildings, using stones as a construction material by the name of harmony to the buildings, use of reused materials in the replacement of the doors and windows, using original ornaments one by one in the architectural elements which are added later makes it very difficult to differ the new and authentic elements. The original form, materials and techniques have been exactly copied during the interventions and that means it is not possible to tell the difference between original and the intervention. Only one of the 28 lots was able to be perceived according to the evidences of interventions in the dwellings.¹⁷⁷ On the other lots, the interventions

¹⁷⁶ This situation is observed in 17 of the 20 building lots for which there was no perceived relationship.

¹⁷⁷ 28 of the 41 traditional dwelling building lots that have been transformed were able to be examined in the scope of perception of interventions, reversibility and harmony.

and the original dwellings and elements are unable to be differentiated from each other. (see Figure 4.2)

Interventions such as mass and storey additions, mass removals, addition of new spaces by carving out rocks, changing the dimensions of the spaces by carving out rocks, architectural elements such as niches, light holes, fire places and furniture such as beds, desks, benches made by carved rocks are interventions which are irreversible. The authentic characteristics of the dwellings have been changed. The 28 traditional dwelling lots have had interventions which are irreversible. (see Figure 4.3)

During the transformation of the traditional dwellings to “Boutique Hotels” in the region, mass additions, construction of stone walls, arrangement of open spaces, and the forms of the architectural elements are generally harmonious to the original structures and the environment in terms of materials and techniques. Only 2 of these traditional dwelling lots have had interventions (mass additions) which are not harmonious, because of their size and locations, with the dwellings and environment. (see Figure 4.4)

Reuse of the traditional dwellings as “Boutique Hotels” has been constituted either by developing restoration projects or by simple maintenance and repair. Of the 41 traditional dwelling building lots which have been transformed, it is known that 19 out of the 41 have developed a restoration project and 8 have been transformed by simple maintenance and repair. No information was able to be obtained regarding the issue of the other building lots. It was possible to obtain only 11 of the restoration projects known to have been developed from the related organizations. (see Figure 4.5)

The restoration projects which were developed were mostly insufficient. The projects were prepared by architects. The new function of the dwellings which is to be done has been identified in the projects however type of implementations and their details have not been defined. There are no projects and reports of restitution, historical research, analysis of materials or problem analysis.

In addition to this, there are also examples where the implementation began before the projects were developed. For example, according to the information received from the owner of the Ürgüp Evi Hotel, the excavation and cleaning work began before the measured drawing and the building was extended. The examples which have not abided by the projects during the implementation are in majority. An intervention has taken place especially in Selçuklu Evi that is independent of the project. In examples such as Ürgüp Evi, Elkep Evi, Yunak Evleri it can be seen that there have been interventions which are not included in the project. These situations are arisen due to the insufficiency of the control mechanism.

Also there are some problems to certificate the Boutique Hotels. Only 3 of the Boutique Hotels have a “Special Certificate” license in Ürgüp and none of the facilities have a “Boutique Hotel Certificate”. One of the reasons for this is that the definitions and characteristics identified in the regulations are insufficient. When it is the case that the buildings owned by the hotel owner are a cultural property, the characteristics which are identified in the regulations are not sufficiently determined. The situation becomes more difficult because of the limitations of the implementations that are due to the buildings which are cultural properties. The hotel owners preferred to receive the certificate for pensions because they wanted to avoid fulfilling the conditions for the “Boutique Hotel Certificate” or the “Special Certificate”.¹⁷⁸

Examining the “Boutique Hotel” criterias in regulations, it is observed that the “Boutiques Hotels” in Ürgüp generally meet the space criterias that have been identified in the regulations.¹⁷⁹ However, some characteristics and dimensions of the spaces of the dwellings make it difficult to put into practice some of the criteria. The rooms of the hotels in terms of their characteristics, furnishings and

¹⁷⁸ According to the information received from the hotel owners during the site survey.

¹⁷⁹ None of the hotels have a store as required by the regulations but they do have such other areas as a reception area, breakfast room, lobby, management room, reading room and working room as identified in the regulations. These areas have been furnished with modern or antique furniture as identified by the regulations. However, there is no telephone connection in the corridors of the floors and there is no air-conditioning system in the general areas.

service characteristics are appropriate to the regulations. In general, the hotels provide such services as 24 hour room service, laundry services, car parking areas and online reservations as defined in the regulations. However, services such as televisions or minibars are not included in some the hotels due to there being no demand for these services¹⁸⁰ and none of the hotels have an advisory service, a regular medical service or first aid service which is manned by experienced personnel.

Many of the hotels do not have the personnel of qualities mentioned in regulations.¹⁸¹ Just as the hotel owners have not any aducation in hotel management, managers of the hotels are also unskilled. Most of the personnel who are working are not qualified. Almost all of the personnel are from the Cappadocia region. This being the case, it seems as if new employment opportunities have been created for the locals of Cappadocia; however, the hotel management are not employing qualified staff members and this is negatively effecting the facility and the services of the hotel.

However, with the increasing interest and demand has lead to the increase in the numbers of Boutique Hotels in the region. Together with these continually increasing transformations, physical changes in the traditional settlement of the city has also come about. The structure of the settlement has begun to lose its ruined look and the existing structural stocks have begun to be used in new functions.

With the increased demand, the rapidly continuing transformations have effected the physical and socio-economical environment. The traditional settlement in the central city of Ürgüp is shedding its ruined look as a result of transformations. The existing structure stock is gaining a new function. Boutique Hotels that

¹⁸⁰ Questionnaires

¹⁸¹ In most of the hotels, there is no personnel that is trained in their field or that has at least 5 years experience. In addition, there is not a percentage of 25% of personnel which has been trained in their field of work.

present variety of accommodation, warm atmosphere and the service quality attract more tourists.

New employment opportunities have been ensured for the locals living in the region; especially for those in the 25-30 year age group. In doing so, they have made an economic contribution to the region.

As a result;

It is observed that some problems have been encountered in the projects for transformation, implementation, control and the certification processes. Incorrect implementation and insufficient control mechanisms have lead to the loss of the historical values of the buildings while using the building stocks. As a result of the interventions, the building-courtyard-street relationships of the traditional dwellings are changing and the schemes of the plan and the façades cannot be perceived. The authentic space characteristics and the authentic buildings/architectural elements are not understood. As a result interventions that are not perceived and irreversible and result of the implementations that eliminate the evidences of the authentic buildings, the authenticity and documentary values of the cultural heritages are being eliminated.

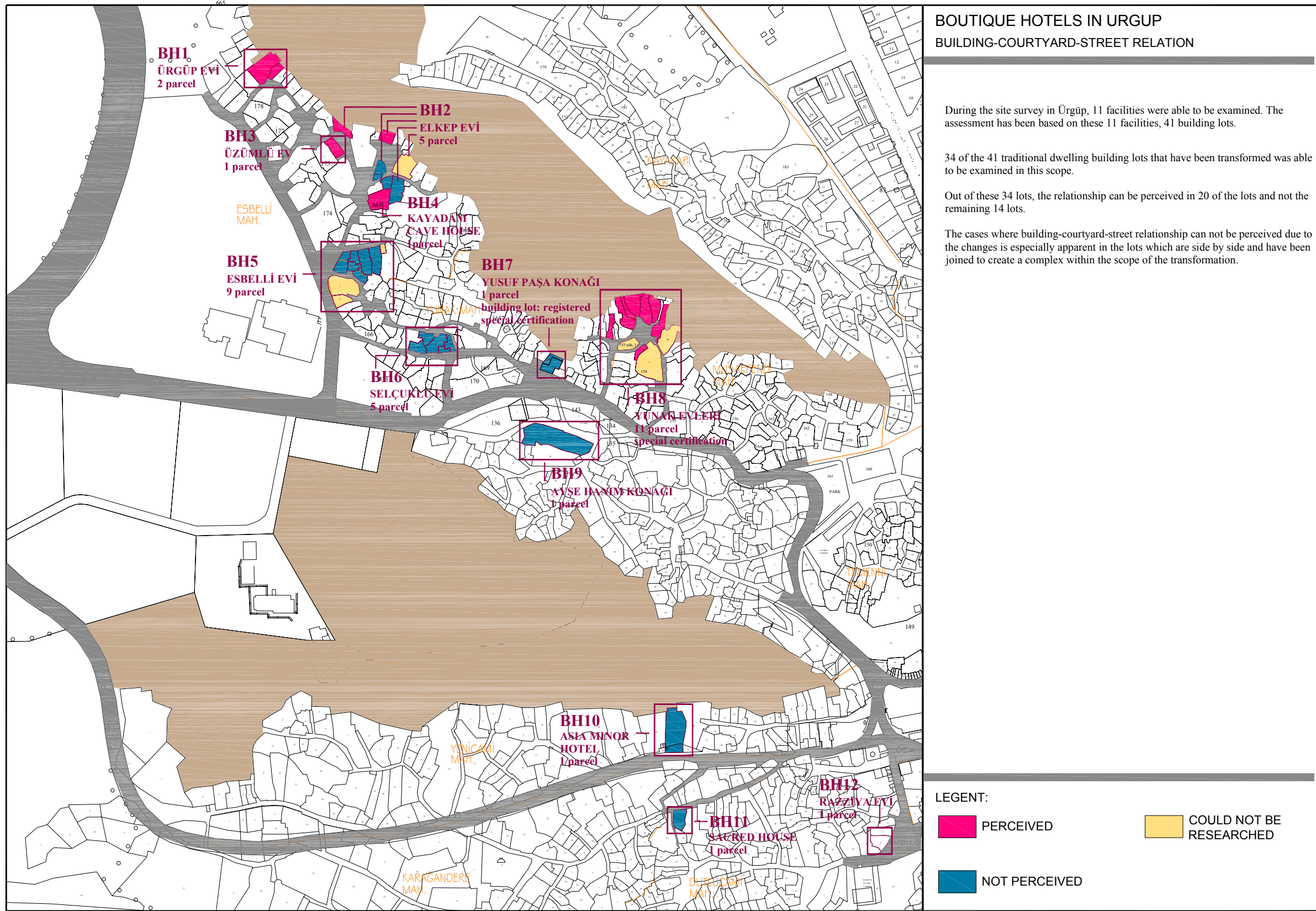
In order to reduce the negative effects of the transformations, a balance must be established between the cultural heritage and tourism. To ensure this, an Ürgüp Conservation and Development Plan must firstly be developed, decisions at a urban scale must be taken and the touristic areas of the province must be identified. The physical and cultural carrying capacities of dwellings have to be evaluated in building scale. (Özgönül, 1996)

The transformations should be conducted with restoration projects that approved from Nevşehir Regional Conservation of Cultural and Natural Properties Council and they should not be conducted under the title of simple maintenance and repair. The projects should be developed by restoration experts and their teams. This work should consist of measured drawings, historical research, restitution, analysis of materials and problem analysis, restoration projects and their detailed

reports. Each intervention decision, all general decisions for all the fine details and furnishings should be taken by the experts and approval should be sought from the Council. The stages of implementation and post-implementation should be regularly supervised in detail by the Council and their sanctions should be identified.

Any interventions which shall ruin the values of the dwellings or prevent dwellings from being perceived must not be conducted. The interventions should be harmonious to the authentic buildings in terms of form, technique and materials; however, they should be able to be perceived. Interventions which are irreversible should not be implemented.

The definition of “Boutique Hotel” should be revised in the regulations and the necessary characteristics to be sought should be identified in further detail in cases where the building owned by the hotel management is a cultural property. The hotel owners should be encouraged to obtain the “Boutique Hotel” certification. The facilities should be supervised to ascertain whether they are meeting the criteria identified in the regulations.



During the site survey in Ürgüp, 11 facilities were able to be examined. The assessment has been based on these 11 facilities, 41 building lots.

34 of the 41 traditional dwelling building lots that have been transformed was able to be examined in this scope.

Out of these 34 lots, the relationship can be perceived in 20 of the lots and not the remaining 14 lots.

The cases where building-courtyard-street relationship can not be perceived due to the changes is especially apparent in the lots which are side by side and have been joined to create a complex within the scope of the transformation.

Figure 4.1 Distribution of building-courtyard street relation

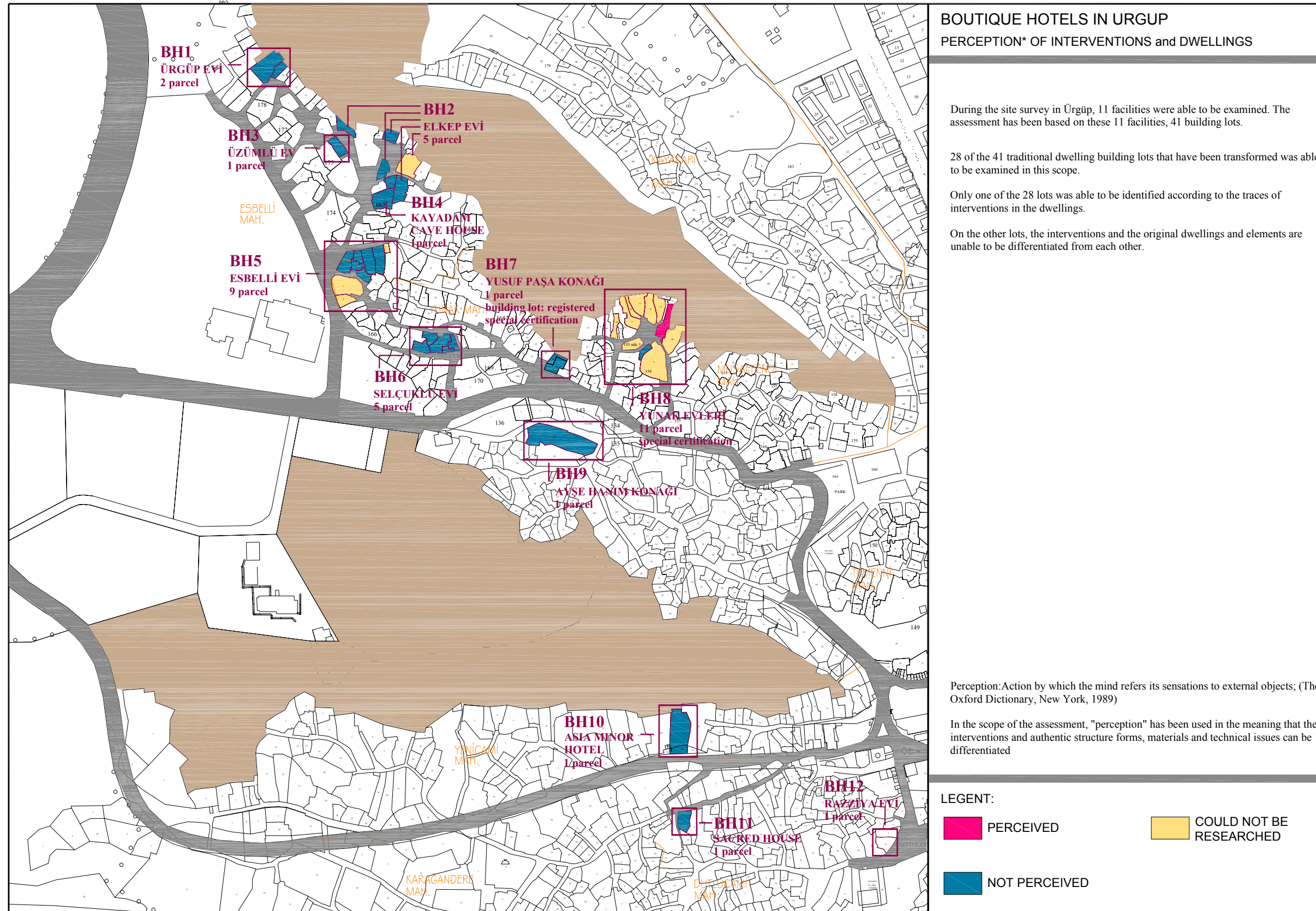


Figure 4.2 Distribution of perception of interventions

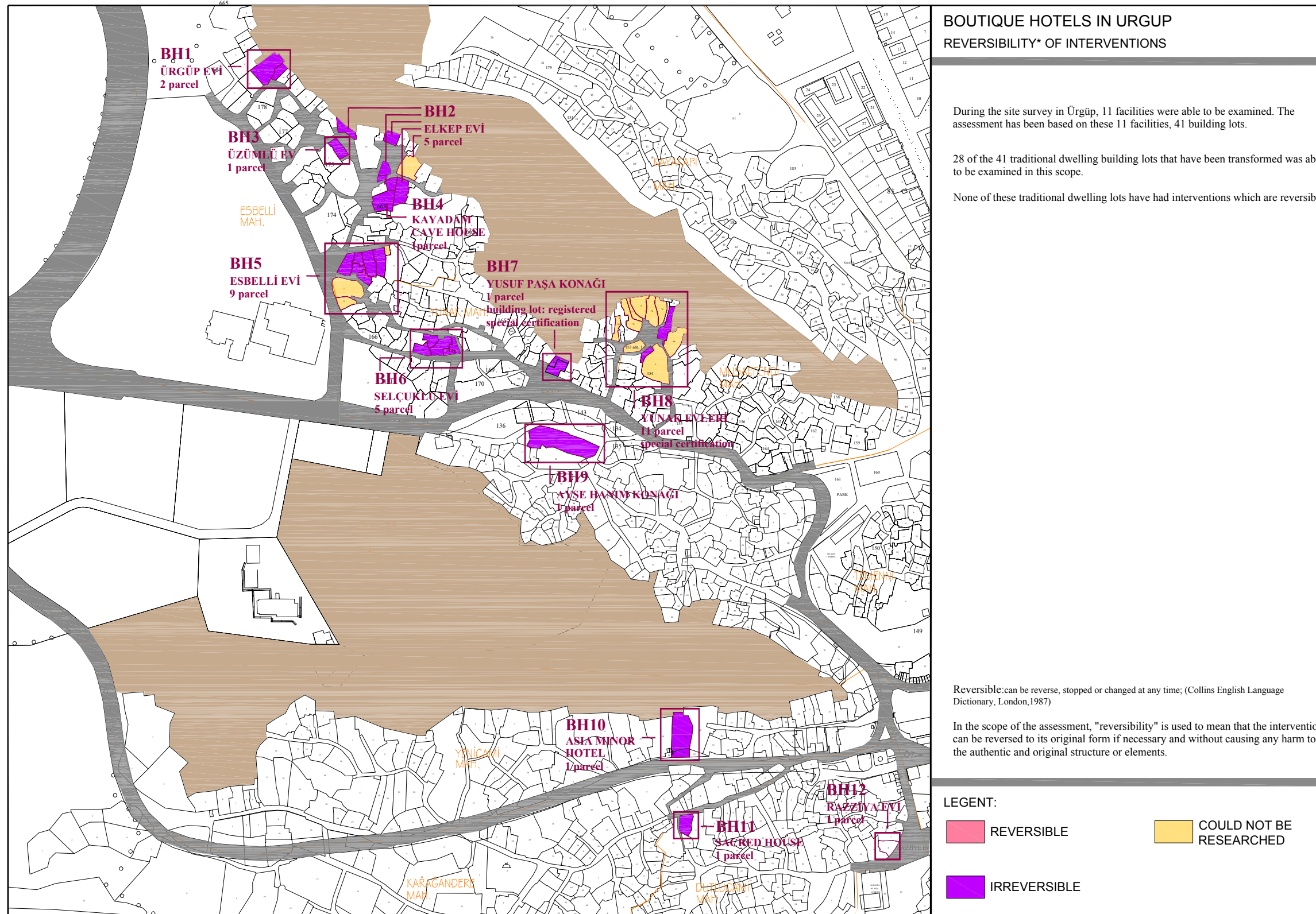


Figure 4.3 Distribution of reversibility of interventions

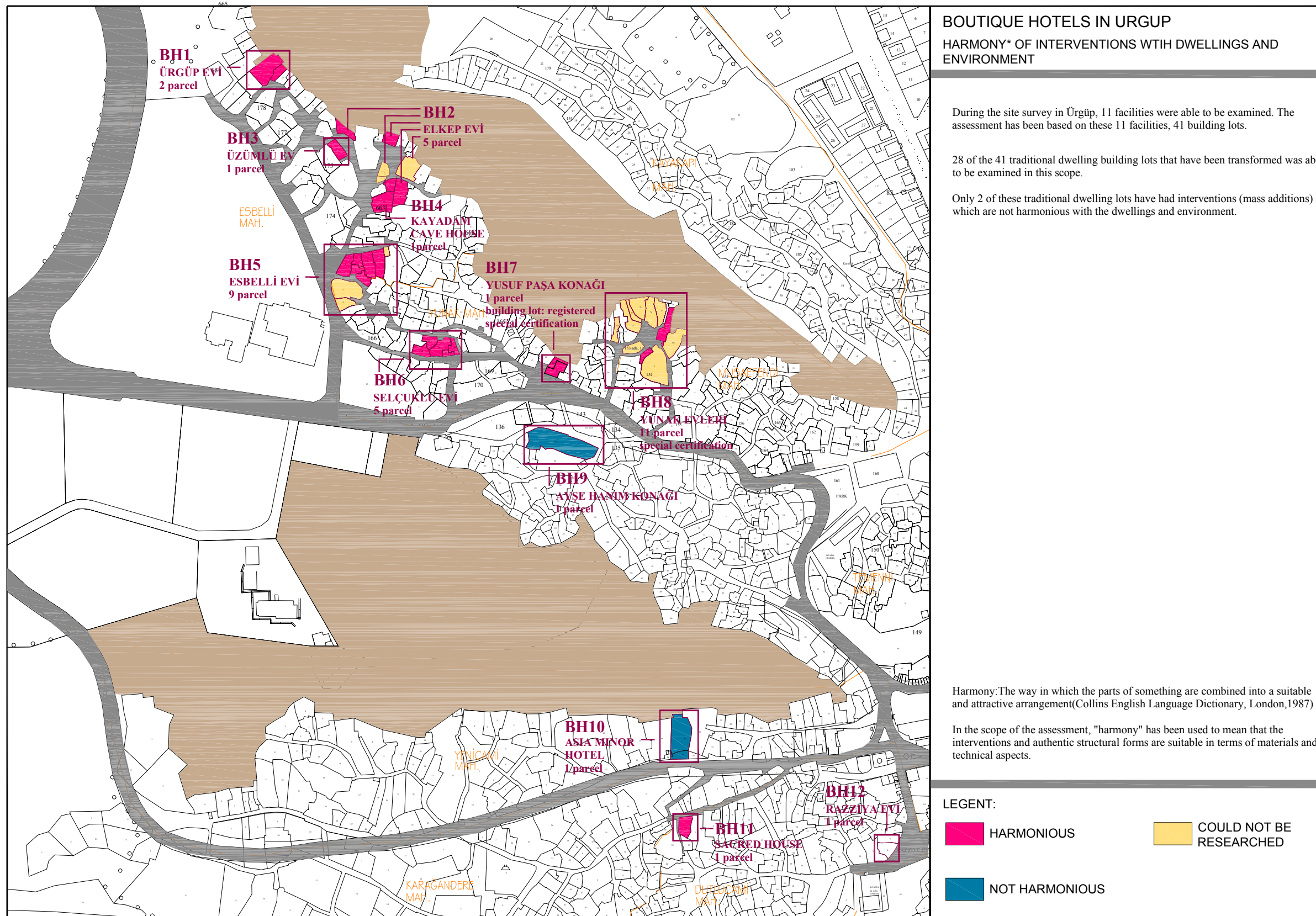


Figure 4.4 Distribution of harmony of interventions with dwellings

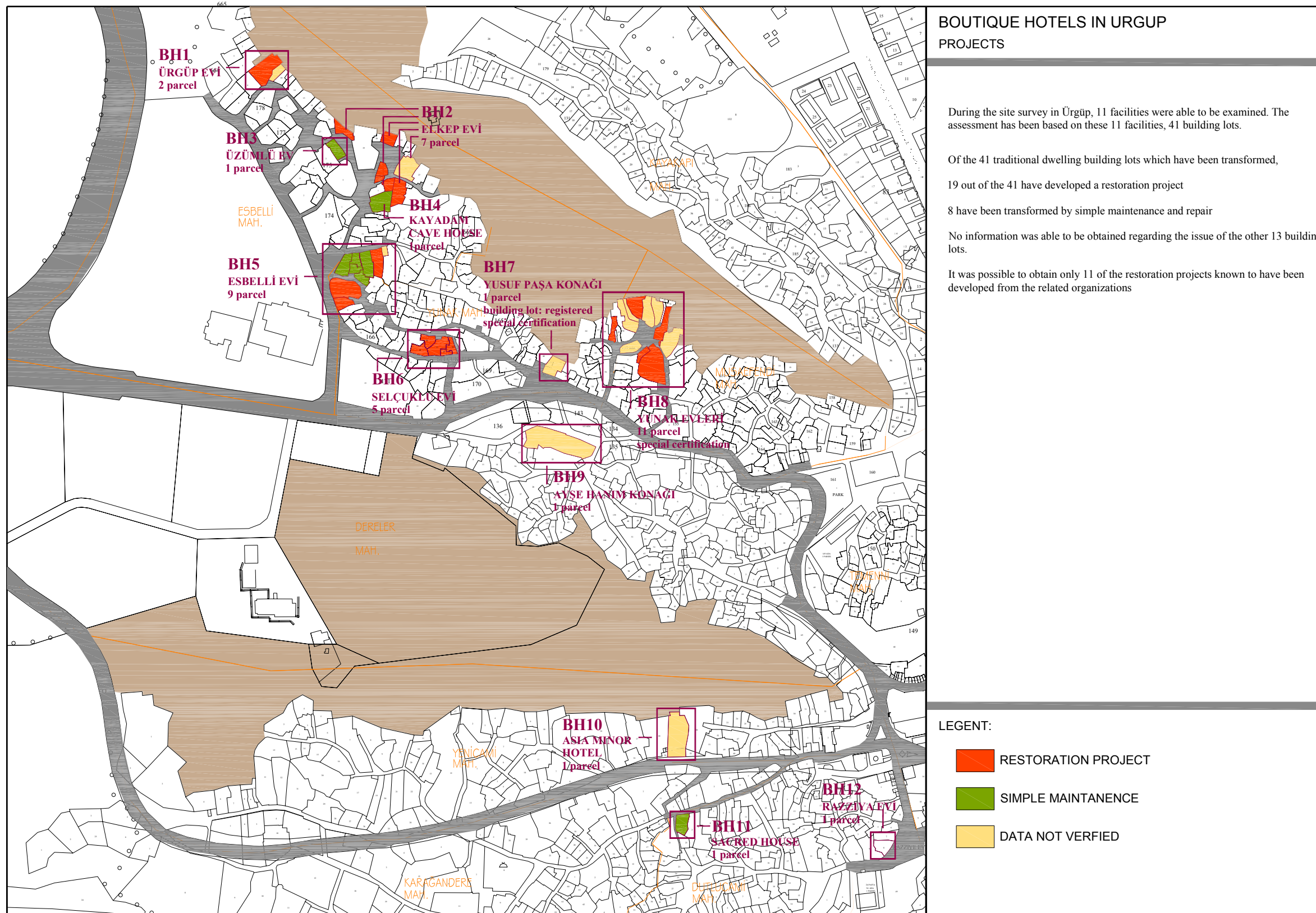


Figure 4.5 Distribution of restoration projects of “Boutique Hotel”s

REFERENCES

Akçura, N., Şahin, N., Ülkenli, Z.K.; Topaktaş, L., Tüyel, E., Yıldırım, M. 1996. *Tarihi Çevrede Konut-Yapı İlişkileri: Ulucanlar Örneği*. T.C.Başbakanlık Toplu Konut İdaresi Başkanlığı, Ankara.

Akıncı, Z., 2006. “Sürdürülebilir Turizm Açısından Özel İlgi Turizminin Değerlendirilmesi”, *Antalya Turizm ve Mimarlık Sempozyumu*, Antalya

Akpınar, S. , M. Urban Planner, Ministry of Tourism, Ankara, Türkiye'nin Turizm Merkezlerinde Ekoturizm Yaklaşımları,
http://www.geocities.com/ceteris_tr/s_akpinar.doc, accessed February 2007

Aktüre, Z. 1995. *Guidelines For Future Models of Conservation and Utilisation of The Theatre of Ephesos*. Unpublished Master Thesis, ODTU Fen Bilimleri Enstitüsü, Ankara.

Alanyalı, Z.B. 2001. *Physical Planning Issue In Cappadocia: A Case Study On Ihlara*. Unpublished Master Thesis, Ortadoğu Teknik Üniversitesi Fen Bilimleri Enstitüsü, Ankara

Asatekin, G. 2003, “Taşınmaz Kültür Varlıklarına Ait Parçaların Çalınması ve Satış Sorunları”, *Her Dem Yeşil Yapraklı Bir Ağaç*, Ankara

Benövenli, C., Burat, O. 1974. ‘Kapadokya Planlanırken’, *Mimarlık Dergisi*, 5:17-20.

Berk, Ö. 1990. *Ev Pansiyonlarında Standart Oda Üretimi Araştırması ve Mustafapaşa (Sinassos) Örneği*. Unpublished Master Thesis, İstanbul Teknik Üniversitesi Fen Bilimleri Enstitüsü, İstanbul.

Beyhan, G., 2006. “Kültürel, Doğal ve Tarihi Mirasın Sürdürülebilir Turizm Açısından Değerlendirilmesi ve Isparta Örneği”, *Antalya Turizm ve Mimarlık*

Sempozyumu, Antalya

Binan, D. U. 1994. *Güzelyurt Örneğinde, Kapadokya Bölgesi İçin Yiğma Taş Konut Mimarisinin Korunması İçin Bir Yöntem Araştırması*. Unpublished PhD. Thesis, Yıldız Teknik Üniversitesi Fen Bilimleri Enstitüsü, İstanbul.

Buyruk, L. 2004, “Nevşehir Turizminin 50 yıllık Gelişimi”, *Kapadokya Toplantıları XI*, Erciyes Üniversitesi Nevşehir Turizm İşletmeciliği ve Otelcilik Yüksek Okulu, Nevşehir.

2004. ‘Cappadocia’, *Amfora Dergisi*, Yıl:1, Sayı:1, Ankara.

2005. ‘Cappadocia: No End of Magic’, *Diplomat Dergisi*, V: Eylül, Ankara.

2005. *Common Cultural Heritage, Developing Local Awareness Concerning the Architectural Heritage Left From the Exchange of Populations in Turkey and Greece*. The Foundation of Lausanne Treaty Emigrants (Lozan Mübadilleri Vakfı), İstanbul.

2003. *Convention for the Safeguarding of Intangible Cultural Heritage*. UNESCO, Paris.

1993. *ICOMOS: Cultural Tourism:International Scientific Symposium 10th General Assembly Sri Lanka*. Central Cultural Fund Publications, Sri Lanka.

Cabrini, L. 2002. ‘Cultural Heritage and Tourism Development’, *International Conference on Heritage, New Technologies and Local Development*. World Tourism Organisation, Ghent., Belgium.

Cabrini, L. 2003. ‘Cultural Tourism: Oppotunities and Challenges’, *European Forum of the World Heritage Cities*. World Tourism Organisation, Luxemburg

Çakıroğlu,N. 1952. *Kayseri Evleri*. Pulhan Matbaası, İstanbul.

Dabir, H. 1993. *Göreme ve Yakın Çevresinin Doğal Kültürel ve Estetik Öelliklerinin Koruma-Kullanım Dengesi Açısından Değerlendirilmesi Üzerinde*

Bir Araştırma. Unpublished Master Thesis.

Demir, Ö. *Kapadokya, Medeniyetin Beşiği*. Demir Yayıncılık, Nevşehir.

Elkep Evi, <http://www.elkepevi.com>, April 2007

Erder, C. 1975. *Tarihi Çevre Bilinci*. ODTU, Ankara.

Eren, C. 2003. *Otel İşletmelerinde Tutundurma Çabaları ve Kapadokya Bölgesinde Bir Uygulama*. Unpublished Master Thesis, Erciyes Üniversitesi Sosyal Bilimler Enstitüsü, Kayseri.

Esbelli Evi, <http://www.esbelli.com.tr>, April 2007

Esmer, M.A. 1990. *Avanos'un Eski Evleri*. Unpublished Master Thesis, Gazi Üniversitesi Fen Bilimleri Enstitüsü, Ankara.

Esmer, M.A. 1992. *Avanos'un Eski Türk Evleri*. T.C. Kültür Bakanlığı, Ankara.

Evliyaoğlu, S. 1989. *Genel Turizm Bilgileri*, Ankara

Feilden, B. M., Jokilehto, J. 1993. *Management Guidelines for World Cultural Heritage Sites*. ICCROM, Rome.

Franklin, A. 2003. *Tourism: An Introduction*. SAGE Publications, London.

Goytisolo, J. 2003. *Kapadokya'da Gaudi'nin İzinde*. Türkiye İş Bankası Kültür Yayınları, İstanbul.

Gunn, C. 1994. *Tourism Planning*. Taylor&Francis LTD., Washington.

Güçhan, N.Ş. (ed.) 2003. *Her Dem Yeşil Yapraklı Bir Ağaç*. ODTU, Ankara.

Güney E. 1988. *Nevşehir İli: Kapadokya*. Milli Eğitim Bakanlığı, Nevşehir.

İmamoğlu, V. 1992. *Geleneksel Kayseri Evleri*. Türkiye Halk Bankası Yayınları, Ankara.

Güzel, O., Orhon, V., Aktuğlu, Y., Karaman, Ö., Vatansever, N., Halıcıoğlu, H. 2006, "Mimarlık Kültürünün Butik Otellerdeki Yansımaları", *Antalya Turizm ve Mimarlık Sempozyumu*, Antalya.

Inskeep, E. 1991. *Tourism Planning*. Van Nostrand Reinhold, New York.

International Charters for Conservation and Restoration. ICOMOS, Paris.

Kabaoğlu, C. *Kayakapı Koruma ve Geliştirme Planı Plan Raporu*. KA-BA Mimarlık, Ankara.

Karaaslan, İ., Özelçit, T. 1996. "Sürdürülebilir Turizm"; Dünya Şehircilik Kolokiyumu; Sürdürülebilir Turizm Planlaması, Politikalar, İstanbul.

Kayadam Cave House, <http://www.kayadam.com>, April 2007

Kaymaklı Beldesi Web Sitesi, <http://kaymakli.com/joom>, May 2007

Kopp, E. 2002. *Uchisar Unfolding, The Many Faces of a Cappadocian Village*. Çitlembik Publications, İstanbul.

Korat, G. 2003. *Taş Kapıdan Taş Kapıya Kapadokya*. İletişim Yayınları, İstanbul.

Kostof, S. 1989. *Caves of God, Cappadocia and Its Churches*. Oxford University Press, Newyork.

Kuban, D. 2006, "Turizm-Tarihi-Çevre ve Mimar"i, *Antalya Turizm ve Mimarlık Sempozyumu*, Antalya.

Kültür ve Turizm Bakanlığı, <http://www.kultur.gov.tr>, accessed October 2006

Madran, E., Özgönül, N. 1999. *International Documents Regarding the*

Preservation of Cultural and Natural Heritage. METU Faculty of Architecture Press, Ankara.

Madran,E., Özgönül, N. 2005. *Kültürel ve Doğal Değerleri Korunması*. Mimarlar Odası, Ankara.

Mill, R. 1885. *The Tourism System*. Prentice-Hall, Inc., Englewood Cliffs, New Jersey.

Nalbant, K. 2000. *Ürgüp Kentsel Tasarım Ve Rehabilitasyon Projesi Taslak Rapor*. Miyar Mimarlık, Ankara.

1973. *Nevşehir İl Yıllığı,1973*. Nevşehir.

Nevşehir Belediyesi, <http://www.nevsehir.bel.tr>, January 2007

Noblecourt, A. 1958. *Protection of Cultural Property in the Event of Armed Conflict*. UNESCO, France.

Okçuoğlu, Y., Özgönül, N., Batkan, Ö., Gökçe, F. 1996. *Tarihi Konut Stokunun Sağlıklaştırılması İçin Bir Finansman ve Örgütlenme Modeli*. T.C.Başbakanlık Toplu Konut İdaresi Başkanlığı, Ankara.

1975. *Ortahisar, Araştırma-Değerlendirme ve Genel Koruma Raporu*. T.C. Kültür Bakanlığı Eski Eserler ve Müzeler Genel Müdürlüğü, Ankara.

Önür, S., Özkan, S. 1974. 'Kalın Duvar Örüntüsü ve Kapadokya'da Mimarlık', *Mimarlık Dergisi*, 5:10-16.

Özbay, A. 2005. 'Kapadokya'nın Uyuyan Güzeli, Mustafapaşa-Sinasos, Mevcut Durum Raporu ve Eylem Planı', *Mustafapaşa Yerel Gündem 21 Kent Konseyi*, Ankara.

Özgönül, N. 1996. *A Method for Restructuring the Interrelation between Tourism and Usage of Traditional/Historical Settlements-Case Study:Alaçatı*,

Unpublished PhD Thesis, METU, Faculty of Architecture, Ankara

Özükan, B. 2004. *Kapadokya, Türkiye Gezi Kitaplığı*. Boyut Yayın Grubu, İstanbul.

2005. *Planlama Dergisi*, V:31. TMMOB Şehir Plancıları Odası Yayını.

2005. *Planlama Dergisi*, V: 32. TMMOB Şehir Plancıları Odası Yayını.

Rodley, L. 1985. *Cave Monasteries of Byzantine Capadocia*. Cambridge University Press, Newyork.

Sacred House, <http://www.sacred-house.com>, April 2007

Sayan,G. 1994. *Nevşehir\Ürgüp\Mustafapaşa Koruma Amaçlı İmar Planlarının Hazırlanmasında Uygulamaya Yönelik Peyzaj Projelerinin Elde Edilmesi*. Unpublished Master Thesis, Ankara Üniversitesi Fen Bilimleri Enstitüsü, Ankara.

Selçuklu Evi, <http://www.selcukluevi.com.tr>, April 2007

Sey, Y. *Vizyon 2023 Öngörü Panelleri Sürdürülebilir Kalkınma / Tarihi Kültürel Mirasın Korunması*, <http://vizyon2023.tubitak.gov.tr/teknolojiongorusu/paneller/cevresurdurulebilir-kalkinma/raporlar/son/EK-13.pdf>, February 2007

Smith, M. 2003. *Issues In Cultural Tourism Studies*. New York.

Smith, V., Eadington, R.W. 1992. *Tourism Alternatives: Potentials and Prolems in the Development of Tourism*. The University of Pennnsylvania Press.

Sönmez, T. 2005. *Urgup, CappaFantastica*. NIS Media, İstanbul.

Tekeli, İ. 1996. *Türkiye'de Yaşamda ve Yazında Konut Sorununu Gelişimi*. T.C.Başbakanlık Toplu Konut İdaresi Başkanlığı, Ankara.

Toker, E. 2005. *Gözbebeğim Kapadokya*. Boyut Yayın Grubu, İstanbul.

T.C. Kùltür ve Turizm Bakanlıđı, <http://www.kultur.gov.tr>, May 2007

T.C. Nevşehir Valiliđi, <http://www.nevsehir.gov.tr>, January 2007

TUROB; <http://www.turob.org>, October 2006

Türk,A. ,Kıstır, R.,Sataf,M.,2006, Tarihi ve Kültürel Deđerlerin Turizm Amaçlı Kullanımları Bağlamında Isparta Aya Baniye ve Aya Yorgi Kiliselerinin Deđerlendirilmesi, Antalya Turizm ve Mimarlık Sempozyumu, Antalya, p. 326

Türkmen, K.T. 1999. *Bilinmeyen Kapadokya'dan Bir Kesit, Ürgüp. Ürün Yayınları, Ankara.*

Ürgüp Belediyesi, <http://www.urgup-bld.gov.tr>, January 2007

Ürgüp Evi, <http://www.urgupevi.com.tr>, April 2007

Üzümlü Ev, www.villabachus.com, April 2007

Yıldız, S., Algür, S., 2006, “Deđişen Tüketici Eğilimleri Çerçevesinde Temalı Oteller ve Tercih Edilme Nedenleri Üzerine Ampirik Bir Araştırma”, *Antalya Turizm ve Mimarlık Sempozyumu*, Antalya, p.347

Yılmaz, Ç. 1998. *Kapadokya'da Fiziksel Çevre Verilerinin Turizme ve Turizm Yapılarına Ekileri Üzerinde Bir Araştırma*. Unpublished Master Thesis, Yıldız Teknik Üniversitesi Fen Bilimleri Enstitüsü, İstanbul.

Yunak Evleri, <http://www.yunak.com>, April 2007

Yusuf Paşa Konađı, <http://www.yusufpasakonagi.com.tr>, April 2007

Yolal, M. 2003. *Türkiye'deki Küçük ve Orta Büyüklükteki Konaklama İşletmelerinde Bilgi Teknolojileri Kullanımı*, Eskişehir

APPENDIX A

THE REGULATION CONCERNING THE CERTIFICATION AND QUALIFICATION OF TOURISM FACILITIES

Turizm Tesislerinin Belgelendirilmesine ve Niteliklerine İlişkin Yönetmelik

BİRİNCİ BÖLÜM

Asli Konaklama Tesisleri

Asli konaklama tesislerinin genel nitelikleri

Madde 18 - Asli konaklama tesislerinin genel nitelikleri aşağıdaki şekildedir:

a) Konaklama tesislerinde yatak odaları: Yatak odaları; tefriş ve dekorasyonu sağlandıktan sonra, rahat kullanım imkanı verebilecek şekilde ve banyolu olarak düzenlenir. Tek veya iki kişilik olarak düzenlenebilen odalara sadece müşterilerin talebi halinde ilave yatak konulabilir. Odalar teknik normlara uygun olarak; yatak, genel aydınlatma ve gece lambası, tuvalet masası ve aynası, bagaj yeri ve elbise dolabı, oturma yeri veya grubu, perde ve halı gibi tesisin tür ve sınıfına uygun malzemelerle tefriş ve dekore edilir. Güvenlik için müşteri yatak odası kapı arkalarında ayrıca sürgü gibi ilave kilit sistemi düzenlenir. Banyolarda duş teknesi, küvet gibi suyun yayılımını engelleyici önlemler alınır. Oteller, butik oteller ve tatil köyleri odalarının tümü suit şeklinde düzenlenebilir. Diğer asli konaklama tesislerinde ise; apart üniteler dışındaki oda sayısının yüzde yirmibeşinden fazla sayıda suit oda yapılamaz. Dört ve beş yıldızlı oteller, butik oteller ile tatil köylerindeki suit odaların tümünde, bir, iki ve üç yıldızlı otellerde ise apart üniteler dışındaki toplam oda sayısının en fazla yüzde yirmibeşi kadar sayıdaki suit odada içecek ve basit yeme ihtiyacını karşılayabilecek kapsamlı olmayan mutfak nişi düzenlenebilir. Suit odalar, bir adedi oturma bölümü olmak üzere doğal aydınlatmaları bulunan en az iki bölümden oluşur. Büyüklüğü banyo dahil kırk metrekareye kadar olan suitler üç yataklı, kırk metrekareden büyük suitler dört yataklı olarak kabul edilir. Oturma bölümlerinin yatak odası şeklinde düzenlenmesi halinde; suit odalar, aile odası olarak adlandırılır ve belge kapasitesinde belirtilir, bu durumda mutfak nişi düzenlemesi yapılamaz. Aile odalarında banyo hariç; on metrekareye kadar olan odalar tek, daha büyük olanlar ise iki yataklı olarak düzenlenir. Bodrum katlarda yatak odası yapılamaz. Ancak, eğim dolayısıyla taban döşemesi mevcut arazi seviyesinden aşağı olmayan ve yeterli doğal ışık alan katlar bu hükmün dışındadır. Yatak odalarının pencereleri,

mutfak, tuvalet gibi müşteriye rahatsız edebilecek mahallerin bulunduğu aydınlığa açılmaz. Aydınlığın dar kenarı iki metreden, alanı ise altı metrekareden az olmamak kaydı ile toplam oda kapasitesinin yüzde yirmisini aşmayacak sayıda aydınlığa bakan oda yapılabilir.

b) Personel ve mahalleri: Turizm tesislerinde eğitimli personel ile hizmet verilmesine özen gösterilir. Yetkili kurum ve kuruluşlardan alınmış sertifikaları haiz personel de eğitimli personel kapsamında değerlendirilir. Tesislerde sağlık, güzellik ve bakım, masaj, su sporları, okçuluk, atıcılık, binicilik gibi üniteler bulunması durumunda bu birimlerde sertifikalı personel çalıştırılır. Asli konaklama tesislerinde kadın ve erkek personel için ayrı soyunma yerleri, dolapları, duş, tuvalet ve ortak oturma, dinlenme ve yemek ihtiyaçlarını karşılayan bir mahal bulunur. Tesis bünyesinde yatakhane bulunması halinde yeterli doğal havalandırma ve aydınlatma imkanı, doğal havalandırmanın yeterli olmaması durumunda ise mekanik havalandırma desteği bulunur. Yatakhanelerin düzenlenmesinde kişi başına dört metrekare alan esas alınır. Pansiyon ve müstakil apart otellerde personel ünitesi yapılması zorunlu değildir.

c) Bedensel engelliler için düzenlemeler: Toplam kapasitesi seksen oda ve üzerinde olan oteller ile tatil köylerinde en az bir oda olmak üzere toplam oda kapasitesinin yüzde biri oranında odada, ayrıca tesis girişi, genel tuvaletler ile en az bir adet yeme- içme ünitesinde, mola noktaları, temalı parklar ile eğlence merkezlerinde ise kendi türlerinin asgari niteliklerinde belirtilen şekilde bedensel engellilerin kullanımına uygun düzenlemeler yapılır. Bu düzenlemeler, özel işaretlerle belirtilir.

d) Asansör düzenlemesi: Asansör kullanımı zorunlu olan tesislerde, asansörün ulaştığı kattan aşağı veya yukarı doğru müşterinin ineceği veya çıkacağı kat sayısı; bir, iki ve üç yıldızlı oteller için en fazla üç, dört yıldızlı oteller için en fazla iki, beş yıldızlı oteller için ise en fazla bir olması durumunda bu katlar için asansör aranmaksızın müşteri merdiveni kullanımı işlev ve yöre özellikleri göz önünde bulundurularak kabul edilebilir. Asansörlerde alarm tertibatı ile havalandırma düzeneği bulunur.

e) Kış sporları yapılan tesislerde gerekli düzenlemeler: Kış sporları yapılan tesislerde kayak pisti kayak sporuna hizmet verecek şekilde hazırlanır ve pistin güvenliği için gerekli önlemler alınır. Tesislerde acil durumlarda hizmet vermek üzere gerekli courtyardım ekibi ve donanımı bulundurulur.

Oteller

Madde 19 - Oteller, asli fonksiyonları müşterilerin konaklama ihtiyaçlarını sağlamak olan, bu hizmetin yanında, yeme-içme, spor ve eğlence ihtiyaçları için courtyardımcı ve tamamlayıcı birimleri de bünyelerinde bulundurabilen tesislerdir. Oteller; bir, iki, üç, dört, beş yıldızlı oteller olarak sınıflandırılırlar.

a) Bir yıldızlı oteller, aşağıda belirtilen nitelikleri taşırlar:

1) En az on oda,

2) Sadece yaz sezonu boyunca açık tutulan tesisler hariç olmak üzere girişte rüzgarlık, hava perdesi, döner kapı veya benzeri düzenleme,

3) Resepsiyon ve kapasiteye yeterli, rahat oturma imkanının sağlandığı lobiden oluşan kabul holü (Yeterli büyüklükte ayrı bir oturma salonu bulunması durumunda, belirtilen imkanın lobide sağlanması şartı aranmaz.),

4) Kahvaltı ofisi ve kahvaltı salonu, yeterli büyüklükte oturma salonu

veya lokanta bulunması durumunda bu mahaller kahvaltı verme amaçlı da kullanılabilir, yazlık tesislerde bu amaçla kullanılan salonun bir kısmı açık olabilir,

5) Yönetim odası,

6) Müşterinin ineceği veya çıkacağı kat sayısının üçten fazla olması halinde otel kapasitesi ile orantılı müşteri asansörü,

7) 06:00-24:00 saatleri arasında büfe hizmeti,

8) İlk courtyardım malzeme ve gereçleri bulunan dolap,

9) Odalarda dışarı ile doğrudan bağlantılı telefon hizmeti,

10) Oda sayısının en az yüzde yirmibeşine hizmet verebilecek sayıda kıymetli eşya kasası,

11) Genel mahaller ve yatak odaları döşemelerini tamamen kaplayan halı, seramik, parke gibi nitelikli malzeme.

b) İki yıldızlı oteller; bir yıldızlı oteller için aranılan şartlarla birlikte aşağıda belirtilen nitelikleri taşırlar:

1) İklim koşullarına göre genel mahallerde klima sistemi,

2) Yatak katlarında kat hizmetleri için ofis veya dolap,

3) Odalarda saç kurutma makinesi,

4) Odalara içecek hizmeti.

c) Üç yıldızlı oteller; iki yıldızlı oteller için aranılan şartlarla birlikte aşağıda belirtilen nitelikleri taşırlar:

1) İklim koşullarına göre odalarda klima sistemi,

2) Yatak sayısının yüzde yirmibeşi oranında oturma imkanı olan, lobiden ayrı düzenlenmiş oturma salonu,

3) İlave bir yönetim odası,

4) Odalarda televizyon,

5) Odaların yüzde ellisinde mini bar ile mevcut yiyecek ve içecek türlerine uygun servis malzemesi bulundurulması,

6) Yüzme havuzu veya ikinci sınıf lokanta veya kafeterya veya kişi başına en az 1.2 metrekare alan düşecek şekilde en az elli kişilik çok amaçlı salon,

7) Çamaşır yıkama ve ütüleme hizmeti,

8) Rezervasyon işlemlerinin bilgisayarla yapılması,

9) Yirmidört saat büfe hizmeti.

d) Dört yıldızlı oteller; üç yıldızlı oteller için aranılan şartlarla birlikte aşağıda belirtilen nitelikleri taşırlar:

1) Kabul holünde telefon kabinleri,

2) Müşterilerin ineceği veya çıkacağı kat sayısının ikiden fazla olması halinde otelin kapasitesiyle orantılı, müşteri asansörü,

3) Odalarda ve genel mahallerde klima,

4) Odalarda; yatak örtüsü, mini bar, kıymetli eşya kasası,

5) 06:00-24:00 saatleri arasında oda servisi,

6) Kuru temizleme ile terzi hizmeti,

7) Her katta kat ofisi düzenlemesi (Ayrık yerleşimler şeklinde düzenlenmiş tesislerde hizmetin aksamaması kaydıyla kat ofisinin her katta bulunması zorunlu değildir.),

8) Satış mağazası,

9) Çeşitli dillerde; süreli yayın, kitap gibi dokümanların yer aldığı okuma mahalli,

10) Kapasitesi yüz kişiden az olmamak kaydıyla, tesis yatak kapasitenin yüzde ellisine hizmet veren birinci sınıf lokanta,

11) Sürekli doktor hizmeti ve revir, müşterilerin bu konuda bilgilendirilmesi,

12) Yeterli büyüklükte bagaj odası ve bu mahalde emanet hizmeti,

13) Servis merdiveni veya asansörü, (ayrık yerleşimler şeklinde düzenlenmiş tesislerde servis merdiveni veya asansörü bulundurulmasına ilişkin esaslar Bakanlıkça belirlenir.)

14) Personel sayısının en az yüzde onbeşi oranında konusunda eğitim almış personel,

15) İdari personelin konusunda eğitilmiş veya en az beş yıl deneyim sahibi olması,

16) Telefon, faks, internet bağlantılı bilgisayar gibi büro hizmetlerine yönelik çalışma ofisi,

17) Odalara; mesaj bırakabilme sistemi ya da buna yönelik hizmet verilmesi.

18) Ayrıca;

- Kişi başına en az 1.2 metrekare alan düşecek şekilde en az yüz kişilik çok amaçlı salon ve fuayesi,

- Kapalı yüzme havuzu,

- Açık yüzme havuzu,

- En az yüz kişi kapasiteli kabare, tiyatro, sinema etkinliklerinin yapılabileceği kapalı salon,

- Kişi başına en az 1.2 metrekare alan düşen, en az yüz kişilik konferans salonu, fuayesi, salon ile bağlantılı en az iki çalışma odası, sekreterlik ve simültane tercüme hizmetleri,

- Kişi başına en az 1.2 metrekare alan düşecek şekilde en az yüz kişilik gece kulübü, diskotek veya benzeri eğlence imkanı veren ayrı bir salon,

- En az kırk metrekare büyüklükte aletli jimnastik, aerobik veya bilardo salonu, alarm sistemi bulunan sauna, Türk hamamı, mini golf, tenis veya voleybol sahası, trambolin, bowling salonu, go-kart pisti, kayak ve deniz sporları, squash salonu veya benzeri imkanlar sağlayan ünitelerden en az üç adedi,

- Pasta ve içki servisi verilen en az yüz kişilik salon,

- Türk mutfağından en az beşer adet sıcak ve soğuk yemekler ile tatlı çeşitlerinin de sunulduğu alakart hizmet verilen ayrı bir lokanta,

- Kafeterya ve snack bar,

ünitelerinden en az üç adedi.

e) Beş yıldızlı oteller; yerleşme durumu, yapı, tesisat, donatım, dekorasyon ve hizmet standardı olarak üstün özellikler gösteren, dört yıldızlı oteller için aranılan şartlarla birlikte aşağıda belirtilen nitelikleri taşıyan en az yüzyirmi odalı otellerdir.

1) Müşterilerin inebileceği veya çıkacağı kat sayısının birden fazla olması halinde otelin kapasitesiyle orantılı müşteri asansörü,

2) Odalarda; çalışma masası, yatak baş ucunda merkezi aydınlatma düğmesi ve priz, boy aynası,

3) Odalarda; bornoz, dış temizlik kiti, tek kullanımlık terlik, dikiş kiti, ayakkabı sileceği, cilası, duş köpüğü, makyaj temizleme pamuğu, kutu kağıt mendil, şemsiye gibi en az on adet amblemli malzeme,

- 4) Banyolarda; küvet, resepsiyonla bağlantılı telefon, büyüteçli ayna,
 - 5) Altı odadan az olmamak üzere oda kapasitesinin asgari yüzde beşi oranında tütün ürünleri içilmeyen oda düzenlemesi,
 - 6) Bu maddenin (d) bendinin 18 numaralı alt bendinde belirtilen ünitelerden, ilave olarak en az üç adedi,
 - 7) Yirmidört saat oda servisi,
 - 8) Garaj veya üzeri kapalı otopark, bu mahallerde yirmidört saat görevli personel,
 - 9) Odalarda; uydu veya video yayınları ile oda sayısının yüzde onu oranında internet imkanı sağlanması,
 - 10) Bay ve bayan kuaförü,
 - 11) Satış mağazaları,
 - 12) Personel sayısının en az yüzde yirmibeşi oranında konusunda eğitim almış personel,
 - 13) Alakart lokanta,
 - 14) Resepsiyondan ayrı bir mahalde müşteri ilişkileri, danışmanlık gibi hizmetlerin deneyimli personel tarafından sağlanması,
 - 15) Kat koridorlarında resepsiyonla bağlantılı telefon,
- Beş yıldızlı otel bünyesinde birden çok konferans salonu bulunması halinde; bu salonlardan en fazla üç adedi, bu maddenin (d) bendinin (18) numaralı alt bendinde belirtilen ünitelerden sayılır.

Moteller

Madde 20 - Moteller, yerleşim merkezleri dışında, karayolları güzergahı veya yakın çevrelerinde inşa edilen, motorlu araçlarıyla yolculuk yapanların konaklama, yeme-içme ve araçlarının park ihtiyaçlarını karşılayan en az on odalı tesisler olup aşağıda belirtilen asgari nitelikleri taşırlar:

- a) Tesisin kolayca bulunmasını ve görülmesini sağlayan yol ve yön işaretleri, otopark ile diğer hizmet tesislerini gösteren işaretler, yeterli aydınlatma ile iyi bir çevre düzenlemesi,
- b) Trafik gürültüsüne karşı gerekli önlemler,
- c) Sadece yaz sezonu boyunca açık tutulan tesisler hariç olmak üzere girişte rüzgarlık, hava perdesi, döner kapı veya benzeri düzenleme,
- d) Resepsiyon ve bekleme yeri,
- e) Yönetim odası,
- f) Telefon, faks ve internet hizmetleri,
- g) Oda sayısının en az yüzde yirmibeşine hizmet verebilecek sayıda kıymetli eşya kasası,
- h) Kahvaltı hizmetini de verecek şekilde düzenlenmiş oturma salonu ve kahvaltı ofisi,
- i) Yirmidört saat büfe hizmeti,
- j) İlk courtyardım malzeme ve gereçleri bulunan dolap,
- k) Yirmidört saat hizmet veren satış ünitesi,
- l) Oda sayısının yüzde sekseni oranında otopark.

Tatil köyleri

Madde 21 - Tatil köyleri; doğal güzellikler içerisinde, rahat bir konaklama yanında çeşitli spor, eğlence ve satış hizmetlerinin de sağlandığı yaygın yerleşim düzeninde, eğimli arazilerde kottan kazanılan katlar da dahil olmak üzere en fazla üç katlı yapılardan oluşan ve en az seksen odalı tesislerdir. Tatil köylerinde, doğal

varlıklar ile yöresel değerlerin korunmasına da özen gösterilerek nitelikli çevre düzenlemesi yapılır. Tatil köyleri aşağıda belirtilen nitelikleri taşırlar:

a) Giriş ve park üniteleri: Tatil köyü hudutları emniyet altına alınır, girişte kontrol ünitesi ile tesis bünyesinde otopark düzenlenir.

b) Yönetim tesisleri: Yönetim tesisleri aşağıdaki nitelikleri taşır:

1) Resepsiyon, danışma, telefon kabini ve bekleme yerinden oluşan bir kabul alanı,

2) Yeterli büyüklükte bagaj odası ile emanet hizmeti,

3) En az iki adet yönetim odası,

4) Oda sayısının en az yüzde yirmibeşine hizmet verebilecek sayıda veya müşteri yatak odalarının tamamında kıymetli eşya kasası,

5) Bagaj taşıma hizmeti,

6) Sürekli hizmet verilmesine yönelik doktor ve hemşire anlaşması ile revir, müşterilerin bu konuda bilgilendirilmesi,

7) Müşterilere tesisin bütününe tanıtıcı ve tüm birimlere ulaşımını kolaylaştırıcı görsel doküman gibi hizmet sunumu.

c) Geceleme birimleri: Geceleme birimleri aşağıda belirtilen nitelikleri taşırlar:

1) Tatil köyünün diğer ünitelerinin gürültü ve rahatsız edici etkilerinden korunacak biçimde düzenlenmesi,

2) Müşterilerin oda ve diğer ünitelere rahatça ulaşımını sağlayacak ve karanlıkta da görülebilecek nitelikte yönlendirme işaretleri,

3) İklim koşullarına göre klima,

4) Odalarda dışarı ile doğrudan bağlantılı telefon hizmeti,

5) Oda banyolarında saç kurutma makinesi, minibar,

6) Odalara mesaj bırakabilme sistemi ya da buna yönelik hizmet verilmesi,

7) Kat hizmetinin verilmesini sağlayacak sayıda kat ofisleri.

d) Spor, eğlence, yeme-içme, dinlenme tesisleri ve çevre düzenlemesi: Bu üniteler aşağıda belirtilen nitelikleri taşırlar:

1) Aletli jimnastik, bilardo, bowling, golf, tenis, voleybol, badminton, trambolin, squash, su oyunları, kayak ve deniz sporları gibi tesisin kuruluş yerine uygun nitelikteki çeşitli spor imkanlarından en az dört adedi,

2) Kapalı ya da açık yüzme havuzu,

3) Serbest zamanların değerlendirilmesi amacıyla dinlenme terasları, açık veya kapalı bar, açık hava tiyatrosu, açık dans yeri gibi courtyardımcı tesislerden en az üç adedi,

4) Oyun veya televizyon salonu,

5) Çocuk oyun parkı ve bu yerlerde çocuklar için özel tuvaletler,

6) Tesiste tatil köyünün yapı ve işletme nitelikleri ile uyumlu ikinci sınıf lokanta, lokantanın kapalı kısmında iklim koşullarına göre klima, açık kısımlarında ise güneş ve yağmurdan koruyucu gerekli önlemler, mutfak için servis avlusu ve servis girişi,

7) Kabul alanından ayrı oturma salonu veya okuma salonu,

8) Satış yerleri,

9) İklim koşullarına göre klima,

10) Çamaşır yıkama ve ütüleme hizmeti,

11) Arazinin muhtelif yerlerinde resepsiyon ile irtibatlı tesisat.

e) Personel: Toplam personel sayısının en az yüzde onbeşi oranında konusunda eğitim almış personel ile idari personelin konusunda eğitilmiş veya en az beş yıl deneyim sahibi olması gereklidir.

f) Sınıflandırma: Yukarıda belirtilen nitelikleri taşıyan tesisler dört yıldızlı tatil köyü, yerleşme özellikleri, yapı, tesisat, donatım, dekorasyon ve servis yönünden üstün özellikler gösteren ve ilave olarak aşağıda belirtilen nitelikleri taşıyan tesisler beş yıldızlı tatil köyü olarak sınıflandırılır.

1) Odalarda uydu veya video yayınları imkanı olan televizyon, kıymetli eşya kasası, banyolarda; bornoz, dış temizlik kiti, tek kullanımlık terlik, duş köpüğü, makyaj temizleme pamuğu, kutu kağıt mendil gibi en az beş adet amblemlerle malzeme,

2) Odaların balkon, teras gibi bölümlerinde ayrı oturma grubu ve nitelikli açık alan düzenlemesi,

3) Dört odadan az olmamak üzere oda kapasitesinin asgari yüzde beşi oranında tütün ve tütün mamulleri içilmeyen oda düzenlemesi,

4) Lokantanın, birinci sınıf olarak düzenlenmesi, tesis bünyesinde ayrıca kafeterya veya ikinci sınıf lokanta bulunması halinde birinci sınıf lokantanın kapasitesinin en az yüz kişilik olacak şekilde düzenlenebilmesi, lokantanın kapalı kısmında iklim koşullarına göre klima, açık kısımlarında ise güneş ve yağmurdan koruyucu gerekli önlemler, mutfak için servis avlusu ve servis girişi,

5) Diskotek veya gece kulübü veya benzeri eğlence imkanı veren ayrı bir salon,

6) Uzman personel refakatinde çocuklara bakım ve oyun imkanları sağlanan çocuk bakım odası ve bahçesi,

7) Türk hamamı veya sauna,

8) Bay ve bayan kuaförü,

9) Kuru temizleme hizmeti,

10) Toplam personel sayısının en az yüzde yirmibeşi oranında konusunda eğitim almış personel,

11) Özel geceler, yarışma, parti gibi ek eğlence imkanları ile müşterilerin bu imkanlara katılımının sağlanması,

12) Oda sayısının yüzde biri oranına yeterli olabilecek düzeyde internet hizmeti verilen mahal,

13) Resepsiyondan ayrı bir mahalde müşteri ilişkileri, danışmanlık gibi hizmetlerin deneyimli personel tarafından sağlanması.

Pansiyonlar

Madde 22 - Pansiyonlar; yönetimi basit, yemek ihtiyacının idare tarafından sağlanabildiği veya müşterilerin kendi yemeklerini bizzat hazırlayabilme imkanı bulunan, en az beş odalı tesisler olup aşağıda belirtilen asgari nitelikleri taşırlar:

a) Giriş holü, emanet hizmeti,

b) Oturma, yemek ve kahvaltı ihtiyacını karşılayabilecek, yazlık tesislerde kısmen açık da olabilen, yeterli kapasitede bir salon,

c) Yemek ihtiyacının işletme tarafından verilmemesi durumunda pansiyon mutfaklarında ihtiyaca göre yeterli sayıda buzdolabı, pişirme ve ızgara donanımı, bulaşık yıkama, hazırlık ve malzeme istif yerleri, servis malzemesi dolapları,

d) İlk courtyardım malzeme ve gereçleri bulunan dolap.

YEDİNCİ BÖLÜM

Özel Tesisler

Özel tesisler

Madde 42 - Özel tesisler, bu fıkranın (a) ve (b) bentlerinde yer alan tanımlardan birine giren ve Bakanlıkça desteklenmeleri uygun görülen;

a) Bu Yönetmelikte belirlenmiş olan türleri veya nitelikleri sağlayamayan, ancak yapı, sokak, doğa, sanat, tarih gibi özelliklerden en az biri bulunan, deneyimli veya konusunda eğitimli personel ile nitelikli hizmet sunulan,

b) Bu Yönetmelikte belirlenmiş olan türleri veya nitelikleri sağlayamayan, özgünlük, üstün hizmet, ulusal veya uluslararası şöhret gibi nitelikleri nedeniyle işletme özelliği arz eden, deneyimli ve konusunda eğitimli personel ile nitelikli hizmet sunulan,

tesislerdir.

Özel tesis turizm işletmesi belgesi taleplerinde, tesis özelliğine ilişkin ayrıntılı görsel ve yazılı doküman ile Bakanlığa başvurulur. Tescilli kültür varlığı niteliğindeki yapılarda gerçekleştirilenler dışındaki özel tesislere turizm yatırımı belgesi verilemez.

Butik oteller

Madde 43 - Yapısal özelliği, mimari tasarımı, tefriş, dekorasyon ve kullanılan malzemesi yönünden özgünlük arz eden, işletme ve servis yönünden üstün standart ve yüksek kalitede, deneyimli veya konusunda eğitimli personel ile kişiye özel hizmet verilen ve aşağıda belirtilen nitelikleri taşıyan en az on odalı otellerdir:

a) Modern, reproduksiyon, antika gibi özelliği olan mobilya ve malzemeler ile tefriş ve dekorasyon,

b) Beş yıldızlı otel odaları için belirlenen nitelikleri taşıyan konforlu odalar,

c) Kapasiteye yeterli kabul holü, kahvaltı salonu, oturma salonu,

d) Yönetim odası,

e) Alakart lokanta,

f) Genel mahallerde klima sistemi,

g) Yirmidört saat oda servisi,

h) Çamaşır yıkama ve kuru temizleme hizmeti,

j) Otopark hizmeti,

k) Odalara, müşteri tarafından seçilen en az bir adet günlük gazete servisi.

APPENDIX B

PLANNING AND CONSERVATION STUDIES IN CAPPADOCIA¹⁸²

Studies concerning conservation and planning in Cappadocia Region, which is rich in terms of natural, cultural and historical values, started in 1960s. One of the first plans made is the “Göreme Historical National Park Master Plan for Protection and Use”. This plan was prepared by both local and foreign experts between 1968 and 1971 and aimed to bring social and economic benefit to the region and to improve “National Park” system in Turkey. The decree No. 7/5811 dated 23 February 1973 determined “Tourism Development Areas” in Cappadocia. Centers such as Nevşehir, Uchisar, Ürgüp, Mustafapaşa, Avanos and neighborhoods were chosen as Tourism investment areas and physical plans of these areas were called to be prepared.

In 1976 a 1/25000 scaled “Cappadocia Regional Conservation Plan” was prepared. This plan which was adopted by the resolution No. A69 dated 10 July 1976 of the Superior Council of Monuments and Historic Sites, declared the area that includes Zelve, Uchisar, Ortahisar and Ürgüp as “National Park”. The plan also consists of decisions concerning naturally site areas, historically site areas, buffer zones and construction in residential areas (see Figure C.1).

¹⁸² This section was prepared from the sources that noted below:

- Alanyalı, Z.B. 2001. *Physical Planning Issue In Cappadocia: A Case Study On Ihlara*. Unpublished Master Thesis, Ortadoğu Teknik Üniversitesi Fen Bilimleri Enstitüsü, Ankara, 2001.
- Kabaoğlu, C. *Kayakapı Koruma ve Geliştirme Planı Plan Raporu*. KA-BA Mimarlık, Ankara.
- Sayan, G. 1994. *Nevşehir\Ürgüp\Mustafapaşa Koruma Amaçlı İmar Planlarının Hazırlanmasında Uygulamaya Yönelik Peyzaj Projelerinin Elde Edilmesi*. Unpublished Master Thesis, Ankara Üniversitesi Fen Bilimleri Enstitüsü, Ankara.



Figure C.1: Cappadocia Tourism Investment Areas¹⁸³

“Cappadocia Environmental Development Plan” scaled 1/25000 was ratified on 6 November 1981 by the Ministry of Public Works and Settlement. The plan, which was put into force in 1982, was abolished in 1988. Regional transportation, residence areas, tourism areas, tourism centers, storage areas, existing residential areas without plans and protected areas were determined within the scope of this plan. A wide area, including Avanos in the north, Ürgüp in the east, Nevşehir in the west and Ayvalı village in the south, was declared as “protected area”.

On 24 November 1986 Cappadocia region was declared as “National Park” and was taken into the area of Göreme “National Park” due to the Cabinet Decision No. 86/ 11135 dated 25 November 1986. (see Figure C.2)

¹⁸³ Sayan,G. 1994. *Nevşehir\Ürgüp\Mustafapaşa Koruma Amaçlı İmar Planlarının Hazırlanmasında Uygulamaya Yönelik Peyzaj Projelerinin Elde Edilmesi*. Unpublished Master Thesis, Ankara Üniversitesi Fen Bilimleri Enstitüsü, Ankara, p.36

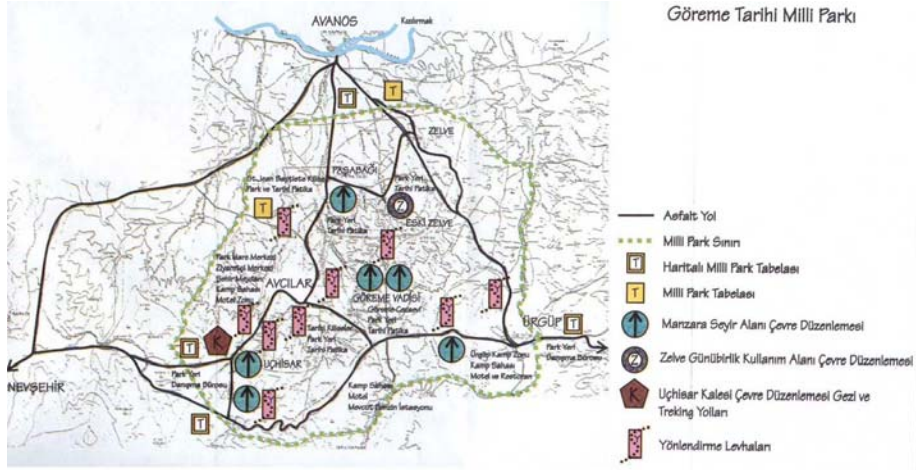


Figure C.2: Göreme Historical National Park¹⁸⁴

In 1990, the Cabinet declared Aksaray- Ihlara- Güzelyurt region as” Tourism Center” and at the same year Ihlara was accepted as a “ Special Conservation Area” by a Cabinet Decision.

As of 1990, conservation plans begun to be prepared in Cappadocia by the Ministry of Culture. These include Göreme (1992-1995), Avanos (1992-2001), Suvermez (1993-1995) and Ihlara (1996-2000) “Conservation Plans.” The aim of these plans is to ensure the health of and enhance the natural, geological structure and traditional residential architecture of the region

On 23 November 2001 Revision of Cappadocia Environment Development Plan scaled 1/25000 was ratified by the Ministry of Public Works And Settlement. This plan was prepared taking into consideration the objections made to the previous Development Plan by the Ministry of Culture.

As a result of the Cabinet Decision No. 2004/8328 dated 22 October 2004, Nevşehir and its neighborhood was taken out of the scope of “Tourism Area Borders” reduction and was taken into the scope of Cappadocia “Culture and Tourism Conservation and Development Area”. (see Figure C.3)

¹⁸⁴ www.kaymakli.com

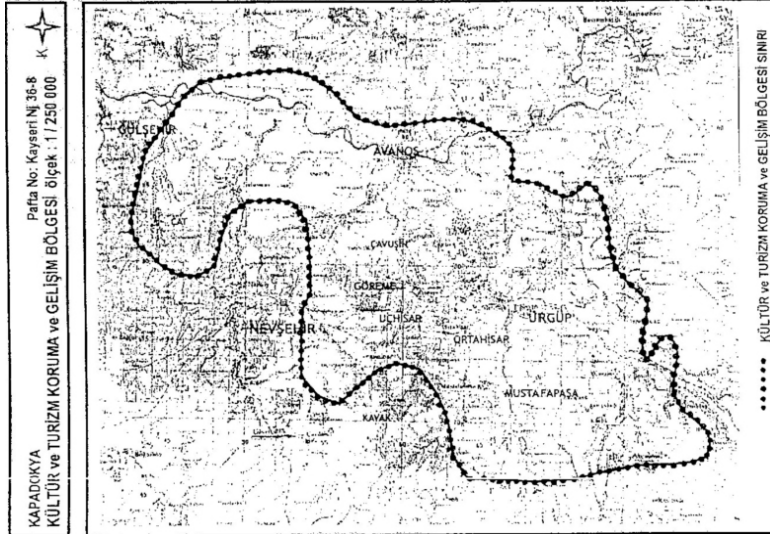


Figure C.3: Boundaries of Culture and Tourism Conservation and Development Area¹⁸⁵

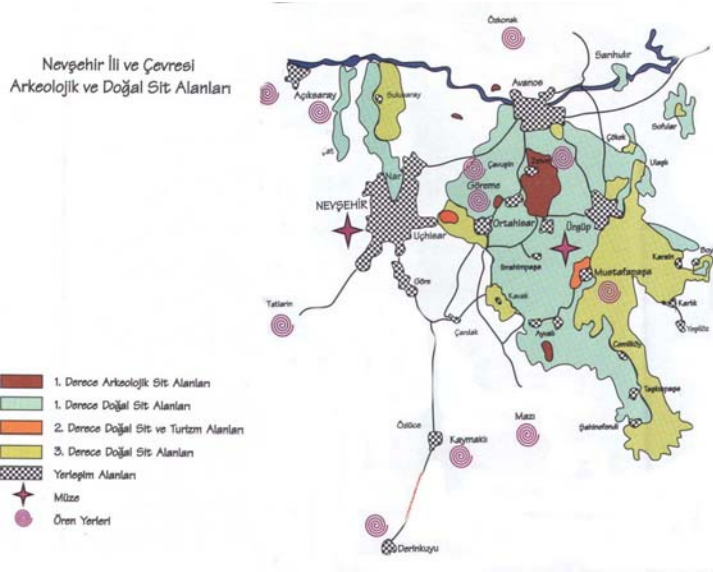


Figure C.4: Archeological and Natural Protected Areas of Nevşehir and Its Environment¹⁸⁶

As a consequence of the efforts concerning the conservation of the region, two important steps were taken. With the support of Nevşehir Governorship,

¹⁸⁵ T.C. Kültür ve Turizm Bakanlığı, <http://www.kultur.gov.tr>, May 2007

¹⁸⁶ www.kaymakli.com

Cappadocia Conservation of Cultural and Natural Properties Council was founded in 1990 and Nevşehir conservation Council was founded in 1994. In 1996, Nevşehir Regional Conservation of Cultural and Natural Properties Council started its studies about border definitions and degrees and in 1999 it determined the site area borders and temporary period construction conditions in Cappadocia. As a result of this decision, the site areas of the region were classified as: Naturally Site Area (1st, 2nd and 3rd Degree), Urban Site Area, Urban and 3rd Degree Naturally Site Area, Archeologically Site Area (1st and 2nd Degree), 1st Degree Archeologically Site Area and 1st Degree Naturally Site Area. (see Figure C.4)

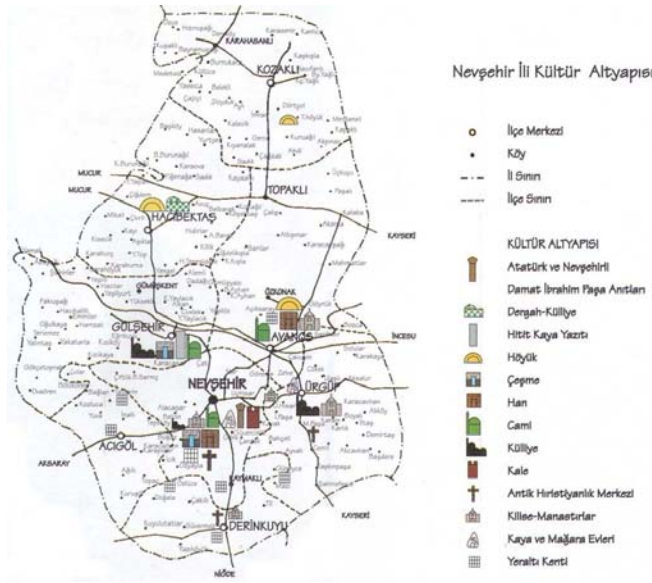


Figure C.5: Nevşehir Cultural Infrastructure¹⁸⁷

Inventory and registrations were also carried out in the region. Within the provincial borders of Nevşehir, there are a total number of 358 registered. These are: 2 military buildings, 69 religious and cultural buildings and 287 civil architecture buildings. Besides, there are 48 site areas; 33 archeological, 3 urban, 4 historical and 8 natural. The total number of cultural and natural properties in single construction scale is 928. According to the data of Ministry of Culture and Tourism, there are 136 site areas in Nevşehir.

During these operations, the immovable cultural properties of the region were determined. Mounds, Tumuluses, Rock Tombs, Underground Cities, Churches,

¹⁸⁷ www.kaymakli.com

Monasteries, Castles, Caravansaries, Inns, Mosques, Mausoleums, Baths, Fountains, Pigeon Houses are some of these immovable cultural properties (to see the distribution of immovable properties in Nevsehir see Figure C.5). The number of cultural and natural properties in the region is 934.

The studies concerning Cappadocia were not only carried out in Turkey. Apart from regional conservation and planning studies, foreign supported projects and single construction scale studies have been carried out since 1970. ICCROM's "The Project of Conservation of Mural Paintings of Rock Carved Churches in Göreme Valley" and "Photogrametric Documentation of the Churches in Göreme Valley" can be given as examples. Moreover, Cappadocia was taken into the list of "World's Natural and Cultural Heritage" on 6 December 1985 by UNESCO, an international foundation.

APPENDIX C

TABLES ABOUT ACCOMMODATION ESTABLISHMENTS IN CAPPADOCIA AND URGUP

TESİSİN TURU VE SINIFI	TESİS SAYISI	ODA SAYISI	YATAK SAYISI
NEVŞEHİR	14	1424	3187
5 YILDIZLI OTEL	3	603	1511
4 YILDIZLI OTEL	2	325	680
3 YILDIZLI OTEL	2	295	571
2 YILDIZLI OTEL	5	152	326
1 YILDIZLI OTEL	1	36	72
ÖZEL TESİS	1	13	27

Table C.1: Distribution of Accommodation Establishments with Tourism Investment Licence, Based on Cities According to Types and Classes (31.12.2005), T.C. Kültür ve Turizm Bakanlığı, <http://www.kultur.gov.tr>, May 2007

TESİSİN TURU VE SINIFI	TESİS SAYISI	ODA SAYISI	YATAK SAYISI
NEVŞEHİR	41	3548	7272
5 YILDIZLI OTEL	1	349	734
4 YILDIZLI OTEL	14	2016	4127
3 YILDIZLI OTEL	9	680	1364
2 YILDIZLI OTEL	5	224	450
2.SINIF TATİL KÖYÜ	1	79	166
PANSİYON	1	5	10
ÖZEL TESİS	10	195	421

Table C.2: Distribution of Accommodation Establishments with Tourism Operation Licence, Based on Cities According to Types and Classes (31.12.2005), T.C. Kültür ve Turizm Bakanlığı, <http://www.kultur.gov.tr>, May 2007

	YER ADI	TESİS SAYISI	ODA SAYISI	YATAK SAYISI
TURİZM YATIRIM BELGELİ KONAKLAMA TESİSLERİ 2005	NEVŞEHİR	14	1424	3187
	ÜRGÜP	5	144	305
TURİZM İŞLETME BELGELİ KONAKLAMA TESİSLERİ 2005	NEVŞEHİR	41	3548	7272
	ÜRGÜP	24	1728	3507
BELEDİYE BELGELİ KONAKLAMA TESİSLERİ 2003	NEVŞEHİR	73	1548	3502
	ÜRGÜP	39	766	1690

Table C.3: Number of Accommodation Establishments with Tourism Operation Licence, with Tourism Investment Licence and with Municipality Licence in Nevşehir and Ürgüp (31.12.2005), T.C. Kültür ve Turizm Bakanlığı, <http://www.kultur.gov.tr>, May 2007

NEVŞEHİR	41	3548	7272
AVANOS	5	607	1236
4 YILDIZLI OTEL	3	421	857
3 YILDIZLI OTEL	2	186	379
HACIBEKTAŞ	1	26	52
2 YILDIZLI OTEL	1	26	52
KOZAKLI	2	197	426
4 YILDIZLI OTEL	1	137	304
2 YILDIZLI OTEL	1	60	122
MERKEZ	9	990	2051
5 YILDIZLI OTEL	1	349	734
4 YILDIZLI OTEL	3	391	809
3 YILDIZLI OTEL	1	95	191
2 YILDIZLI OTEL	3	138	276
ÖZEL TESİS	1	17	41
ÜRGÜP	24	1728	3507
4 YILDIZLI OTEL	7	1067	2157
3 YILDIZLI OTEL	6	399	794
2.SNIF TAİL KÖYÜ	1	79	166
PANSİYON	1	5	10
ÖZEL TESİS	9	178	380

Table C.4 : Distribution of Accommodation Establishments with Tourism Operation Licence Based on Cities and Districts According to Types and Classes (31.12.2005), T.C. Kültür ve Turizm Bakanlığı, <http://www.kultur.gov.tr>, May 2007

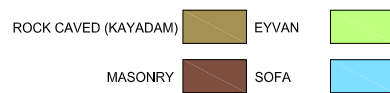
APPENDIX D

URBAN AND ARCHITECTURAL PROPERTIES OF URGUP

CONTENT:

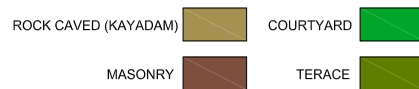
Plan Typology

Legent:



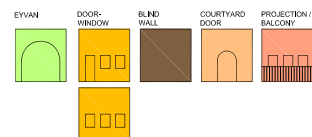
Open Space Typology

Legent:



Façade Typology

Legent:



Typology of Architectural Elements

Plan Typology

TYPOLOGY						T1					
PLAN TYPOLOGY *											
A- ROCK CAVED (KAYADAM)			B- MASONRY			C- MIXED (ROCK CAVED + MASONRY)					
a- WITHOUT EYVAN			b- WITH EYVAN			c- WITH EYVAN & WITHOUT EYVAN					
1- SINGLE-STOREY	A1a1.1 A1a1.2 A1a1.3		A1b1.1 A1b1.2 A1b1.3 A1b1.4			A1c1.1 A1c1.2					
	A1a2.1 A1a2.2 A1a2.3		A1b2.1 A1b2.2 A1b2.3			A1c2.1 A1c2.2 A1c2.3					
			A1b2.4 A1b2.5			A1c3					
		A1b3			A1c4						
1- MULTISTOREY	A2a1		A2b1			A2c1.1			B2a1		
	A2a2		A2b2			A2c2.1 A2c2.2			B2a2		
			A2b3			A2c3			B2a3		
						A2c4.1 A2c4.2					
						A2c5 A2c6					
						A2c7			B2a4.1 B2a4.2		
						A2c8			B2a4.3		
									B2a4.4		
									C1a1		
									C1b1		
									C1a2		
									C1b2.1		
									C1a3		
									C1b2.2		
									C2a1		
									C2b1		
									C2c1.1		
									C2a2.1		
									C2b2.1		
									C2c1.2		
									C2a2.2		
									C2b3		
									C2a3		
									C2b4		
									C2b5		

Figure D.1 Plan Typolog

Open Space Typology

TYPOLOGY		T3
OPEN SPACE TYPOLOGY *		
A- COURTYARD		B- TERRACE
1- FORECOURT	A1.1 A1.2 A1.3 	1- FRONT TERRACE B1.1 B1.2 B1.2
2-CORNER COURTYARD	A2.1 A2.2 A2.3 A1.3 A2.4 A2.5 A2.6 	2-CORNER TERRACE B2.1 B2.2 B2.3 B2.4
3- MIDDLE COURTYARD	A3.1 A3.2 A3.3 A3.4 A3.5 	3- L TYPE TERRACE B3.1 B3.2
4-CENTER COURTYARD	A4.1 A4.2 	
5- OTHER	A5.1 A5.2 A5.3 A5.4 	4- OTHER B4.1

Figure D.2 Open Space Typology

Façade Typology

TYPOLOGY		T2
FACADE TYPOLOGY *		
	A- SINGLE STOREY	B- TWO STOREY
	<p>A1.1a A1.1b</p> <p>A1.1c A1.1d</p>	<p>B1.1a B1.1b</p>
	A1.2	B1.2a B1.2b
	<p>A1.3a A1.3b</p> <p>A1.3c</p> <p>A1.3d</p>	<p>B1.3a B1.3b B1.3c</p> <p>B1.4a B1.4b B1.4c B1.4d</p> <p>B1.5a B1.5b B1.5c B1.5d</p>
1- COURTYARD FACADE		
	A2.1 A2.2	B2.1 B2.2a B2.2b
	A2.3 A2.4	B2.2c B2.2d
2- STREET FACADE		B2.3
		C1.1 C1.2 C1.3
		C1.4 C1.5 C1.6
		C1.7 C1.8 C1.9
		C1.10
		C2.1

Figure D.3 Façade Typology

Typology of Architectural Elements

Courtyard Door

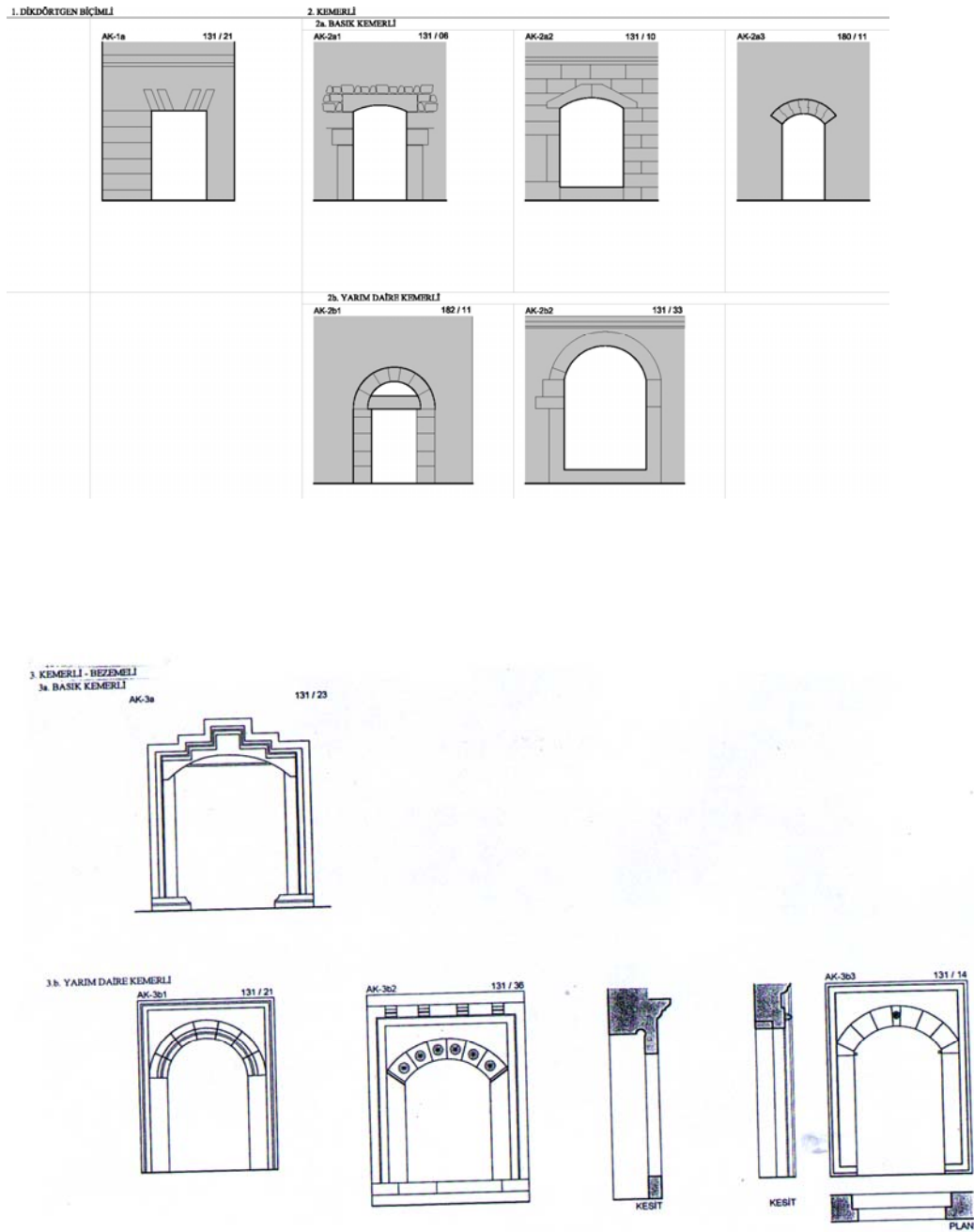


Figure D.4

Building Door:

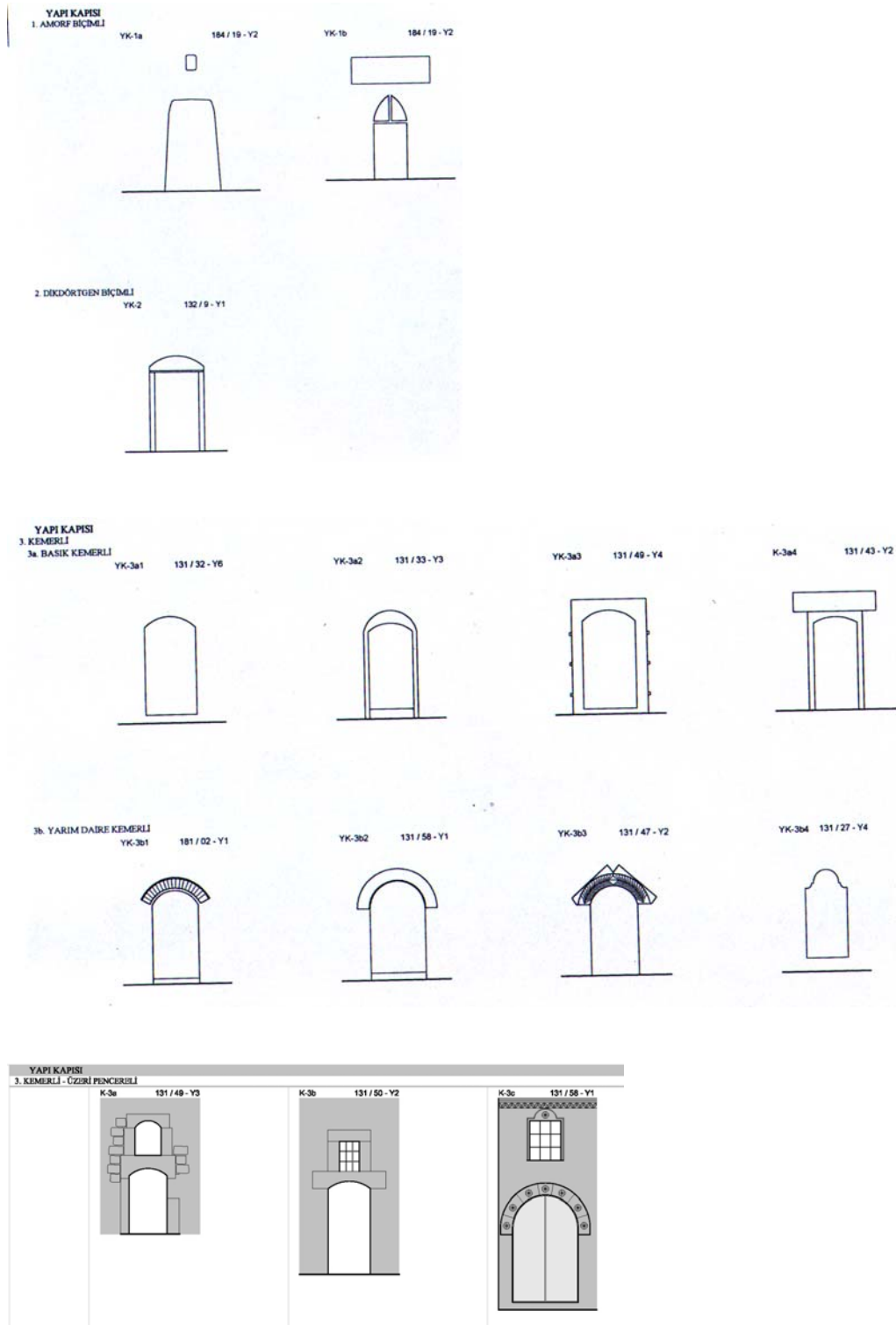


Figure D.5

Windows:

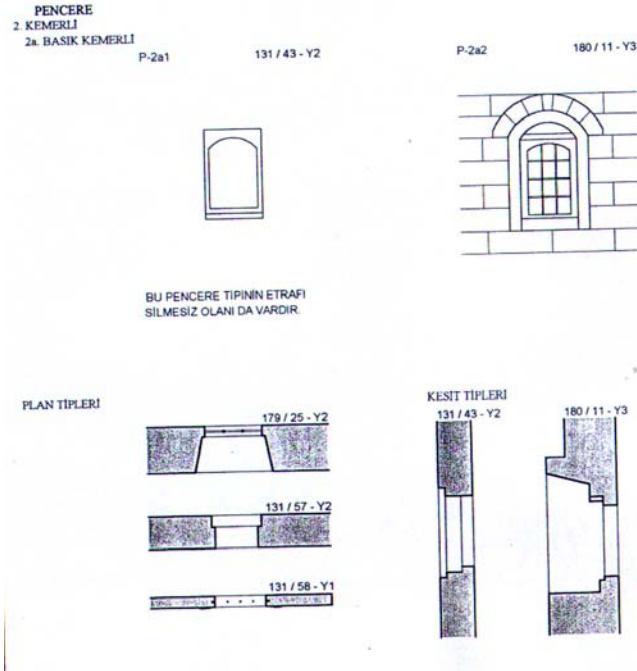
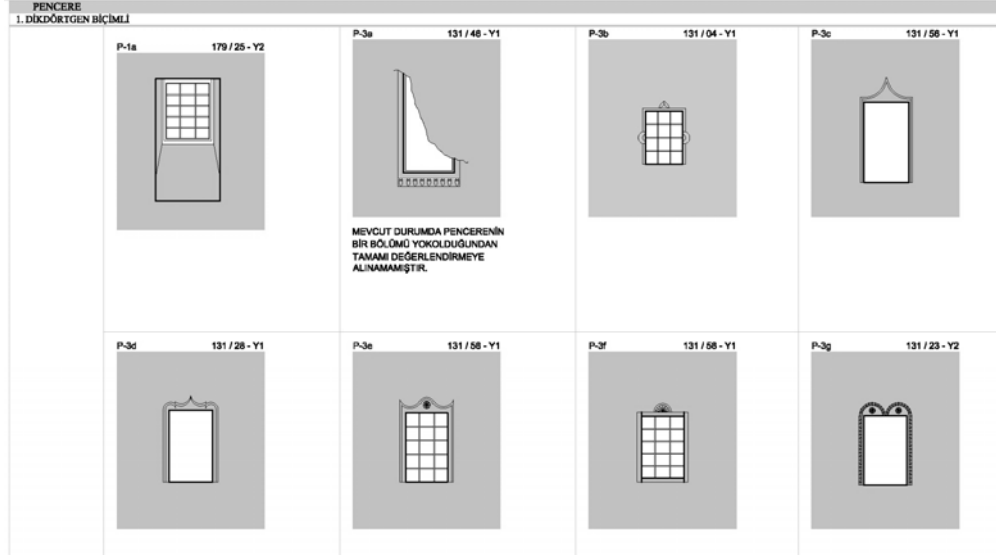


Figure D.6

Stairs:

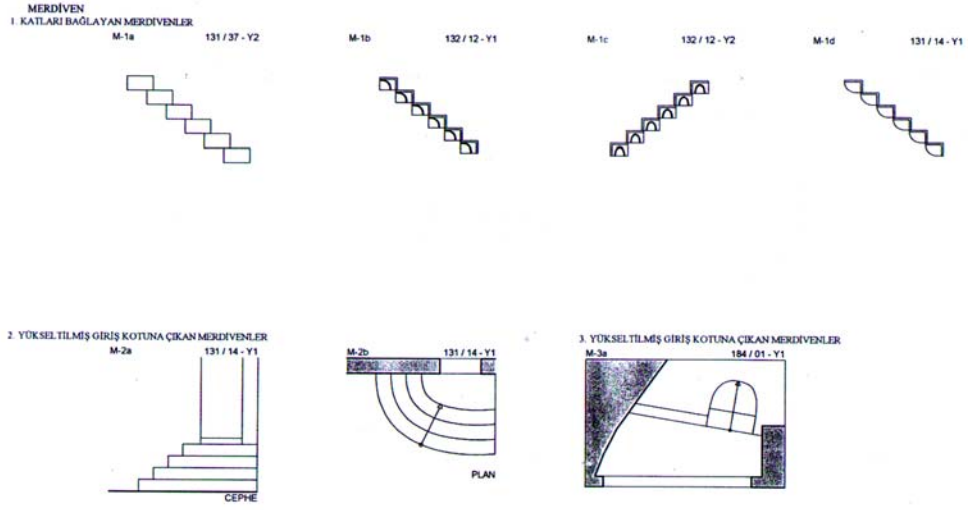


Figure D.7

Cupboard:

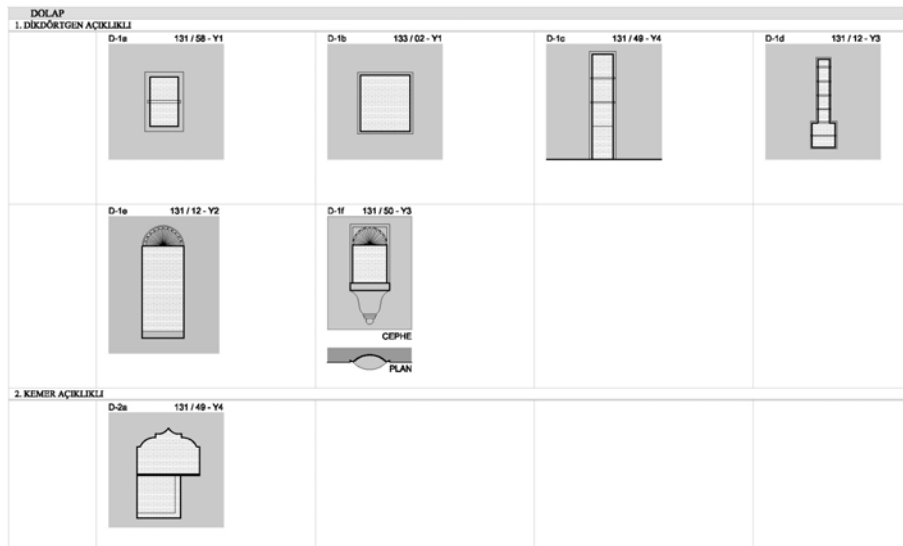


Figure D.8

Aynalık:

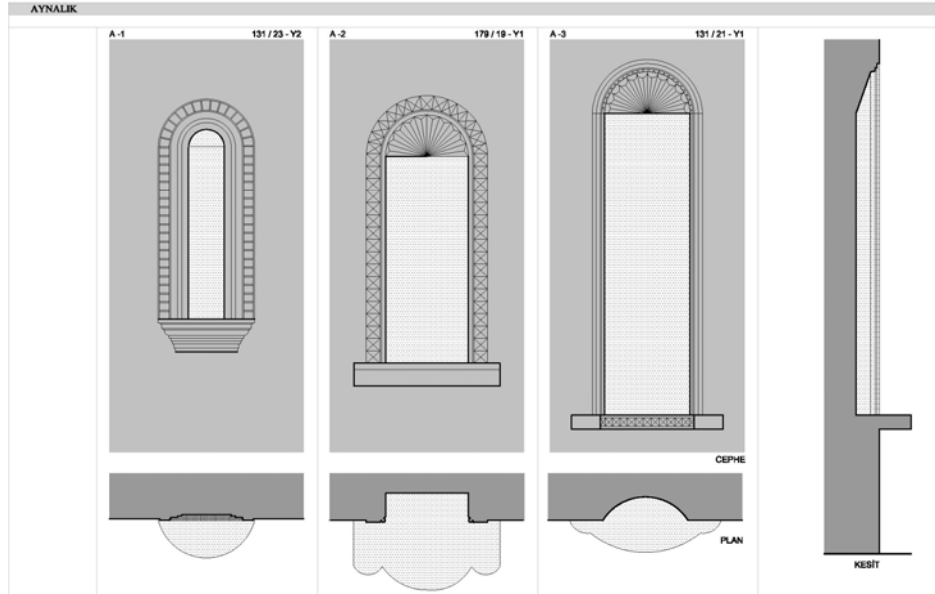


Figure D.9

Niche:

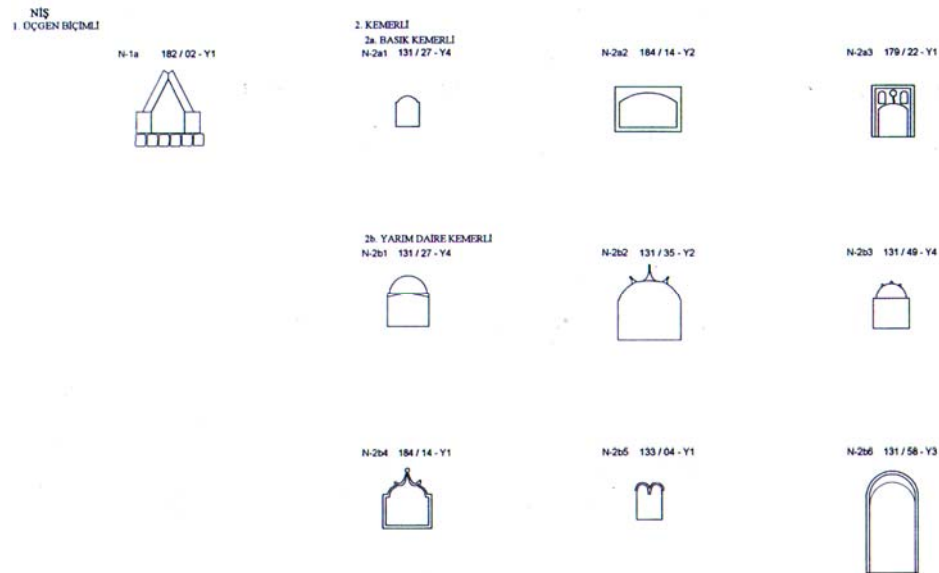


Figure D.10

Lambalık:

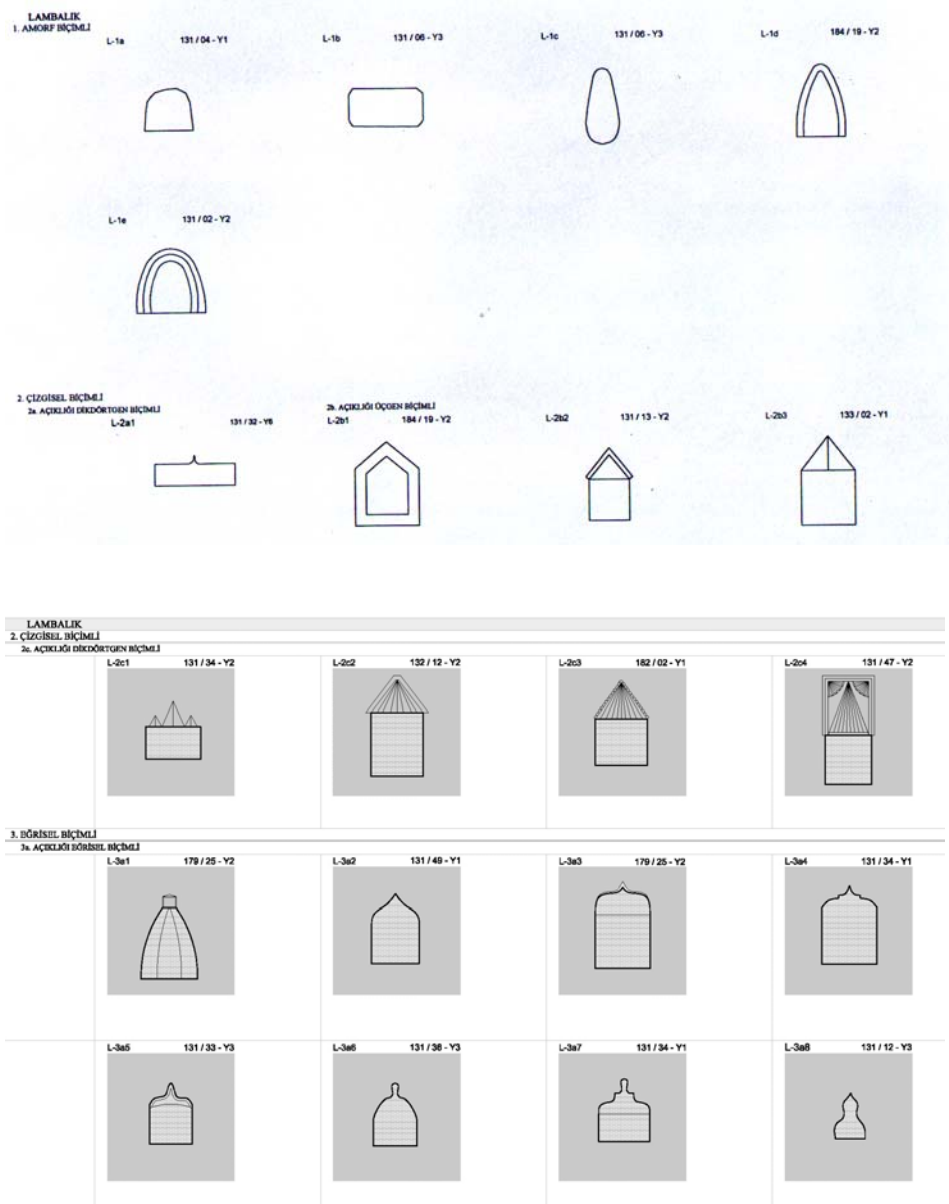


Figure D.11a

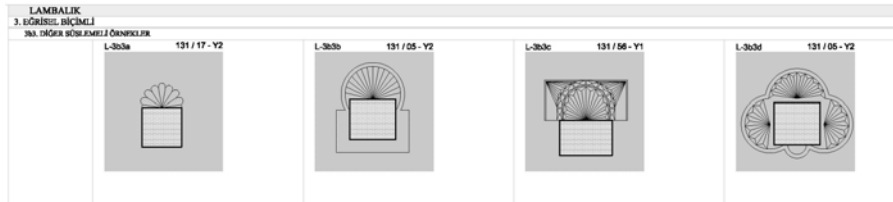
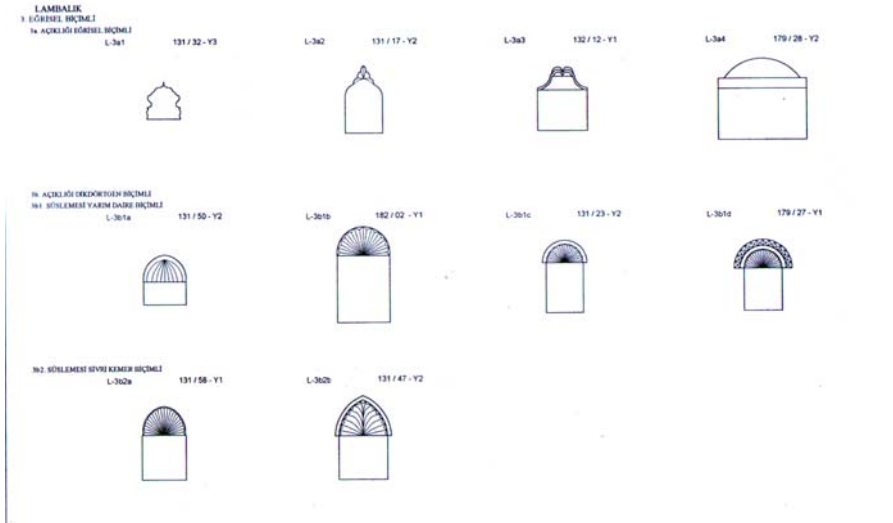


Figure D.11b

Kandillik:

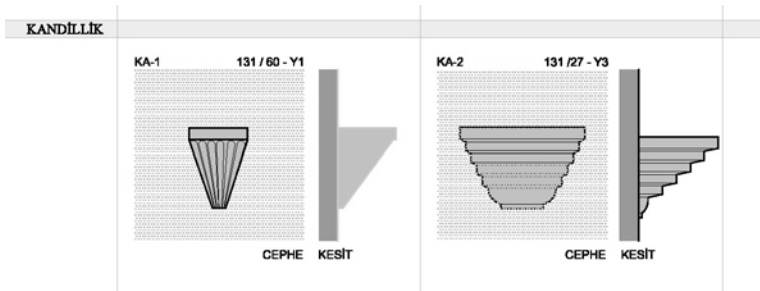


Figure D.12

Ocak:

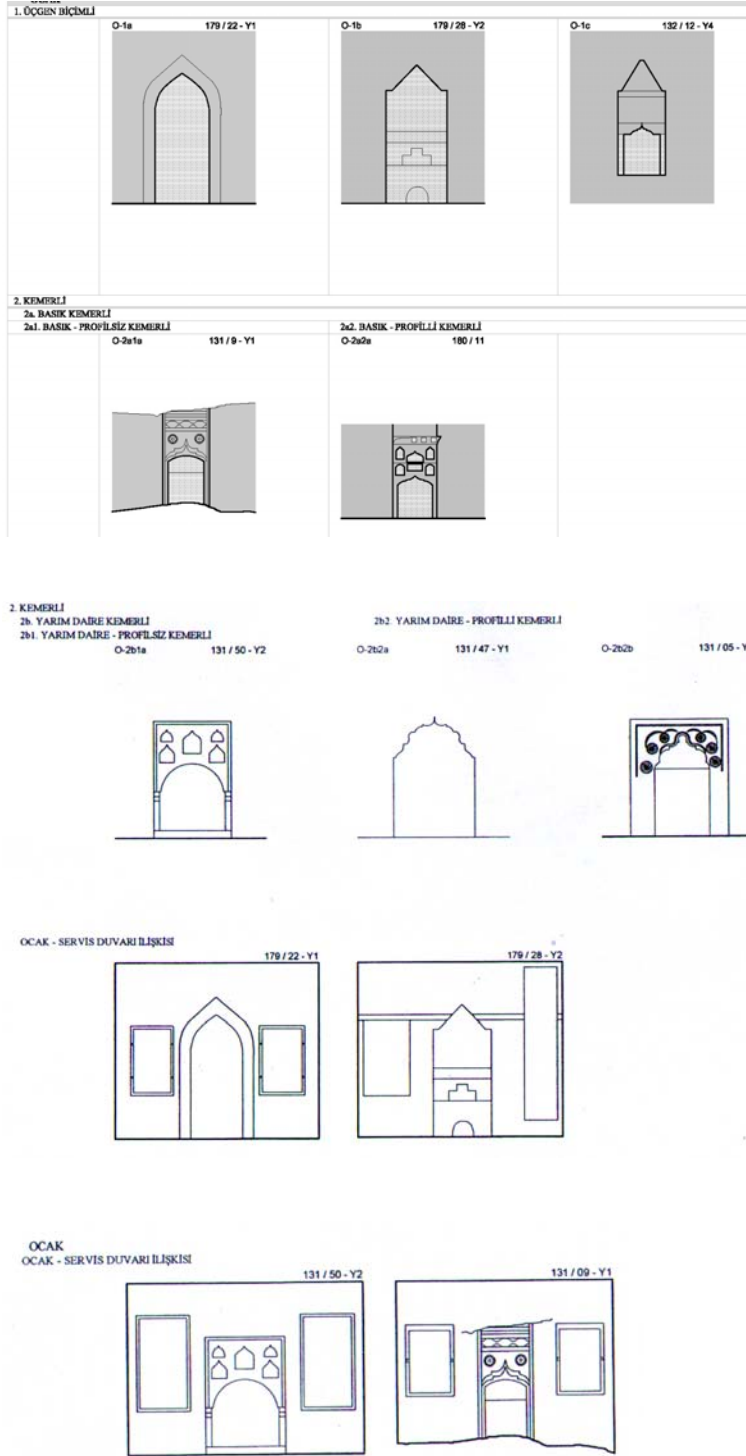


Figure D.13

Tandır:

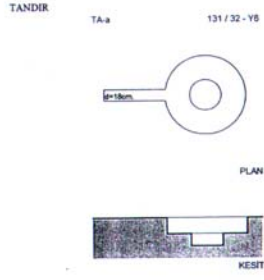


Figure D.14

Service wall:

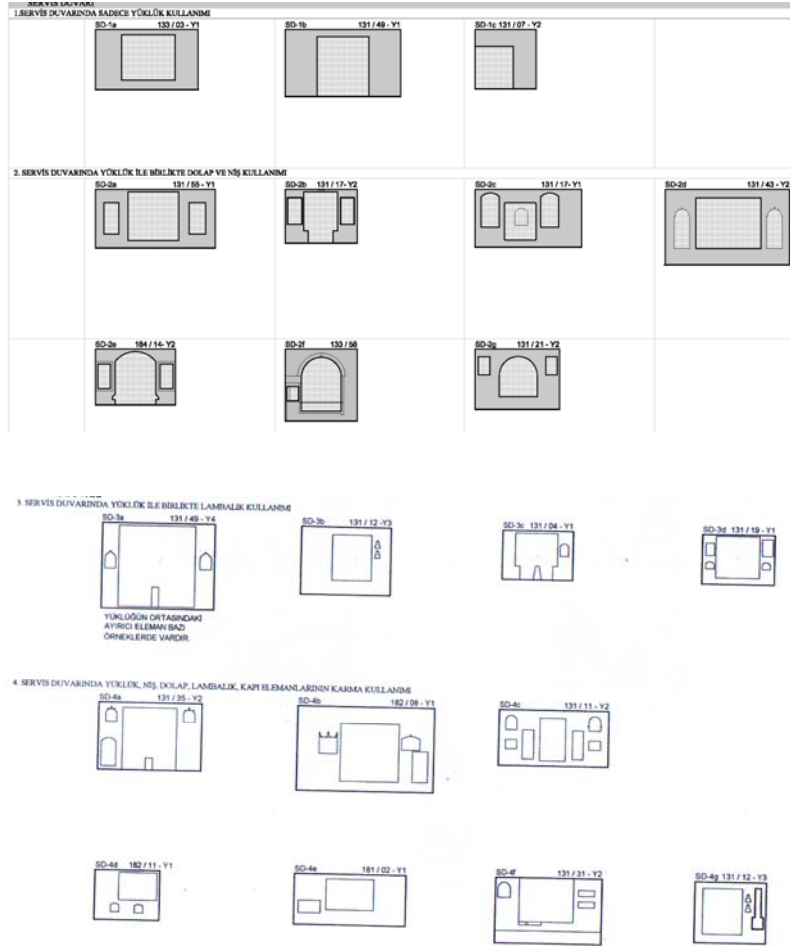


Figure D.15

Gusulhane:



Figure D.16

Şirahane:

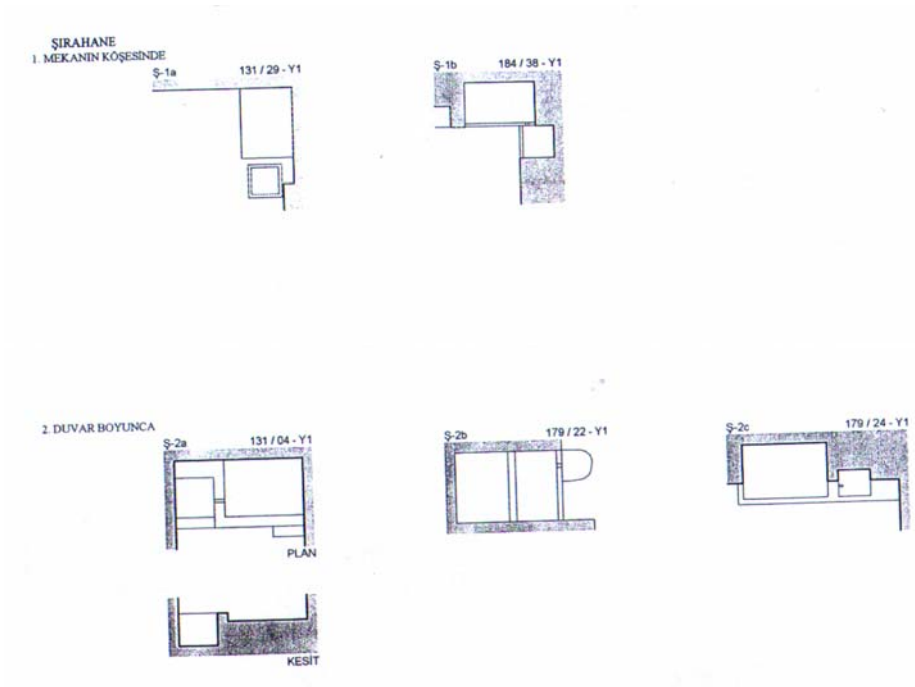


Figure D.17

Ceiling Ornaments:

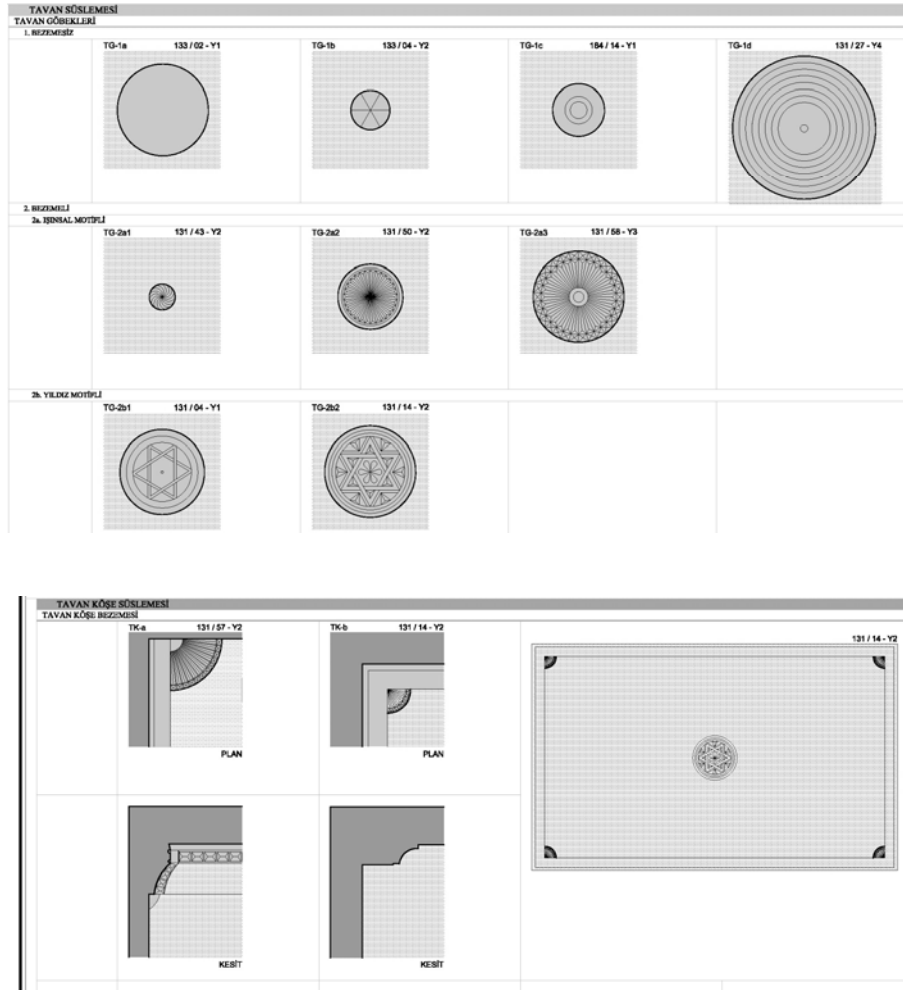


Figure D.18

Silme/Korniř:

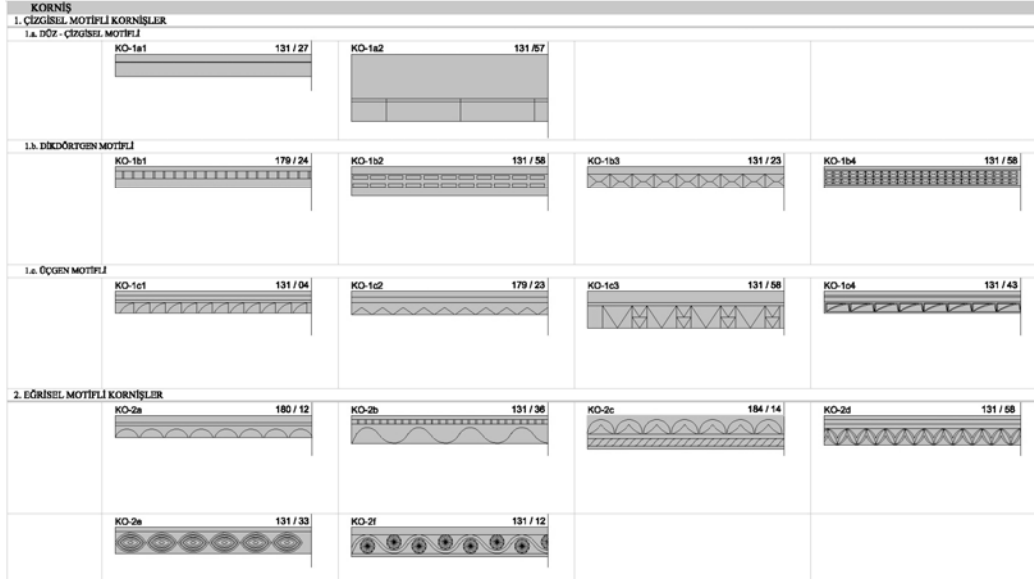


Figure D.19

Stone Console:

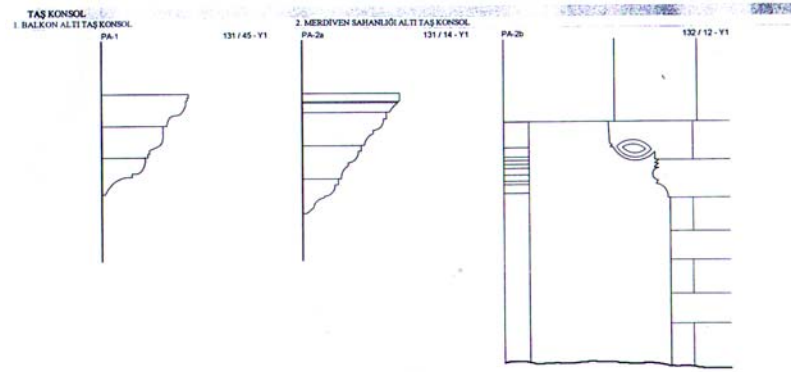


Figure D.20

Columns:

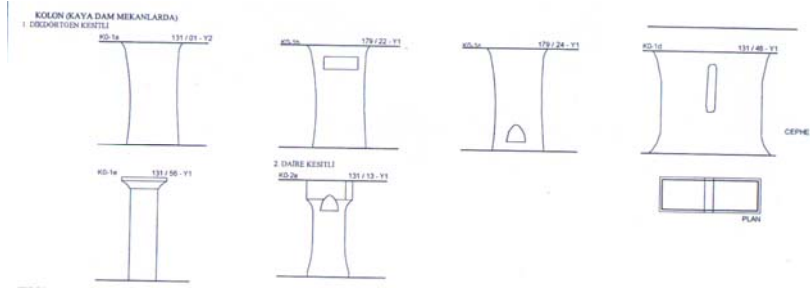


Figure D.21

Güvercinlik:

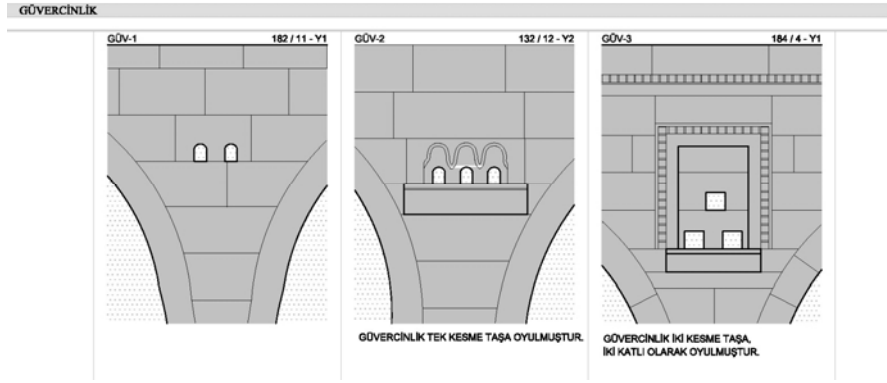


Figure D.22

Tıraz:

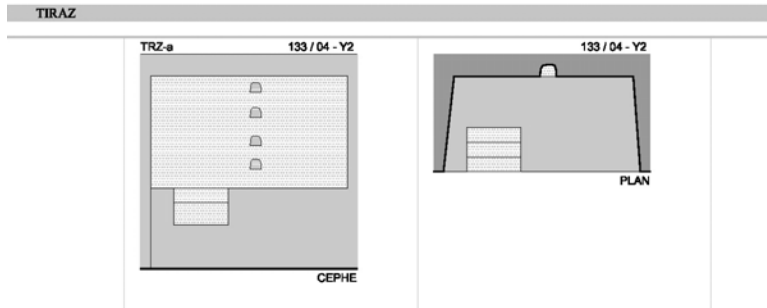


Figure D.23

APPENDIX E

BOUTIQUE HOTELS

CONTENT:

Questionnaires

Sheets of Boutique Hotels:

BH1. Ürgüp Evi

BH2. Elkep Evi

BH3. Üzümlü Ev

BH4. Kayadam Cave House

BH5. Esbelli Evi

BH6. Selçuklu Evi

BH7. Yusufpaşa Konağı

BH8. Yunak Evleri

BH9. Ayşe Hanım Konağı

BH10. Asia Minor Hotel

BH11. Sacred House

LOCATION NAME OF THE HOTEL: ADDRESS ID NO:	URÇUJUP EVI Erebli mah no 54 BH1	ELKEP EVI Erebli mah No: 26 BH2	UZUMLU EVB Erebli mah NO 6 BH3	KAYADAM CAVE N. Erebli mah NO 6 BH4	ESRELLI EVI Erebli mah No 8 BH5	YIMAK EVLERİ Yunak mah BH-8	AYŞE HANIM H. BH-9	AŞA MİNOR HOTEL İstifal cad BH-10	SAGREDA HOUSE Karahan mah berbarca heyretin sok No: 11 BH11	ATAMAN HOTEL Uzundere Cad. No: 37 Mah. No: 11	GÖREME ESGEND CAVE N. Aydıncıkgi Mah. No: 11	AVANOS SOFA HOTEL Orta mah. No: 13
OWNER OF THE HOTEL	Fanuk Maden M / 45 Urğup Taş işçisi	Haydar Hayır M / 40 Urğup Turiist Rehber	Ciner FM / 68 İstanbul Missing	Kamet Çınar FM / 68 İstanbul Missing	Suna Eroz M / 50 Urğup Avukat	Yusuf bey M / 50 Urğup Missing	Muammer Bayır M / 55 Nevşehir Gazeteci	Mevlüt Biloç M / 50 Urğup Takaı Yönetici	Tunah Gülcüoğlu M / 32 Ankara Çevreli Mecburu	Abbas Aşman M / 55 Göreme Rehber	Gülseren Tuğrul FM / 45 Göreme Acenta sahibi	Muharrem Gündel M / Avanos Erebli öğretmen
OWNERSHIP												
REUSING OF A DWELLING AS BOUTIQUE HOTEL	1998 1998	1998 2000	1998 2002	1998 2000	1997 1990	1998 2000	2000 2000	1994 1994	1998 2004	1985 1992	1995 1998	1998 1998
	DATE OF OPENING 1998 1998	DATE OF OPENING 1998 2000	DATE OF OPENING 1998 2002	DATE OF OPENING 1998 2000	DATE OF OPENING 1997 1990	DATE OF OPENING 1998 2000	DATE OF OPENING 2000 2000	DATE OF OPENING 1994 1994	DATE OF OPENING 1998 2004	DATE OF OPENING 1985 1992	DATE OF OPENING 1995 1998	DATE OF OPENING 1998 1998
	REASONS OF REUSE OF THE BLD. AS HOTEL	Daha önce diğer otele işletilmiş ve çalışığı için kendine de yapılmak istemiştir	Erebli evinin sahibi taşıyık demiş, hobi olarak başlamış, kullanılmak istenmiş önceki yıkılmaya mahkum kulluyorum, uzunlu evin yapıldığı öncisi konut satıcısı ama kullanılmayınca kaybedilme ek olmak istemiş	Erebli evinin sahibi taşıyık demiş, hobi olarak başlamış, kullanılmak istenmiş önceki yıkılmaya mahkum kulluyorum, uzunlu evin yapıldığı öncisi konut satıcısı ama kullanılmayınca kaybedilme ek olmak istemiş	konut olarak kullanılmak istemiştir önceki özel kullanım	Missing	Revapla kullanılmak istemiştir önceki konutlar için görünmeye başladılar	Küçük, alle çatlam var	Shadedin dışında bir iş alanı oluşturulmuş kapasiteye da bölgeyi ve konutlu alanın etkili olmuş	İstanbuldaki arkadaşlar kapasiteye da öyle bir yer apmak istemişler	Buraya özgü çatlık	Vabancılann kullanılmak istemiştir önceki özel kullanım
PROJECT PERIOD	MEASURED DRAWINGS YES ARCHITECT NO ARCHITECT	1993 Cavit Kartal	1997 Cavit Kartal	1997 Cavit Kartal	1997 Cavit Kartal	1999 Cavit Kartal	1999 Cavit Kartal	1999 Cavit Kartal	1999 Cavit Kartal	1999 Cavit Kartal	1999 Cavit Kartal	1999 Cavit Kartal
INTERVEN TIONS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS	ALTER RATIO NS

Table E.1a Questionaries To Hotel Owners

	SPACE	Kullanım alanı çok geniş Çok az Orta Büyük çok büyük kullanılmıyor mekanlar	Ey havası var, her odanın konseptleri farklı	Fark yok	Kaya mekanları	Yüzme havuzu, En büyük havuzlar sahibi çok konak	Standart değil Sanatsal Izgara sahip duvarlar rölyefler ankas mobilyalar	iyi dekorasyon	Manzarası güzel, En tepede, Her yere sarımsaklı sarımsaklı	Mekkezi konum, mevama göre her yere kullanılmıyor çok odalar var, ark arkaya dekorasyon
CUSTOMERS	INADEQUATE OR INCOMPLETE PARTS OF THE HOTEL	Albano (jenerasyon)	restoran	-	-	-	Banyolar odalara telefon, internet, Her mükemmel	-	Misafir sayısı	Albano ve diğer ülkelerden Yüzme havuzu Her odanın farklı
	PROFILE OF CUSTOMERS	ABD / İngiliz	Yabancılar açıldığı	ABD	ABD Japon	Yabancılar	Her yıl grubu Missing	Japon	Japon, İtalyan, İspanyol ABD Her yıl grubu Missing	Middle Missing
	NATIONALITY	middle	Middle/old	middle	Middle age and over	Middle	Her yıl grubu Missing	Middle	Middle	Middle
	AGE (YOUNG / MIDDLE AGE / OLD)	Orta gelir seviyesi	Emekli	Orta gelir seviyesi	Orta gelir seviyesi	Orta gelir seviyesi	Her yıl grubu Missing	Orta gelir seviyesi	Orta gelir seviyesi	Orta gelir seviyesi
	OCCUPATION	-	-	-	-	-	-	-	-	-
	REACHING INFORMATION ABOUT HOTEL FROM	-	-	-	-	-	-	-	-	-
	ADVERTISEMENTS	-	-	-	-	-	-	-	-	-
	REFERENCES OF FRIENDS...	-	-	-	-	-	-	-	-	-
	OTHER	-	-	-	-	-	-	-	-	-
	REASON OF PREFERING THIS HOTEL	Albano (jenerasyon)	Orta gelir seviyesi	Emekli	Orta gelir seviyesi	Orta gelir seviyesi	Her yıl grubu Missing	Orta gelir seviyesi	Orta gelir seviyesi	Orta gelir seviyesi
EMPLOYEE	AVERAGE DURATION OF STAYING AT THE HOTEL	-	-	-	-	-	-	-	-	-
	NUMBER OF EMPLOYEE	3	1	1+1 (owner)	2	1	4 (alınan)	1+2 (owner)	2 (alınan)	1
	MANAGER	7	3	6	18	5	2	5	6	7
	STAFF	5	1	6	18	5	2	5	6	7
	SEASONAL WORKER	NO	-	-	-	-	-	-	-	-
	YES	NUMBER	2	-	1	2	1	-	Missing	3
	SKILLED WORKER	NO	-	-	-	-	-	-	Missing	-
	YES	NUMBER	3+1 (owner)	1+1 (owner)	1+1 (owner)	-	1	-	2	1
	EMPLOYEE SPEAK FOREIGN LANGUAGE	NO	-	-	-	-	-	-	1+2 (owner)	-
	ENGLISH	-	-	-	-	-	-	-	-	-
GERMAN	-	-	-	-	-	-	-	-	-	
FRENCH	-	-	-	-	-	-	-	-	-	
OTHER	-	-	-	-	-	-	-	-	-	
FOREIGN LANGUAGES	-	-	-	-	-	-	-	-	-	
NATIVE REGION	-	-	-	-	-	-	-	-	-	
CAPPADOCIA	-	-	-	-	-	-	-	-	-	
OTHER	-	-	-	-	-	-	-	-	-	
AVERAGE AGE	25	30	30-35	25	25	23-30	24-29	25	25	30
OWNING ANOTHER BOUTIQUE HOTEL IN CAPPADOCIA (TURKEY)	YES	NUMBER	1	1	1	1	1	1	1	1
LOCATION	NO	-	-	-	-	-	-	-	-	-
WHERE	WHERE	-	haran	haran	Missing	Göreme	Urgup	ankara	-	-
WHY	WHY	-	-	-	Missing	Turkiye en çok enya rakip ediyor en az 5 gün boyunca seyyahlar dağlık kazanc yüksek	Estballi mah. Konutları var butik otel konsepti var. Seyyahlar kiracı olmak istemiyorlar	Yer belli değil henüz	-	Burası yeterli
WANT TO OPEN A NEW BOUTIQUE HOTEL	NO	Burası yeterli	Burdan memnun	-	Missing	-	-	-	-	Burası yeterli
WHY	WHY	-	-	-	-	-	-	-	-	Burası yeterli
FUTURE PLANS										

Table E.1c Questionaries To Hotel Owners

AND OPINIONS												
FUTURE PROJECTS ABOUT THE BOUTIQUE HOTEL	missing	Genişletmek istiyor	-	-	Yan parselin de alınıp otelde kalma estemek istiyor	Missing	Görmeye otele almak üzere yer edinmek istiyor	Urguote başka bir buluk otele almak	Yan parseli genişletme istiyor. Otelde kalma olmayacak diye büyük heyecanlar koyma	Altıman otele 400 kişilik apür kapandı. Yan parseli alınıp otelde kalma olmayacak diye büyük heyecanlar koyma	Mising	Burayı geliştirmek
OPINIONS ABOUT BOUTIQUE HOTELS IN TURKEY	Gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim.	Çok iyi oluyor. Kalkış yerler kaliteli. Otellerin gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim.	Bulk otelede ev havası oluyor, turside öze ilgi oluyor. Buluk otellerin yaygınlaşmasını buluk otellerin yapmamı yaygınlaştırmak adına büyük yararlılar var.	Kalan müddetler için buluk otellerin otelde kalma estemek istiyor.	Missing	Hızmeti iyi vermişlerse otele almak üzere yer edinmek istiyor.	Herkes buluk otele açıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor.	Herkes buluk otele açıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor.	Bulk otelede in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim.	Missing	Bulk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor.	Rekabet ortamı ortadan kalktı.
OPINIONS ABOUT BOUTIQUE HOTELS IN CAPPADOCIA	Esbeli ev ile buluk otellerin gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim.	Esbeli ev ile buluk otellerin gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim.	İlk esbelle evyle başlandı dahi sonra gelecek sayıları arttı. Buluk otellerin yaygınlaşmasını buluk otellerin yapmamı yaygınlaştırmak adına büyük yararlılar var.	İlk esbelle ev ile buluk otellerin gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim. Gelişiminde in memnun değilim.	Böge tanıtımından önce buluk otellerin yaygınlaşmasını buluk otellerin yapmamı yaygınlaştırmak adına büyük yararlılar var.	Türizm alanında rekabet ortamı ortadan kalktı. Buluk otellerin yaygınlaşmasını buluk otellerin yapmamı yaygınlaştırmak adına büyük yararlılar var.	Talep var. Dönüşüm çok hızlı bölge için imkân sunuyor.	Urguote başka bir buluk otele almak. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor.	Bulk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor.	missing	Bulk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor.	Bulk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor. Buluk otellerin kalitesi artıyor.

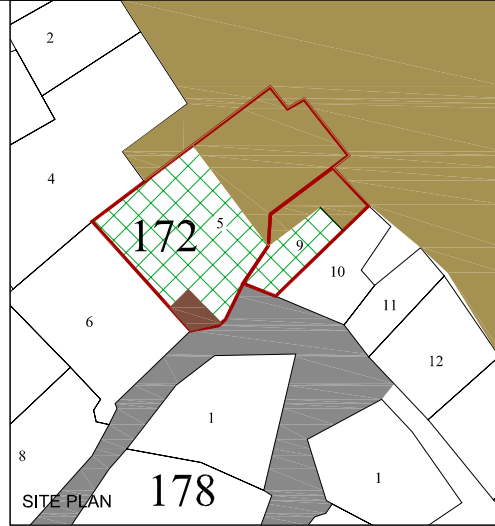
Table E.1d Questionaries To Hotel Owners

NAME OF THE HOTEL: ÜRGÜP EVİ
ID NO: BH1

BH1 / 1

IDENTIFICATION

ADRESS: Esbelli Mah. No:54	
NUMBER OF BUILDING LOTS: 2	
BUILDING LOT CADASTRAL NO: 172 / 5 - 172 / 9	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL: FARUK MADEN	
OCCUPATION OF THE OWNER: MASONRY MASTER	
OPENING DATE OF THE HOTEL: 1998	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	LOT	DATE	SOURCE	NOTES
		PHOTOGRAPHS	172 / 5	1993	NEVSEHİR KORUMA KURULU
DRAWINGS	MEASURED DRAWINGS	172 / 5	1993	NEVSEHİR KORUMA KURULU	ARCH-CAVIT KARTAL
	RESTORATION PROJECETS	172 / 5	1993	NEVSEHİR KORUMA KURULU	ARCH-CAVIT KARTAL
REPORTS		172 / 5		NEVSEHİR KORUMA KURULU	
SITE SURVEY	DRAWINGS				
	PHOTOGRAPHS				
	MOVIES				
	QUESTIONARIES				



IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	13	Ürgüp Evi is located at the south of Esbelli District inside the 1. degree natural sit area and urban sit area. It has been formed by assembling dwellings and service units in 2 side by side traditional dwelling lots which are located at the same building block at the outskirts of Esbelli Kayası. This facility which is a family enterprise was opened to bussines in 1998. It has a "pension" certificate from municipality.
		VAULTED	0	
	NUMBER OF BEDS		30	
	RECEPTION			
	MANAGER ROOM			
	OFICE			There are 13 rock caved rooms and 30 person bed capacity in the facility in which accommodation and breakfast services are provided. Moreover, other services such as baby slitting, local food, laundry and Internet access provided on request in the hotel. Other these, there are no other services provided at the hotel.
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			There are common spaces such as breakfast saloon, resting room, TV-room for the customers and service units such as kitchen, storage and laundry in the management. These spaces are also used by the family who is running the hotel. There are no spaces reserved for the hotel management such as special office, reception and manager room at the hotel. All sleeping units of the hotel are rock caved. There are communication devices like TV and phone in the rooms where handcrafted products are used. There are showers in the standart rooms and jacuzzis in the suit rooms.
	BREAKFAST SALOON			
	KITCHEN			
	LAUNDRY			
	STORAGE			
	ROOMS FOR EMPLOYEE (CHANGING ROOM, REFACTORY, ETC)			
	NOTES			There are 3 persons from the family at the managing position in the hotel facility. Beside those there are 6 employees. None of these are qualified persons. Average age of the staff who can speak English is around 25 and they are from Cappadocia region.

NAME OF THE HOTEL: ÜRGÜP EVİ
ID NO: BH1

BH1 / 2

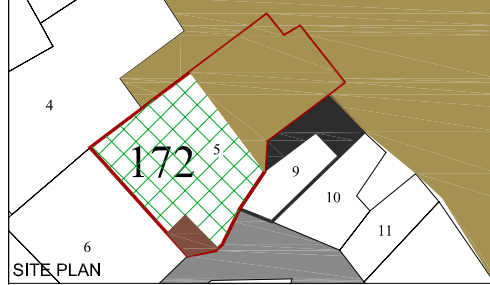
BUILDING LOT: 172 / 5

REGISTRATION STATUS OF BUILDING LOT
REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION
MAIN BUILDING
SERVICE UNIT
OTHER

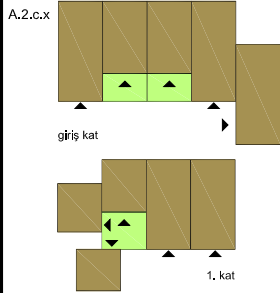
SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	DATE	SOURCE	NOTES
		PHOTOGRAPHS	1993	NEVSEHIR KORUMA KURULU
DRAWINGS	MEASURED DRAWINGS	1993	NEVSEHIR KORUMA KURULU	ARCH: CAVIT KARTAL
	RESTORATION PROJOCETS	1993	NEVSEHIR KORUMA KURULU	ARCH: CAVIT KARTAL
SITE SURVEY	REPORTS		NEVSEHIR KORUMA KURULU	
	DRAWINGS			
	PHOTOGRAPHS			
	MOVIES			
	QUESTIONARIES			

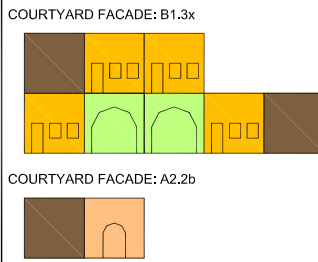


LEGEND OF DRAWINGS
MEASURED DRAWINGS (yellow)
RESTORATION PROJOCETS (green)
SKETCHES (light blue)
INTERVENTIONS (orange)

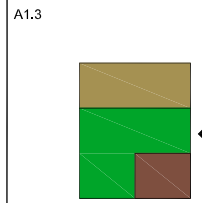
PLAN TYPOLOGY



FAÇADE TYPOLOGY



BUILDING - LOT RELATION

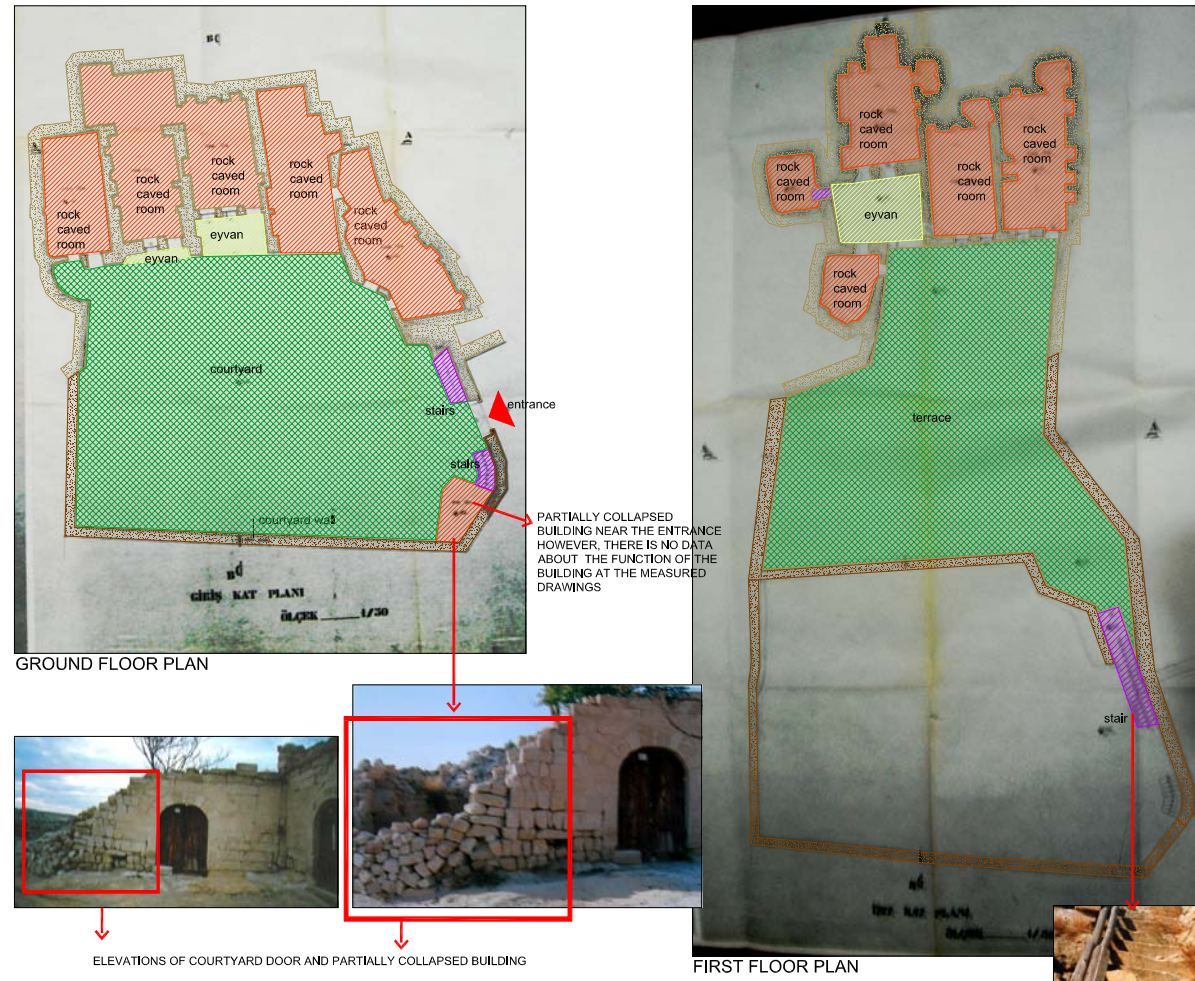


ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR	AK-2b1	GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK	A3	STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES: -MEASURED PLANS:
2 PLANS 1 / 50
2 SECTIONS 1 / 50
1 ELEVATION 1 / 50
- 14 OLD PHOTIGRAPHS
- COUNCIL REPORTS

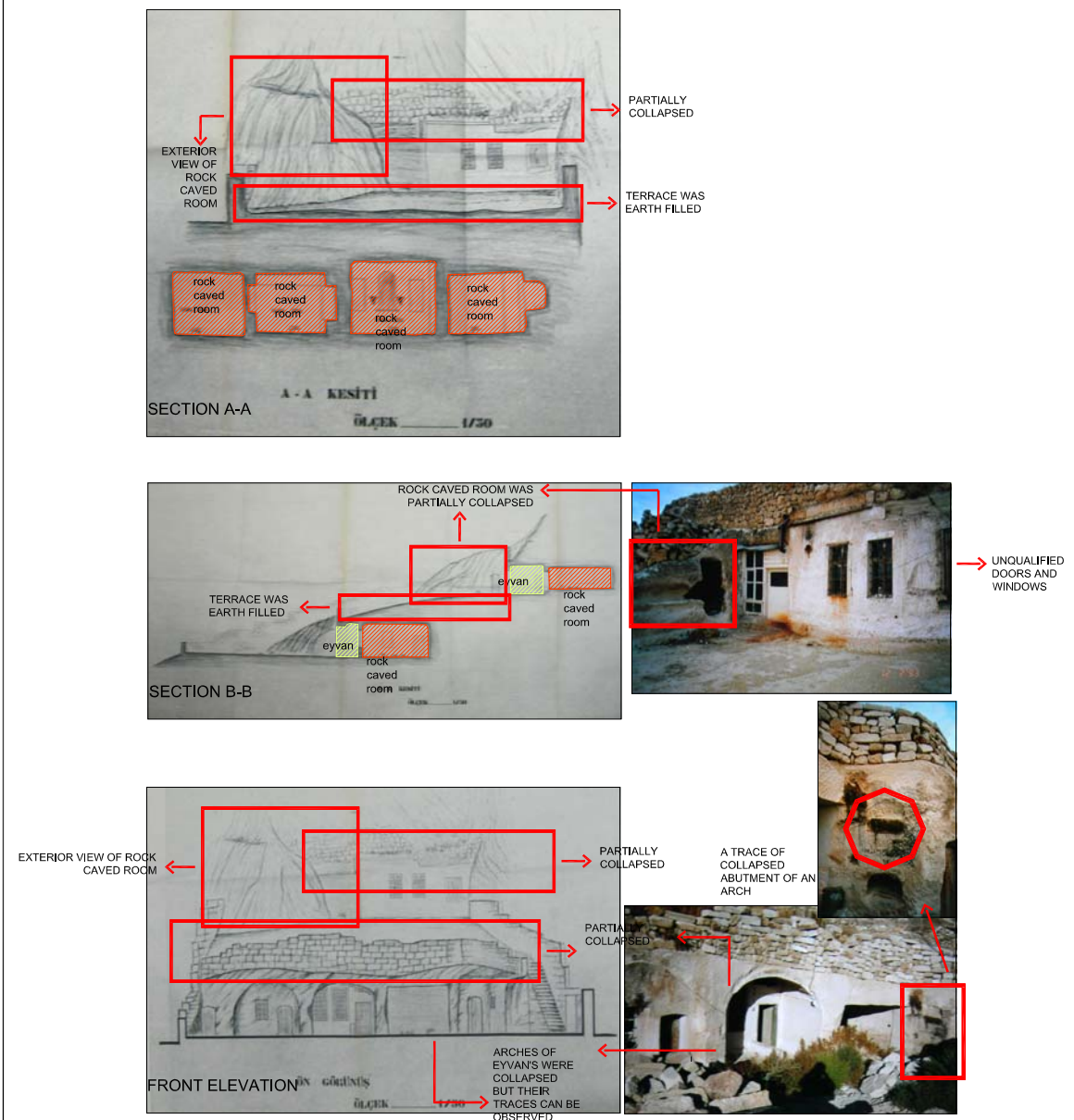
PLANS



Measured drawings were prepared by Cavit Kartal in 1993. It is understood from the questionnaires that the implementations have begun before the measured drawings. So architectural authenticity of the places and architectural elements in the building should be discussed.

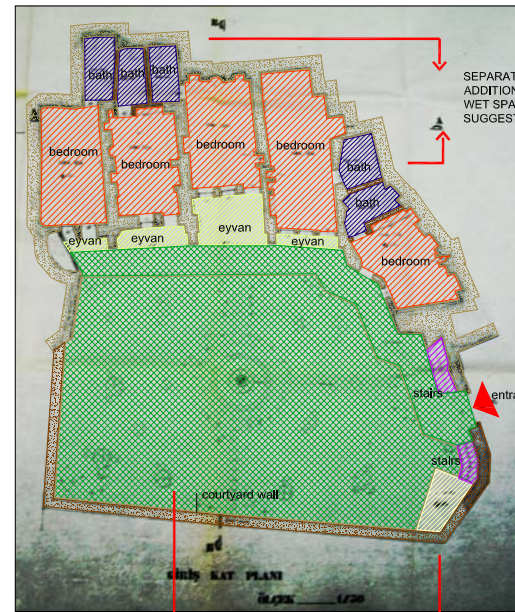
At measured drawings spaces were defined as rock caved room and no trace of original functions can be observed in rooms. Because of these, the original functions of the spaces are not known. (yazlık mutfak/ kışlık mutfak,etc)

SECTIONS AND ELEVATIONS



LEGEND	CONS. TECH.		FUNCTION			NOTES:
	ROCK CAVED	MASONRY	ROOM	OPEN SPACE	CIRCULATION	

PLANS

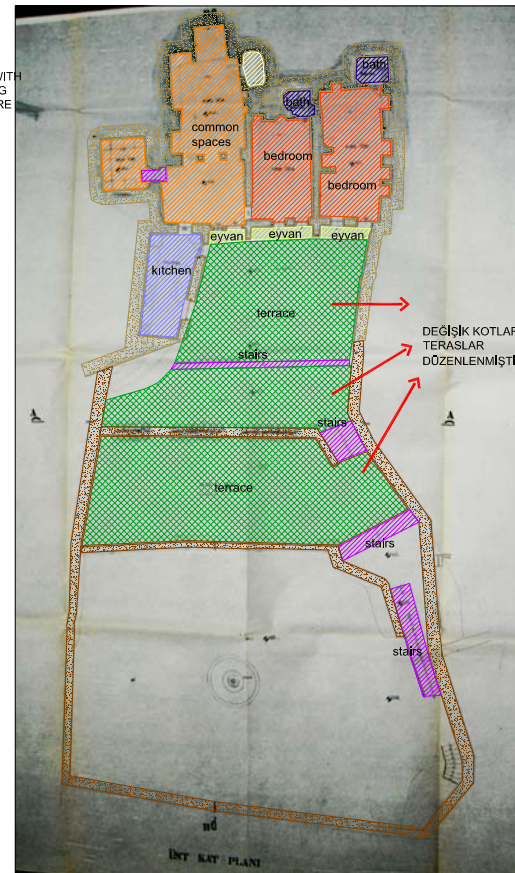


GROUND FLOOR PLAN

EXCEPT THE CIRCULATION AREA A GARDEN ARRANGEMENT WAS SUGGESTED.

THERE WAS NOT ANY SUGGESTION FOR THE PARTIALLY COLLAPSED BUILDING.

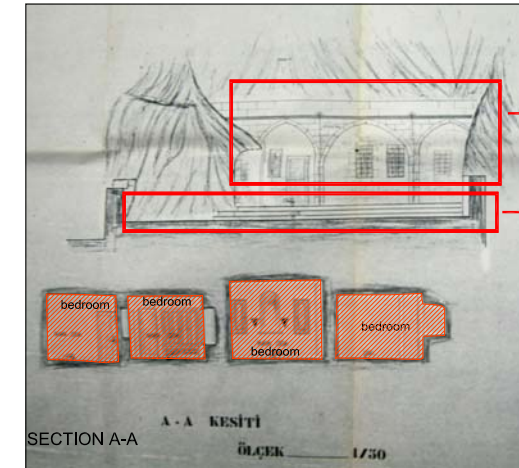
SEPARATING OF THE SPACES WITH ADDITION WALLS AND LOCATING WET SPACES SIDE BY SIDE WERE SUGGESTED AT PROJECTS.



FIRST FLOOR PLAN

DEĞİŞİK KOTLARDA TERASLAR DÜZENLENMİŞTİR.

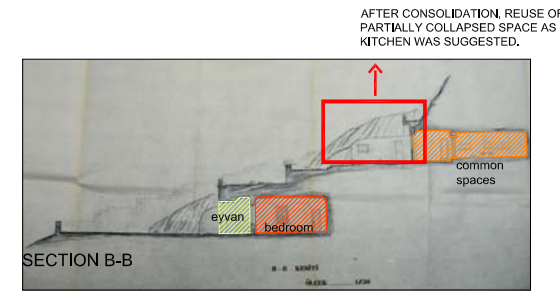
SECTIONS AND ELEVATIONS



SECTION A-A

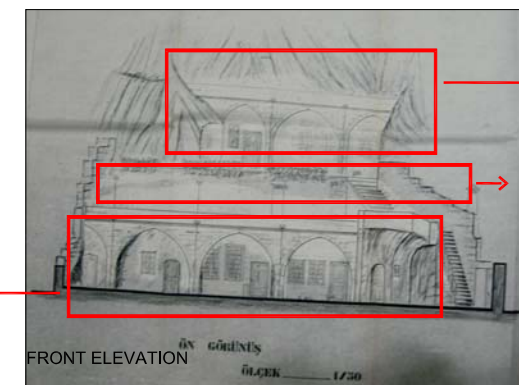
RECONSTRUCTION OF PARTIALLY COLLAPSED ARCHES AND WALLS AND ALTERATION OF DOORS AND WINDOWS WERE SUGGESTED.

ARRANGEMENT OF TERRACES AT DIFFERENT LEVELS WAS SUGGESTED.



SECTION B-B

AFTER CONSOLIDATION, REUSE OF PARTIALLY COLLAPSED SPACE AS KITCHEN WAS SUGGESTED.



FRONT ELEVATION

RECONSTRUCTION OF PARTIALLY COLLAPSED ARCHES AND WALLS AND ALTERATION OF DOORS AND WINDOWS WERE SUGGESTED.

ELEVATION OF TERRACES

RECONSTRUCTION OF PARTIALLY COLLAPSED ARCHES AND WALLS AND ALTERATION OF DOORS AND WINDOWS WERE SUGGESTED.

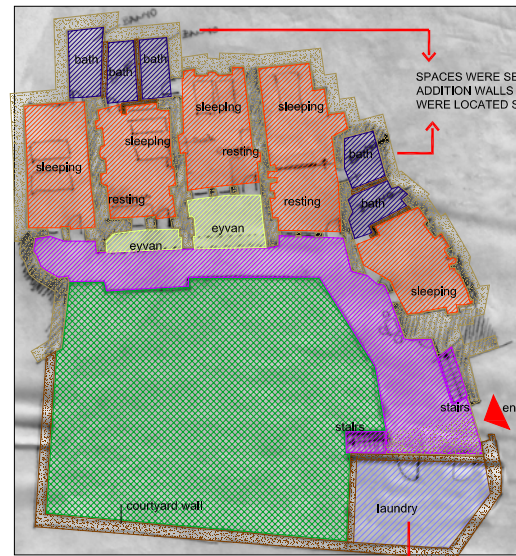
For the restoration project, sleeping units were located at ground floor and common spaces were located at first floor.

Rock caved sleeping units opened to the courtyard directly with eyvan's. Wet spaces were located at back side of rooms and separated with addition walls from rooms. They were located side by side. Spaces such as office, manager room, restaurant, laundry were not suggested at the restoration projects for establishment.

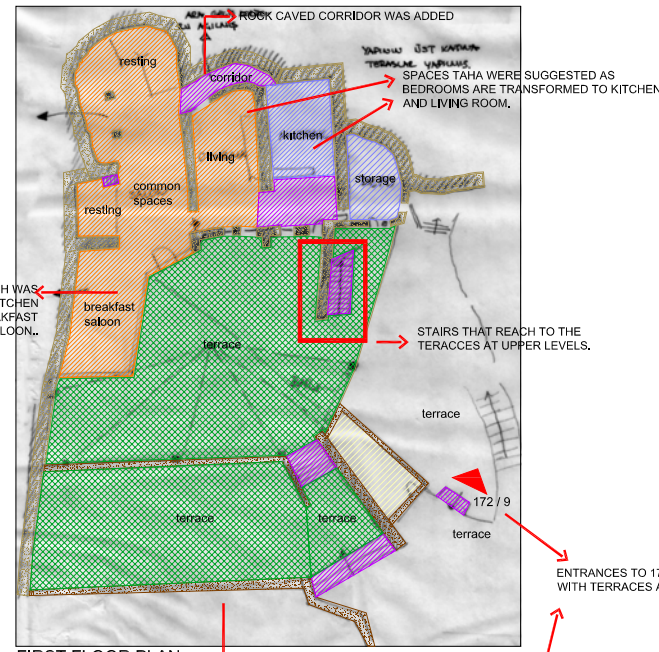
LEGENT	CONS. TECH.		FUNCTION		ROOM		SERVICE UNITS		OPEN SPACE		CIRCULATION		
	ROCK CAVED		MASONRY		ROOM		COMMON SPACES		WET SPACE		SEMI-OPEN SPACE		UNKNOWN

NOTES:

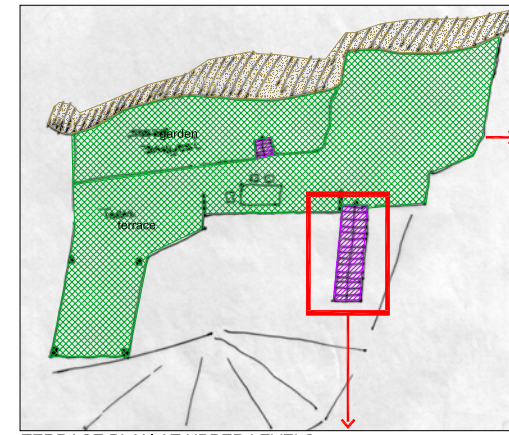
PLANS



INSTEAD OF THE PARTIALLY COLLAPSED BUILDING, A NEW BUILDING WAS CONSTRUCTED FOR USING AS LAUNDRY.



TERRACES WERE ARRENED AS SUGGESTED AT RESTORATION PROJECT.



STAIRS THAT REACH TO THE TERACCES AT UPPER LEVELS.

ENTRANCES TO 172 / 9 PARCEL WITH TERRACES AND STAIRS.

Spaces at ground floor of the building are used as sleeping units. Common spaces like breakfast hall, resting and sitting sections and TV room and the service units such as kitchen and storage which are serving to those spaces, are located at the upper floor.

Rock caved sleeping units in the ground floor are opened directly to the courtyard. One of the rooms is a suite room and the other two are twin-bedded rooms. Each room has their own bathrooms and sitting sections. Sitting and sleeping spaces are separated with a level difference in the suite room. Other rooms have no such separation.

There is a wide, rock caved space for common use at the upper floor. Space is used as breakfast saloon, sitting and resting. Different sections of the space are sperated from each other by level differences, rock caved arches and columns. Kitchen, storage and such service units are at this floor. . There is a rock caved corridor at north. Through this corridor common living spaces and the kitchen connected together from behind. There is a terrace in front of the places. Terrace was arranged as an open sitting area. It is covered with a tent which is big enough to cover all the terraces. Using a wooden stair in the terrace one can pass to the terraces and gardens formed by arranging the rocks at the top level.

LEGENT	CONS. TECH.		FUNCTION		ROOM		CIRCULATION	
	ROCK CAVED	MASONRY	COMMON SPACES	ROOM	SERVICE UNITS	OPEN SPACE	UNKNOWN	UNKNOWN

NOTES:

INTERVENTIONS

BATHROOMS ARE FURNISHED WITH CONTEMPORARY FURNITURES.

INDIRECT ILLUMINATION WAS PROVIDED BY LIGHTING ELEMENTS PLACED ON TOP OF THE WARDROBES AND INSIDE THE 'LAMBALIK'S'.

ARCHITECTURAL ELEMENTS SUCH AS NICHE, OCAK, LAMBALIK, ETC. IN THE ROOMS ARE USED FOR DECORATIVE PURPOSES.

ADDITION WALLS FOR SEPARATING WET SPACES AND SLEEPING UNITS

CONTEMPORARY HEATING DEVICES ARE PLACED INSIDE THE ROOMS WITHOUT CONSIDERING THEIR HARMONY WITH THE DECORATION OR WITHOUT TRYING TO HIDE THEM.

SITTING SPACES WERE FORMED WITH SEDIRS. NICHE ARE USED AS WARDROBES

COMMON SPACE WAS ENLARGED AND COLUMNS WERE COMPOSED BY CARVING ROCKS.

THERE IS A DISORDER WHICH IS TIRESOME FOR THE EYE. LOTS OF ITEMS WHICH ARE THOUGHT TO BE PECULIAR TO REGION SUCH AS 'SEDIR', CALLIRON AND LAMP WERE COLLECTED FOR DECORATION PURPOSES, BUT KEEPING SO MANY FURNITURES TOGETHER CREATE A DISORDER.

CORRIDOR ADDITION. NICHE WERE CARVED TO ITS WALLS.

INSTEAD OF A STONE BUILDING WHICH SEEMS TO BE COLLAPSED IN THE OLD PHOTOGRAPHS, A NEW ONE STOREYED BUILDING WAS BUILT IN THE COURTYARD.

THE STONE ARCHES WERE NOT RECONSTRUCTED AS SUGGESTED AT PROJECTS.

TRACES OF ARCHES WERE DESTROYED BY ADDITION WALLS

WALL ADDITIONS WERE DESTROYED THE TRACES OF ORIGINAL BUILDING. ALTERED DOORS AND WINDOWS ARE VERY DIFFERENT FROM THE ORIGINAL ONES.

THERE IS A DISORDER WHICH IS TIRESOME FOR THE EYE. LOTS OF ITEMS WHICH ARE THOUGHT TO BE PECULIAR TO REGION SUCH AS 'SEDIR', CALLIRON AND LAMP WERE COLLECTED FOR DECORATION PURPOSES, BUT KEEPING SO MANY FURNITURES TOGETHER CREATE A DISORDER.

THE TENT WHICH COVERS THE TERRACE COMPLICATE THE PERCEPTION OF FACADE.

DISORDER DECORATION IN TERRACES

TERRACE PLAN AT UPPER LEVELS

GROUND FLOOR PLAN

FIRST FLOOR PLAN

During the applications some interventions which are not suggested in the project were conducted. For example arrangement of the courtyard was not carried out according to project and a new building was built as a laundry instead of the ruined building at the southeast. On the other hand, the ruined arches which are planned to be repaired in the main building were left untouched. On the upper floor though, the section which was planned as the kitchen in the project were added to the common spaces by removing the walls and used as the breakfast hall. Again walls of the rooms which were planned as sleeping units at the upper floor were destroyed and one of them used as the TV hall and the other one is used as the kitchen.

When the interventions are reviewed generally; it is not observed that some interventions like mass additions which disturbs the courtyard-street relation or alters the open area typology have taken place. However it has been seen that the traces of the building has been destroyed, the interventions can not be perceived, wrong information have been given by making irreversible interventions.

LEGEND	CONS. TECH.		ADDITIONS		BUILDING SCALE		ALTERATIONS		BUILDING SCALE		REMOVALS		INSTALLATIONS	
	ROCK CAVED	MASONRY	MASS	SPACE	ARCHITECTURAL ELEMENT	MASS	SPACE	ARCHITECTURAL ELEMENT	MASS	SPACE	ARCHITECTURAL ELEMENT	INFRASTRUCTURE	FURNITURE	

NAME OF THE HOTEL: ÜRGÜP EVİ
ID NO: BH1

BH1 / 7

BUILDING LOT: 172 / 9

REGISTRATION STATUS OF BUILDING LOT

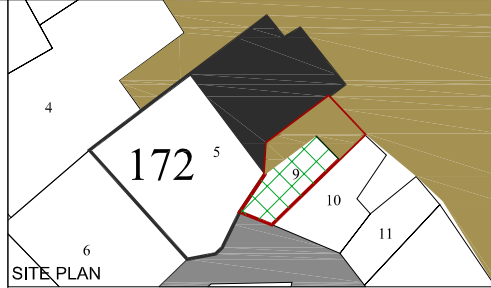
REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES			
		DATE	SOURCE	NOTES
	PHOTOGRAPHS			
	DRAWINGS			
	MEASURED DRAWINGS			
	RESTORATION PROJOCETS			
	REPORTS			
	SITE SURVEY	DRAWINGS		
		PHOTOGRAPHS		
		MOVIES		
		QUESTIONARIES		



LEGEND OF DRWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS

PLAN TYPOLOGY

A.1.1

FACADE TYPOLOGY

A.1.1

BUILDING - LOT RELATION

A.1.1

ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR	AK-2b1	GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS	M-1a	YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLIK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES: MEASURED DRAWINGS OR PROJECTS OF THIS PARCEL CAN NOT BE FOUND AT THE RELATED INSTITUTIONS.

NAME OF THE HOTEL: ÜRGÜP EVI
ID NO: BH1

BH1 / 8

DRAWINGS

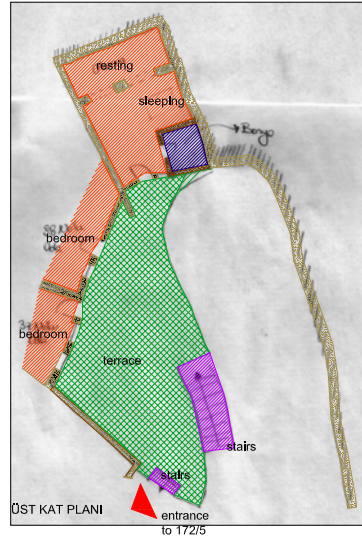
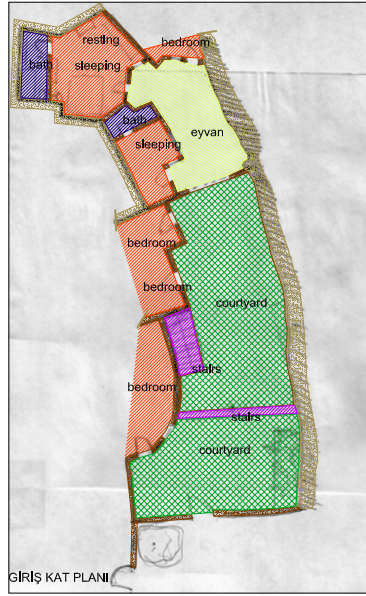
BUILDING LOT: 172 / 9

SKETCHES

DATE:2005

SOURCE: GÜNEŞ CAN

PLANS



Rock caved main building is two storeyed. All the rooms in the building are being used as sleeping units. There are 6 rooms at the ground floor. While three of the rooms are opening to the courtyard, others are opening to the semi-open space at the front. The rooms which could be searched in this floor are a twin bedded room and a suite room. While the rooms are furnished with old looking furniture, their architectural elements such as "niche", "ocak", "lambalık" are used for decorative purposes. Each room has its own bathroom. Bathrooms are furnished with contemporary furnitures.

There are three rock caved rooms at the upper floor. The room which could be searched in this floor is a suite room. Sleeping and sitting sections of the suite room has been sperated from each other by rock caved columns and arches. It has its own bathroom. Bathroom is furnished with contemporary furniture.

The rooms in this floor are opened to the terrace in front of them. At the same time this terrace is connected to the other building lot through a stairs at the south.

LEGENT	CONS. TECH.	FUNCTION	
		ROOM	COMMON SPACES
	ROCK CAVED		
	MASONRY		
			SERVICE UNITS
			WET SPACE
			CIRCULATION
			OPEN SPACE
			SEMI-OPEN SPACE
			UNKNOWN

INTERVENTIONS



ARCHITECTURAL ELEMENTS SUCH AS NICHE, OCAK, LAMBALIK, ETC. IN THE ROOMS ARE USED FOR DECORATIVE PURPOSES.



GİRİŞ KAT PLANI



ÜST KAT PLANI

INDIRECT ILLUMINATION WAS PROVIDED BY LIGHTING ELEMENTS PLACED ON TOP OF THE WARDROBES AND INSIDE THE "LAMBALIK'S".



CONTEMPORARY HEATING DEVICES ARE PLACED INSIDE THE ROOMS WITHOUT CONSIDERING THEIR HARMONY WITH THE DECORATION OR WITHOUT TRYING TO HIDE THEM.



ARCHES AND NICHE WERE CAVED FOR DECORATIVE PURPOSES IN THE ROOMS.

Bathroom, sitting and sleeping sections of the rooms separated from each other. While sitting sections in some rooms are formed by using "sedir"s, in one room at the upperfloor sitting and sleeping sections are separated from each other using some columns and arches which were formed later. While wood is used in the floors, ceilings are left as rock caving. Elements such as "niche", "ocak", "lambalık", etc. were used for decorative purposes in the rooms. It has been seen that "niche"s were used as wardrobes by adding hatches in front of them. Columns, arches and niches were caved for decorative purposes at the bed posts.

Bathrooms are separated from the spaces with the addition of stone walls. Bathrooms are furnished with contemporary furnitures, walls are covered with tiles to a certain height and roofs are left as rock caving.

Indirect illumination was provided by lighting elements placed on top of the wardrobe and inside the "lambalık"s. Contemporary heating devices are placed inside the room without considering their harmony with the decoration or without trying to hide them.

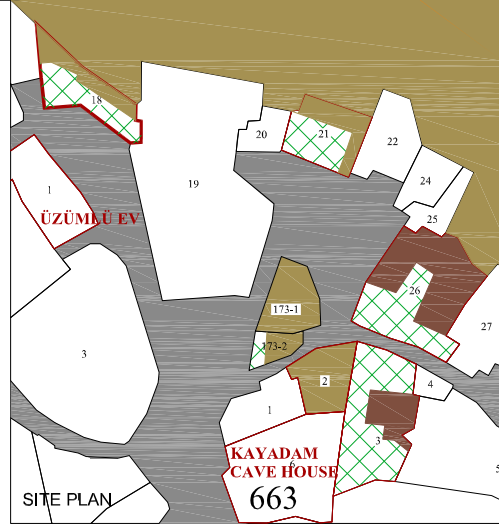
LEGEND	CONS. TECH.	ADDITIONS	INSTALLATIONS
	ROCK CAVED	ARCHITECTURAL ELEMENT	INFRASTRUCTURE
	MASONRY		FURNITURE

NAME OF THE HOTEL: ELKEP EVİ
ID NO: BH2

BH2 / 1

IDENTIFICATION

ADDRESS: Esbelli Mah. No:26	
NUMBER OF BUILDING LOTS: 5	
BUILDING LOT CADASTRAL NO: 172 / 18 - 172 / 21 - 172 / 26 - 173 / 1-173 / 2 - 663 / 2- 663 / 3	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL: HAYDAR HAYKIR	
OCCUPATION OF THE OWNER: TOURIST GUIDE	
OPENING DATE OF THE HOTEL: 2000	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	LOT	DATE	SOURCE	NOTES
		PHOTOGRAPHS	172 / 21		NEVSEHIR KORUMA KURULU
DRAWINGS	MEASURED DRAWINGS	172 / 21	1997	NEVSEHIR KORUMA KURULU	ARCH: CAVIT KARTAL
	RESTORATION PROJOCETS	172 / 18 172 / 21	2002 1997	NEVSEHIR KORUMA KURULU	ARCH: CAVIT KARTAL
SITE SURVEY	REPORTS			NEVSEHIR KORUMA KURULU	
	DRAWINGS				
	PHOTOGRAPHS				
	MOVIES				
	QUESTIONARIES				



IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	19	Elkep Evi consists of 7 traditional dwellings in the Esbelli District, (see Figure 4.15) These dwellings are located at the southern outskirts of the Esbelli kayasi, scattered in two different building blocks. Management is composed of four different parts which consists dwelling lots reused in different dates. First part of the hotel was opened to bussiness in 2000 then it was extended by the addition of new parts in time. By the end of year 2005 restoration applications of a new part was being continued. The facility is referred as a "Butique Hotel" in various sources and it has a "pension" certificate from municipality.
			VAULTED	
	NUMBER OF BEDS			
	RECEPTION			Accomodation and breakfast services are provided in the facility which has 19 rock caved and 2 vaulted rooms with 41 beds capacity. Services such as local food, laundry and internet access from a common space are provided on demand at the hotel. But other than these no other special services are provided.
	MANAGER ROOM			
	OFICE			There are seperate spaces reserved for the management such as office, reception and management room in the hotel. With the ongoing restoration applications a rock caved "bar" was being added to the hotel. Sleeping units of the hotel are scattered through the different dwelling lots of the hotel. There are telephones in the rooms in which handcrafted products were used. There are showers in the bathrooms of the standart rooms and jacuzzis in the bathrooms of the suite rooms.
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			
	BREAKFAST SALOON			
	KITCHEN			
	LAUNDRY			
	STORAGE			
	ROOMS FOR EMPLOYEE (CHANGING ROOM, REFACTORY, ETC)			There are two other persons in the managing positions of the facility, other then the owner of the facility himself. Moreovere there are 7 other employees working there. Management has no seasonal employees and has two qualified personel. Average age of the employees is around 30. They can speak English, Italian and Japan and they are from Cappadocia region.
	NOTES			

NAME OF THE HOTEL: ELKEP EVI
ID NO: BH2

BH2 / 2

BUILDING LOT: 172 / 18

REGISTRATION STATUS OF BUILDING LOT

REGISTERED

NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING

SERVICE UNIT

OTHER

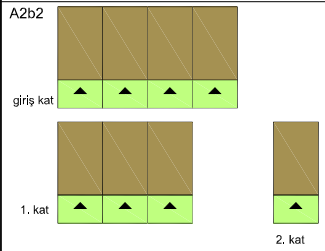
SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	DATE	SOURCE	NOTES
		PHOTOGRAPHS		
DRAWINGS	MEASURED DRAWINGS			
	RESTORATION PROJOCETS	2002	NEVSEHIR KORUMA KURULU	ARÇH: CAVIT KARTAL
REPORTS			NEVSEHIR KORUMA KURULU	
SITE SURVEY	DRAWINGS			
	PHOTOGRAPHS			
	MOVIES			
	QUESTIONARIES			

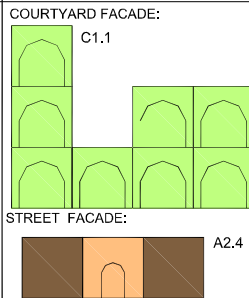


LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS

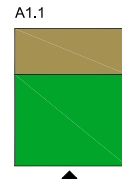
PLAN TYPOLOGY



FAÇADE TYPOLOGY



BUILDING - LOT RELATION



ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: ELKEP EVI
ID NO: BH2

BH2 / 3

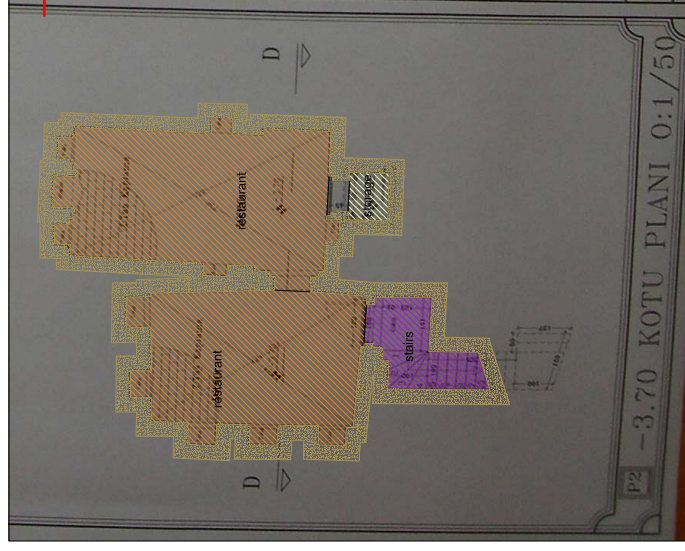
DRAWINGS BUILDING LOT: 172 / 18

RESTORATION PROJECTS

DATE:2002 ARCH: CAVIT KARTAL SOURCE: NEVŞEHİR KORUMA KURULU

PLANS

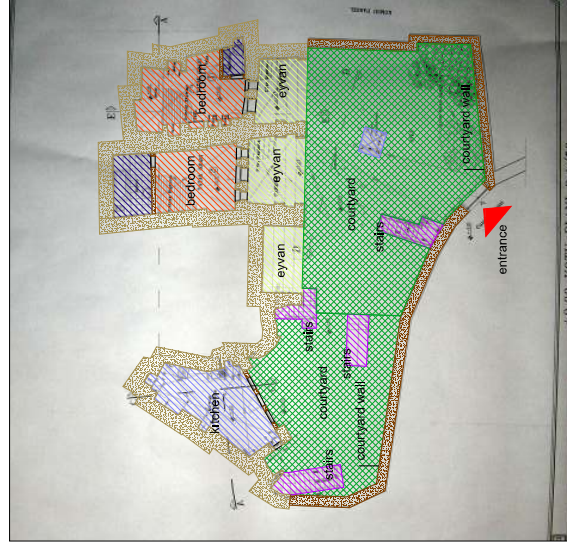
SECTIONS AND ELEVATIONS



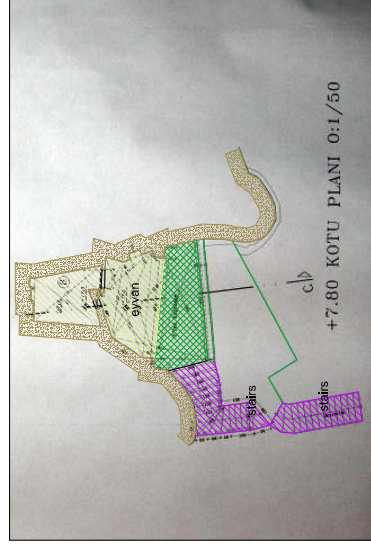
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

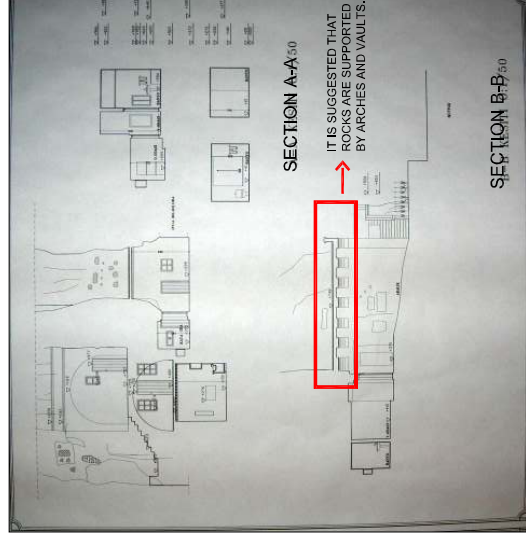


BASEMENT FLOOR PLAN



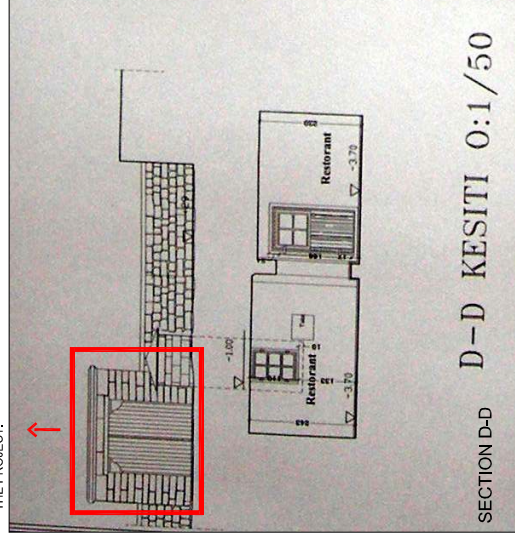
+7.80 KOTU PLANI 0:1/50

COURTYARD HAS TWO DIFFERENT LEVELS. TRANSFORMATION OF SPACES AT GROUND FLOOR TO A KITCHEN AND TWO BEDROOMS IS SUGGESTED.

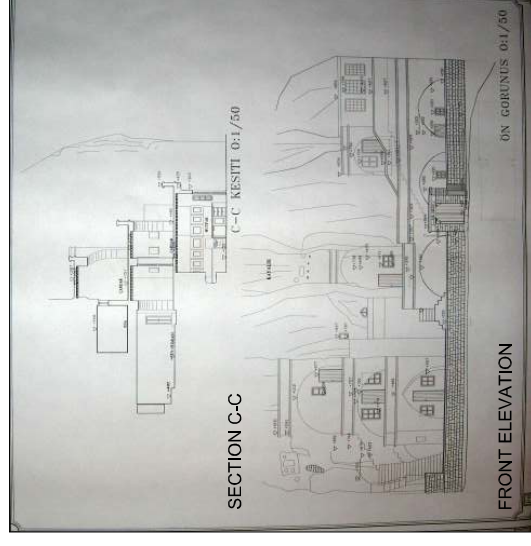


SECTION A-A/50

SECTION B-B/50

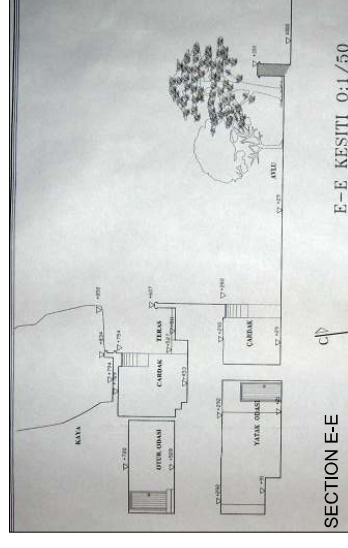


SECTION D-D 0:1/50



SECTION C-C 0:1/50

FRONT ELEVATION



SECTION E-E 0:1/50

LEGENT

ROCK CAVED
MASONRY

ROOM
COMMON SPACES

SERVICE UNITS
WET SPACE

OPEN SPACE
SEMI-OPEN SPACE

CIRCULATION
UNKNOWN

NOTES:

NAME OF THE HOTEL: ELKEP EVİ
ID NO: BH2

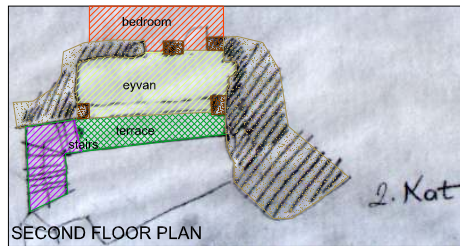
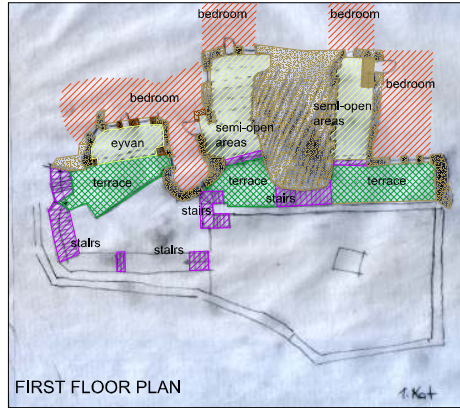
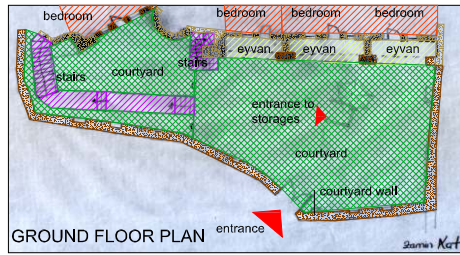
BH2 / 4

DRAWINGS

BUILDING LOT: 172 / 18

SKETCHES

SOURCE: GÜNEŞ CAN



There are 4 rock caved sleeping units in the ground floor. All of the rooms open to the courtyard. 3 of the room have "eyvan"s in front of them. "Eyvan"s are used as semi-open sitting areas belonging to the rooms.

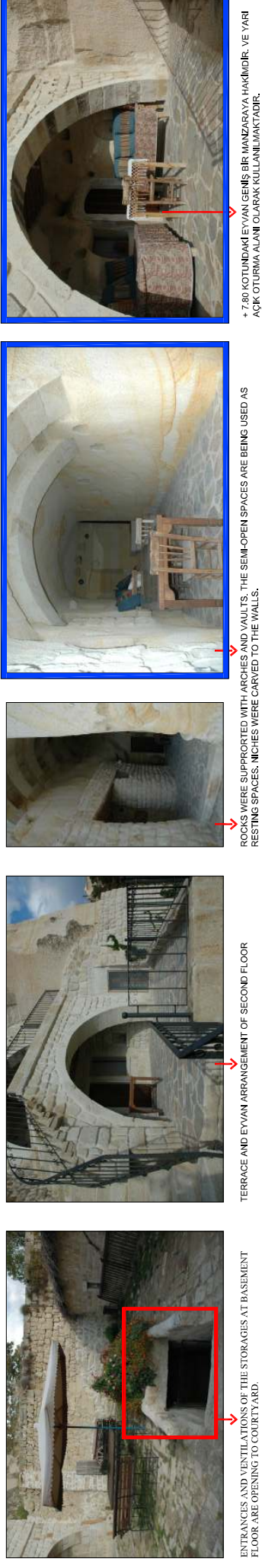
There are 5 rock caved sleeping units in the upper floor which can be reached by two different staircases. One can reach to these units from the terraces passing through "eyvan"s or semi-open areas. Semi-open spaces between the rocks in this floor are used as the circulation areas and supported with vaults and arches. There are niches at the walls of these sections which also includes the sitting sections.

There is only one sleeping unit at the third floor of the building. This rock caved room is opening to the terrace through the "eyvan" in front of it. "Eyvan" is used as a semi-open sitting area. This room which is a suite has its own bathroom and study room inside. There are "niche"s at the rock walls.

Below the ground level of the building there is a basement floor. There are storages in the basement. Entrances and ventilations of these storages are opening to the courtyard.

LEGENT	CONS. TECH.		FUNCTION							
	ROCK CAVED	MASONRY	ROOM	COMMON SPACES	SERVICE UNITS	WET SPACE	CIRCULATION	OPEN SPACE	SEMI-OPEN SPACE	UNKNOWN

INTERVENTIONS



LEGENT		CONSTR. TECH.		ADDITIONS		ALTERATIONS		BUILDING SCALE		REMOVALS		INSTALLATIONS	
	ROCK CAVED		MASONRY		MASS		SPACE		ARCHITECTURAL ELEMENT		MASS		SPACE
	ARCHITECTURAL ELEMENT		MASS		SPACE		ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT		INFRASTRUCTURE		FURNITURE

NAME OF THE HOTEL: ELKEP EVI
ID NO: BH2

BH2 / 6

BUILDING LOT: 172 / 21

REGISTRATION STATUS OF BUILDING LOT

REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER

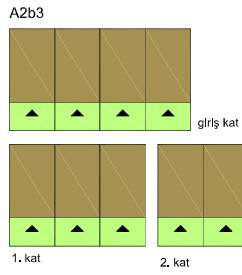
SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES		DATE	SOURCE	NOTES
		PHOTOGRAPHS	1997	NEVSEHIR KORUMA KURULU	
		DRAWINGS	1997	NEVSEHIR KORUMA KURULU	ARCH: CAVIT KARTAL
		MEASURED DRAWINGS RESTORATION PROJOCETS	1997	NEVSEHIR KORUMA KURULU	ARCH: CAVIT KARTAL
REPORTS			NEVSEHIR KORUMA KURULU		
SITE SURVEY		DRAWINGS			
		PHOTOGRAPHS			
		MOVIES			
		QUESTIONARIES			

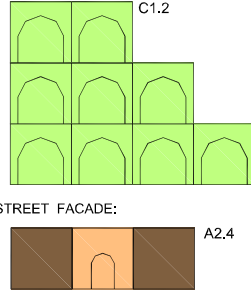


LEGEND OF DRWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS

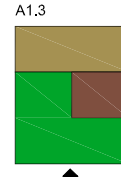
PLAN TYPOLOGY



FACADE TYPOLOGY



BUILDING - LOT RELATION



ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLIK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: ELKEP EVI
ID NO: BH2

BH2 / 7

DRAWINGS

BUILDING LOT: 172 / 21

MEASURED DRAWINGS

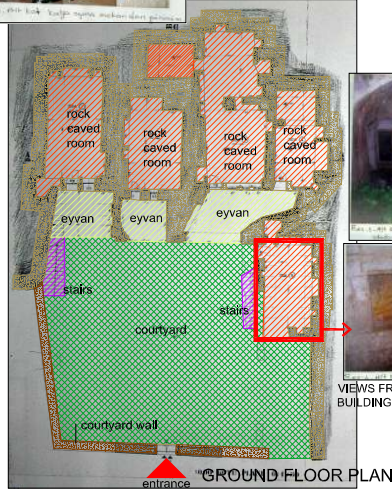
DATE:1997 ARCH : CAVİT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU

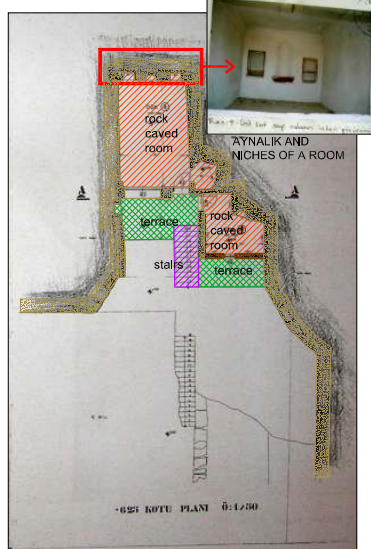
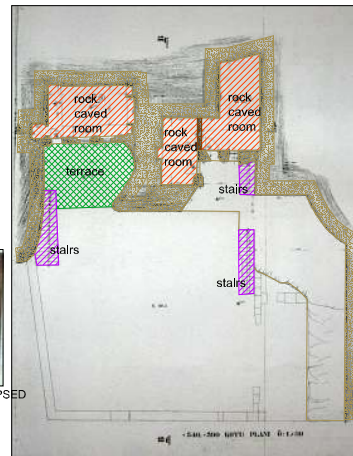
PLANS, SECTIONS, ELEVATIONS



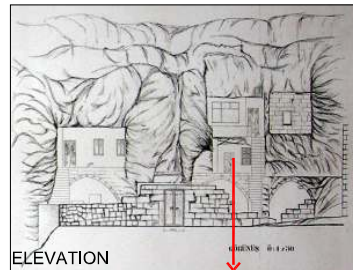
VIEW FROM A ROCK CAVED ROOM AT GROUND FLOOR



VIEWS FROM PARTIALLY COLLAPSED BUILDING IN COURTYARD



AYNALIK AND NICHES OF A ROOM

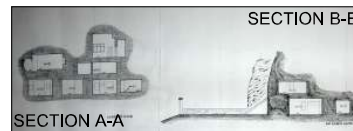


IT IS UNDERSTOOD FROM THE DRAWINGS AND OLD PHOTOGRAPHS THAT SOME WALLS AND ARCHES OF THE BUILDING WERE PARTIALLY COLLAPSED

SOME OF THE WALLS WERE UNQUALIFIED AND IT HAD ALSO UNQUALIFIED DOORS AND WINDOWS



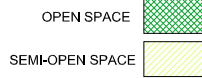
SECTION B-B



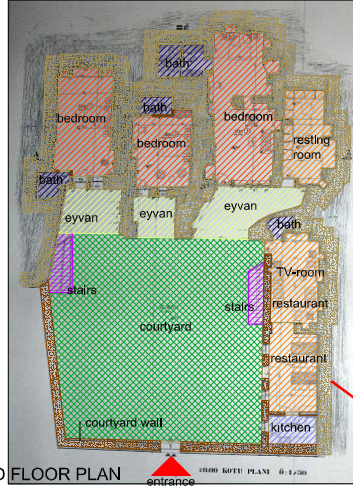
LEGEND
CONS. TECH.



FUNCTION



ROOMS AT FIRST FLOOR WERE ARRANGED AS THREE BEDROOMS AND A RESTING ROOM.



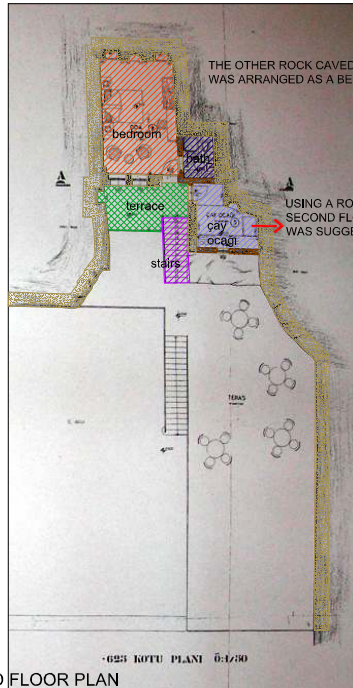
GROUND FLOOR PLAN

ROOMS AT FIRST FLOOR WERE ARRANGED AS BEDROOMS.



FIRST FLOOR PLAN

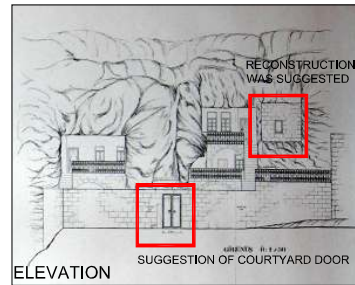
RECONSTRUCTION OF PARTIALLY COLLAPSED BUILDING AND TRANSFORMATION IT TO COMMON SPACES ARE SUGGESTED



SECOND FLOOR PLAN

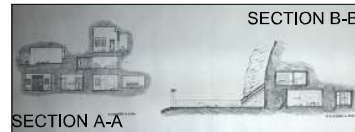
THE OTHER ROCK CAVED ROOM WAS ARRANGED AS A BEDROOM

USING A ROCK CAVED ROOM AT SECOND FLOOR AS "CAY OCAĞI" WAS SUGGESTED



ELEVATION

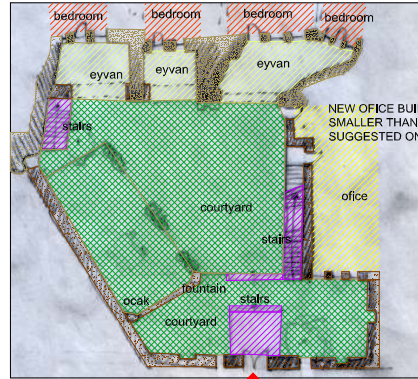
RECONSTRUCTION OF PARTIALLY COLLAPSED WALLS AND ARCHES WAS SUGGESTED.



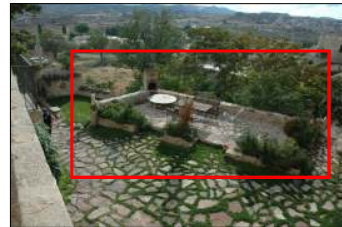
SECTION A-A

SECTION B-B

LEGENT	CONS. TECH.	FUNCTION	
		ROOM	COMMON SPACES
ROCK CAVED			
MASONRY			



GROUND FLOOR PLAN



There are 4 rock caved sleeping units at the ground floor. The rooms open from the "eyvan"s to the semi-open spaces in front of them. "Eyvan"s are arranged as semi-open sitting areas. Again at this floor, there is a masonry single storeyed building connected to the main building. Office units and common spaces are in this building.

One can reach to the top floor of the building from the courtyard with two different staircases. Rooms open to the semi-open spaces in front of them. Roof of the stone building at the ground floor is being used as a terrace at this floor.



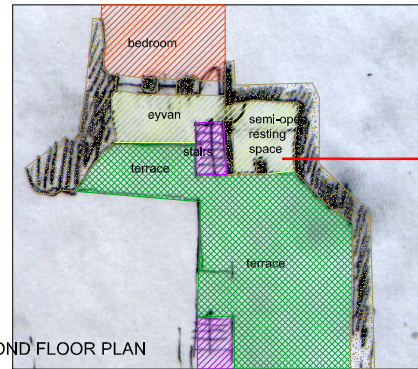
FIRST FLOOR PLAN



THE SPACE WHICH WAS SUGGESTED AS "CAY OCAGI" IS USED AS SEMI-OPEN RESTING SPACE

UNQUALIFIED WALLS WERE REMOVED A COLUMN WAS ADDED

There is one rock caved room at the third floor of the building. One can reach to this room which opens to an "eyvan" in front from the terrace of the lower room by a staircase. Again a semi-open space is arranged as a resting area in this floor.



SECOND FLOOR PLAN

LEGENT	CONS. TECH.	FUNCTION		ROOM		SERVICE UNITS		OPEN SPACE	
		ROCK CAVED	MASONRY	COMMON SPACES	OFFICES	WET SPACE	CIRCULATION	SEMI-OPEN SPACE	UNKNOWN

INTERVENTIONS



GROUND FLOOR PLAN



INSTEAD OF THE PLACE WHICH IS SHOWN AS PARTIALLY COLLAPSED IN THE MEASURED DRAWINGS AT THE EAST OF THE COURTYARD, A NEW SINGLE STOREY MASONRY BUILDING WAS BUILT TO BE USED AS AN OFFICE AND COMMON SPACES. HOWEVER THIS NEW BUILDING IS SMALLER THAN IT IS PLANNED IN THE RESTORATION PROJECT WHERE IT WAS EXTENDING ALONG THE ENTIRE EAST WALL.



NEW COURTYARD DOOR IS DIFFERENT THAN THE ORIGINAL ONE OR SUGGESTED ONE AT RESTORATION PROJECT



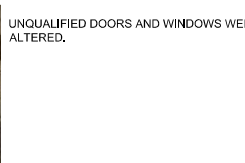
FIRST FLOOR PLAN



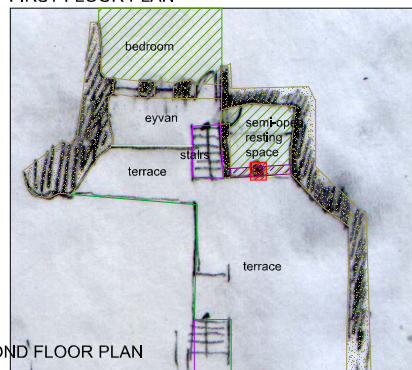
THE SLEEPER ROOM IN THE FIRST FLOOR WAS EXTENDED BY CARVING ROCKS AND SITTING AND SLEEPING PARTS WERE SEPARATED FROM EACH OTHER BY ROCK CAVED COLUMNS AND ARCHES.



PARTIALLY COLLAPSED WALLS AND ARCHES WERE RECONSTRUCTED



UNQUALIFIED DOORS AND WINDOWS WERE ALTERED.



SECOND FLOOR PLAN



OPEN AND SEMI-OPEN SPACES WERE ARRANGED.

EYVANS WERE ARRANGED AS SEMI-OPEN RESTING SPACES.



LEGEND		CONSTR. TECH.		ALTERATIONS		REMOVALS		INSTALLATIONS	
ADDITIONS	MASS			MASS		MASS		FURNITURE	
	SPACE			SPACE		SPACE			
	ARCHITECTURAL ELEMENT			ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT			

NAME OF THE HOTEL: ELKEP EVİ
ID NO: BH2

BH2 / 11

BUILDING LOT: 172 / 26

REGISTRATION STATUS OF BUILDING LOT

REGISTERED

NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

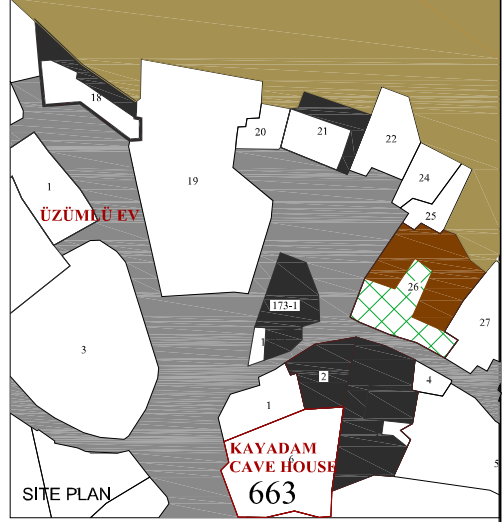
MAIN BUILDING

SERVICE UNIT

OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES		DATE	SOURCE	NOTES	
		PHOTOGRAPHS				
		DRAWINGS	MEASURED DRAWINGS RESTORATION PROJETS			
		REPORTS				
SITE SURVEY		DRAWINGS				
		PHOTOGRAPHS				
		MOVIES				
		QUESTIONARIES				



LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJETS	SKETCHES	INTERVENTIONS
--------------------	-------------------	---------------------	----------	---------------

PLAN TYPOLOGY

FACADE TYPOLOGY

BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

INTERVENTIONS



EYVANS WERE ARRANGED AS
SEMI-OPEN RESTING SPACES.



COURTYARD DOORS

One can enter the lot through two courtyard doors, one at the west and the other one is at the south. The courtyard, which is at a higher elevation than the entrances, can be reached by staircases. There are bedrooms in the buildings at this lot. But sketches of these bedrooms can not be drawn since it was not possible to enter the rooms.

It can be understood that some of the stone walls were newly built according to the traces from the buildings. Doors and windows in the building were altered later.

NAME OF THE HOTEL: ELKEP EVİ
ID NO: BH2

BH2 / 13

BUILDING LOT: 663 / 3

REGISTRATION STATUS OF BUILDING LOT

REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES		DATE	SOURCE	NOTES
		PHOTOGRAPHS			
DRAWINGS	MEASURED DRAWINGS				
	RESTORATION PROJOCETS				
REPORTS					
SITE SURVEY	DRAWINGS				
	PHOTOGRAPHS				
	MOVIES				
	QUESTIONARIES				



LEGEND OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS

PLAN TYPOLOGY

FACADE TYPOLOGY

BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

INTERVENTIONS



The building located at the lot no 663 / 3 is used as common spaces like resting section, dining room and as service units like kitchen and toilet. It is a single storeyed masonry building opening to the garden. This building is overlooking the general scenery of Urgüp. During the good weather conditions dinner is served to the guests at this garden.



ARCHITECTURAL ELEMENTS SUCH AS "AYNALIK", STATUE, FOUNTAIN, COLUMN WERE ADDED TO THE BUILDING



FURNISHING IS SIMPLE WITH OLD/OLD LOOKING FURNITURES.THERE IS A OVERALL UNITY IN THE FURNISHING.

ILLUMINATION IS PROVIDED DIRECTLY BY THE UNITS HANGING FROM THE CEILING.

NAME OF THE HOTEL: ELKEP EVI
ID NO: BH2

BH2 / 15

BUILDING LOT: 663 / 2

REGISTRATION STATUS OF
BUILDING LOT

REGISTERED

NOT REGISTERED

FORMER FUNCTION
OF THE BUILDING
BEFORE
RESTORATION

MAIN BUILDING

SERVICE UNIT

OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	DATE	SOURCE	NOTES
		PHOTOGRAPHS		
DRAWINGS	MEASURED DRAWINGS			
	RESTORATION PROJECTS			
REPORTS				
SITE SURVEY	DRAWINGS			
	PHOTOGRAPHS			
	MOVIES			
	QUESTIONARIES			



LEGEND OF
DRAWINGS

MEASURED
DRAWINGS

RESTORATION
PROJECTS

SKETCHES

INTERVENTIONS

PLAN TYPOLOGY

FACADE TYPOLOGY

BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES: NEVŞEHİR KORUMA KURULUNDAN YAPIYA AİT ROLOVE VE RESTORASYON PROJESİ ÇİZİMLERİ VE YAPININ 1997 YILINDA ÇEKİLMİŞ FOTOGRAFLARI ALINMIŞTIR.

INTERVENTIONS



Restoration works of the dwelling located at the lot no 663 / 2 were continuing by the end of year 2005. It has been planned to use 4 rock caved rooms of this dwelling as bedrooms.



Architectural elements such as "niche", "aynalık" were caved to the walls, as well as carving the walls for cleaning purposes. rooms are being separated by addition of stone walls.

Bathrooms are being separated from each room by the additional walls. They are built by using concrete bricks.



A RESTING SPACE IS ARRANGED BY CONSTRUCTION STONES TO A CERTAIN LEVEL.



ARCHITECTURAL ELEMENTS SUCH AS "AYNALIK", NICHE, WERE ADDED TO THE BUILDING BY CARVING ROCKS OR CONSTRUCTING STONES.



"AYNALIK" WHICH WILL BE ADD TO SPACES



CONSTRUCTION OF CONCRETE BRICK WALLS



WET SPACES ARE SAPERATED FROM THE ROOMS BY WALL ADDITIONS. THESE ADDITION WALLS ARE MOSTLY CONSTRUCTED BY CONCRETE BRICK.



CONCRETE BRICK WALLS WERE CONSTRUCTED TO A CERTAIN LEVEL IN A WET SPACE



PLUMBINGS ARE INSTALLED IN SIDE THESE CONCRETE BRICK WALLS

NAME OF THE HOTEL: ELKEP EVİ
ID NO: BH2

BH2 / 17

BUILDING LOT:172 /1- 2

REGISTRATION STATUS OF BUILDING LOT	REGISTERED	
	NOT REGISTERED	///

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	MAIN BUILDING	///
	SERVICE UNIT	
	OTHER	

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES		DATE	SOURCE	NOTES	
		PHOTOGRAPHS				
		DRAWINGS	MEASURED DRAWINGS			
			RESTORATION PROJETS			
	REPORTS					
	SITE SURVEY	DRAWINGS				
		PHOTOGRAPHS			///	
		MOVIES				
		QUESTIONARIES			///	



LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJETS	SKETCHES	INTERVENTIONS
--------------------	-------------------	---------------------	----------	---------------

PLAN TYPOLOGY	FACADE TYPOLOGY	BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS			
NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR	///	GUSULHANE	
BUILDING DOOR	///	PABUÇLUK	
WINDOWS	///	ŞİRAHANE	
STAIRS	///	YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE	///	COLUMNS	///
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

INTERVENTIONS



The buildings which are at the 173/1-2 lot of the facility are located below the elevation of the road. While the units in 172/1 lot are used as offices and the reception, construction of the units which are planned to be used as bar were being continued by the end of year 2005. The buildings in these two lots connected to each other from inside.



PHOTOGRAPH BY GUNES CAN IN MAY 2005.



PHOTOGRAPH BY GUNES CAN IN OCTOBER 2005.

COURTYARD WALLS, SEPERATING THE STREET AND BUILDINGS FROM EACH OTHER WERE DESTROYED IN 2005.



PHOTOGRAPH BY GUNES CAN IN MAY 2005.



PHOTOGRAPH BY GUNES CAN IN OCTOBER 2005.

THE DOORS AT THE ENTERANCES OF THE BUILDINGS WERE ALTERED. WINDOWS WERE ADDED AT THE TOP AND SIDES OF RECEPTION ENTERANCE.



OFFICE AT RECEPTION



SITTING SPACE OF RECEPTION. COLUMNS WERE CARVED FROM ROCKS.



VIEWS FROM BAR

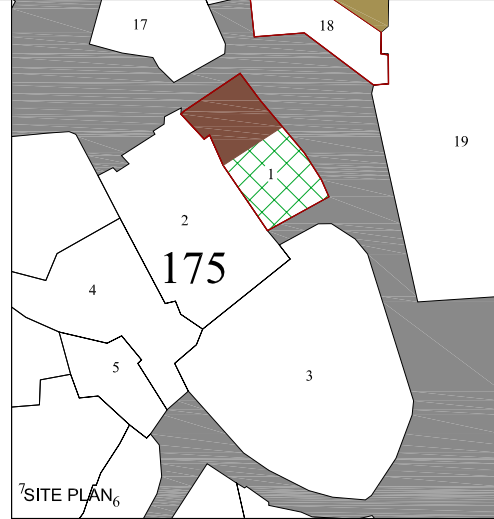
DIFFERENT SPACES AT DIFFERENT LEVELS WERE CONNECTED TO FORM THE SPACE WHICH IS PLANNED AS BAR. THE PLACE WAS EXTENDED BY CARVING ROCKS.

NAME OF THE HOTEL: ÜZÜMLÜ EV
ID NO: BH3

BH3/ 1

IDENTIFICATION

ADDRESS: Esbelli Mah. No:6	
NUMBER OF BUILDING LOTS: 1	
BUILDING LOT CADASTRAL NO: 175 / 1	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL: KISMET ÇİNER	
OCCUPATION OF THE OWNER:	
OPENING DATE OF THE HOTEL: 2002	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	LOT	DATE	SOURCE	NOTES
		PHOTOGRAPHS			
DRAWINGS	MEASURED DRAWINGS				
	RESTORATION PROJOCETS				
SITE SURVEY	REPORTS				
	DRAWINGS				
	PHOTOGRAPHS				
	MOVIES				
	QUESTIONARIES				



IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	2	Üzümlü Ev is located at the Esbelli District which is inside the 1. degree natural sit area and urban sit area. It is composed of single traditional dwelling lot. Establishment was opened to bussiness in 2002. This accommodation unit is referred as a "Boutique Hotel" in various sources "and it has a "pension" certificate from municipality.
		VAULTED	1	
	NUMBER OF BEDS		6	Accommodation and breakfast services are provided In the faciltly which has 3 bedrooms consisting 2 rock caved and 1 vaulted rooms. It has a suite room with its own sitting room and kitchen. Each room has its own seperate bathroom. There are no reception, breakfast room, management room or such places in the facility and there is not any special services.
	RECEPTION			There are three other persons in working in the facility, other then the owner of the facility herself. One of them is a seasonal worker. None of the employees are skilled. Average age of the workers' is around 30 and they are from Cappadocia region.
	MANAGER ROOM			
	OFFICE			
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			
	BREAKFAST SALOON			
	KITCHEN			
	LAUNDRY			
	STORAGE			
ROOMS FOR EMPLOYEEE (CHANGING ROOM, REFACTORY, ETC)				
NOTES				

NAME OF THE HOTEL: ÜZÜMLÜ EV
ID NO: BH3

BH3 / 2

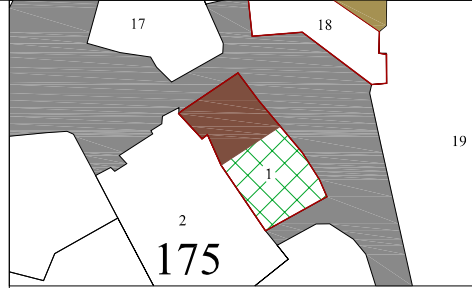
BUILDING LOT: 175 / 1

REGISTRATION STATUS OF BUILDING LOT

REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER



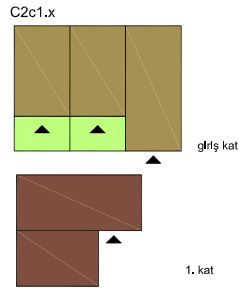
SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	DATE	SOURCE	NOTES
		PHOTOGRAPHS		
DRAWINGS	MEASURED DRAWINGS			
	RESTORATION PROJOCETS			
	REPORTS			
SITE SURVEY	DRAWINGS			
	PHOTOGRAPHS			
	MOVIES			
	QUESTIONARIES			

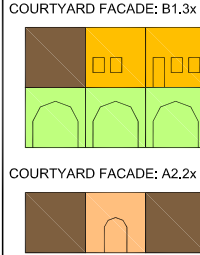


LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS

PLAN TYPOLOGY



FACADE TYPOLOGY



BUILDING - LOT RELATION



ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: ÜZÜMLÜ EV
ID NO: BH3

BH3 / 3

DRAWINGS

BUILDING LOT: 175 / 1

SKETCHES

DATE:2005

SOURCE: GÜNEŞ CAN

PLANS

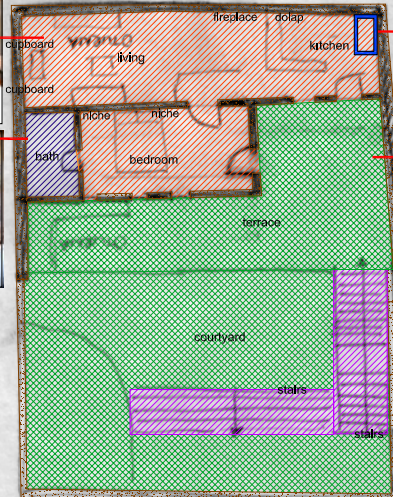


LIVING ROOM OF ARGEUS SUITE



BATH ROOM OF ARGEUS SUITE

ARGEUS SUITE IS AT THE FIRST FLOOR OF THE BUILDING. IT HAS OWN LIVINGROOM AND KITCHEN.



KITCEHEN



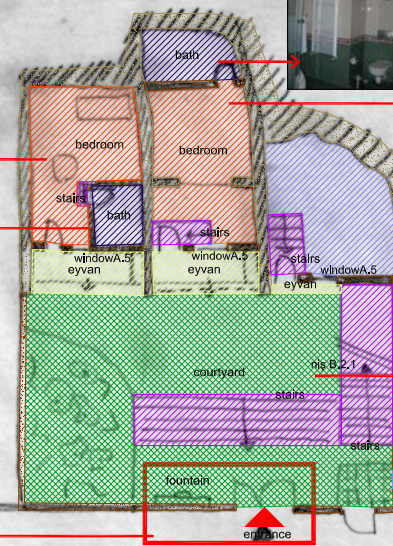
VIEW OF TERRACE

FIRST FLOOR PLAN

EYVANS WERE ARRAGED AS SEMI-OPEN RESTING SPACES.



PERSIAN ROOM



SINASSOS DELUXE ROOM



GROUND FLOOR PLAN

LEGENT	CONS. TECH.		FUNCTION				
	ROCK CAVED		ROOM		SERVICE UNITS		OPEN SPACE
MASONRY		COMMON SPACES		WET SPACE		SEMI-OPEN SPACE	
				CIRCULATION		UNKNOWN	

NAME OF THE HOTEL: ÜZÜMLÜ EV
ID NO: BH3

BH3/ 4

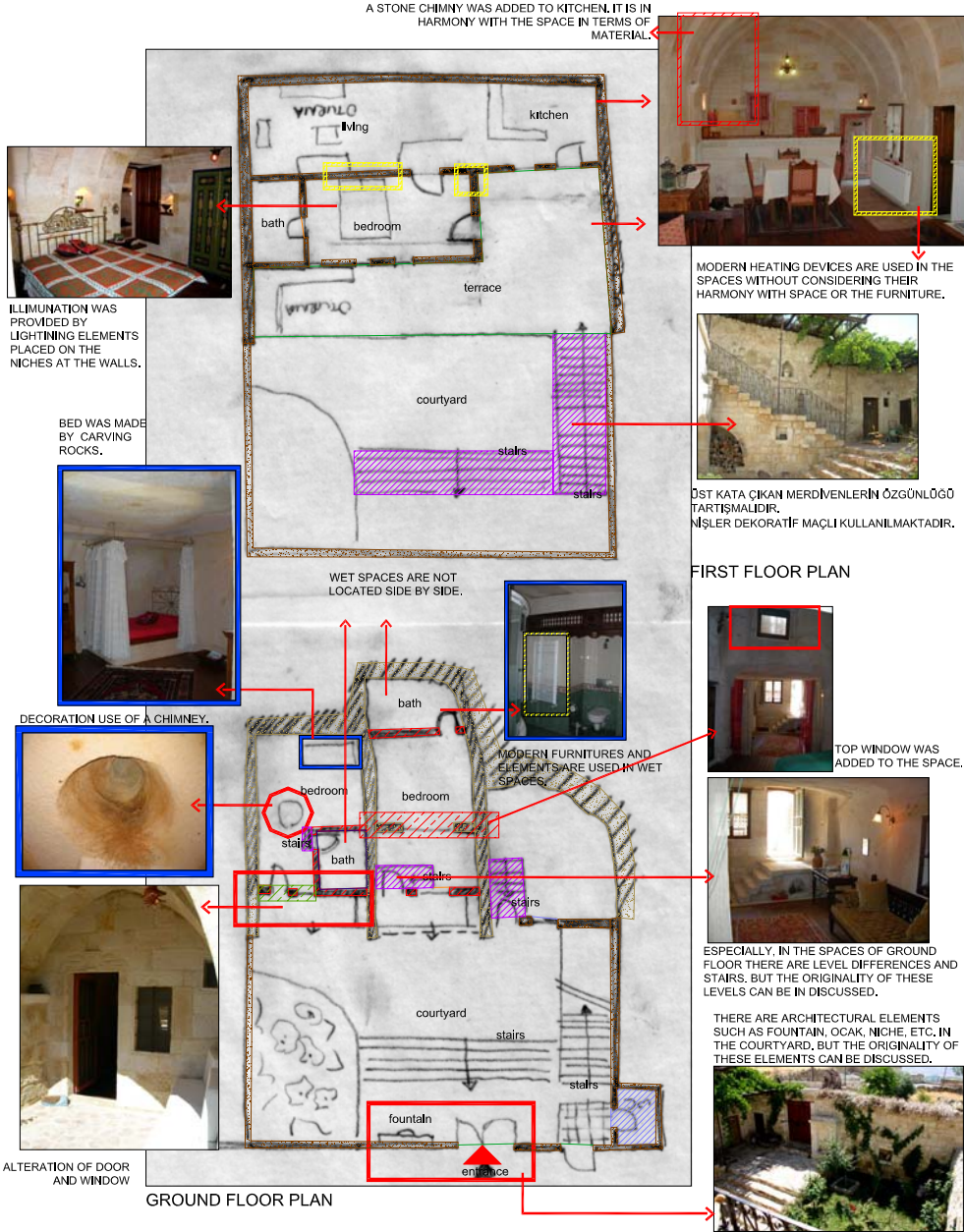
DRAWINGS

BUILDING LOT: 175/ 1

INTERVENTIONS

DATE:2005

SOURCE: GÜNEŞ CAN



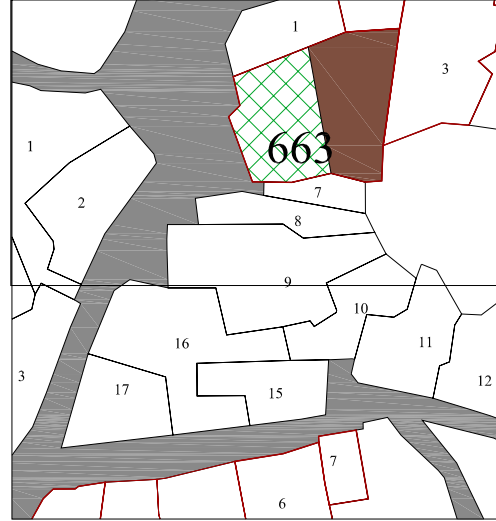
LEGENT	ADDITIONS			ALTERATIONS			REMOVALS			INSTALLATIONS			
	MASS		MASS		MASS		INFRA-STRUCTURE		SPACE		SPACE		FURNITURE
ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT									

NAME OF THE HOTEL: KAYADAM CAVE HOUSE
ID NO: BH4

BH4/ 1

IDENTIFICATION

ADRESS: Esbelli Mah. No:6	
NUMBER OF BUILDING LOTS: 1	
BUILDING LOT CADASTRAL NO: 663 / 6	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL: KISMET ÇİNER	
OCCUPATION OF THE OWNER:	
OPENING DATE OF THE HOTEL: 2000	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	LOT	DATE	SOURCE	NOTES
		PHOTOGRAPHS			
DRAWINGS	MEASURED DRAWINGS				
	RESTORATION PROJETS				
REPORTS					
SITE SURVEY	DRAWINGS				
	PHOTOGRAPHS				
	MOVIES				
	QUESTIONARIES				



IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS		ROCK CAVED	6
			VAULTED	0
NUMBER OF BEDS				13
RECEPTION				
MANAGER ROOM				
OFFICE				
COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)				
RESTAURANT				
BREAKFAST SALOON				
KITCHEN				
LAUNDRY				
STORAGE				
ROOMS FOR EMPLOYEE (CHANGING ROOM, REFACTORY, ETC)				
NOTES				

Kayadam Cave House is located at the Esbelli District which is inside the 1. degree natural sit area and urban sit area. (see Figure 4.35) It is composed of one traditional dwelling lot. Establishment was opened to business in 2000. This dwelling unit is referred as a "Boutique Hotel" in various sources and it has a pension management certificate.

Accommodation and breakfast services are provided in the establishment which has 5 rock caved rooms with a bed capacity of 13. Services such as laundry, breakfast, internet and access from a common place are provided in the establishment. Dinner service is optional. Other these; there are no other services provided at the hotel.

There are common spaces such as breakfast saloon, resting room and service units such as kitchen and storage in the facility. There are also spaces reserved for the hotel management such as special office, reception and manager room at the hotel. There are phones as a communication device in the rooms where handcrafted products are used. Each room has a study section. There are showers in the standart rooms and jacuzzis in the suite rooms.

Owner of the hotel runs the Üzümlü Evi at the same time. There are three other persons in working in the facility, other then the owner of the facility herself. One of them is a seasonal worker. None of them are skilled persons. Average age of the employees is around 30 and they are from Cappadocia region.

NAME OF THE HOTEL: KAYADAM CAVE HOUSE
ID NO: BH4

BH4 / 2

BUILDING LOT: 663 / 6

REGISTRATION STATUS OF BUILDING LOT

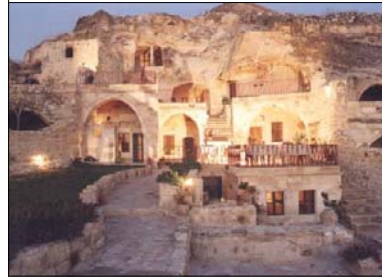
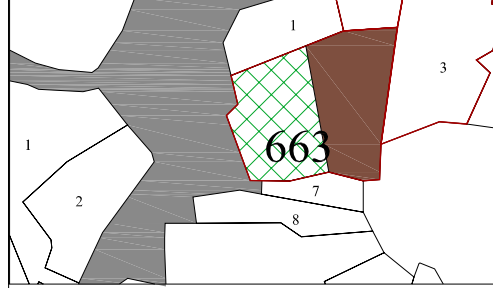
REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER

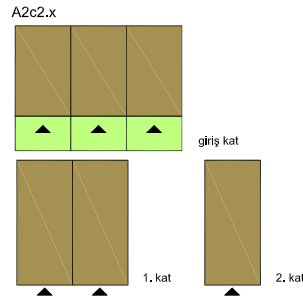
SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES			
		DATE	SOURCE	NOTES
	PHOTOGRAPHS			
	DRAWINGS	MEASURED DRAWINGS		
		RESTORATION PROJOCETS		
	REPORTS			
	SITE SURVEY	DRAWINGS		
		PHOTOGRAPHS		
		MOVIES		
		QUESTIONARIES		

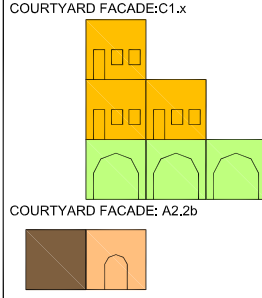


LEGEND OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS

PLAN TYPOLOGY



FACADE TYPOLOGY



BUILDING - LOT RELATION



ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

PLANS

RECEPTION IS AT GROUND FLOOR. IT IS ALSO USED AS MANAGER ROOM. BEHIND THE RECEPTION THERE IS A BEDROOM FOR EMPLOYEE.

bedroom for employee
reception
bar
fountain
storage
courtyard
laundry
boiler room
entrance

A ROCK CAVED ROOM IS USED AS KITCHEN AT FIRST FLOOR.

kitchen
bedroom
bath
common space
storage
eyvan
arch
terrace
garden
courtyard
entrance

BAR UNIT THAT ADDED TO THE BUILDING BY CARVING ROCK.

SERVICE UNITS SUCH AS LAUNDRY, BOILER ROOM ARE LOCATED UNDER GROUND.

A FOUNTAIN AT THE COURTYARD.

There are common places such as reception, bar, etc and service spaces such as storage, laundry, boiler room in spaces at the entrance elevation and in spaces below the ground elevation.

The reception at the entrance elevation is also being used as the management room. Right behind this place there is a bedroom for the employees.

One can reach the rock caved main building with the staircase next to the reception. At the first floor of the main building there are a common space, which is used as the sitting room and breakfast saloon at the same time, kitchen and 2 bedrooms. Spaces open to the "eyvan"s and terraces in front of them. "Eyvan"s in front of the rooms are being used as the resting corners at the same time. Each room has its own bathroom.

There are 2 rock caved rooms at the second floor of the building and 1 rock caved room at the third floor. Similarly these rooms open to "eyvan"s and terraces. They have their own bathrooms.

EYVANS ARE USED AS SEMI-OPEN RESTING SPACES.

IT HAS TERRACES AT DIFFERENT LAYERS

MOST ROOMS ARE OPENED TO A TERRACE IN FRONT OF THEM.

LEGENT	CONS. TECH.	ROCK CAVED		FUNCTION	ROOM		SERVICE UNITS		OPEN SPACE	
		MASONRY			COMMON SPACES		WET SPACE		SEMI-OPEN SPACE	
					OFFICE SPACES		CIRCULATION		UNKNOWN	

IT IS STILL CONTINUE TO CARVE ROOMS UNDER GROUND.

BAR UNIT THAT ADDED TO THE BUILDING BY CARVING ROCK.

FOUNTAIN ADDITION AT COURTYARD

CHIMNEY ADDITION

ROCK CAVED ROOM IS USED AS A KITCHEN.

WORKBENCH OF THE KITCHEN WAS OBTAINED BY CARVING ROCK.

ROCK COLUMN IN THE ROOM IS SEPARATING SLEEPING AND SITTING PARTS AND USED AS DECORATIVE ELEMENT.

"TANDIR" IN A SPACE IS USED AS A DECORATIVE ELEMENT

NICHES ON ROCK WALLS ARE USED DECORATIVE PURPOSES, WITH A WINDOW LIGHTNING OF KITCHEN WAS PROVIDED.

DIRECT ILLUMINATION WAS PROVIDED BY THE LIGHTING DEVICES HANGING FROM THE CEILINGS.

EYVANS ARE USED AS SEMI-OPEN RESTING SPACES.

NICHES ON WALLS ARE USED AS DECORATIVE ELEMENTS.

MODERN HEATING DEVICES ARE USED IN THE SPACES, THEY ARE LOCATED IN NICHES THAT CARVED INTO ROCKS AND IT IS TRIED TO BE HIDDEN BY COVERING THEM WITH CLOTHES.

ADDITION OF BATHROOM, USING STONE AS A CONSTRUCTION MATERIAL IS HARMONIOUS WITH THE BUILDING IN TERMS OF MATERIAL BUT IT CHANGES THE FACADE.

BATHROOMS WERE FURNISHED WITH MODERN FURNITURES, THEY WERE TILED WITH NEW MATERIALS UP TO A CERTAIN HEIGHT.

TERRACES AT DIFFERENT LEVELS WERE ARRANGED, SPACES ARE OPENED TO THESE TERRACES.

The types of interventions conducted on the lot 663 / 6 are mainly; additions of space and architectural elements, alterations of mass, space and architectural elements. Moreover, wet spaces are arranged, heating and illumination units and furnitures used for the necessities of contemporary life style and requirements of the new usage of the building.

There is a bar space added to the building by carving below the ground elevation at the entrance. By the end of year 2005, additions of spaces to this section by carving were continuing.

There are some architectural element additions as well as the additions of space in the building. The fountain opposite to the reception in the courtyard is one of the architectural elements added to the building later.

Bathrooms of the bedrooms were added to the spaces later by building rock walls. These later added places can be perceived from the facade of the building.

Modern, ancient / ancient looking furnitures were used harmoniously in the furnishing of the hotel. The architectural elements in the building were used for decorative purposes. For example, one column in the middle of the place in one of the bedrooms at the ground floor separates sitting and sleeping units from each other while at the same time it constitutes a decorative element which holds books and ornament objects. Again at the same bedroom "tandır" is displayed for decorative purposes. Architectural elements such as niche, "aynalık" are used almost all of the spaces for decorative purposes. But authenticity of these objects are subject to discussion.

Wet spaces like bathroom, toilet and kitchen were furnished with modern furnitures. Wet spaces were tiled with new materials up to a certain height.

Contemporary devices were used for heating. These devices are placed inside the niches carved into the walls and were tried to be hidden by covering them. Direct illumination was provided by the lighting devices hanging from the ceilings or placed in the niches. Selected lighting devices are harmonious with the furnishing.

LEGENT	CONS. TECH.	ROCK CAVED		ADDITIONS	MASS		ALTERATIONS	MASS		REMOVALS	MASS		INSTALLATIONS	INFRASTRUCTURE	
		MASONRY			SPACE			SPACE			SPACE			FURNITURE	
					ARCHITECTURAL ELEMENT			ARCHITECTURAL ELEMENT			ARCHITECTURAL ELEMENT				

NAME OF THE HOTEL: ESBELLİ EVİ
ID NO: BH5

BH5 / 1

IDENTIFICATION

ADRESS: Esbelli Mah. No:8	
NUMBER OF BUILDING LOTS: 9	
BUILDING LOT CADASTRAL NO: 165 / 1 - 165 / 2- 165 / 3- 165 / 4- 165 / 5 - 165 / 6- 165 / 7- 166 / 1- 166 / 2	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL: SUHA ERSOZ	
OCCUPATION OF THE OWNER:	
OPENING DATE OF THE HOTEL: 1990	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005						
DOCUMENTS	FROM ARCHIVES		LOT	DATE	SOURCE	NOTES
		PHOTOGRAPHS				
		DRAWINGS	RESTORATION PROJOCETS	165 / 6	2005	NEVSEHR CONS. COUNCIL
	REPORTS					
	SITE SURVEY	DRAWINGS				
		PHOTOGRAPHS				
		MOVIES				
		QUESTIONARIES				



IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	7	<p>Esbelli Evi is located at the Esbelli District which is inside the 1. degree natural sit area and urban sit area. It is composed of reused 9 traditional dwelling lots in two different building blocks. First part of the Esbelli Evi was opened to bussness In 1990, and it was the first dwelling unit which defines itself as a "Butique Hotel". The hotel extended in time and by the end of year 2005 restoration applications of the new parts were still continuing. This dwelling unit is referred as a "Butique Hotel" in various sources and it has a "pension" certificate from munclpalty.</p> <p>Accomodation and breakfast services are provided in the establishment which has 7 rock caved and 3 vaulted rooms wth 20 beds capacity. Services such as laundry, internet access from a common space also are provided in the facility. Other these there are no other services provided at the hotel.</p> <p>There are common spaces such as breakfast saloon, resting room and tv room for the customers and service units such as kitchen, storage and laundry In the facility. There are also spaces reserved for the hotel management such as special office and reception at the hotel. Handcrafted products are used in the rock caved and vaulted rooms of the facility. There is a phone and a study section in the rooms. There are showers in the bathrooms of the standart rooms and jacuzzis in the bathrooms of the suite rooms.</p> <p>There is one other person working in the facility at a management postlon, other then the owner of the facllty himself. Besides there are 7 employees working in the facility. None of them are seasonal workers and one of them is a skilled person. Average age of the employees is around 25 and they are from Cappadocia region</p>
		VALTED	3	
	NUMBER OF BEDS		20	
	RECEPTION			
	MANAGER ROOM			
	OFICE			
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			
	BREAKFAST SALOON			
	KITCHEN			
	LAUNDRY			
	STORAGE			
ROOMS FOR EMPLOYEEE (CHANGING ROOM, REFACTORY, ETC)				
NOTES				

NAME OF THE HOTEL: ESBELLİ EVİ
ID NO: BH5

BH5 / 2

BUILDING LOT: 165 / 6

REGISTRATION STATUS OF BUILDING LOT

REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES			
		DATE	SOURCE	NOTES
	PHOTOGRAPHS			
	DRAWINGS			
	REPORTS	2005	NEVSEHR CONS. COUNCIL NEVSEHR CONS. COUNCIL	ARCH: NİHAL ERGÜN
SITE SURVEY	DRAWINGS			
	PHOTOGRAPHS			
	MOVIES			
	QUESTIONARIES			

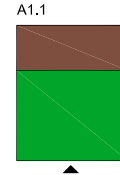


LEGEND OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJECETS	SKETCHES	INTERVENTIONS

PLAN TYPOLOGY

FACADE TYPOLOGY

BUILDING - LOT RELATION



ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: ESBELLİ EVİ
ID NO: BH5

BH5/ 3

DRAWINGS

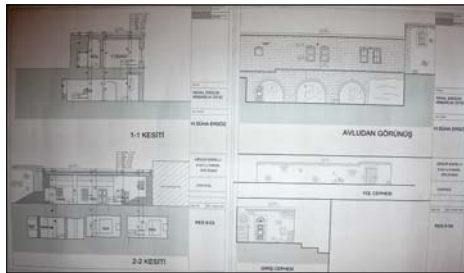
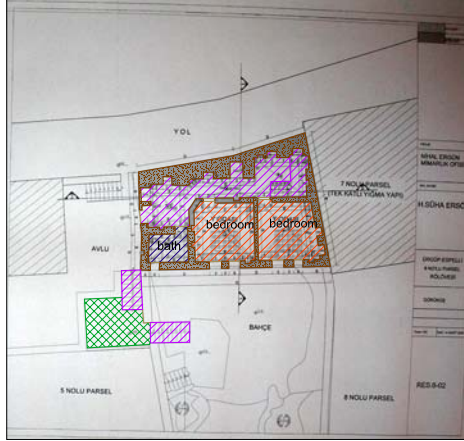
BUILDING LOT: 165 / 6

RESTORATION PROJECTS

DATE:1997 ARCH : CAVİT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU

PLANS, SECTIONS, ELEVATIONS





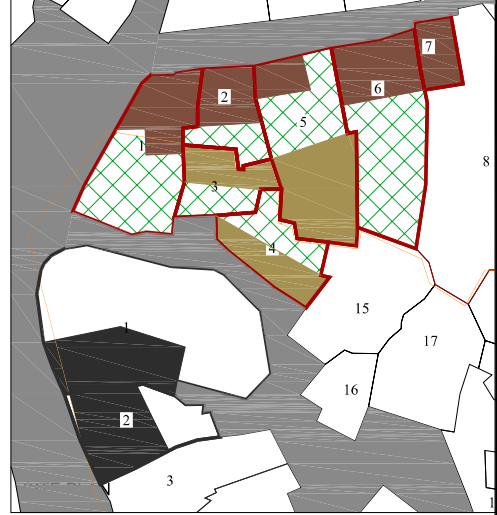
LEGENT	CONS. TECH.	FUNCTION
	ROCK CAVED	ROOM
	MASONRY	COMMON SPACES
		OFFICE SPACES
		SERVICE UNITS
		WET SPACE
		CIRCULATION
		OPEN SPACE
		SEMI-OPEN SPACE
		UNKNOWN







NAME OF THE HOTEL: ESBELLİ EVİ
ID NO: BH5

BH5 / 4

BUILDING LOT: 165 / 1 - 165 / 2- 165 / 3- 165 / 4- 165 / 5 - 165 / 6- 165 / 7













REGISTRATION STATUS OF BUILDING LOT	REGISTERED	
	NOT REGISTERED	
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	MAIN BUILDING	
	SERVICE UNIT	
	OTHER	



SURVEY DATE: MAY 2005- OCTOBER 2005					
DOCUMENTS	FROM ARCHIVES		DATE	SOURCE	NOTES
		PHOTOGRAPHS			
		DRAWINGS			
		REPORTS			
	SITE SURVEY		DRAWINGS		
			PHOTOGRAPHS		
			MOVIES		
			QUESTIONARIES		
					
					

LEGEND OF DRAWINGS	 MEASURED DRAWINGS	 RESTORATION PROJOCETS	 SKETCHES	 INTERVENTIONS
--------------------	---	---	--	---

PLAN TYPOLOGY	FACADE TYPOLOGY	BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS			
NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: ESBELLİ EVİ
ID NO: BH5

BH5 / 5

DRAWINGS

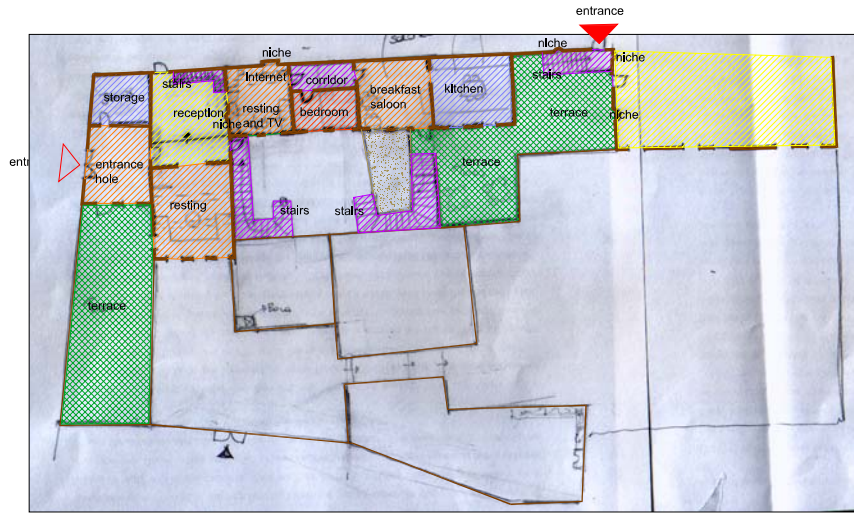
BUILDING LOT: 165 / 1 - 165 / 2- 165 / 3- 165 / 4- 165 / 5
- 165 / 6- 165 / 7

SKETCHES

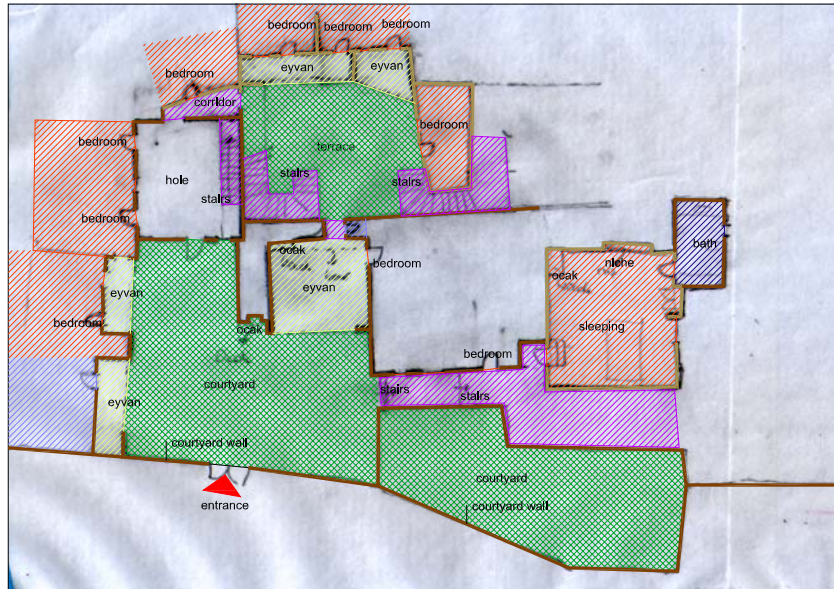
DATE:2005

SOURCE: GÜNEŞ CAN

PLANS



FIRST FLOOR PLAN



GROUND FLOOR PLAN

LEGEND	CONS. TECH.		FUNCTION	ROOM		SERVICE UNITS		OPEN SPACE	
		ROCK CAVED			COMMON SPACES		WET SPACE		SEMI-OPEN SPACE
	MASONRY		OFFICE SPACES		CIRCULATION		UNKNOWN		

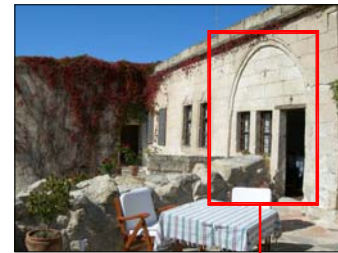
INTERVENTIONS



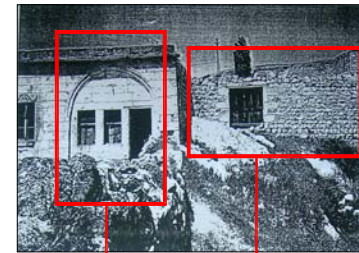
AN ORGANIC PLAN SCHEME WAS DEVELOPED WITH THE HELP OF TERRACES.



REUSED STONE WAS USED AS A CONSTRUCTION MATERIAL DURING THE APPLICATIONS. REUSED STONES WERE COLLECTED FROM THE COLLAPSED DWELLINGS THAT WERE NEAR ENVIRONMENT.



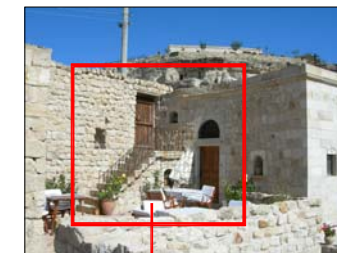
ELEVATION OF BREAKFAST SALOON



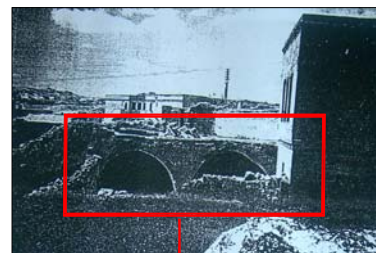
AS SEEN FROM THE PHOTOGRAPH THERE WAS NOT ANY BUILDING NEAR BREAKFAST SALOON BEFORE RESTORATION.



A STONE ONE-STOREYED BUILDING WAS ADDED TO USE AS KITCHEN.



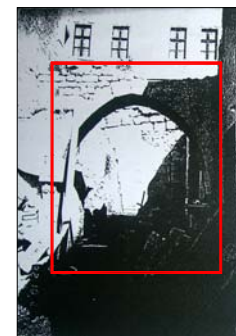
LOCATION OF COURTYARD DOOR WAS CHANGED AND A STAIR WAS ADDED.



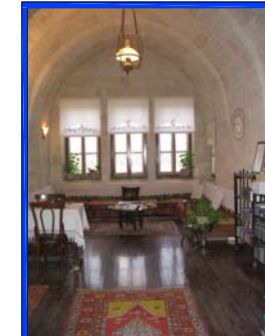
ARCHES WERE RECONSTRUCTED BY REUSED STONES. THEIR DIMENSIONS WERE CHANGED. BECAUSE OF USING REUSED STONES IT IS NOT UNDERSTOOD THAT WALLS ARE ALTERATION.



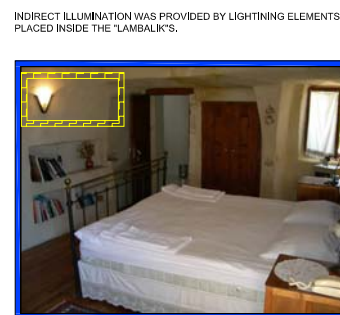
A SEMI-OPEN SPACE WAS CONSTRUCTED BY REUSED STONES.



Old looking furnitures and handcrafted products are used in the management which has rock caved and vaulted rooms. Sitting corners are formed using "sedir" in the resting and sitting rooms. The niches in the rooms were used for decorative purposes or used as bookshelves. The staircases from the original building are not used anymore but used as decorative elements.



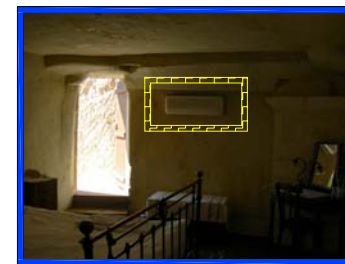
BATHROOMS ARE FURNISHED WITH CONTEMPORARY FURNITURES.



INDIRECT ILLUMINATION WAS PROVIDED BY LIGHTING ELEMENTS PLACED INSIDE THE "LAMBALIKS".



DIRECT ILLUMINATION WAS PROVIDED BY LIGHTING ELEMENTS HANGING INSIDE THE CHIMNEYS



AIR CONDITION SYSTEM WAS PLACED INSIDE THE ROOMS WITHOUT CONSIDERING THEIR HARMONY WITH THE DECORATION OR WITHOUT TRYING TO HIDE THEM.

Even though the use of the reused stones in the repaired or later added walls provides a harmony for them with the surrounding buildings, it prevents the recognition of the interventions conducted later. New elements and the original ones can not be differentiated from each other.

The building which was added later and used as a kitchen was built with masonry technique and using reused stones, this prevents it to be recognised as an additional building.

Original motifs in the area are used directly on the architectural elements such as doors and windows. So it can not be understood whether the architectural elements in the buildings are authentic or not.

If the Esbelli Evi reviewed generally, it has been observed that as a result of the interventions, plans and facade patterns of the original buildings can not be perceived, interventions conducted later can not be distinguished. Original traces of the buildings were destroyed during the interventions. These irreversible interventions give wrong information about the dwellings.

NAME OF THE HOTEL: ESBELLİ EVİ
ID NO: BH5

BH5 / 7

BUILDING LOT: 166 / 1- 166/ 2

REGISTRATION STATUS OF BUILDING LOT

REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	DATE			SOURCE	NOTES
	PHOTOGRAPHS					
	DRAWINGS					
	REPORTS					
	SITE SURVEY	DRAWINGS				
		PHOTOGRAPHS				
		MOVIES				
		QUESTIONARIES				



LEGEND OF DRAWINGS

MEASURED DRAWINGS
RESTORATION PROJECETS
SKETCHES
INTERVENTIONS

PLAN TYPOLOGY

FACADE TYPOLOGY

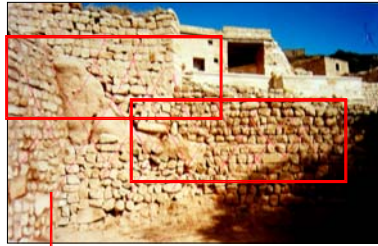
BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLIK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

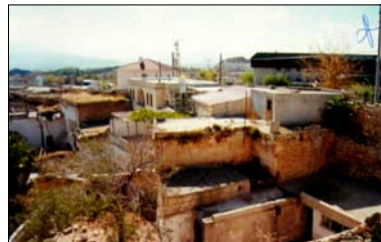
INTERVENTIONS



WALLS WHICH WERE DECIDED TO RECONSTRUCT BY STONE



UNQUALIFIED BUILDINGS IN THE LOT THAT WERE DECIDED TO BE REMOVED



Even though the use of the reused stones in the repaired or later added walls provides a harmony for them with the surrounding buildings, it prevents the recognition of the interventions conducted later. New elements and the original ones can not be differentiated from each other.

The building which was added later and used as a kitchen was built with masonry technique and using reused stones, this prevents it to be recognised as an additional building.

Original motifs in the area are used directly on the architectural elements such as doors and windows. So it can not be understood whether the architectural elements in the buildings are authentic or not.

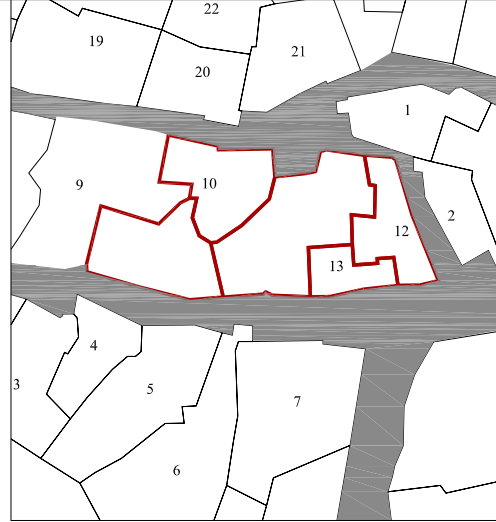
If the Esbelli Evi reviewed generally, it has been observed that as a result of the Interventions, plans and facade patterns of the original buildings can not be perceived, interventions conducted later can not be distinguished. Original traces of the buildings were destroyed during the interventions. These irreversible interventions give wrong information about the dwellings.

NAME OF THE HOTEL: SELÇUKLU EVİ
ID NO: BH6

BH6 / 1

IDENTIFICATION

ADRESS: Yunak Mah. PK:55	
NUMBER OF BUILDING LOTS: 5	
BUILDING LOT CADASTRAL NO: 166 / 10 - 166 /11- 166 / 12- 166 / 13- 166 / 14	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL: HALİL ELALAN	
OCCUPATION OF THE OWNER:	
OPENING DATE OF THE HOTEL: 2003	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005							
DOCUMENTS	FROM ARCHIVES		LOT	DATE	SOURCE	NOTES	
		PHOTOGRAPHS					
		DRAWINGS		1999	NEVSEHR CONSER. COUNCIL	ARCH: SEMİH GÖĞÜS	
	REPORTS	RESTORATION PROJETS		1999	NEVSEHR CONSER. COUNCIL	ARCH: SEMİH GÖĞÜS	
	SITE SURVEY	DRAWINGS					
		PHOTOGRAPHS					
		MOVIES					
		QUESTIONARIES					



IN GENERAL

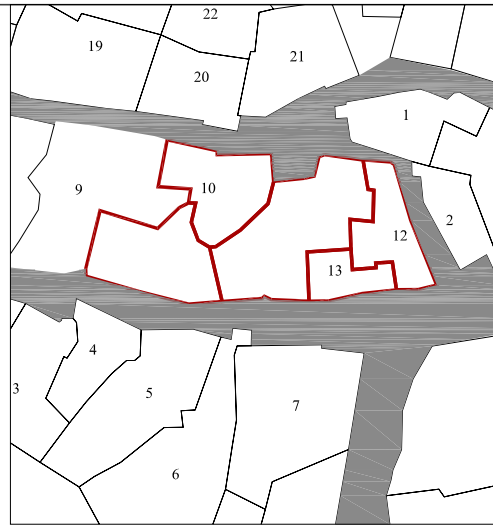
SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	
		VAULTED	
	NUMBER OF BEDS		
	RECEPTION		
	MANAGER ROOM		
	OFICE		
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)		
	RESTAURANT		
	BREAKFAST SALOON		
	KITCHEN		
	LAUNDRY		
	STORAGE		
ROOMS FOR EMPLOYEE (CHANGING ROOM, REFACTORY, ETC)			
NOTES			

Selçuklu Evi is located at the Yunak District which is inside the 1. degree natural sit area and urban sit area. It has been formed by connecting dwellings and service units in 5 side by side traditional dwelling lots which are located at the same building block. Selçuklu Evi which has been referred as a "Boutique Hotel" in various sources was opened to business in 2003. It has a "Special Certificate" given by the Ministry of Culture and Tourism.

There are 20 rooms in the facility in which accommodation and breakfast services are provided. Each one of the rooms has a different characteristic property, each room takes a name according to its characteristic property such as "Sultan Suite, The Family Suite, The Honeymoon Suite, Cave Dwelling Room, The Hammam Room, The Aynalı Room". Standard rooms of the hotel have telephones and study sections, suite rooms have additional computers and televisions. There are showers in the standard rooms and jacuzzis in the suite rooms.

There are services such as laundry and internet access from a common office in the hotel where room prices include accommodation and breakfast. Other than these there are no other special services. Apart from the sleeping units there are common spaces such as breakfast saloon, resting room, tv room for the customers, office and reception for the management and service units such as kitchen, storage in the facility.

NAME OF THE HOTEL: SELÇUKLU EVİ ID NO: BH6		BH6 / 2				
BUILDING LOT: 166 / 10 - 166 /11- 166 / 12- 166 / 13- 166 / 14						
REGISTRATION STATUS OF BUILDING LOT		REGISTERED				
		NOT REGISTERED				
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION		MAIN BUILDING				
		SERVICE UNIT				
		OTHER				
SURVEY DATE: MAY 2005- OCTOBER 2005						
DOCUMENTS	FROM ARCHIVES	PHOTOGRAPHS	DATE	SOURCE	NOTES	
		DRAWINGS	MEASURED DRAWINGS	1999	NEVSEHR CONSER. COUNCIL	ARCH: SEMİH GÖĞÜS
			RESTORATION PROJETS	1999	NEVSEHR CONSER. COUNCIL	ARCH: SEMİH GÖĞÜS
	REPORTS					
	SITE SURVEY	DRAWINGS				
		PHOTOGRAPHS				
MOVIES						
QUESTIONARIES						
LEGEND OF DRAWINGS		MEASURED DRAWINGS	RESTORATION PROJETS	SKETCHES	INTERVENTIONS	
PLAN TYPOLOGY		FACADE TYPOLOGY		BUILDING - LOT RELATION		
ARCHITECTURAL ELEMENTS						
NAME OF ARCHITECTURAL ELEMENT		TYPE	NAME OF ARCHITECTURAL ELEMENT		TYPE	
COURTYARD DOOR			GUSULHANE			
BUILDING DOOR			PABUÇLUK			
WINDOWS			ŞIRAHANE			
STAIRS			YEMLİK / YALAK			
CUPBOARD			CEILING ORNAMENTS			
AYNALIK			STONE CONSOLE			
NICHE			COLUMNS			
LAMBALIK			GÜVERCİNLİK			
KANDILLİK			TIRAZ			
OCAK (FIREPLACE)			MOLDING			
TANDIR			PROJECTION			
SERVICE WALL						
NOTES:						



NAME OF THE HOTEL: SELÇUKLU EVİ
ID NO: BH6

BH6 / 3

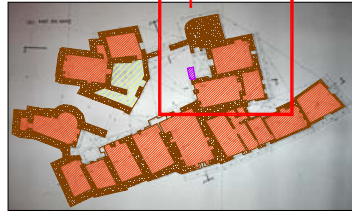
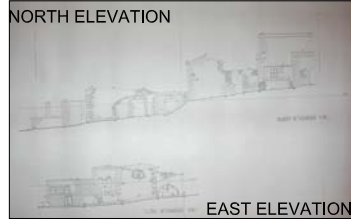
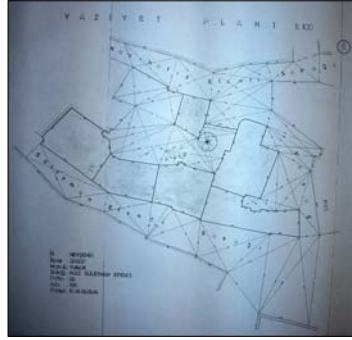
DRAWINGS BUILDING LOT: 166 / 10 - 166 /11- 166 / 12- 166 / 13- 166 / 14

MEASURED DRAWINGS

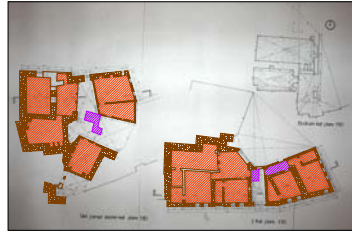
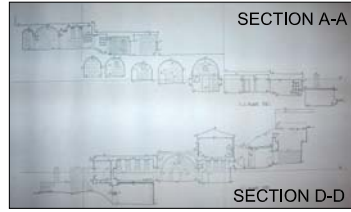
DATE:1999 ARCH : SEMİH GÖĞÜŞ

SOURCE: NEVŞEHİR KORUMA KURULU

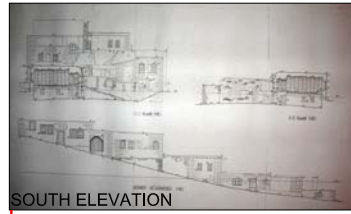
PLANS, SECTIONS AND ELEVATIONS



ROCK CAVED ROOM ARE SEEN
AT MEASURED DRAWINGS



FLOOR PLANS



BUILDINGS ARE SEEN ONE STOREY FROM SOUTH ELEVATION



It is understood from the drawings and old photographs that buildings at parcels were partially collapsed.

At measured drawings spaces were defined as rock caved room and no trace of original functions can be observed in rooms. Because of these, the original functions of the spaces are not known.(yazlık mutfak/ kişilik mutfak,etc)

LEGENT CONS. TECH.	ROCK CAVED		FUNCTION	ROOM		OPEN SPACE		CIRCULATION	
	MASONRY			SEMI-OPEN SPACE					

NAME OF THE HOTEL: SELÇUKLU EVİ
ID NO: BH6

BH6 / 4

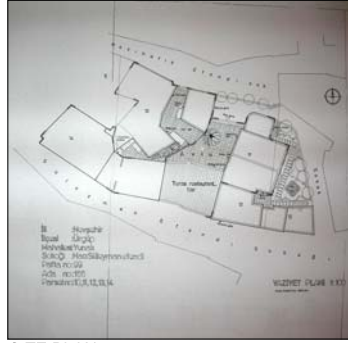
DRAWINGS BUILDING LOT: 166 / 10 - 166 /11- 166 / 12- 166 / 13- 166 / 14

RESTORATION PROJECTS

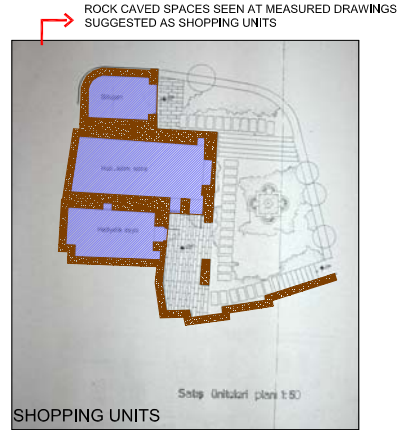
DATE:1999 ARCH : SEMİH GÖĞÜŞ

SOURCE: NEVŞEHİR KORUMA KURULU

PLANS, SECTIONS AND ELEVATIONS



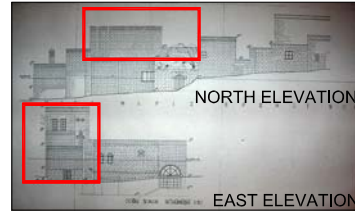
SITE PLAN



SHOPPING UNITS

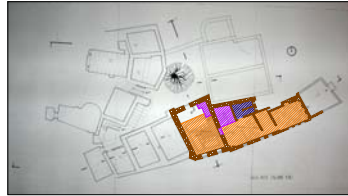


GROUND FLOOR PLAN

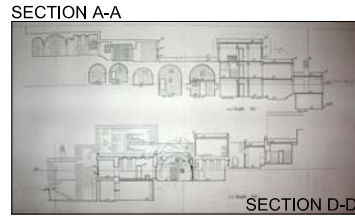


NORTH ELEVATION

EAST ELEVATION



MEZZANINE PLAN

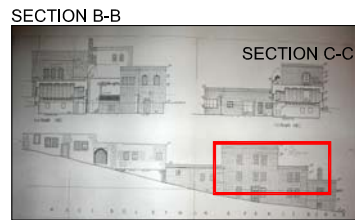


SECTION A-A

SECTION D-D



FIRST FLOOR PLAN



SECTION B-B

SECTION C-C

For the restoration project, common spaces , office spaces and their service units were located at ground floor.
Sleeping units were located at mezzanine and first floor. Rock caved spaces that seen at measured drawings were suggested as shopping units and reception sleeping unit and service units.

LEGENT
CONS. TECH.

ROCK CAVED



MASONRY



FUNCTION

ROOM



COMMON SPACES



SERVICE UNITS



WET SPACE



CIRCULATION



OPEN SPACE



SEMI-OPEN SPACE



UNKNOWN



NAME OF THE HOTEL: SELÇUKLU EVİ
ID NO: BH6

BH6 / 5

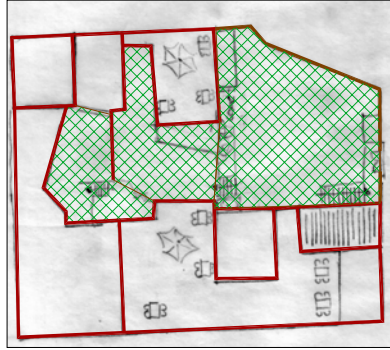
DRAWINGS BUILDING LOT: 166 / 10 - 166 / 11- 166 / 12- 166 / 13- 166 / 14

SKETCHES

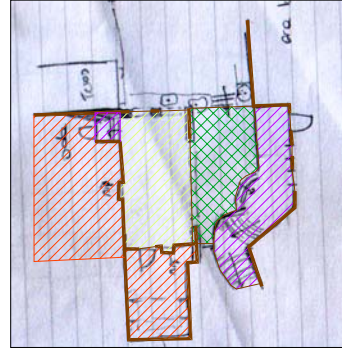
DATE:2005

SOURCE: GÜNEŞ CAN

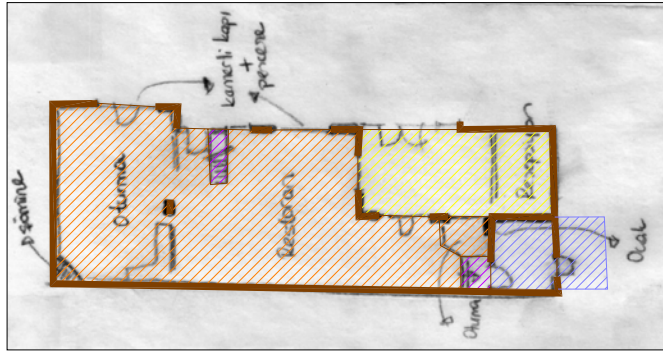
PLANS



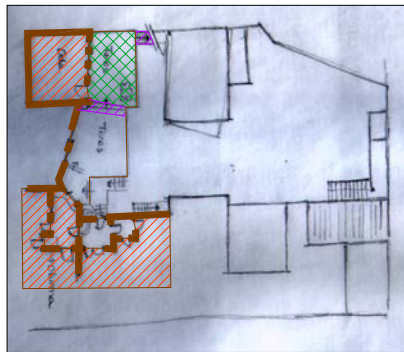
GROUND FLOOR PLAN



MEZZANINE PLAN



COMMON SPACES AT GROUND FLOOR



FLOOR PLANS



LEGENT

CONS. TECH.

ROCK CAVED



MASONRY



FUNCTION

ROOM



COMMON SPACES



OFFICE SPACES



SERVICE UNITS



WET SPACE



CIRCULATION



OPEN SPACE



SEMI-OPEN SPACE



UNKNOWN



INTERVENTIONS



There are totally 5 traditional dwelling lots in the establishment. The building lots which are next to each other at the same building block. They reused at the same time after the preparation of the restoration projects.

Entrance to the facility is from east through courtyard door. One descends to the courtyard with staircases. There are buildings at the south and west of the courtyard which is surrounded by high walls.

Parts of the buildings which are above the ground level were built by masonry technique and the parts below the ground level are rock caved. Passages between the buildings are provided with staircases and terraces.

At the ground floor of the 4 storeyed building at the south, there are management spaces such as office and reception, common spaces such as resting hall, breakfast hall and the service units of these. There are vaulted bedrooms at the upper floors. There are buildings which are connected to each other with staircases and terraces at different elevation at the west of the courtyard. The spaces in these buildings are used as sleeping units. Front of the spaces are arranged as common resting areas, while terraces and "eyvan"s are arranged as open, semi-open sitting areas.

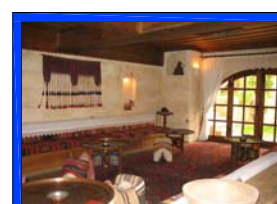
→ VIEWS OF PARTIALLY COLLAPSED BUILDINGS IN PARCELS BEFORE RESTORATION



UNQUALIFIED DOORS AND WINDOWS WERE ALTERED



STOREY ADDITIONS



Ancient looking furnitures and handcrafted products are used in the places. Sitting corners are formed with "sedir"s at the resting and sitting sections. At one corner of the breakfast saloon, a section with "ocak" in which local foods were cooked is formed.



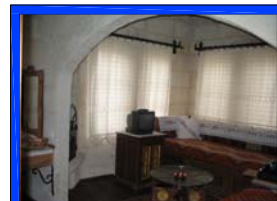
At the ground floor of the building constructed at the south later, wide arches facing the courtyard were opened, these openings were closed with wooden windows.



During the repairs in the existing structures their surface patterns were changed to obtain a uniform surface pattern in the walls.



UNQUALIFIED BUILDINGS AT PARCELS WERE REMOVED



Architectural elements like niches, lambalik, wardrobe and "aynalik" were used for decorative purposes in the bedrooms and common places. Metal fireplaces were added inside the ocak's in the rooms. Modern furnitures are used in the wet spaces of the building and walls are tiled with ceramic up to a certain height.

LEGEND	CONSTR. TECH.	ROCK CAVED		ADDITIONS	MASS		BUILDING SCALE ALTERATIONS	MASS		BUILDING SCALE REMOVALS	MASS		INSTALLATIONS	INFRASTRUCTURE	
		MASONRY			SPACE			SPACE			SPACE			FURNITURE	
				ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT							

NAME OF THE HOTEL: YUSUF PAŞA KONAĞI
ID NO: BH7

BH7 / 1

IDENTIFICATION

ADRESS: Yunak Mah. Tevfik Fikret Cad. No:34		
NUMBER OF BUILDING LOTS: 2		
BUILDING LOT CADASTRAL NO: 165 / 49 - 165 / 50		
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED	
	NOT REGISTERED	
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING	
	SERVICE UNIT	
	NOT IN USE	
OWNER OF THE HOTEL:		
OCCUPATION OF THE OWNER:		
OPENING DATE OF THE HOTEL:		
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.	
	BOUTIQUE HOTEL CER.	
	PENSION	
	NOT KNOWN	



SURVEY DATE: MAY 2005- OCTOBER 2005						
DOCUMENTS	FROM ARCHIVES		LOT	DATE	SOURCE	NOTES
		PHOTOGRAPHS				
		DRAWINGS	MEASURED DRAWINGS			
		RESTORATION PROJECETS				
	REPORTS					
	SITE SURVEY		DRAWINGS			
		PHOTOGRAPHS				
		MOVIES				
		QUESTIONARIES				

IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	10	<p>Yusuf Paşa Konağı is located at the Yunak District which is inside the 1. degree natural sit area and urban sit area, on the Nevşehir Road. It was formed by reuse of two traditional dwelling lots The lots owned by the establishment were registered as cultural property. It is a "Butique Hotel" which was formed by reuse of registered cultural properties. Establishment has a "Special Certificate" given by the Ministry of Culture and Tourism.</p> <p>Dinner service is provided in the management as well as accommodation and breakfast services. Moreover, services like laundry, internet acces from a common office are provided. Other than these, no other special services are provided.</p> <p>Management has 13 bedrooms with 30 beds capacity. 8 of these rooms are rock caved and 5 of then are vaulted rooms. 4 of the rooms are suite rooms while 10 are twin bedded rooms. Suite rooms are called as, "pađışah room, sultan rom, yıldızlı suite" and such names. Hand crafted products are used in the rooms where telephone, television, minibar and safe for valuables are exist. There are showers in the bathrooms of the standart rooms and jacuzzi in the bathrooms of the suite rooms.</p>
		VAULTED	3	
	NUMBER OF BEDS		30	
	RECEPTION			
	MANAGER ROOM			
	OFICE			
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			
	BREAKFAST SALOON			
	KITCHEN			
	LAUNDRY			
STORAGE				
ROOMS FOR EMPLOYEE (CHANGING ROOM, REFACTORY, ETC)				
NOTES				

NAME OF THE HOTEL: YUSUF PAŞA KONAĞI
ID NO: BH7

BH7 / 2

BUILDING LOT: 165/ 49-50

REGISTRATION STATUS OF BUILDING LOT

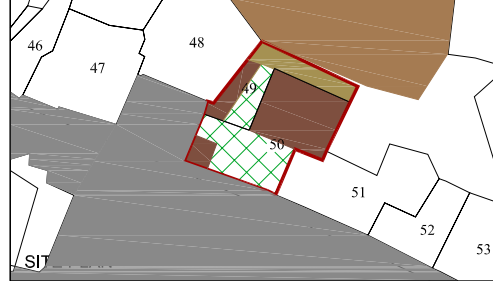
REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	DATE	SOURCE	NOTES
		PHOTOGRAPHS		
DRAWINGS	MEASURED DRAWINGS			
	RESTORATION PROJOCETS			
REPORTS				
SITE SURVEY	DRAWINGS			
	PHOTOGRAPHS			
	MOVIES			
	QUESTIONARIES			



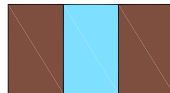
LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS

PLAN TYPOLOGY

B2a4.4



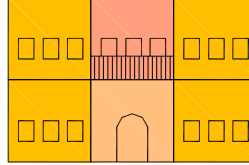
giriş kat



1. kat

FACADE TYPOLOGY

B2.2b



BUILDING - LOT RELATION

A5.4



ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

PLANS

At the north of the courtyard there is a masonry style two storeyed "konak" which has a B2a4.4 type plan scheme, and right behind it there is a three storeyed rock caved building. At the south there is a masonry building lower floor of which is used as a reception, upper floor is used as a resting hall. One enters the bottom floor of the "konak" through a door which opens to the courtyard. At this floor there are three vaulted rooms which open to common space.

Restaurant and kitchen of the facility is located at the backside of the "konak". Next to the restaurant there is a bedroom which is rock caved as well. At the courtyard level there are also common toilets and semi-open bar unit. From the courtyard one enters to the storages at the bottom floor.

ROCK CAVED SPACE BEHIND THE "KONAK" IS USED AS RESTAURANT

BEHIND THE RESTAURANT THERE ARE A KITCHEN AND SERVICE UNITS

THE ROOM NAMED "KONAK ODASI" IS USED AS A COMMON RESTING SPACE

TOILETS FOR COMMON USE AND STAIRS TO THE FIRST FLOOR

AT THE FIRST FLOOR "PADIŞAH ODASI" IS SEEN

ENTRANCE

RECEPTION

COURTYARD

BAR

RESTAURANT

KITCHEN

STORAGE

W.C.

COMMON SPACES

ROCK CAVED SLEEPING UNITS AT THE SECOND FLOOR

ONE CAN BE REACHED TO THE UPPER LEVELS OF ROCK BY A ROCK CAVED STAIR

ROOF OF PADIŞAH "ODASI" IS USED AS A TERRACE

THE BUILDING USED AS RECEPTION AND RESTING SPACE IS LOCATED AT THE CORNER OF THE COURTYARD

TERRACE

ROOMS: PADIŞAH ODASI, YILDIZLI SUIT, bedroom, KEMERLİ ODA, SULTAN ODASI

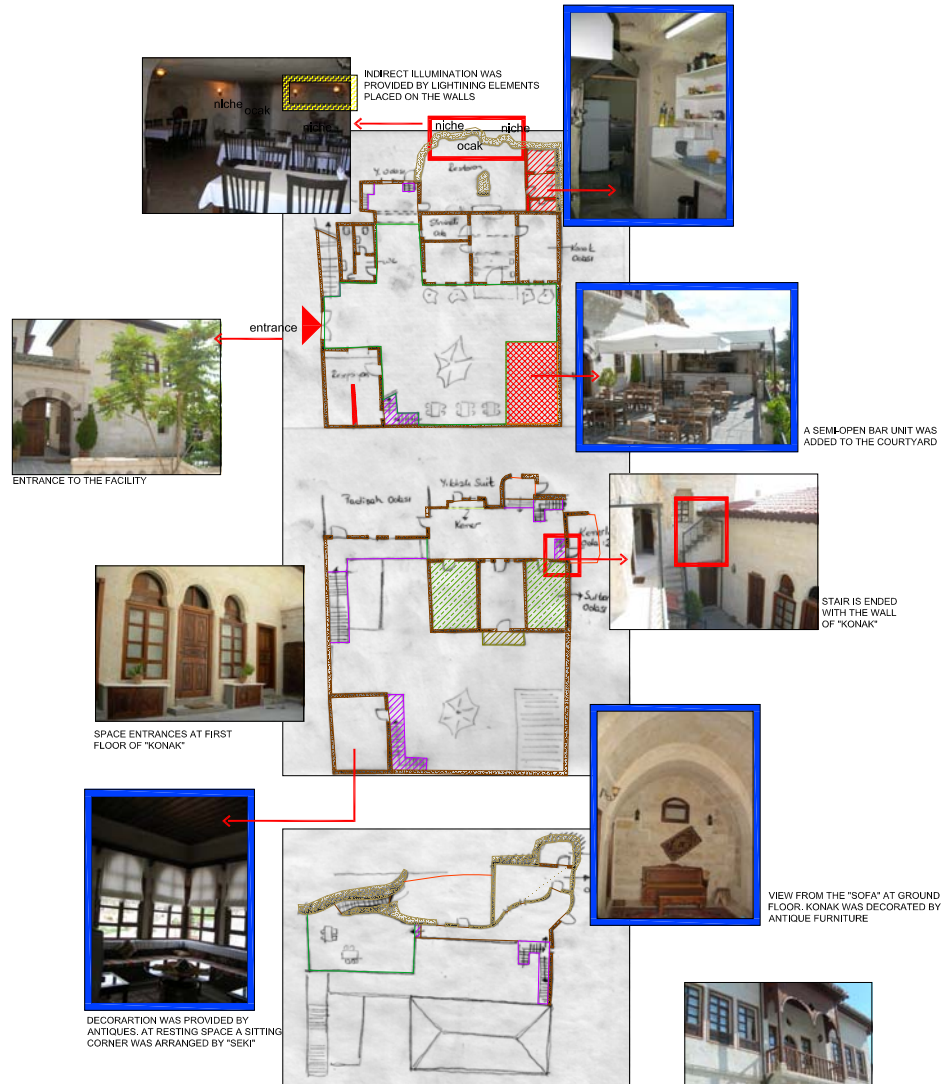
COMMON SPACES

COURTYARD

One can reach to upper floor by a staircase from the courtyard. At the terrace where the staircase ends, there is one rock caved suite room (padişah odası). There is an arched passage from the terrace to the courtyard at the back. Three rock caved rooms and the rooms at the second floor of the "konak" open to the courtyard at the back. Two rooms of the "konak" at this floor are used as bedrooms while one room is arranged as a sitting place. One can reach to the upper floor of the rock caved building with a staircase from the terrace. There are two bedrooms at this floor. The roof the "Padişah Odası" is used as a terrace at this level. One can reach to the top of the rocks with the staircase at the terrace.

LEGENT	CONS. TECH.	FUNCTION	
		ROOM	SERVICE UNITS
	ROCK CAVED		
	MASONRY		
		COMMON SPACES	
		OFFICE SPACES	

INTERVENTIONS



At the lower floor of the "konak"s spaces were divided by building walls. New spaces were formed to use as bedrooms. The section which is used as a reception and office was divided into two by a stone wall added later. A half open was added to the courtyard later.

At the second floor of the building a staircase from the back courtyard ends at the wall of the "konak". No trace of the space, where the stair has used to end, could be found.

LEGEND		ADDITIONS		ALTERATIONS		REMOVALS		INSTALLATIONS	
COMB. TECH.		MASS	SPACE	MASS	SPACE	MASS	SPACE	INFRASTRUCTURE	FURNITURE
	ROCK CAVED								
	MASONRY								

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 1

IDENTIFICATION

ADDRESS: Yunak Mah. 50400	
NUMBER OF BUILDING LOTS: 11	
BUILDING LOT NO: 153/ 1 -154/2 -154/3 -165 68-165/71 -165/72- 165/73 - 165/74- 165/75 -165/79- 165/80	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL:	
OCCUPATION OF THE OWNER:	
OPENING DATE OF THE HOTEL:	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005							
DOCUMENTS	FROM ARCHIVES	PHOTOGRAPHS	154 / 2	1987	NEVSEHIR CONSER. COUNCIL		
		DRAWINGS	MEASURED DRAWINGS	154 / 2-3 165/ 68- 73-75-79	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
			RESTORATION PROJETS	154 / 2-3 165/ 68- 73-75-79	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
		REPORTS	154 / 2-3 165/ 68- 73-75-79		NEVSEHIR CONSER. COUNCIL		
		SITE SURVEY	DRAWINGS				
	PHOTOGRAPHS						
	MOVIES						
	QUESTIONARIES						



IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	17	<p>Yunak Evleri is located at the borders of Musa Efendi and Yunak Districts which are inside the 1. degree natural sit area and urban sit area. It was formed by reuse of dwellings and sevice units at 11 traditional dwelling lots. This dwelling unit is referred as a "Butique Hotel" in various sources and it has a "Special Certificate" given by the MInlstry of Culture and Tourlsm.</p> <p>Accomodation and breakfast services are provided in the establishment which has 27 rooms with 60 beds capacity. 17 of these rooms are rock caved and 10 are vaulted rooms. Services such as baby sitting, local food, laundry, internet access from a common place also provided on demand in the management. Other these, there are no other services provided.</p> <p>There are common spaces such as breakfast saloon, dining room, resting room and tv room, music room for the customers and service units such as kitchen, storage and laundry in the management. There are also spaces reserved for the hotel management such as reception, office and dinner room for the staff at the hotel. Rock caved and vaulted rooms of the facility are furnished with ancient and modern furnitures. There are telephones, safe boxes and mlnbars at the rooms. There are showers In the bathrooms of the standart rooms and jacuzzi in the bathrooms of the suite rooms.</p> <p>There are 20 persons working in the management. Two of them are at the managing positions. The management has no seasonal workers and the managers are skilled persons. Employees can speak English. Average age of the employees is around 25 and they are from Cappadocla region.</p>
		VAULTED	10	
	NUMBER OF BEDS		60	
	RECEPTION			
	MANAGER ROOM			
	OFICE			
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			
	BREAKFAST SALOON			
	KITCHEN			
LAUNDRY				
STORAGE				
ROOMS FOR EMPLOYEE (CHANGING ROOM, REFACTORY, ETC)				
NOTES				

NAME OF THE HOTEL: YUNAK EVLERI
ID NO: BH8

BH8 / 2

BUILDING LOT: 154 / 2

REGISTRATION STATUS OF BUILDING LOT

REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT (barn)
OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	DATE	SOURCE	NOTES	
		PHOTOGRAPHS	1987	NEVSEHIR CONSER. COUNCIL	
		DRAWINGS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
		RESTORATION PROJOCETS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
REPORTS		NEVSEHIR CONSER. COUNCIL			
SITE SURVEY	DRAWINGS				
	PHOTOGRAPHS				
	MOVIES				
	QUESTIONARIES				



LEGENT OF DRAWINGS

PLAN TYPOLOGY

FACADE TYPOLOGY

BUILDING - LOT RELATION

B1b1



STREET FACADE:

A1.2



ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDILLIK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 3

DRAWINGS

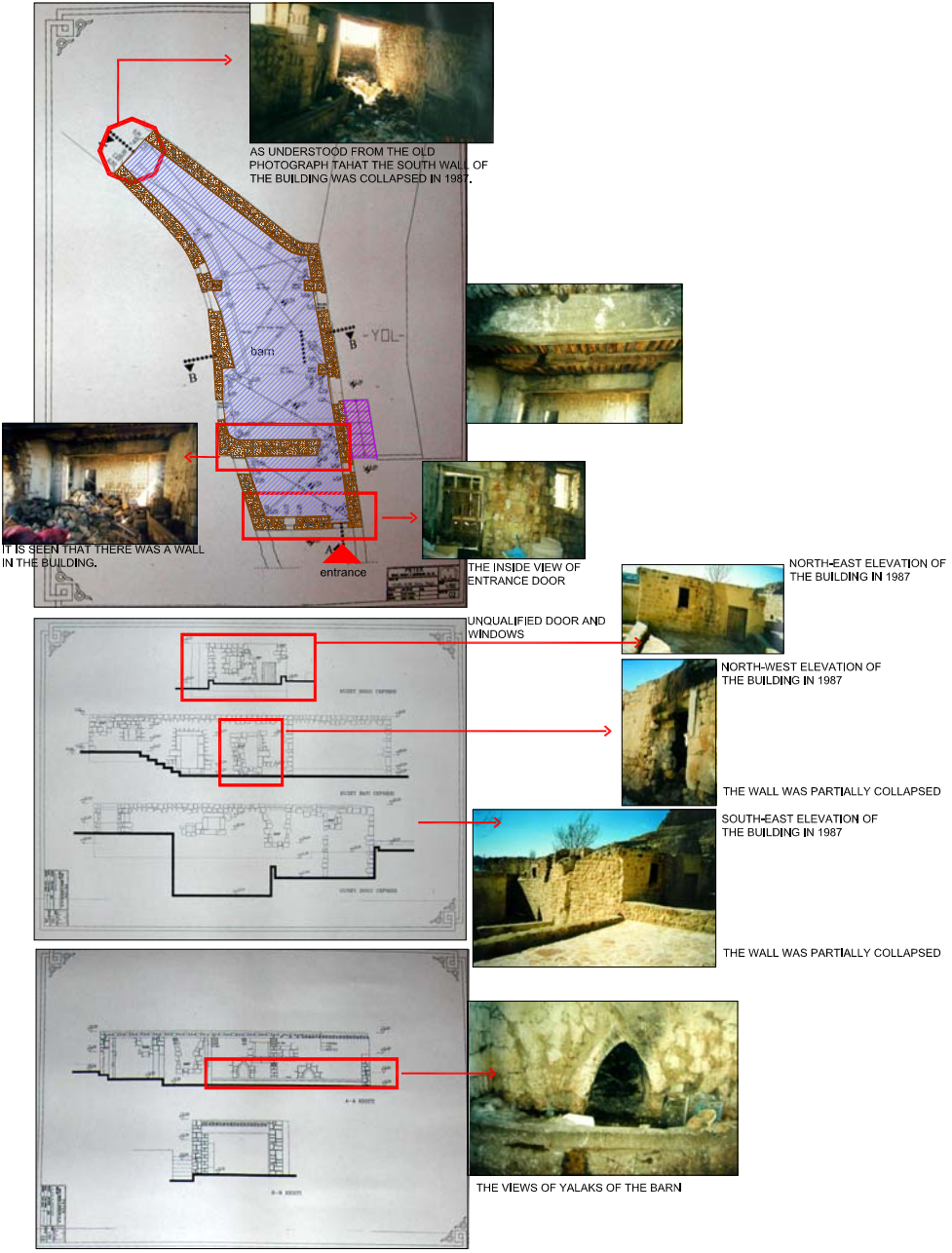
BUILDING LOT: 154/ 2

MEASURED DRAWINGS

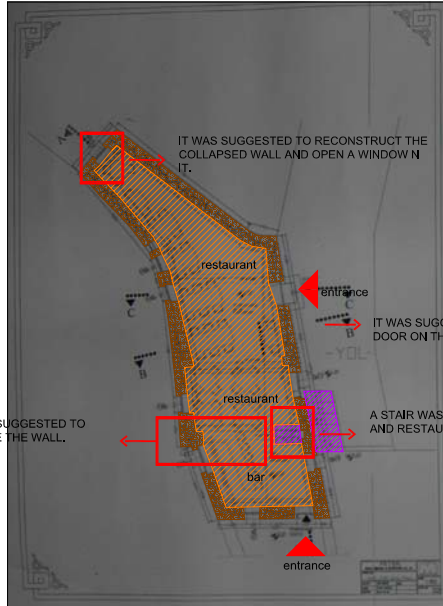
DATE:1999 ARCH : CAVIT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU

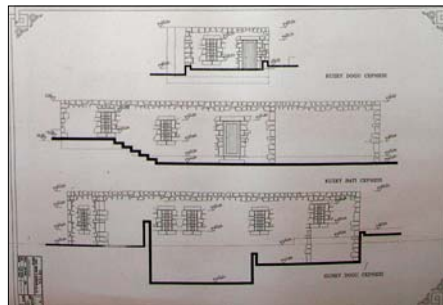
PLANS, SECTIONS AND ELEVATIONS



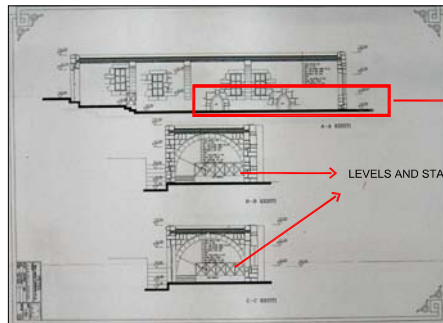
LEGEND	CONS. TECH.	ROCK CAVED		FUNCTION	ROOM		OPEN SPACE		CIRCULATION	
		MASONRY				SEMI-OPEN SPACE				



The restoration project of the building was prepared by Cavit Kartal in 1999. The new function of the building which was a barn, was suggested as bar and restaurant. It was suggested to remove the walls inside the building and to arrange levels for separating bar and restaurant. At the project, a service door was suggested but the location of kitchen and service units were not suggested.



THE RECONSTRUCTION OF PARTIALLY COLLAPSED WALLS AND ALTERATION OF UNQUALIFIED DOORS AND WINDOWS WERE SUGGESTED, HOWEVER, THEIR DETAILS WERE NOT DEFINED.



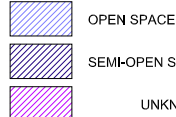
REMOVE OF THE "YALAK" WAS SUGGESTED

LEVELS AND STAIRS IN THE SPACE

LEGENT
CONS. TECH.



FUNCTION
ROOM



PLANS

COLLAPSED WALL WAS RECONSTRUCT. BUT INSTEAD OF TO ADD A WINDOW, A NICHE WAS ADDED TO THE WALL.

WITH THE HELP OF ARCH AND CURTAIN KITCHEN AND BREAKFAST SALOON WAS SEPERATED.

THE SOUTH EAST VIEW OF THE BUILDING. PARTIALLY COLLAPSED WALL WAS REPAIRED AND WINDOWS WERE ALTERED.

LOCATION OF THE STAIR WAS CHANGED.

FIREPLACE ADDITION

Single storeyed building which has B1b.1 typology was built using masonry system. It was obtained by reuse of the service unit which was originally used as a barn. The hall is divided into sections with level differences and arches. At the back section of the building there is an open kitchen which is separated from the breakfast saloon with an arch and curtain and serves to this saloon.

LEGENT	CONS. TECH.	ROCK CAVED		FUNCTION	COMMON SPACES		CIRCULATION	
		MASONRY			SERVICE SPACES			

INTERVENTIONS

During the interventions, partially collapsed south wall and south east walls of the building were rebuilt. A niche was constructed over the south wall which is rebuilt with masonry system. As it is understood from the Councilreports, existing colums and beams of the structure were removed and stone arches were built instead. By removing the intermediate walls a single place was formed. As it is understood from the old photographs, the fireplace at the entrance was added to the building later. No traces could be seen from the period in which the building was used as a barn since the ceiling and floor of the building were covered with wood, doors and windows are replaced.

ALTERETED WINDOWS

COLLAPSED WALL WAS RECONSTRUCT. BUT INSTEAD OF TO ADD A WINDOW, A NICHE WAS ADDED TO THE WALL.

DOORS AND WINDOWS WERE ALTERED

WALL WAS REMOVED INSTEAD OF THE WALL ARCHES WERE ADDED

A FIREPLACE WAS ADDED

LEGENT	CONS. TECH.	ROCK CAVED		ADDITIONS	MASS		BUILDING SCALE ALTERATIONS	MASS		BUILDING SCALE REMOVALS	MASS		INSTALLATIONS	INFRASTRUCTURE	
		MASONRY			SPACE			SPACE			SPACE			ARCHITECTURAL ELEMENT	

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 6

BUILDING LOT: 154 / 3

REGISTRATION STATUS OF BUILDING LOT

REGISTERED
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING
SERVICE UNIT
OTHER

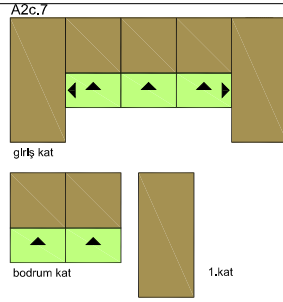
SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES	MEASURED DRAWINGS	DATE	SOURCE	NOTES
		PHOTOGRAPHS			
	DRAWINGS	MEASURED DRAWINGS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARATAL
	REPORTS	RESTORATION PROJETS			
	SITE SURVEY	DRAWINGS			
		PHOTOGRAPHS			
		MOVIES			
		QUESTIONAIRES			

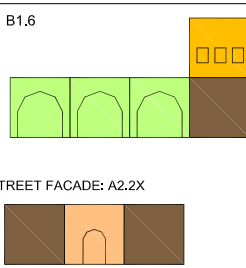


LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJETS	SKETCHES	INTERVENTIONS

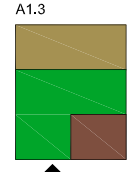
PLAN TYPOLOGY



FACADE TYPOLOGY



BUILDING - LOT RELATION



ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDILLIK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES: RESORATION PROJECTS OF THIS DWELLING COULD NOT BE REACHED.

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 7

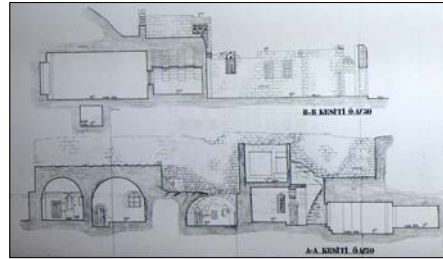
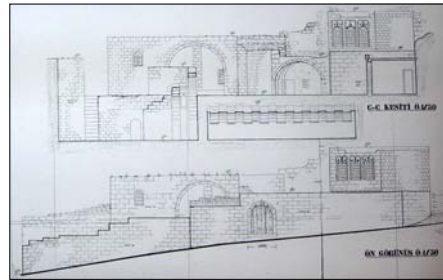
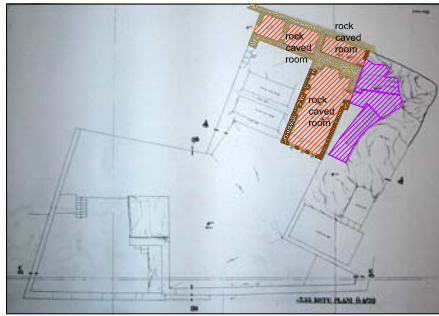
DRAWINGS

BUILDING LOT: 154/ 3

MEASURED DRAWINGS

DATE:1999 ARCH : CAVİT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU



LEGENT CONS. TECH.	ROCK CAVED		FUNCTION	ROOM		OPEN SPACE		CIRCULATION	
	MASONRY			SEMI-OPEN SPACE					

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 8

BUILDING LOT: 165 / 68

REGISTRATION STATUS OF BUILDING LOT		REGISTERED		
		NOT REGISTERED		
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION		MAIN BUILDING		
		SERVICE UNIT		
		OTHER		
SURVEY DATE: MAY 2005- OCTOBER 2005				
DOCUMENTS	FROM ARCHIVES	DATE	SOURCE	NOTES
	PHOTOGRAPHS			
	DRAWINGS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
	MEASURED DRAWINGS RESTORATION PROJOCETS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
REPORTS				
SITE SURVEY	DRAWINGS			
	PHOTOGRAPHS			
	MOVIES			
	QUESTIONARIES			
LEGEND OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS



PLAN TYPOLOGY	FACADE TYPOLOGY	BUILDING - LOT RELATION
<p>A2c.6</p>	<p>COURTYARD FACADE: A2.2b</p>	<p>A2.1</p>

ARCHITECTURAL ELEMENTS			
NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 9

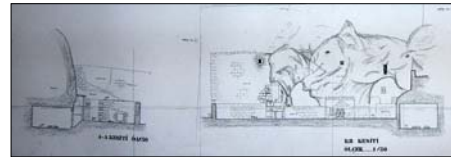
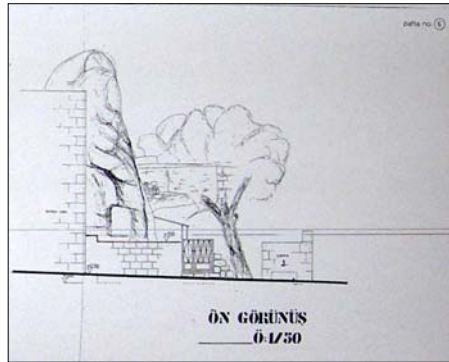
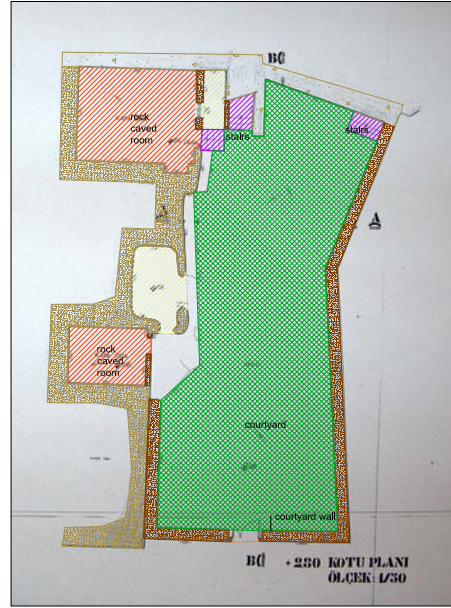
DRAWINGS

BUILDING LOT: 165/ 68

MEASURED DRAWINGS

DATE:1999 ARCH : CAVİT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU



LEGEND
CONS. TECH.

ROCK CAVED



MASONRY



FUNCTION

ROOM



OPEN SPACE



SEMI-OPEN SPACE



CIRCULATION



NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 10

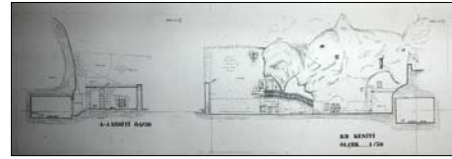
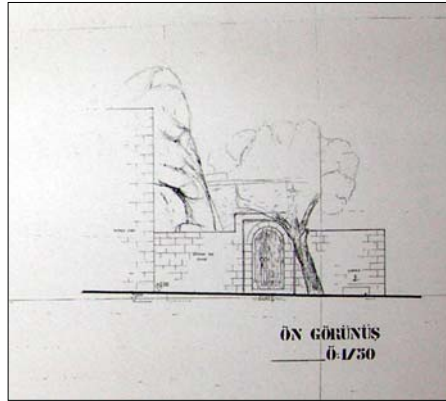
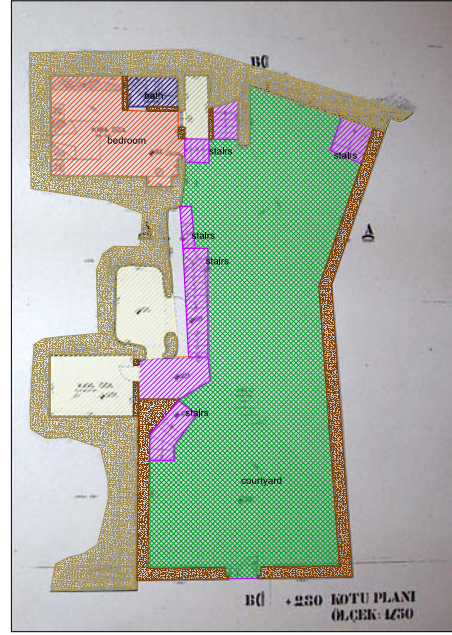
DRAWINGS

BUILDING LOT: 165/ 68

RESTORATION PROJECTS

DATE:1999 ARCH : CAVİT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU



LEGENT
CONS. TECH.

ROCK CAVED



MASONRY



FUNCTION

ROOM



COMMON SPACES



SERVICE UNITS



WET SPACE



CIRCULATION



OPEN SPACE



SEMI-OPEN SPACE



UNKNOWN



NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 11

BUILDING LOT: 165 / 73

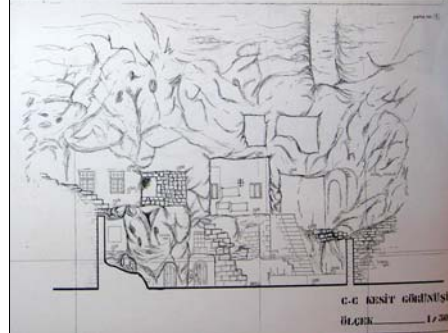
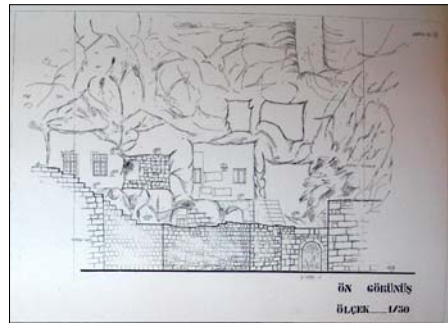
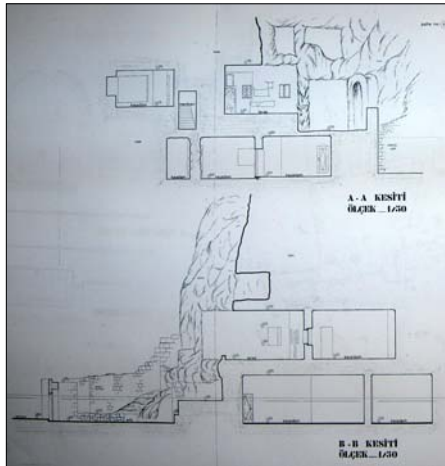
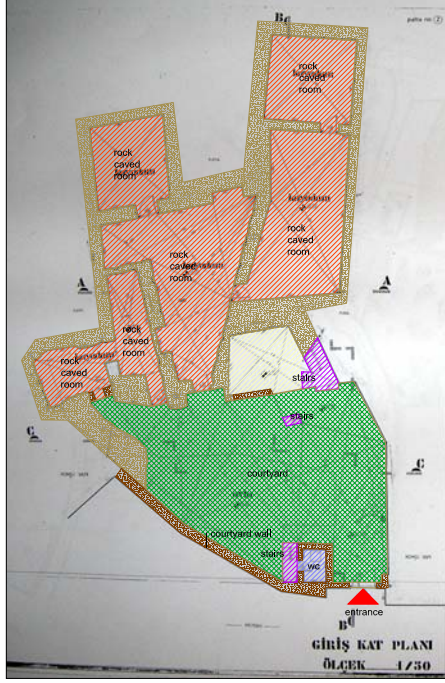
REGISTRATION STATUS OF BUILDING LOT	REGISTERED				
	NOT REGISTERED				
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	MAIN BUILDING				
	SERVICE UNIT				
	OTHER				
SURVEY DATE: MAY 2005- OCTOBER 2005					
DOCUMENTS	FROM ARCHIVES	DATE	SOURCE	NOTES	
	PHOTOGRAPHS				
	DRAWINGS	MEASURED DRAWINGS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
		RESTORATION PROJOCETS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
	REPORTS				
SITE SURVEY	DRAWINGS				
	PHOTOGRAPHS				
	MOVIES				
	QUESTIONARIES				
LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS	



PLAN TYPOLOGY	FACADE TYPOLOGY	BUILDING - LOT RELATION
<p>A2c.8</p>	<p>COURTYARD FACADE: A2.2b</p>	<p>A1.1</p>

ARCHITECTURAL ELEMENTS			
NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLIK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDILLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:



LEGEND	CONS. TECH.	FUNCTION	ROOM	OPEN SPACE	CIRCULATION
	ROCK CAVED				
	MASONRY			SEMI-OPEN SPACE	

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 13

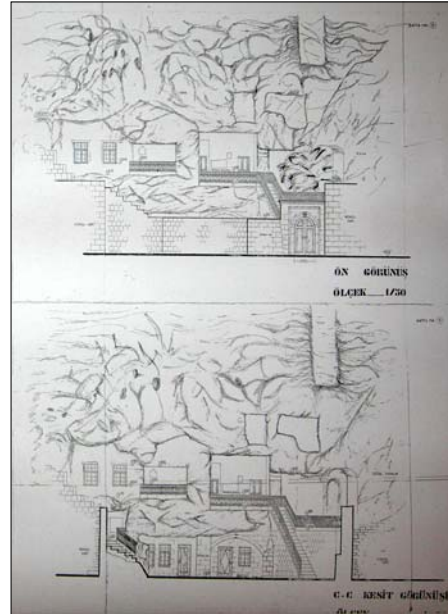
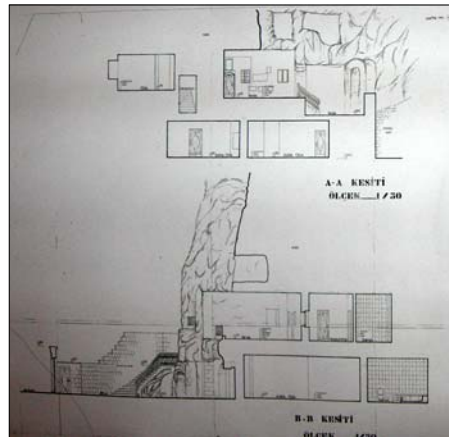
DRAWINGS

BUILDING LOT: 165 / 73

RESTORATION PROJECTS

DATE:1999 ARCH : CAVİT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU



LEGEND		FUNCTION	
CONS. TECH.	ROCK CAVED		ROOM
	MASONRY		COMMON SPACES
			SERVICE UNITS
			WET SPACE
			CIRCULATION
			OPEN SPACE
			SEMI-OPEN SPACE
			UNKNOWN

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 14

BUILDING LOT: 165 / 75

REGISTRATION STATUS OF BUILDING LOT	REGISTERED					
	NOT REGISTERED					
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	MAIN BUILDING					
	SERVICE UNIT					
	OTHER					
SURVEY DATE: MAY 2005- OCTOBER 2005						
DOCUMENTS	FROM ARCHIVES	PHOTOGRAPHS	DATE	SOURCE	NOTES	
		DRAWINGS	MEASURED DRAWINGS	1999	NEVSEHIR CONSER. COUNCIL	
			DRAWINGS RESTORATION PROJOCETS	1999	NEVSEHIR CONSER. COUNCIL ARCH: CAVIT KARTAL	ARCH: CAVIT KARTAL
		REPORTS		1999	NEVSEHIR CONSER. COUNCIL	
	SITE SURVEY	DRAWINGS				
		PHOTOGRAPHS				
MOVIES						
QUESTIONARIES						
LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS		



PLAN TYPOLOGY	FACADE TYPOLOGY	BUILDING - LOT RELATION
A1b1.4 	COURTYARD FACADE: A1.1d 	A1.1
	COURTYARD FACADE: A2.2b 	

ARCHITECTURAL ELEMENTS			
NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 15

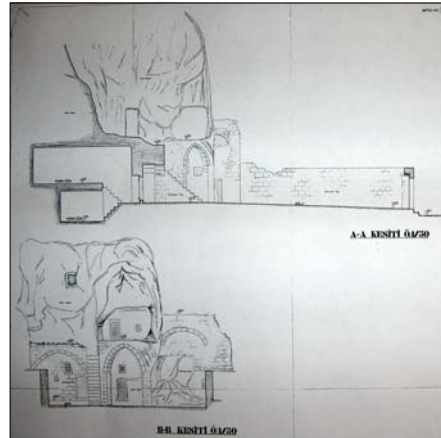
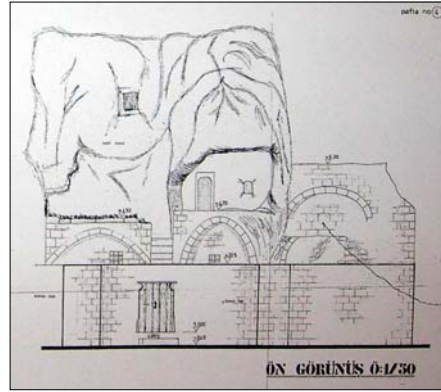
DRAWINGS

BUILDING LOT: 165/ 75

MEASURED DRAWINGS

DATE:1999 ARCH : CAVİT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU



LEGEND
CONS. TECH.

ROCK CAVED



MASONRY



FUNCTION

ROOM



OPEN SPACE



SEMI-OPEN SPACE



CIRCULATION



NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 16

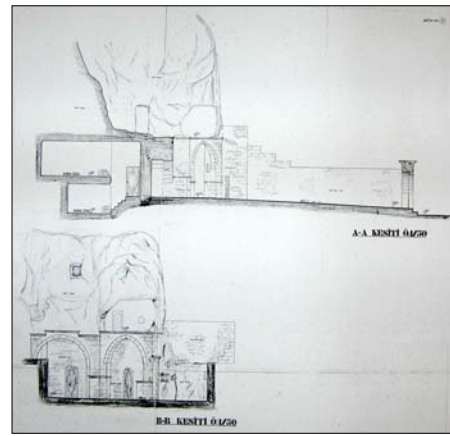
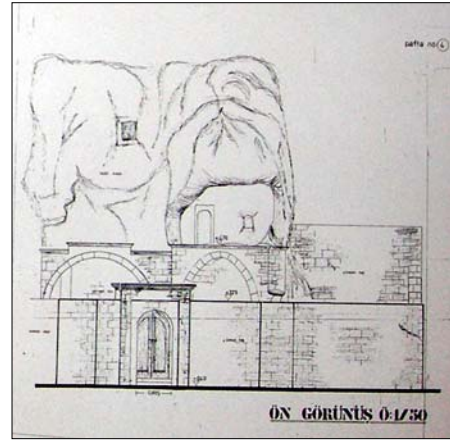
DRAWINGS

BUILDING LOT: 165 / 75

RESTORATION PROJECTS

DATE:1999 ARCH : CAVIT KARTAL

SOURCE: NEVŞEHİR KORUMA KURULU



LEGENT
CONS. TECH.

ROCK CAVED



MASONRY



FUNCTION

ROOM



COMMON SPACES



SERVICE UNITS



WET SPACE



CIRCULATION



OPEN SPACE



SEMI-OPEN SPACE



UNKNOWN



NAME OF THE HOTEL: YUNAK EVLERİ
ID NO: BH8

BH8 / 17

BUILDING LOT: 165 / 75

REGISTRATION STATUS OF BUILDING LOT		REGISTERED				
		NOT REGISTERED				
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION		MAIN BUILDING				
		SERVICE UNIT				
		OTHER				
SURVEY DATE: MAY 2005- OCTOBER 2005						
DOCUMENTS	FROM ARCHIVES	PHOTOGRAPHS	DATE	SOURCE	NOTES	
		DRAWINGS	MEASURED DRAWINGS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
			RESTORATION PROJETS	1999	NEVSEHIR CONSER. COUNCIL	ARCH: CAVIT KARTAL
	REPORTS			NEVSEHIR CONSER. COUNCIL		
	SITE SURVEY	DRAWINGS				
PHOTOGRAPHS						
MOVIES						
QUESTIONARIES						



LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJETS	SKETCHES	INTERVENTIONS
--------------------	-------------------	---------------------	----------	---------------

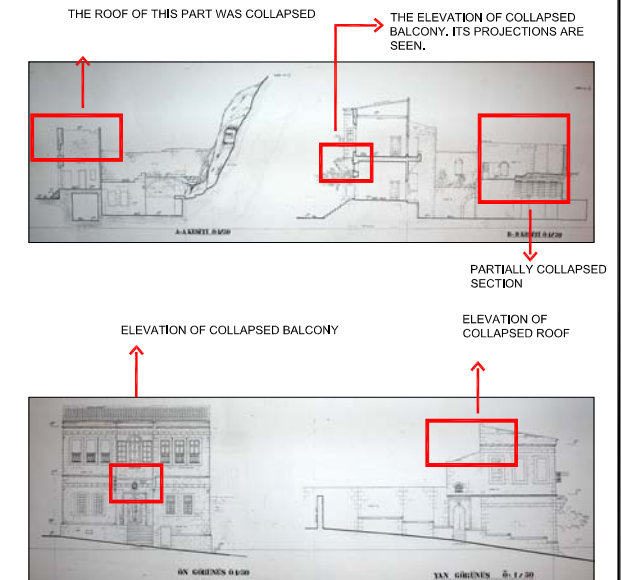
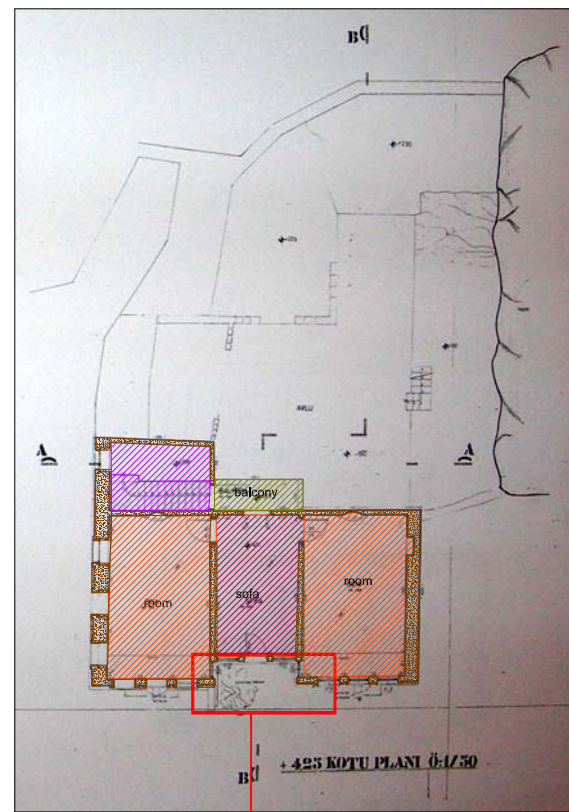
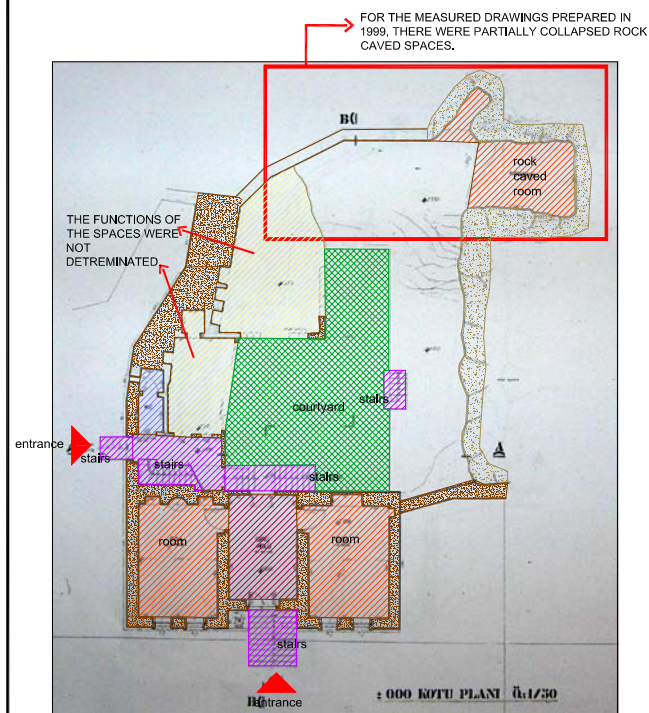
<p>PLAN TYPOLOGY</p> <p>B2a4.X</p> <p>giriş kat</p> <p>1. kat</p>	<p>FACADE TYPOLOGY</p> <p>STREET FACADE:</p> <p>B2.2b</p>	<p>BUILDING - LOT RELATION</p> <p>A4.X</p>
---	---	--

ARCHITECTURAL ELEMENTS			
NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

PLANS

SECTIONS AND ELEVATIONS



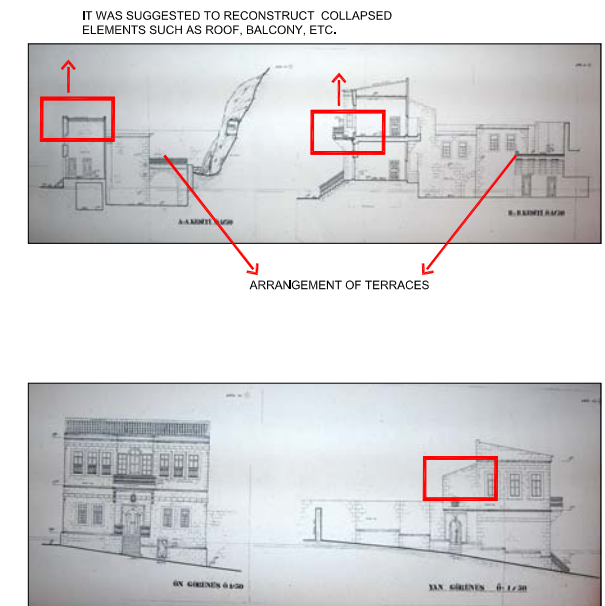
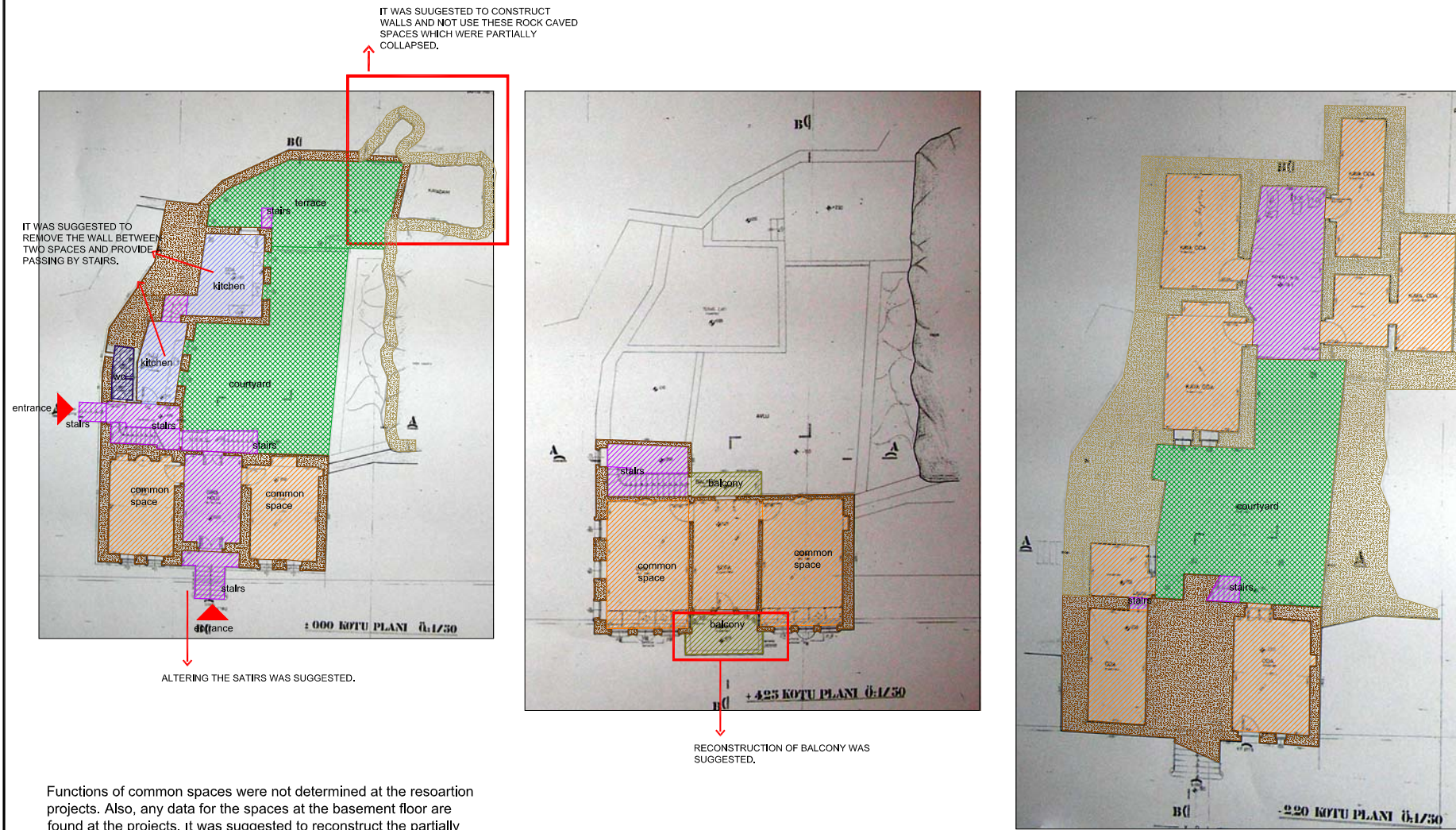
The measured drawings were prepared by Cavit Kartal in 1999. 2 plans, 2 sections and 2 elevations were prepared. There are not any data about the functions of the spaces at the measured drawings. It is understood from the drawings that some rock caved spaces, roof and balcony of the dwelling were collapsed or partially collapsed.

LEGEND CONS. TECH.	ROCK CAVED		ROOM		OPEN SPACE		CIRCULATION	
	MASONRY		SOFA		SEMI-OPEN SPACE			
FUNCTION								

NOTES:

PLANS

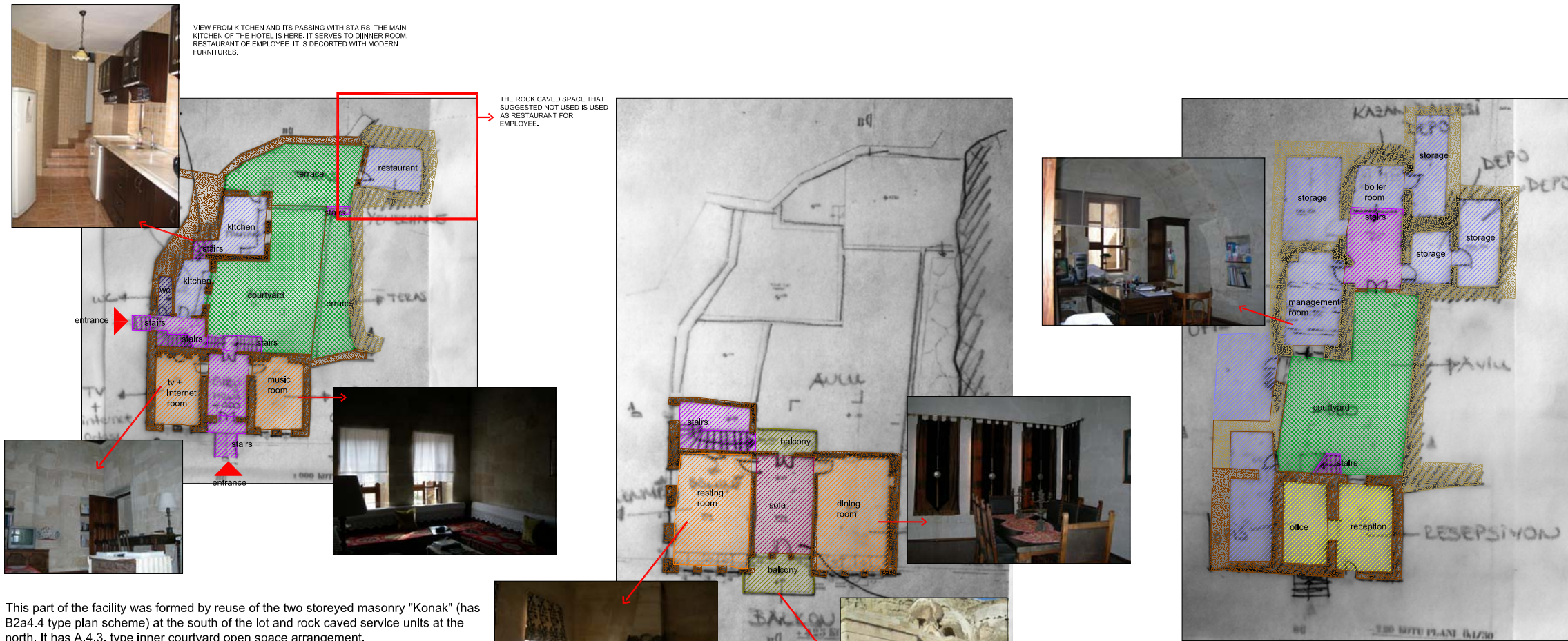
SECTIONS AND ELEVATIONS



Functions of common spaces were not determined at the restoration projects. Also, any data for the spaces at the basement floor are found at the projects. It was suggested to reconstruct the partially collapsed elements such as roof, balcony, etc. But their details were not defined.

LEGEND	CONS. TECH.		FUNCTION						
	ROCK CAVED		ROOM		SERVICE UNITS		OPEN SPACE		CIRCULATION
MASONRY		COMMON SPACES		WET SPACE		SEMI-OPEN SPACE		UNKNOWN	

NOTES:



This part of the facility was formed by reuse of the two storeyed masonry "Konak" (has B2a4.4 type plan scheme) at the south of the lot and rock caved service units at the north. It has A.4.3. type inner courtyard open space arrangement. Entrance to the "Konak" is through a door opening to the Musa Efendi Street. Building is used as common spaces, reception and office. Reception and office of the establishment, which are at the basement of the building, can be entered through a seperate entrance from the Musa Efendi Street.

At the first floor of the "Konak" there are two vaulted rooms opening to the entrance hall. These rooms are used as the TV and internet rooms. Second floor of the "Konak" can be reached by staircases. At this floor there are two vaulted rooms opening to the "sofa" and one balcony. One of the rooms is used as a resting room and the other is used as a dining room.

At the ground floor of the rock caved building at the north there are management offices, storage and the boiler room. At the upper floor of the building there is a kitchen. The kitchen is composed of two sections which are connected to each other by staircases. From the terrace, to which the kitchen opens, one can pass to the employee's dining room.

AS SUGGESTED AT RESTORATION PROJECTS, BALCONY WAS RECONSTRUCT, STAIRS, WINDOWS AND DOORS WERE ALTERED.

LEGEND	CONS. TECH.	ROCK CAVED		FUNCTION	ROOM		SERVICE UNITS		OPEN SPACE		CIRCULATION	
		MASONRY			COMMON SPACES		WET SPACE		SEMI-OPEN SPACE		UNKNOWN	

NOTES:

INTERVENTIONS

Interventions at the "Konak" and rockcaved structure were mainly; repairing partially collapsed sections and addition of spaces. During the applications, balcony and roof, which seems to be collapsed according to the measured drawings, of the "konak" were rebuilt. The space which used as the kitchen at the moment was obtained by removing the wall between two spaces. Walls and floor of the kitchen was tiled and the roof is plastered. Kitchen is furnished with contemporary furnitures. Rockcaved and vaulted spaces were furnished with modern and ancient furnitures. Sitting sections were formed with "sedir"s in the common spaces. Architectural elements such as niches, "ocak" are used for decorative purposes at the places. Contemporary heating devices used for heating are mounted to the walls without considering their harmony with the structure or the furnitures. Illumination is provided by the contemporary devices hanged from the ceiling.

THE WALL BETWEEN TO SPACES WERE REMOVED, WITH THE UNION OF TO SPACES LARGER SPACE WAS OBTAINED AND USED AS KITCHEN.

KITCHEN WAS DECORATED WITH MODERN FURNITURES.

THE ROCK CAVED SPACE THAT SUGGESTED NOT USED IS USED AS RESTAURANT FOR EMPLOYEE.

STAIR ADDITION

VIEW OF THE STAIRS WHICH REACHED THE FIRTS FLOOR AND SERVICE DOOR.

NICHES IN THE SPACES ARE USED FOR DECORATIVE PURPOSES.

MODERN AND ANTIQUE FURNITURES ARE USED TOGETHER IN SPACES.

TAVAN KAPLAMA DETAYI

CONTEMPORARY HEATING DEVICES ARE PLACED INSIDE THE ROOMS WITHOUT CONSIDERING THEIR HARMONY WITH THE DECORATION OR WITHOUT TRYING TO HIDE THEM.

AS SUGGESTED AT RESTORATION PROJECTS, BALCONY WAS RECONSTRUCT, STAIRS, WINDOWS AND DOORS WERE ALTERED.

THE NEW ROOF WAS CONSTRUCTED AS A FLAT ROOF

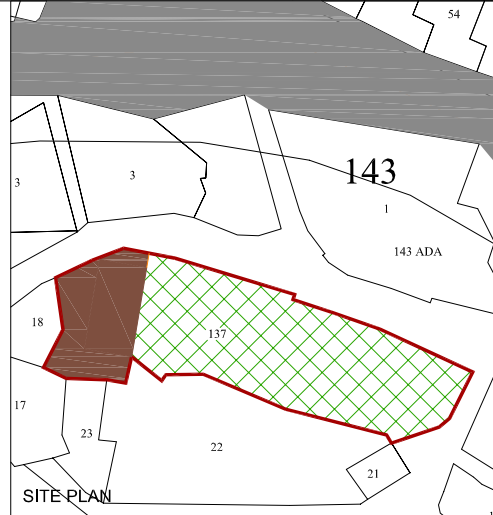
LEGENT	CONS. TECH.	ADDITIONS	BUILDING SCALE	ALTERATIONS	BUILDING SCALE	REMOVALS	INSTALLATIONS
	ROCK CAVED	MASS		MASS		MASS	
	MASONRY	SPACE		SPACE		SPACE	INFRASTRUCTURE
		ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT	FURNITURE

NAME OF THE HOTEL: AYŞE HANIM KONAĞI
ID NO: BH9

BH9 / 1

IDENTIFICATION

ADRESS:	
NUMBER OF BUILDING LOTS: 1	
BUILDING LOT CADASTRAL NO: 137 / 20	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL: MUAMMER BAŞER	
OCCUPATION OF THE OWNER: JOURNALIST	
OPENING DATE OF THE HOTEL:2000	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005						
DOCUMENTS	FROM ARCHIVES	PHOTOGRAPHS	LOT	DATE	SOURCE	NOTES
		DRAWINGS				
		MEASURED DRAWINGS				
		RESTORATION PROJOCETS				
	REPORTS					
	SITE SURVEY	DRAWINGS				
PHOTOGRAPHS						
MOVIES						
QUESTIONARIES						

IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	0	Ayşe Hanım Konağı is located at the Dereleler District which is inside the 1. degree natural sit area and urban sit area, on the Nevşehir Road. It is composed of single traditional dwelling lot. Establishment was opened to bussness In 2000. This accommodation unit is referred as a "Butique Hotel" in various sources "and it has a "pension"certificate from municipality. Accommodation and breakfast services are provided in the facility which has 10 vaulted bedrooms with 20 bed capacity. Each room has its own separte bathroom. Services laundry, internet access from a common space also provided on demand In the management. Other these, there are no other services provided. There are common spaces such as breakfast saloon, resting room and TV-room, swimming pool for the customers and service units such as kitchen, storage and laundry in the management. There are also spaces reserved for the hotel management such as reception and office. All sleeping units of the hotel are vaulted. There are communication devices like TV and phone in the rooms where handcrafted products are used. There are showers in the bathrooms. There are five other persons in working in the facility, other then the owner of the facility himself. None of them is a seasonal worker. None of the employees are skilled. Average age of the workers' is around 25 and they are from Cappadocia region.
		VAULTED	10	
	NUMBER OF BEDS		20	
	RECEPTION			
	MANAGER ROOM			
	OFICE			
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			
	BREAKFAST SALOON			
	KITCHEN			
LAUNDRY				
STORAGE				
ROOMS FOR EMPLOYEE (CHANGING ROOM, REFACTORY, ETC)				
NOTES				

NAME OF THE HOTEL: AYŞE HANIM KONAĞI
ID NO: BH9

BH9 / 2

BUILDING LOT: 172 / 9

REGISTRATION STATUS OF BUILDING LOT

REGISTERED

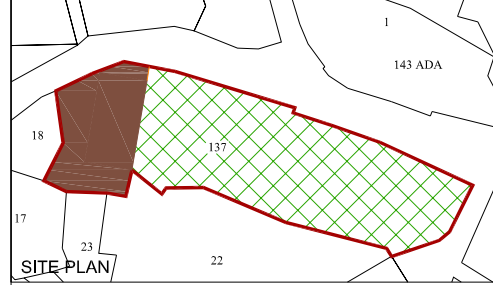
NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING

SERVICE UNIT

OTHER



SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES		DATE	SOURCE	NOTES	
		PHOTOGRAPHS				
		DRAWINGS	MEASURED DRAWINGS RESTORATION PROJOCETS			
		REPORTS				
SITE SURVEY		DRAWINGS				
		PHOTOGRAPHS				
		MOVIES				
		QUESTIONARIES				



LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJOCETS	SKETCHES	INTERVENTIONS

PLAN TYPOLOGY

FACADE TYPOLOGY

BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

PLANS

Entrance to the building lot is through a courtyard door at the north. The courtyard is surrounded by high stone walls. There is a two-storeyed "Konak" at the west of the courtyard and a swimming pool and its service units at east. Courtyard has two level differences and swimming pool and "konak" are separated by this level difference.

At the first floor of the "Konak" there are two vaulted rooms opening to the reception directly. These rooms are used as sleeping units. Behind the reception and sleeping units there is a common space which is used as TV-room and breakfast saloon. Kitchen and wet spaces for common use of the establishment, which are at the ground floor of the building, can be entered through a separate entrance from the courtyard. Second floor of the "Konak" can be reached by staircases from resting room.

Staircases reached a terrace at first floor. Sleeping Units or their circulation areas are opening this terrace. There are 8 sleeping units at this floor. One of these sleeping units can be reached by staircases from the courtyard.



BY CONSTRUCTING STONE WALLS IN ROOMS, WET SPACES WERE ARRANGED



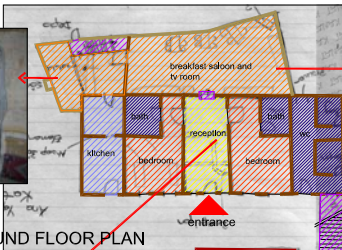
FIRST FLOOR PLAN



AYŞE HANIM ODASI



A "SARK KÖŞEŞİ" WAS ARRANGED AROUND THE FIRE PLACE WITH A LEVEL DIFFERENCE



GROUND FLOOR PLAN



BREAKFAST ROOM AND TV ROOM ARE AT THE SAME PSPACE WALLS WERE COVERED BY CARPETS



WHEN ENTERING THE BUILDING THERE IS A RECEPTION



SITE PLAN



A SWIMMING POOL WAS ADDED TO COURTYARD

LEGENT	CONS. TECH.		FUNCTION								
	ROCK CAVED		MASONRY		ROOM		SERVICE UNITS		OPEN SPACE		BALCONY
				COMMON SPACES		WET SPACE		SEMI-OPEN SPACE			
				OFFICE SPACES		CIRCULATION		UNKNOWN			

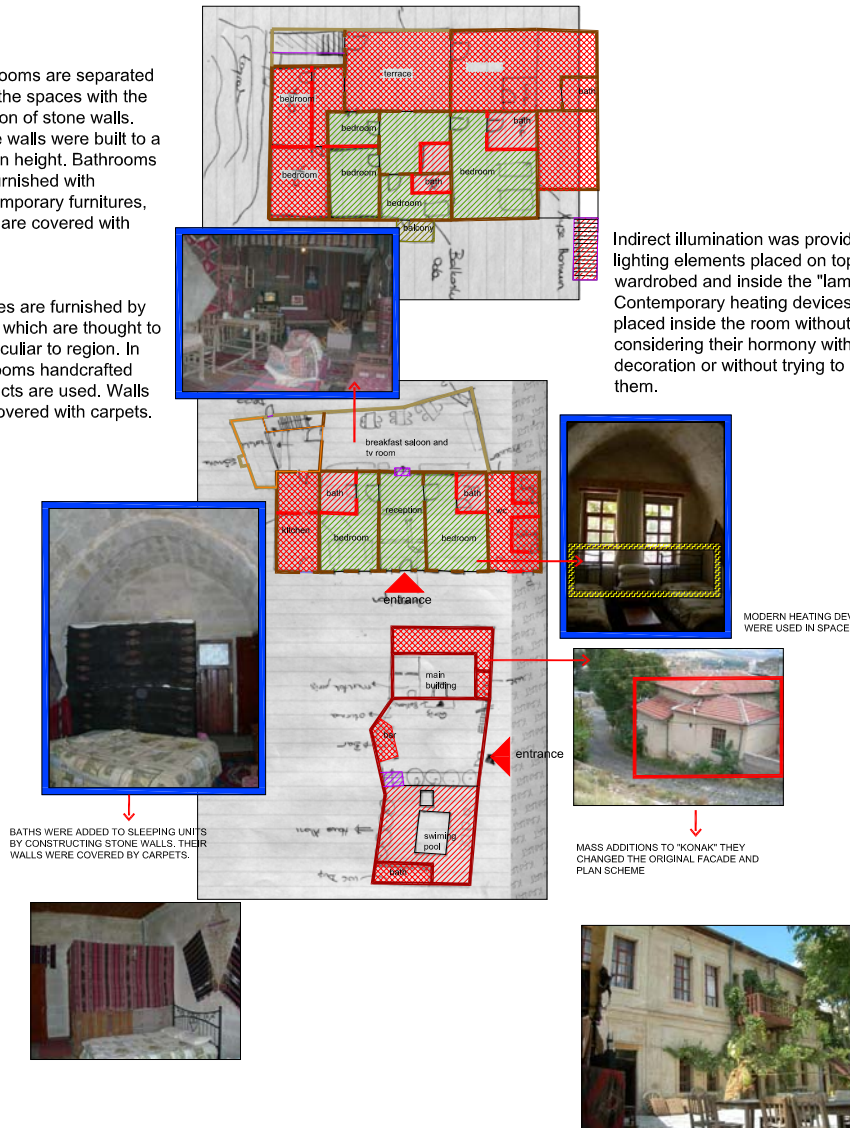
INTERVENTIONS

There is a swimming pool added to the courtyard. Also its service unit which consists of wet spaces and dressing rooms is added. And a semi-open bar unit is also added to the courtyard. Mass additions also occurred by adjoining of units such as kitchen, wc and sleeping units.

Bathrooms are separated from the spaces with the addition of stone walls. Stone walls were built to a certain height. Bathrooms are furnished with contemporary furnitures, walls are covered with tiles.

Spaces are furnished with items which are thought to be peculiar to region. In the rooms handcrafted products are used. Walls are covered with carpets.

Indirect illumination was provided by lighting elements placed on top of the wardrobe and inside the "lambalık"s. Contemporary heating devices are placed inside the room without considering their harmony with the decoration or without trying to hide them.



BATHS WERE ADDED TO SLEEPING UNITS BY CONSTRUCTING STONE WALLS. THEIR WALLS WERE COVERED BY CARPETS.

MODERN HEATING DEVICES WERE USED IN SPACES

MASS ADDITIONS TO "KONAK" THEY CHANGED THE ORIGINAL FACADE AND PLAN SCHEME

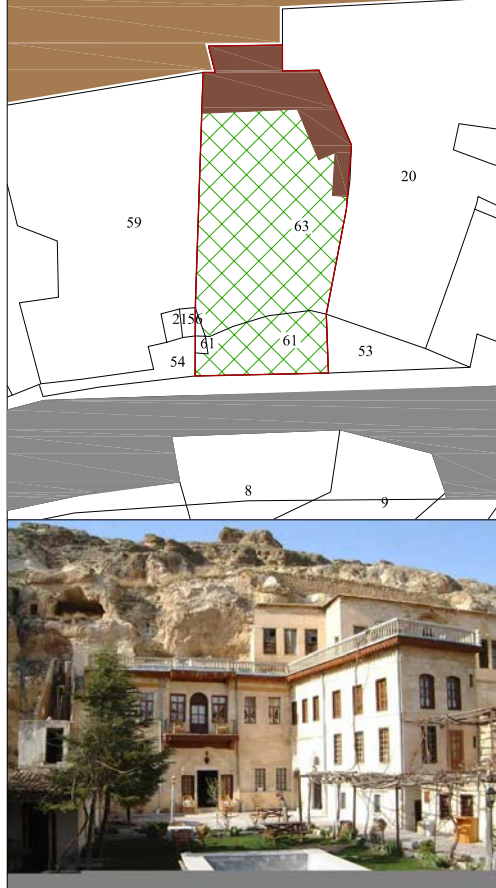
LEGEND	ROCK CAVED		ADDITIONS	MASS		ALTERATIONS	MASS		REMOVALS	MASS		INSTALLATIONS	INFRASTRUCTURE	
	MASONRY			SPACE			SPACE			SPACE			FURNITURE	
			ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT							

NAME OF THE HOTEL: ASIA MINOR HOTEL
ID NO: BH10

BH10 / 1

IDENTIFICATION

ADRESS: İstiklal cad. no:38						
NUMBER OF BUILDING LOTS: 1						
BUILDING LOT CADASTRAL NO: - /63						
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED					
	NOT REGISTERED					
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING					
	SERVICE UNIT					
	NOT IN USE					
OWNER OF THE HOTEL:MEVLUT BİLGİÇ						
OCCUPATION OF THE OWNER: TAXI DRIVER						
OPENING DATE OF THE HOTEL: 1994						
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.					
	BOUTIQUE HOTEL CER.					
	PENSION					
	NOT KNOWN					
SURVEY DATE: MAY 2005- OCTOBER 2005						
DOCUMENTS	FROM ARCHIVES	PHOTOGRAPHS	LOT	DATE	SOURCE	NOTES
		DRAWINGS				
		REPORTS				
	SITE SURVEY	PHOTOGRAPHS				
		MOVIES				
		QUESTIONARIES				



IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED		<p>Asia Minor Hotel is located at the Yeni Camii District which is inside the 1. degree natural sit area and urban sit area, on the İstiklal Avenue. It is composed of single traditional dwelling lot. Establishment was opened to bussiness in 1994. This accommodation unit is referred as a "Butique Hotel" in various sources "and it has a "pension"certificate from municipality.</p> <p>Accommodation and breakfast services are provided in the facility which has 7 bedrooms. While 2 of these rooms are vaulted, 5 of them are newly constructed by concrete. Services laundry, internet access from a common space also provided on demand in the management. Other these, there are no other services provided.</p> <p>There are common spaces such as resting room for the customers in the management. There are also spaces reserved for the hotel management such as reception and office. There are not any communication devices like TV and phone in the rooms. There are showers in the bathrooms.</p> <p>Establishment is running by a family. There are 4 persons from family at manager position. Except them, there are twp other persons in working in the facility. None of the employees are skilled. They can not speak foreign language. Average age of the workers' is around 27 and they are from Cappadocia region.</p>
		VAULTED	2	
	NUMBER OF BEDS			
	RECEPTION			
	MANAGER ROOM			
	OFICE			
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			
	BREAKFAST SALOON			
	KITCHEN			
LAUNDRY				
STORAGE				
ROOMS FOR EMPLOYEEE (CHANGING ROOM, REFACTORY, ETC)				
NOTES				

NAME OF THE HOTEL: ASIA MINOR HOTEL
ID NO: BH10

BH10 / 2

BUILDING LOT: - / 63

REGISTRATION STATUS OF BUILDING LOT

REGISTERED

NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

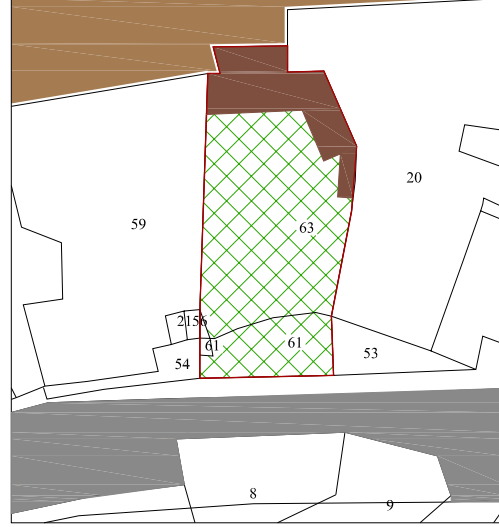
MAIN BUILDING

SERVICE UNIT

OTHER

SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES		DATE	SOURCE	NOTES
		PHOTOGRAPHS			
DRAWINGS	MEASURED DRAWINGS				
	RESTORATION PROJETS				
REPORTS					
SITE SURVEY	DRAWINGS				
	PHOTOGRAPHS				
	MOVIES				
	QUESTIONARIES				



LEGEND OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJETS	SKETCHES	INTERVENTIONS

PLAN TYPOLOGY

FACADE TYPOLOGY

BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞİRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDİLLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

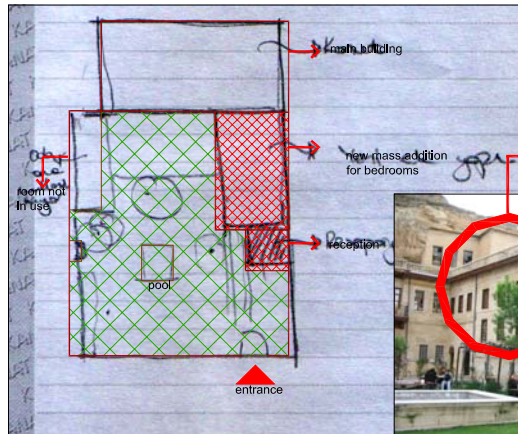
INTERVENTIONS

Entrance to the building lot is through an AK-1a type courtyard door at the south. The courtyard which is surrounded by high stone walls has the building-lot relation of A.1.2. There is a two-storeyed "Konak" at the north of the courtyard. There are a two storeyed building adjoining to "konak" and a one storeyed reception unit.

Konak is snuggling to a rock. So it has rock caved spaces which are used as common spaces and corridors. Common spaces are at the first floor of the "konak". At the second floor, there are two vaulted rooms for sleeping. Two-storeyed building adjoining to "konak" consists of sleeping units. There are 5 sleeping units in this building. And one-storeyed building that is used for reception and office is adjoining to the two-storeyed building.



"KONAK" THAT TOUCHES TO A ROCK HAS BOTH VAULTED AND ROCK CAVED SPACES. WHILE VAULTED SPACES ARE USED AS SLEEPING UNITS, ROCK CAVED SPACES ARE USED AS COMMON SPACES AND CIRCULATION AREAS.



MASS ADDITION FOR SLEEPING UNITS. IT TOUCHES TO THE FACADE OF AUTHENTIC BUILDING AND COMPLICATES THE PERCEPTION OF FACADE



ONE STOREYED MASS ADDITION IS USED FOR RECEPTION



VIEW FROM STANDART ROOMS OF NEW BUILDING

Mass additions are mostly seen in Asia Minor Hotel. A two storeyed building was added for accommodation needs. And a one-storeyed reception unit was also added later. These additions were constructed by concrete but their facades were covered by stone.

Staircases reached a terrace at first floor. Sleeping Units or their circulation areas are opening this terrace. There are 8 sleeping units at this floor. One of these sleeping units can be reached by staircases from the courtyard.

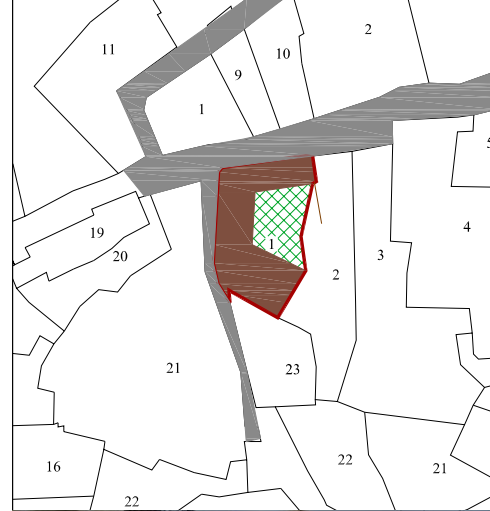
LEGEND	CONS. TECH.	ROCK CAVED		ADDITIONS	MASS		INSTALLATIONS	INFRASTRUCTURE	
		MASONRY			SPACE			FURNITURE	
					ARCHITECTURAL ELEMENT				

NAME OF THE HOTEL: SACRED HOUSE
ID NO: BH11

BH11 / 1

IDENTIFICATION

ADRESS: Barbaros Hayrettin sok. no:25	
NUMBER OF BUILDING LOTS: 1	
BUILDING LOT CADASTRAL NO: - / 1	
REGISTRATION STATUS OF BUILDING LOTS	REGISTERED
	NOT REGISTERED
FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION	DWELLING
	SERVICE UNIT
	NOT IN USE
OWNER OF THE HOTEL: TURAN GÜLCÜOĞLU	
OCCUPATION OF THE OWNER: HOTEL MANAGER	
OPENING DATE OF THE HOTEL:2004	
CERTIFICATION TYPE OF THE HOTEL	SPECIAL CER.
	BOUTIQUE HOTEL CER.
	PENSION
	NOT KNOWN



SURVEY DATE: MAY 2005- OCTOBER 2005						
DOCUMENTS	FROM ARCHIVES	PHOTOGRAPHS	LOT	DATE	SOURCE	NOTES
		DRAWINGS				
		RESTORATION PROJETS				
	REPORTS					
	SITE SURVEY	DRAWINGS				
		PHOTOGRAPHS				
MOVIES						
QUESTIONARIES						



IN GENERAL

SPACES OF THE HOTEL	NUMBER OF BEDROOMS	ROCK CAVED	2	Sacred House is located at the Dutlu Camii District which is inside the 1. degree natural sit area and urban sit area. It is composed of single traditional dwelling lot. Establishment was opened to bussness In 2004. This accommodation unit Is referred as a "Butlque Hotel" in various sources "and it has a "pension"certificate from municipality. Acomodation and breakfast services are provided In the facility which has 2 rock caved and 5 vaulted rooms with 15 beds capacity. Services such as laundry and internet access from a common place are provided on demand at the hotel. Moreover, dlnner service Is provided in the management. Other than these no other special services are provided. Each one of the rooms has a different characteristic property. They were decorated differently according to their concept. Each room takes a name according to its characteristic property such as "Anka's Lair, Old Shapel, Tile Room, etc. rooms of the hotel have telephones and study sections. There are showers in the standart rooms and jacuzzis in the suite rooms. la region.
		VAULTED	5	
	NUMBER OF BEDS			
	RECEPTION			
	MANAGER ROOM			
	OFICE			
	COMMON SPACES (RESTING ROOM, LIVING ROOM, READING ROOM, TV ROOM, ETC)			
	RESTAURANT			
	BREAKFAST SALOON			
	KITCHEN			
LAUNDRY				
STORAGE				
ROOMS FOR EMPLOYEE (CHANGING ROOM, REFACTORY, ETC)				
NOTES				

NAME OF THE HOTEL: SACRED HOUSE
ID NO: BH11

BH11 / 2

BUILDING LOT: - / 1

REGISTRATION STATUS OF BUILDING LOT

REGISTERED

NOT REGISTERED

FORMER FUNCTION OF THE BUILDING BEFORE RESTORATION

MAIN BUILDING

SERVICE UNIT

OTHER



SURVEY DATE: MAY 2005- OCTOBER 2005

DOCUMENTS	FROM ARCHIVES		DATE	SOURCE	NOTES
		PHOTOGRAPHS			
DRAWINGS	DRAWINGS	MEASURED DRAWINGS			
		RESTORATION PROJECETS			
	REPORTS				
SITE SURVEY	DRAWINGS				
		PHOTOGRAPHS			
		MOVIES			
		QUESTIONARIES			

LEGENT OF DRAWINGS	MEASURED DRAWINGS	RESTORATION PROJECETS	SKETCHES	INTERVENTIONS
--------------------	-------------------	-----------------------	----------	---------------

PLAN TYPOLOGY

FACADE TYPOLOGY

BUILDING - LOT RELATION

ARCHITECTURAL ELEMENTS

NAME OF ARCHITECTURAL ELEMENT	TYPE	NAME OF ARCHITECTURAL ELEMENT	TYPE
COURTYARD DOOR		GUSULHANE	
BUILDING DOOR		PABUÇLUK	
WINDOWS		ŞIRAHANE	
STAIRS		YEMLİK / YALAK	
CUPBOARD		CEILING ORNAMENTS	
AYNALIK		STONE CONSOLE	
NICHE		COLUMNS	
LAMBALIK		GÜVERCİNLİK	
KANDILLİK		TIRAZ	
OCAK (FIREPLACE)		MOLDING	
TANDIR		PROJECTION	
SERVICE WALL			

NOTES:

NAME OF THE HOTEL: SACRED HOUSE
ID NO: BH11

BH11 / 3

BUILDING LOT: - / 1

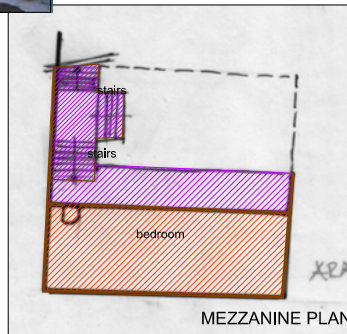
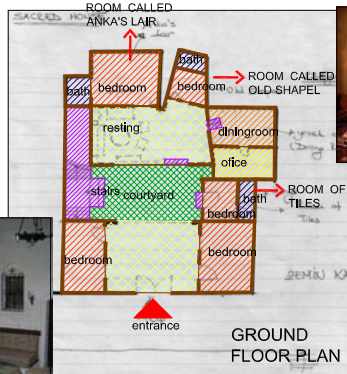
SKETCHES

DATE:2005

SOURCE: GÜNEŞ CAN



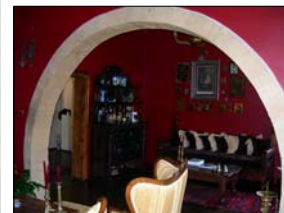
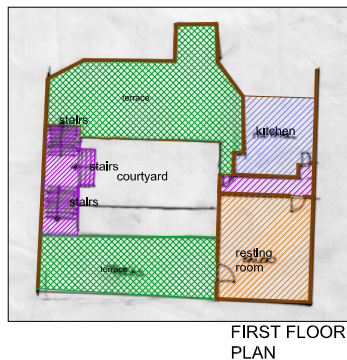
Entrance to the building lot is from an Ak-3b1 type door at the south. The central courtyard which is surrounded with high walls and buildings has open area pattern of A.4.x. There are two level difference at courtyard. All the spaces at the ground floor open directly to the central courtyard.



Three-storeyed main building was constructed by masonry system. But it has rock caved rooms which are underground. At the ground floor of the building there are 5 sleeping units, dinner room and an office. Dinner room and two sleeping units open a semi-open resting space. One can reach to the upper floors with a half-space stair.

At the mezzanine of the the building, there is a sleeping unit open to a terrace.

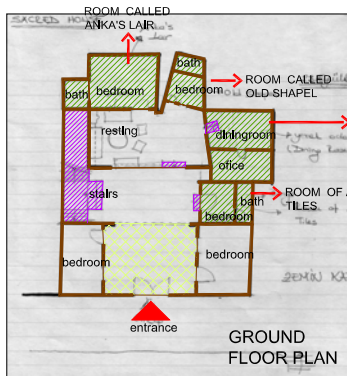
And at the second floor of the building, there are 3 sleeping units, a kitchen and a saloon for resting. A terrace can be reached from the saloon.



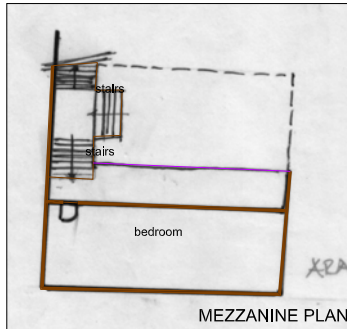
LEGEND	CONS. TECH.	FUNCTION
	ROCK CAVED	ROOM
	MASONRY	COMMON SPACES
		OFFICE SPACES
		SERVICE UNITS
		WET SPACE
		CIRCULATION
		OPEN SPACE
		SEMI-OPEN SPACE
		UNKNOWN
		BALCONY

INTERVENTIONS

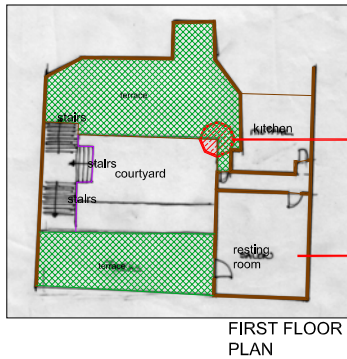
According to the information given by the management owner, the building was partially collapsed before restorations. During the applications, building was reconstructed by masonry system, bathrooms were added to all sleeping units, elevations of ground floor and courtyard were changed, substructure and installations were completed. As Gülcüoğlu mentioned, reliefs and some architectural elements such as columns were added to the building for decorative purposes. The architectural elements such as doors and windows were altered with reused elements from the collapsed dwellings.



ARCHITECTURAL ELEMENTS ESPECIALLY DOORS AND WINDOWS OF THE BUILDING WERE ALTERED WITH REUSED ELEMENTS



MODERN FURNITURES ARE USED IN BATHS.



Wet spaces of the rooms are furnished with contemporary furnitures. Walls are tiled with seramic up to a certain height.

MODERN AND ANTIQUE FURNITURES ARE USED IN SPACES WITH BYZANTINE CONCEPT



Antique furnitures and handcrafted products are used in the facility which has rock caved and vaulted rooms. Sitting corners are formed using "sedir"s in the resting and sitting rooms. The niches in the rooms were used for decorative purposes.

LEGEND	CONSTR. TECH.	ADDITIONS	ALTERATIONS	REMOVALS	INSTALLATIONS	INFRASTRUCTURE
	ROCK CAVED	MASS	MASS	MASS		
	MASONRY	SPACE	SPACE	SPACE		
		ARCHITECTURAL ELEMENT	ARCHITECTURAL ELEMENT	ARCHITECTURAL ELEMENT		
						FURNITURE