A STUDY ON VILLA TYPE HOUSING IN SAYFİYE SETTLEMENTS: DRAGOS, ORHANTEPE NEIGHBOURHOOD AS A CASE STUDY

by

Zümrüt Kuru

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APPROVED BY:

Assist. Prof. Dr. Zeynep Yazıcıoğlu Halu ……
(Thesis Supervisor)

Prof. Dr. Ayşe Gülçin Küçükkaya ……

Assoc. Prof. Dr. Fatma Erkök ……

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ABSTRACT

A STUDY ON VILLA TYPE HOUSING IN SAYFİYE SETTLEMENTS: DRAGOS, ORHANTEPE NEIGHBOURHOOD AS A CASE STUDY

Sayfiye, (summer resort) an Arabic word and the main focus of the study, is literally used for a house or a place near the city to spend the summertime. The life in *sayfiye* in Istanbul since the beginning of the Byzantine Period has moved in parallel to the urban development. Initially, it was regarded as the works of the modernizaton of the Ottoman era, afterwards it emerged as the reflection of the lifestyle that the new Republic brought with for new spatial solutions. In this process, the culture of *sayfiye* got reflected in both urban and architectural places, which gave way to urban novelties. In this study, it is aimed at examining the spacial change of Dragos region, which is within the boundaries of Orhantepe Neighbourhood governed by Kartal Municipality and one of the former *sayfiye* residential areas in Istanbul between 1968 and 2018. The region started to develop after the suburban railway between Haydarpaşa-Pendik had opened. And it became one of the most popular residential areas because of its geographical and topographical characteristics. Within the scope of the study, the overall characteristics that allow the hill of Dragos to be a *sayfiye* place in terms of its climate, function and space were studied thoroughly. In this context, the architecture of the villa-type houses on the hill of Dragos that started to be built in the 1940s with their own unique style were studied in a detailed way. Moreover, the stories of state-run camp sites that were built along the Dragos coastline between 1968-1975 were dug up. The selected case study was particularly preferred due to the fact that it has certain characteristics of being a *sayfiye* in the context of the fabric of residence as well as its life.

ÖZET

SAYFİYE YERLEŞİMLERİNDE VİLLA TİPİ KONUT GELİŞİMİNİN İNCELENMESİ: DRAGOS, ORHANTEPE MAHALLESİ ÖRNEĞİ

Çalışmanın ana eksenini oluşturan ve Arapça kökenli bir sözcük olan *sayfiye,* yaz mevsimini geçirmek üzere gidilen şehre yakın konut ya da bölgeyi tanımlamak amacı ile kullanılmaktadır. Istanbul'da *sayfiye* yaşantısı Bizans Dönemi'nden başlayarak, kentin büyümesine paralel olarak yer değiştirmiş; önce Osmanlı modernleşmesinin eserlerinden biri olarak ifade edilmiş, daha sonra Cumhuriyet'in getirdiği yaşam tarzının yansıması olarak yeni mekânsal çözümlerle karşımıza çıkmıştır. *Sayfiye* kültürü bu süreç içerisinde hem kent mekânına hem de mimari mekâna yansımış ve kentte yeniliklere yol açmıştır. Bu çalışmada, Istanbul'un eski *sayfiye* yerleşimlerinden biri olan Kartal ilçesine bağlı, Orhantepe Mahallesi sınırları içinde yeralan Dragos bölgesinin 1968 – 2018 yılları arasındaki mekânsal değişiminin incelenmesi hedeflenmiştir. Bölge Haydarpaşa-Pendik Banliyö Hattı'nın açılması ile gelişmeye başlamış, coğrafi ve topoğrafik özellikleri sebebi ile de tercih edilen yerleşim alanlarından biri olmuştur. Çalışma kapsamında, Dragos tepesinin *sayfiye* özelliğini barındırmasını sağlayan iklimsel, coğrafi, işlevsel ve mekânsal tüm özellikleri detaylı bir şekilde incelenmiştir. Bu bağlamda, 1940'lı yıllarda yapımına başlanan ve her biri farklı üsluba sahip olan, farklı dönemleri yansıtan Dragos tepesindeki villa tipi konutların mimari özellikleri detaylı olarak irdelenmiştir. Bunun yanında, 1968 – 1975 yılları arasında Dragos sahil kesiminde yapılmış olan, çeşitli kamu kurumlarının oluşturduğu kamp alanlarının hikâyeleri araştırılmıştır. Seçilen çalışma alanı yerleşimin dokusu ve yaşantısı bağlamında *sayfiye* özelliklerinin görüldüğü bir bölge olması nedeni ile tercih edilmiştir.

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LIST OF SYMBOLS/ABBREVIATIONS

%	Percentage
°	Degree
CHP	Republican Public's Party
DSİ	State Water Affairs
km	Kilometer
m²	Square meter
METU	Middle East Technical University
PTT	Turkish Postal Service
USA	United States of America

1. INTRODUCTION

Istanbul, an ancient city with thousands of years of cultural heritage and a unique place in the world, has hosted many cultures and traditions over the centuries. The culture of *sayfiye* in Istanbul, one of the first *sayfiye* settlements, started in mid-18th century and late 19th century when people went to resort places to spend the summertime. While the *sayfiye* regions have so far burgeoned as a result of accessibility by various means of transport, rapid urban development and urban sprawl have led to the disappearance of *sayfiye* tradition.

Kartal is one of the oldest *sayfiye* settlements in Istanbul and Dragos, the selected case of study is within its boundaries. Since Dragos is near Haydarpaşa-Pendik suburban railway, it has become a popular *sayfiye* spot. In the scope of the study, a wide range of research methods were adopted in order to show the spatial change that Dragos has undergone from 1968 to the present in relation to the concept of *sayfiye.*

1.1. PURPOSE OF THE STUDY

Starting in the mid-18th century in Istanbul, the culture of *sayfiye* kept on its growth until the beginning of 20th century. Istanbul, one of the first *sayfiye* settlements, has sadly lost its feature owing to rapid growth and urbanization. In this study, it is aimed to study the culture of *sayfiye* and the rediscovery of its structure in the city. Also, the typology of villa-type housing in *sayfiye* places are examined. In accordance with this purpose, the spatial change that Dragos region within the borders of Orhantepe Neighbourhood underwent between 1968 and 2018. Despite its multi-layered *sayfiye* culture, Dragos region, which has remained unnoticed in literature, became the base of this study. Dragos coastal settlement was chosen as a case study in order to point out the social stratification in the region as the region overlooking Prince Islands at a vantage point has people from lower, middle and upper classes. Another reason is that the settlement has a rich diversity resulting from *sayfiye* life and the texture of housing. The region, where the hill of Dragos is, was accepted as one of the major settlement areas on the Anatolian side in the periods of the Byzantine and the Ottoman. The region started to develop when Haydarpaşa-Pendik suburban railway opened in 1873. The geographical and topographical features of the

region studied have had a noticeable effect on the changes and the growth of the settlement.

1.2. SCOPE OF THE STUDY

The study consists of five main parts. In the first part, the purpose, the scope and the method of the study were presented by an introduction to the subject. In the second part, the appearance of *sayfiye* culture, its development and the characteristics of *sayfiye* settlement were pointed out. In the third part, the factors that help develop the culture of *sayfiye* in Turkey and the *sayfiye* houses that were built in Istanbul before the Republic and over the period of the Republic were studied. In the fourth part of the study, Dragos region, as a case study, was studied and the process of its change was documented. In the fifth part, which is regarded as result part, evaluations were done in accordance with the results obtained from the study. Within the scope of the study, the period between the years of 1968 and 2018 was studied and Orhantepe Neighbourhood was taken as the physical border of the study.

1.3. METHOD OF THE STUDY: CASE STUDY

In the study, the reference resources were delved into, the data was collected from articles, thesis and publications regarding the concept of *sayfiye*, and a theoretical frame was sketched out. The state of *sayfiye* culture in Istanbul was studied as a case study in connection with Orhantepe Neighbourhood in Dragos. Historical records were researched so as to feed the case study, which was the core of the study. In addition to this, the photos of the region were taken and an in-depth analysis of the area was conducted. Since the resources about Dragos, Orhantepe Neighbourhood in written literature are inadequate, oral history studies with local people became a resourse. Within the scope of the oral history studies, the life of *sayfiye* in Dragos was studied from psycho-geographic perspective based on the concept of psycho-geography which particularly points up the experiences gained in city. Being aware of the things that places make people feel and turning them into narrations is the basis of psychogeography. In the direction of this method which examines the effects of space on man, interviews were made with the inhabitants living in Dragos in the past years. Also, the architectural space was studied by

means of people from different periods, different status, different places. Their experiences were turned into narration. In this way, Dragos and its recent spatial changes were discovered.

The life of the campsites mainly used by middle class and located along the Dragos coastline between 1968 -1975 was depicted through the vivid memories of the people who had then lived in the camps and the villas. The interviews with incumbent people were made in order to find out more about the formation of the camp life. Afterwards, the required documents were searched in Kartal Municipality and government agencies. In the course of the study, the information about Ankara Housing Cooperative in Istanbul, which built first villas in Dragos, was reached. The archived information of villas in the hills of Dragos, which pioneered the villa-type housing in the 1940s and had a huge influence on villa-type housing in Turkey, was researched. Moreover, the villa-type housing in the region was studied thoroughly in terms of their architectural features such as outlay, section and appearance. Thus, spatial features were pointed out. In order to determine villas with architectural and historical values in the vicinity of Dragos hill on the current plan of 1/1000 obtained from Kartal Municipality, city block - parcel numbers were determined in the region and the architectural projects of villas chosen from the archives of the municipality and related architectural offices were reached. Furthermore, the location, transport connections, topographical structure of Kartal and Orhantepe Neighbourhood (Dragos) were demonstrated by using the maps in the archives of the Istanbul Metropolitan Municipality City Map, a schematic section describing the settlement was drawn, graphics depicting the general structure of the neighbourhood were given, and the concentration of settlements on the maps of the years 1970 - 1982 - 2006 - 2018, and how existing areas were transformed and disappeared over time.

2. THE CONCEPT OF *SAYFİYE* AND HISTORICAL PROCESS OF *SAYFİYE*

sayfiye

noun Arabic *ṣ ayfiyye*

1.noun *Summer house*

"A modern *sayfiye* was born on those remote slopes a while later." H.Taner

2.noun *The countryside near the city*

Nowadays, it is quite common for people to go to a different place away from the place where they live to get a rest. Although transportation facilities and residential areas were not as developed as they are today, it is known that people would go to different places and spend time in different places for a host of reasons. Therefore, the concept of going on holiday and the place of holiday- both of which follow a process in parallel with the history of mankind- constitutes the main axis of this study. However, the concept of holiday is limited to the concept of *sayfiye* in Turkish. The *sayfiye* evokes different meanings from sheer holiday in our language [1]. The book called '*Sayfiye*: *Hafiflik Hayali*' was written under the editorialship of Bora in 2014 subsequent to the book, the exhibition of '*Sahibinden Sayfiye*'[2] and the exhibition of 'Yazlık: Şehirlinin Kolonisi' opened at SALT Beyoğlu in the same year focused on *sayfiye* as a form of escapism and a space for a second life.

> *''The exhibition sheds light on the story of people who are deprived of their sayfiye. Besides the metropolises, the urban renewal craze, which particularly targets the coast and the settlements in those regions, leads to the disappearance of order and lifestyle of the sayfiye, and makes it vulnerable to the commercial development. Today's situation promises a touristic playground that is becoming a new, temporary, commercial tourist organization site instead of a habitable sayfiye. The luxurious, comfortable, temporary and hassle-free holiday images marketed with the "happiness tourism" from today's holiday strategies, which give way to the lack of spatial connection, have led to either the suspension or the sale of sayfiye that refers to the old holiday habits and summer houses''* [2].

The exhibition titled ‘Yazlık: Şehirlinin Kolonisi’ in SALT Beyoğlu aimed to record the subjects settled in social memory with more analytical and multi-dimensional processing [3]. In particular, the exhibition whose architectural works, the architects of works, spatial variations displayed by models, sketches, photos and some furniture, elaborated on the fact that the notion of *sayfiye* in Turkey means the togetherness of spirit and meaning rather than a mere word.

In this study, the most important reason for choosing the *sayfiye* places and housing was because they represent the period perfectly as well as having a significant spatial character and the threat of disappearance they are faced with. In particular, Dragos, Orhantepe Neighbourhood chosen as a case study, enlighten us about the different periods and layers that reflect the character of *sayfiye* and its housing.

In this study, especially in part two, after having introduced the definition, the emergence and the settlements, the types of development, and the spatial characteristics of *sayfiye*, the coastline settlements that spontaneously developed were chosen, the use and the morphology of the land were studied and the key features of *sayfiye* housing that still exist were explained in detail.

2.1. DEFINITION AND EMERGENCE OF *SAYFİYE*

After the Second World War, factors such as the rapid growth of the economy, the rapid growth of urbanization, the easiness of transportation, the increase in the educational level of the people, the increase of the income and the significance of the concept of leisure time led to the emergence of a new activity with recreational purposes. This area of activity is defined as *‘’sayfiye’’* for those who like to spend leisure time in their short breaks or summer holidays in the vicinity of the city for a certain set of reasons such as relaxation, sightseeing and maintaining health [4].

Sayfiyes stretching back to ancient times are located in different settlement areas such as sea shores, stream banks, mountains, rural areas and they vary in location, size and structure.

In ancient times, the rich went to the *sayfiyes* to rest, then the habit of going to the spas started with the purpose of treatment in the Middle Ages. In general, the *sayfiyes* were the health centers that people initially went for treatment purposes. Since the positive effects of mineral waters on human health were observed there has been an increasing interest in these places; people have gone to the spas. Bath and Buxton in England, and Baden Baden in Germany are cities where important health centers are located. In the 17th and 18th centuries, health centers with hot springs were developed in many European cities [5].

- Spa: It is a facility built around the healing waters gushing out of the depths of the under-ground. The leading centers of spas in Turkey are Bursa spas in the Byzantine period, Yalova and Bolu spas [6].
- Springs waters: natural waters that include varied minerals and are used in order to find a cure [6].
  Bursa (Çekirge), Ankara (Kızılcıhamam) Balıkesir (Gönen) and Hierapolis Ancient city are just a few examples of spring waters.

In this sense, the spas and baths in are among the most important historical buildings in Turkish culture. The bath architecture that emerged in the 12th century was among the most developing constructions during the Seljuk period; the thermal springs and baths that developed during The Seljuks, the Ottomans and the Republican period reached to the present. Ilgın Thermal Baths and Court Baths in Konya are structures that reflect the Seljuk architecture that emerged during the Seljuk period [6]. It stands out with the Hunat Hatun Kulliye bath in Kayseri, which was built in 1237 during the Seljuk period. However, the Sultan Bath which is part of the Sahip Ata Kulliye in Konya and which was started to be built in 1258 is an important example of the Seljuk bath architecture. In the Ottoman period, the baths were located within the complexes; at the same time, it is the indispensable structure of mansions, pavilions, seaside residences and palaces.

Thriving in the 17th and 18th centuries, the *sayfiye* places began to function as health centers recommended by doctors for treatment. In the 18th century, the number of spas and spring waters increased. In the nineteenth century, after World War I the spas lost their importance and the cities started to change.

While the increase in income achieved by the Industrial Revolution facilitated to travel to *sayfiye* places in Europe, the pace and the development of the railway line led to the emergence of *sayfiye* places. The tradition of going to the *sayfiye*, which was unique to the rich, thus progressed towards the middle class. When the 20th century came, the number of *sayfiye* settlements increased and became places to be visited at every opportunity [4].

According to Özgüç (1996), especially the change of people's pleasure and sense of fashion led to the desire to go to different places, which played an important role in the development of the *sayfiye*. While the rapid urbanization movements continued, people started to move towards the coastal areas, and the number of people in the *sayfiyes* increased [5].

Figure 2.1. Scarborough, one of the first developing coastal *sayfiyes* in Europe [7]

Europe's first 'summer metropolitan area', including Cannes, Nice, St. Tropez, as well as the Cote d'Azur and the Riviera coast of France, were the developed settlement areas thanks to the railways built in 1865 (Figure 2.1). After the World War II, in the 1950s, first *sayfiyes* lost the importance, new *sayfiyes* were born to meet recreational and entertainment activities in the Caribbean, North Africa, the Middle East, East Africa and the Indian Ocean [5].

2.2. *SAYFİYE* SETTLEMENTS AND THE FORMS OF DEVELOPMENT

The *sayfiyes* which were visited with the purpose of recreation continued to develop by changing functions over time, and they showed some spatial differences.

Sayfiyes, as Gökdeniz (2009), Özgüç (1996) and Doğaner (1991) mentioned before chose various geographical locations in the choice of place. These settlements stood out as coastal, rural and mountainous areas, based on the mentioned researches.

- Coastal Areas: Coastal areas, where land and sea meet, have continued to be the center of gravity and attraction as they are suitable for recreational uses. Factors such as the desire to get away from the hustle and bustle of the city, the positive effect of the sea and the sun on human health, the houses that are located in the coastal areas as a valuable investment tool and the tourist activities in the coastal areas influenced the settlement of the *sayfiye* on the coasts [8].
- Rural Areas: In rural areas where no urban construction has been observed, there are farms, villages and small towns in a nucleus form. These areas are regarded as *sayfiye* places in terms of their scenic beauties and natural lifestyles [5].
- Mountainous Areas: These settlements, especially those which have been visited during winter holidays, have become places preferred by those who want to relax in summer. The first samples of *sayfiye* that developed in mountainous areas was seen in Switzerland and gradually started to be built in France, Germany, Italy [5].

These *sayfiye* areas benefit most from winter sports. In this sense, the developed examples in Turkey are Uludag (Bursa), Kartalkaya (Bolu), Saklıkent (Antalya) [9].

The plateaus which are the building blocks of our culture are also used today as summer settlements. In certain periods of the year, the places that people once went to graze animals and made dairy products have become the places to relax as a result of changing lifestyles [10]. This culture which came to Anatolia with the Seljuks continued with the allocation of the plateaus to the villages and the formation of the plateau boundaries of each village in the Ottoman period. The features such as migration to the plateau, plateau life, plateau festivals, plateau architecture have brought about a plateau culture with a distinct place in Turkish history [11]. In our country, Akçaabat (Trabzon), Alucra and

Yağlıdere (Giresun), Yusufeli (Artvin), Vaşa (Rize) are some of our leading cities in terms of the plateau culture.

As Dragos district studied in the scope of the study is a coastal settlement the following sections mainly focuses on *sayfiyes* on the coastal areas.

The Types of the Development of *Sayfiyes* on Coasts;

Özgüç (1998) explains the coastal settlements in which the *sayfiyes* are located under two headings: ‘’self-developing’’ and ‘’planned’’ [12].

- Self-developing *Sayfiyes*

The fact that coastal areas are primarily preferred places has led to the development of *sayfiye* places. Self-developing coastal areas are the most common type of development in the world. Such coastal areas include Costa Brava, Spain's major coastline and resort area, and the famous resort area Cote d'Azur, which forms the Mediterranean coast of France.

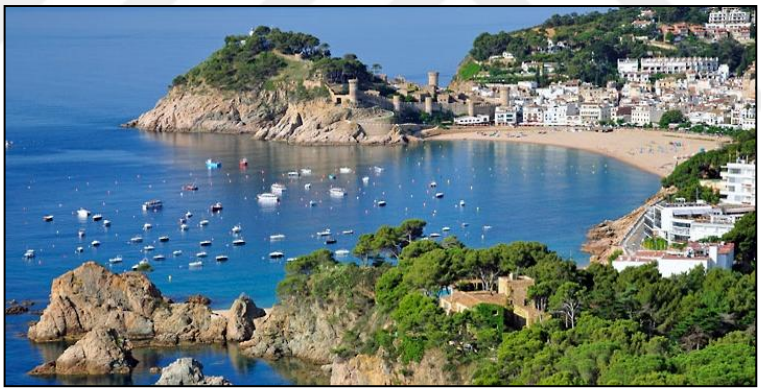


Figure 2.2. Self-developing coastal *sayfiye* settlement Costa Brava [13]

Costa Brava, a small fishing harbor, has become a leading residential area where people make their way as the climate, location and living conditions are suitable (Figure 2.2). During the development of the region, it was noted that irregular construction took place, and in the direction of new plans made over time, the process of spatial regulation in the region began. The tourist areas and the infrastructure of the area in the coastal area have been totally renovated and connected with Europe.

Figure 2.3. Self-developing coastal area Coste d'Azur [14]

Cote d'Azur, which developed spontaneously in two stages; first began to develop in the 18th and 19th centuries when villas were built in Cannes and Nice, then transformed into *sayfiye* settlement and after World War II, the city continued to develop in the beginning of summer tourism (Figure 2.3).

When we look at our country, the settlements such as Kaş on the Mediterranean coast, Çeşme and Bodrum on the Aegean coast have taken their present form by showing their spontaneous development. In summer these *sayfiye* places are popular tourist spots in terms of tourist facility and *sayfiye* housing in Turkey (Figure 2.4, Figure 2.5 and Figure 2.6).

Figure 2.4. Self-developing *sayfiye* place Kaş (Antalya) [15]

Kaş, a small port city, started to develop in the terms of tourism activities in 1960-1970s; archaeological, historical and natural beauties have become a popular area for tourism and investors (Figure 2.4). Generally, the people of the region who are engaged in trade and

shipping started to deal with agriculture in the following years, and later they continued to work in the field of tourism. It has been noted that the population of the settlement which is located around a natural harbor quadruples in the summer [16].

Figure 2.5. Self-developing *sayfiye* place Çeşme (İzmir) [17]

Çeşme (Cysus), which is dominated by trade, agriculture and especially tourism, has hosted many civilizations in the historical process; In the 1950s, it started to develop with the Çeşme-Ilıca hot springs (Figure 2.5). After the 1980s, the arrangements which were made for the development of tourism in Turkey and the construction of the Izmir-Çeşme motorway built in 1991 became largely effective in the development of the settlement. Besides these developments; the natural, cultural and historical richness of the settlement attracted the attention of people from different cities and interest in Çeşme has increased. With many properties such as coastal tourism, rural spots, spas, water sports facilities, and cultural values, Çeşme still maintains its importance in tourism in Turkey [18].

Figure 2.6. Self-developing *sayfiye* place Bodrum (Muğla) [19]

Bodrum (Halikarnassos), the center of tourism in Turkey, is a coastal city and suitable for marine commerce. That explains why it has maintained its importance throughout the history (Figure 2.6). The settlement where fishery, sponge farming and citrus commerce was made finally started to move towards the tourism sector. The most important factor contributing to the development of the settlement in the tourism sector was a trip organized by the Bodrum people to Istanköy (Kos) in 1955. Istanköy is an island that has advanced in tourism. The fact has enormously attracted the attention of the Bodrum people and played an important role in their involvement in tourism. A great deal of work has been done to introduce Bodrum and unearth its historical richness so far. While this process is ongoing, Bodrum has begun to attract tourists with its historical and natural beauties [20].

- The S*ayfiyes* Resulted from Planned Development

Since such settlements have small populations and the economy is weak, they have arranged a development program for these regions to gain vitality. In line with the determined program, new tourist spots have been constructed. Mamaia in Romania and Zlatni Pjasac in Bulgaria, both of which are located on the shores of the Black Sea, stand out. Another example of planned development is Languedoc-Rousillon in France, a large-scale planned settlement (Figure 2.7). As it is a swampy area the development of the coastal area has come to a stop. For this reason, infrastructure works were first carried out in the region and this area was reclaimed. Since 1960, new *sayfiye* settlements with six centers have been built on the coast of Languedoc-Rousillon within the prepared project. The project includes villas, apartments, holiday villages, hotels and camping areas. In addition, the Ivory Coastal Program in Queenstown and West Africa in New Zealand are good examples of comprehensive planned development [5].

Figure 2.7. Languedoc-Rousillon, an instance of planned development [21]

In our country, many centers were declared for the development of tourism in the 1960s and 1970s, especially on the south and south-west coasts. Within the scope of the ''South Antalya Tourism Development Project'' which was initiated in the southwestern part of Antalya, the settlements like Beldibi, Göynük, Kemer, Çamyuva and Tekirova coasts were left out of Olympos-Bey Mountains National Park and a planned settlement was introduced. In the development project, the coastal part of the national park was allocated for tourism activities and a new plan was made in these areas [22].

According to Atik, et al. (2006) in Beldibi, where housing areas, pensions and citrus groves are together, a certain part of the existing forest was transformed for day-to-day areas. With the revision made in 1988, it was transformed for day camp sites for tourist purposes. As a result of the revision made in 1996 some of the farmlands was transformed into rural housing areas. Since 1996, Beldibi has been a settlement with entertainment centers, camping areas, residential areas and recreation areas (Figure 2.8).

Figure 2.8. Beldibi (Antalya) an instance of planned development [23]

In Göynük, where the housing and boarding areas were developed, the number of tourism facilities was planned to increase. In 1996, the agricultural areas stretching from the main road to the national park border were included in this settlement.

Kemer, another village in the region, is a big tourism sub-region today (Figure 2.9). Within the scope of the tourism development project, the revision made in 1990 brought new settlement areas on the main transportation and agricultural areas. Kemer obtained an area of organised tourism development with an area of 247 hectares in 1996.

Figure 2.9. Kemer (Antalya) an instance of planned development [24]

Tekirova was opened to tourism thanks to the same tourism development project. The borders of the Phaselis Ancient City site were narrowed by the revision in 1990, and in 1996 a golf course was planned between the site and the tourist facilities.

2.2.1. *Sayfiye* Places

Robinson (1976) defines *sayfiye* settlements as residential areas where people live in certain periods of the year and in limited time periods for some reasons such as vacationing, resting and well-being [25]. With the modernization process, the changes that have taken place have paved way for the *sayfiye* settlements to gain significance and led to the spread of the *sayfiye* experience over time. According to Gilbert (1965), the tradition of going to *sayfiye* in the summer turned into a holiday concept in the historical process and the *sayfiye* areas became places for recreation purposes. However, the *sayfiye* settlements have started to change depending on the fashion [4].

Lavery (1971) emphasized that the *sayfiye* settlements developed on the Mediterranean coast, the Costa Brava and Costa del Sol coasts, the largest investments in this area were made in France. According to Lavery (1971), there are eight types of *sayfiye* settlements according to their functions [4];

- Central (Large) Cities: With high supply capacity, tourist facilities and entertainment venues, they are places where national characteristics are gathered

together and can be distinguished by a specific national character. There are long historical connections to other countries. (Istanbul)

- Distinguished *Sayfiyes*: They provide accommodation in large luxurious hostels and lodgings. It is close to large population centers and generally has a landscape charm. They have a large number of visitors. The *sayfiyes* in this category are Cannes, Menton, Biarritz (France), San Remo (Italy), Kemer (Antalya).
- Favorite *Sayfiyes:* These places attract holiday makers in masses and offer a wide range of vacation opportunities. Many new hotels and holiday apartments are also underway. Those on the sea coast offer intense leisure facilities along the coast. They function during a limited holiday season covering summer months. They are settlements like Blackpool (England), Juan-les-Pins (France), Alicante (Spain), Bodrum (Muğla), Çeşme (İzmir).
- Small *Sayfiyes*: These are small outstanding *sayfiyes* with a limited number of visitors. They may be in the form of small settlements in the rural inner areas, or on the coast. There are no trade and organized holiday activities. They are often found in less favored, less accessible resorts. For example; Granville, St. Briac (France), Kaş (Antalya), Akyaka (Muğla).
- Historical / Cultural Centers: Due to their cultural and historical qualities, they attract foreign tourists in large quantities; they are major centers for museums, art galleries and theaters. Stratford-on-Avon, Canterbury (England), Florence (Italy), Avignon (France), Cappadocia (Nevşehir) can be named as examples.
- Winter Sports Centers: Generally developed in the Alps and Scandinavia, all infrastructures are organized according to skiing and related winter sports. Davos (Switzerland), Grenoble (France), Garmisch-Partenkirschen (Germany), Uludağ (Bursa) have worldwide fame.
- Spas / Spring Waters: Since getting water in Europe is still fashionable, a limited number of health centers remain, especially in France and Germany. Vichy, Aix-les-Bains (France), Baden-Baden (Germany), Çekirge (Bursa), Armutlu (Yalova) are well-known spas and water springs worldwide.
- Day-to Day *Sayfiyes*: They are very close to the city center. For this reason, the extension of hinterlands is limited. The number of daily visitors are high and most of the resort facilities are designed for this type of visitors. Most of these *sayfiyes* have developed a business area on the seaside with amusement and leisure parks.

Depending on the changing weather conditions, there are major daily changes in the number of visitors: Brighton, Southend, Morgate, Ramsgate (England), Zandvoort, Katwijk, Bayramoğlu (Darıca), Adalar (İstanbul), Foça (İzmir).

Apart from the eight types of *sayfiye* settlement mentioned above, the other settlement which is located close to the city and shaped according to the physical conditions of the region is the '*sayfiye* houses'.

- *Sayfiye* Houses: These *sayfiyes* that people go to for vacation and rest, are scattered in the rural areas of the city [26].

Özgüç (1977) emphasized that the rise of economic income of the city, the development of transportation facilities or services, the increase of educational level and social opportunities cause the spread of '*sayfiye* houses' used in summer or at weekends. Looking at the common characteristics of these houses built to meet the need for recreation in the leisure time, it is noticeable that they are all located around the city. The reason for this is that in the past years transportation facilities were inadequate and people who had the opportunity to travel to the '*sayfiyes*' for a limited time opted for rural areas near the cities where they live in terms of not losing time on the roads. It is known that the *sayfiye* houses that have a special place in the city were built by wealthy families in France and England in the 18th and 19th centuries.

On the other hand, in the 1900's in the United States, resting places gained importance as sundays were holiday, and this development was also influential in the construction of *sayfiye* houses. In the 1940s, with the influence of the World War II, while the culture and life of the *sayfiye* had lost its influence it increased rapidly in the remote parts of the city after the war. Yet, as a consequence of rapid urbanization relevant to industrialization, the *sayfiye* places remained within the city and were used as permanent residence over time, and subsequently disappeared within the city. Once the beaches that were in paralel to modern life which was brought by the understanding of the Republic in Turkey opened, people built *sayfiye* houses in the areas which were a little farther away from the city with natural wealth [27]. In this context, old towns such as Yeşilköy, Florya, Küçükçekmece, Kartal, Pendik and Kadıköy became permanent residence with rapid growth and urbanization and remained within the metropolitan urban area [4]. By the 1960s, it was found that 5% of the total number of housing units in America was the home of the *sayfiye*. Looking at other *sayfiye* homes in the world, it was noted that in the 1960s, there were

400,000 in Sweden, 190,000 in Norway and 145,000 houses in Denmark. In England, it was found that people living in the houses with garden did not need *sayfiye* houses and it was found that 1% of them were *sayfiye* houses in 1967 [28]. *Sayfiye* housing and *sayfiye* development in Turkey will be described in more detail in Chapter 3.

The Land Use and the Morphology of Coastal Sayfiyes;

Correct use of land in coastal *sayfiyes* has been one of the factors affecting the development of settlement. Particularly, these types of regions have their own morphology as they are comprised of activities such as tourism, recreation, transportation and settlement, ,thus, they differ from other residential areas. The coastal *sayfiyes* has a linear feature and is an urban settlement centered along the coast, and the construction in these settlements shows itself 180° outward from the central core. The morphologies of the *sayfiyes* also reflect the function of the settlement [12].

Özgüç (1998) describes the use of land in coastal areas as three zones;

- Recreational Business Area: This kind of use for tourists is made up of hotels and shops. These seasonal places are not active during the absence of tourists.
- Commercial Zones: They are non-recreational places that serve permanent residents living in the area such as banks, offices, pharmacies, markets.
- Housing Zone: The zone is used by residents and tourists. There is a settlement order which is parallel to the shore. These settlements, which are based on accommodation, have hotels and pensions nearest to the shore, and as you move away from the shore you can see a section which is constituted by residential areas.

The direction of spatial development, land use and morphology of a coastal *sayfiye* are shaped by the following factors, as indicated by Özgüç (1998);

- The size and shape of the beach: While the development in a cliff-like coastal area stretches towards the inside, the settlement located on the edge of a flat beach develops on both directions along the coast. Such built-up areas are low intensity, low elevation and quite expensive.
- Non-tourism functions of the settlement: They include functions such as harbor activities, fisheries and industry.

- Specific characteristics of the coastal *sayfiyes*: They include physical attractiveness of the settlement, transportation routes, railway line or air port.

According to Özgüç (1998), there are some negative sides of the parallel construction that develops from coast to the inner areas.

Firstly, commercial and high-rise buildings are built in the first place because land prices in coastal areas are expensive, but this is not a correct application from the physical and visual point of view, and is a barrier between coastal and interior residential areas. Secondly, according to this model, the traffic that takes place on byroads has a negative effect on the pedestrians heading from the residential areas to the beach. This construction, however, allows a linear development and this development is such a planning that reduces the value of the environment.

Due to the fact that Dragos, Orhantepe Neighbourhood which was selected as a case study, achieved the most important development activity especially during the period of 1950-1970, the models of Barret's (1958) and Lavery's (1974) land use formed the maps for the study of the area (Figure 2.10, Figure 2.11).

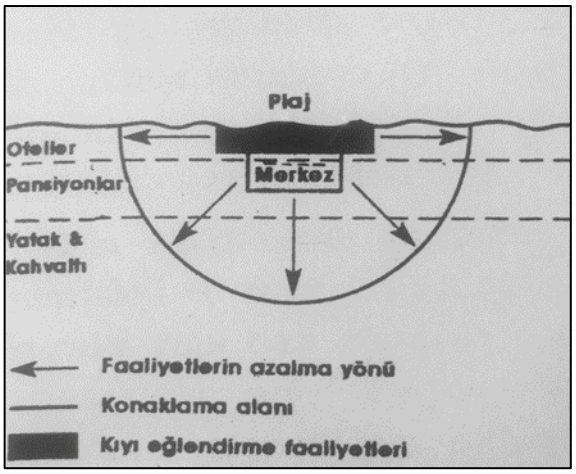


Figure 2.10. A development model prepared by Barret (1958) for coastal *sayfiyes*

Figure 2.10 describes the developmental model of a coastal *sayfiye* by Barret (1958) which demonstrates the relationship between the beach and residential areas.

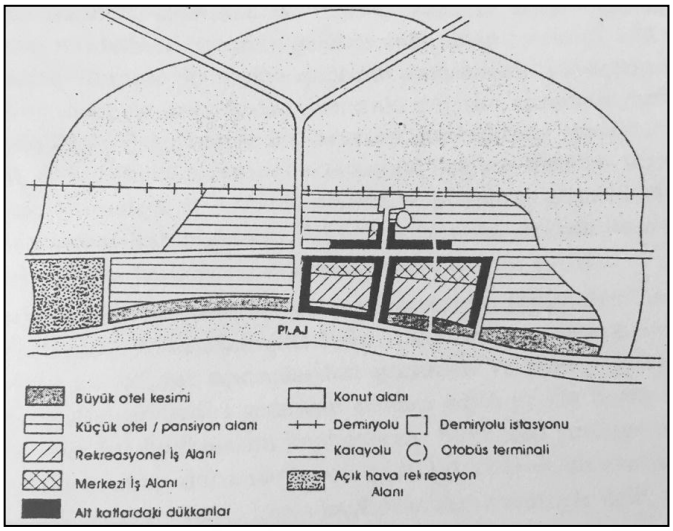


Figure 2.11. Land use model on a coastal *sayfiye* Lavery (1974)

Figure 2.11 describes the characteristics of coastal *sayfiye* settlements between 1950-1970. In addition to the three zones mentioned by Özgüç (1998), the relation of the transportation network with this zone was also underlined.

2.2.2. *Sayfiye* Places as Second Homes

According to Crofts (1977), second homes are those built for recreational purposes and for use at certain times of the year. Crofts (1977), which treat second homes as five types, explains [29];

- Static (Stable) Caravans: They stay in a particular place throughout the summer. They are owned or rented, spacious, and used as second homes and permanent residences.
- Touring Caravans: Moving units; they are bought or rented, and are always second homes.
- Motor Caravans: They are built with the aim of traveling; they are always second homes, so they can be handled with touring caravans.
- Tents: They are self-contained, made of plastic or fabric, portable and dismountable, and are always used as second homes.

- Chalets: They are metal or prefabricated houses and are usually used as second homes.

Apart from the *sayfiye* places classified as a second home by Crofts, it is possible to add ‘’detached villas’’, ‘’apartment-type *sayfiye* housing’’ and ‘’row-type *sayfiye* housing’’.

- Private Villas: These houses have gardens, pools and two or three storeys. They are independent of other structures in terms of use. Apart from being a type of residence usually seen in summer places, it is also present in the city today.
- Apartment-Type *Sayfiye* Housing: It is the most common type of housing in the world. They are houses that have emerged and become widespread because of rapid urbanization. The apartments, where many families live, are also built in *sayfiye* places.
- Row-Type or Semi-detached *Sayfiye* Housing: These are the type of houses arranged side by side with both sides closed by neighboring constructions. Most of the houses have the same characteristics and are economically affordable. For this reason, they are also common in *sayfiye* settlements.

In addition, another classification for the *sayfiye* houses was made by Manisa Province (2007) as ‘’property-dependent’’. In this class, Manisa puts;

- Private *sayfiye* houses which are used by the owners or the guests during the summer and on weekends,
- *Sayfiye* houses which are particularly let out to holidaymakers by their owners to generate income.
- In particular, they are *sayfiye* houses that are open to the use of the family for a short term and operated by different institutions in other periods of the year.
- They are the *sayfiye* houses that are bought for the purpose of investment and let out by a company.

Manisa (2007) describes the main characteristics of the *sayfiye* houses as follows:

- Location: As the transportation facilities vary, the *sayfiye* houses initially built around the city have begun to be built in areas with high natural attractiveness, which are far away from the city on the increase of urbanization and automobile

ownership. Moreover, when necessary conditions are fulfilled, it is possible today to have a *sayfiye* house in different countries.

- The Purpose of Usage and Time: It is the type of residence that people living in the city use so as to relax and recharge their batteries in their spare time. According to the survey conducted by the statistics institute, it is found out that the average usage period of the *sayfiye* houses is one and half months.
- Fixed Property and Ownership: *Sayfiye* houses are immovable property with a certain infrastructure. Property status is a key feature that distinguishes *sayfiye* houses from tourist resorts.
- Real Estate Investment: One of the distintive features of *sayfiye* houses is the use as an investment instrument.
- Integration Into the Tourism Sector: *Sayfiye* houses provide economic and social mobility to the region when they are used during certain periods. Since they are not used permanently, they are also accepted as tourist spots.

3. DEVELOPMENT OF *SAYFİYE* CULTURE IN TURKEY, REASONS AND *SAYFİYE* HOUSING

3.1. *SAYFİYE* CULTURE AND *SAYFİYE* HOUSING IN TURKEY

Sayfiye which used to mean a summer house or a place go to appeared in the mid-18th century and since then it has been a living tradition.

Emerging bourgeoisie class in Turkey discovered the *sayfiye* places, which led to the emergence of a new culture. Consequently, going to the *sayfiye* places became a habit in time. A home in a *sayfiye* place was the dream of people working all year round. Thus, an increase in the construction of *sayfiye* houses was observed, this increase allowed the revival of construction sector, which held an important place in Turkey's economy [30].

The *sayfiye* houses have undergone drastic changes to the present-day on account of the influence of urban structure, economic and cultural factors, or whatever in terms of their location, usage diversity, qualities and quantities. Principalities and summer palaces built in the Ottoman period and the habit of migrating to the plateaus in Anatolia in the summer proves that the culture of the *sayfiye* stretches back to the early ages [28]. When traditional settlements in different climatic regions in Anatolia are examined, it is seen that people live in plateaus, vineyards and rural areas in summer, while they live in the city in winter. In summer the plateaus, vineyards or rural areas develop in parallel with animal or agricultural production [31]. In these settlements where animals were grazed, animals fodder was picked up for winter, or the agricultural activities were carried out, seasonal settled life took shape and plateau houses, which could be called as the first *sayfiye* residences, emerged. Over time, these houses have turned into plateau-vineyard houses, which are used to live away from the city in cooler, more favorable conditions in summer conditions. The culture of *sayfiye*, which had been characteristic of the rich and the noble until the Industrial Revolution, was discovered by these middle and lower classes in Anatolia by means of these houses. Traditionally, *sayfiye* houses that appeared in the plateaus and vineyards moved to the coastal areas in the 1970s and have recently begun to find their place in the countryside again with the booming housing in coastal areas.

The *sayfiyes* in our country have developed rapidly due to economic and social reasons for the past century [28]. When dealt with in the context of time and space, there were two breaking points for the *sayfiyes*; Between 1980 and 1999, it is possible to describe *sayfiye* houses as low-quality, small houses built mostly by co-operatives and quality and larger ones built after the 1999 earthquake which spreaded from the coast to the inland areas [32].

Table 3.1. The number of *sayfiye* houses in selected countries (2001-2013) [33]

Country	Number of *Sayfiye* Houses	Year
Russia	17.000.000	2013
USA	4.600.000	2010
Spain	3.300.000	2001
Portugal	1.133.166	2011
Netherlands	600.000	2005
Turkey	559.934	2013
Finland	496.200	2012
Swedish	469.900	2001
Norway	429.000	2010
Germany	230.000	2005
Denmark	202.500	2007
Iceland	13.047	2011
South Africa	12.407	2009

It is seen that there is a significant number of *sayfiye* houses in Turkey (Table 3.1). *Sayfiye* houses started to mushroom especially in the Marmara, Aegean and Mediterranean regions as well as in the Black Sea region, where the increase of transportation vehicles that ran to the plateaus paved the way for construction between the years 1980 and 1990 [33].

When other developments that have influenced the boom of *sayfiye* houses both on national and global scale are studied;

On Global Scale:

- International capital investments are made on construction sector
- The USA and European businesses moved towards overseas countries such as Afganistan, Romania, Bulgaria, Kazakhistan, Turkmenistan and Turkey to make investments
- Because of the recession in the construction sector in the USA and Europe, people go to different countries

On Turkey's Scale:

- Decrease in interest rates on housing loans
- Within the scope of Land Registry Law No.5444 an opportunity was given to Europeans to purchase property in Turkey
- The property market has replaced the stock exchange and foreign exchange investments with the fall of inflation

The growth of the construction sector, the desire to have a *sayfiye* home, the increase of social welfare and the development of tourism sector are the main factors that allow the building of the *sayfiye* settlement to gain significance [8].

Yeşilköy, Pendik, Florya and Kadıköy, known as the first center of *sayfiyes* in Turkey, lost these qualities as a result of urbanization and Kumburgaz-Silivri coastline has already become a *sayfiye* place since the beginning of the 1950s. Also, coastal areas having a major factor in the country's development has led to the spread of *sayfiye* houses on Turkish coastlines. According to the study conducted by General Directorate of Investment of Ministry of Tourism, while the number of *sayfiye* houses in Turkey in 1989 was 102 400, it reached 480,000 in 1999.

Another survey conducted by the Ministry of Tourism in 1992 the regions where *sayfiye* houses are grouped as follows;

- The Marmara Region: Balıkesir, Bursa, Istanbul, Kocaeli, Sakarya and Tekirdağ
- The Aegian Region: Aydın, İzmir, Manisa and Muğla
- The Mediterranean Region: Adana, Antalya, Hatay, İçel
- The Black Sea Region: Bolu, Kastamonu, Zonguldak

The most popular places for *sayfiye* houses are Aydın, Balıkesir and Muğla with a result rate of 45% [28].

In Turkey, *sayfiye* houses particularly located in the Marmara, Aegean and Mediterranean coasts showed an increase with 2634 Tourism Incentives Act and then 1163 and 3476 Act on Cooperatives. However, due to the earthquake that occurred in Turkey in 1999 and the economic crisis in 2001, the construction of *sayfiye* houses stopped for a temporary period, which resulted in a decrease in the *sayfiye* prices. By the year 2005, the construction sector, the locomotive of the economy in Turkey, experienced an extraordinary growth and recorded a growth rate of 21.5%. The reason for this serious growth in 2005 was a 300% increase in housing loans compared to 2004. In addition to this ongoing development, European Union citizens were given the opportunity to purchase property in Turkey, which led to a rise in real estate prices, so *sayfiye* houses came to the fore again [28].

Manisa (2007) stated that there were 12,735,395 housing units according to the research conducted by Turkish Statistical Institute in 2000 and it was determined that 3,500,435 housing units had the qualifications of *sayfiye* houses. The distribution of *sayfiye* houses in Turkey, according to data prepared by the General Directorate of Population and Citizenship Affairs in 2008 are seen in Figure 3.1.

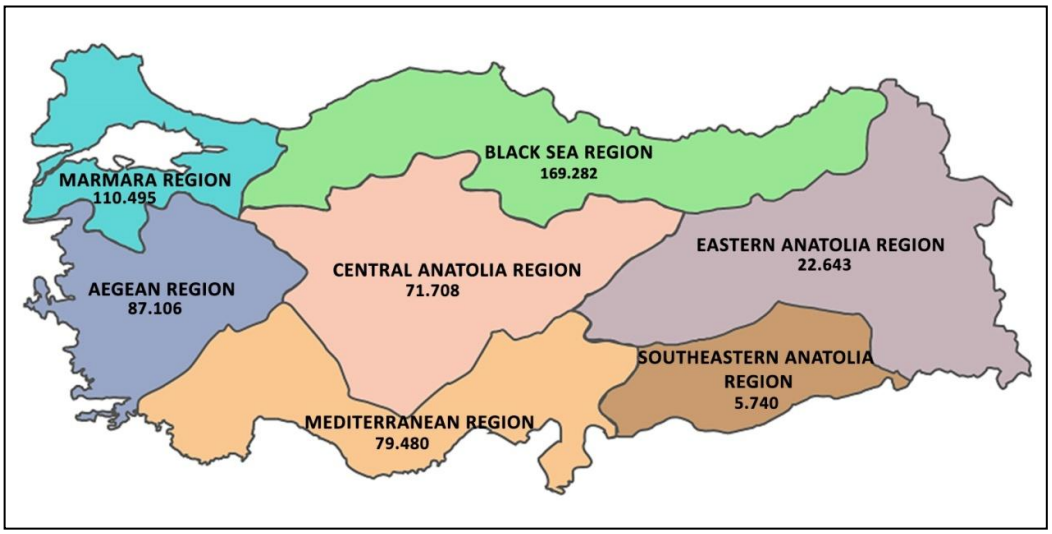


Figure 3.1. According to the regions in Turkey the number of existing *sayfiyes*, the visualisation of the data of Gökdeniz (2009) [Created by the author, 2018]

There was a total of 546,454 *sayfiye* houses in 2008.

3.2. THE CULTURE OF *SAYFİYE* IN ISTANBUL

''The invention and the spread of the concept of' 'summer house' which we literally understand today largely occured in the West and in the 19th century in the Ottoman Empire. Especially, urbanization mainly affects the development of the phenomenon of sayfiye. As it is known, 19th century was the era of urbanization. On the one hand, the populations of existing cities increased, and on the other hand, new urban centers emerged at places where industry and trade such as mining, factories and ports, developed and their population rapidly increased. As the gap between wealth and poverty grew, the curiosity of the wealthy, the capitalist class, the bourgeoisie and the upper bureaucracy became widespread in this period. There was no doubt that one of the facilitators of the possible creation of a 'sayfiye' was the developments on the means of transportation and communication'' [34].

One of the significant developments affecting the change of Istanbul with the modernization movements that took place in the 19th century was the establishment of the Şirket-i Hayriye which is called as ''the architecture of the Bosphorus''. Established in 1851 in the Ottoman Empire, this company carried freight and passengers. In 1944, it was attached to the Administration of Maritime Affairs and received the present- day name as Şehir Hatları. The first domestic company that enjoyed an important place in the development of the Bosphorus caused *sayfiye* settlements to come into existence [34].

''The transportation facilities for the Ottoman capital began to develop at this time. For example, in this period, the first use of ferryboats to provide connection with the outside of the city, and more importantly, the start of regular voyages opened the Bosphorus and Islands to 'sayfiye' development. As the middle class began to thrive, the 'sayfiye' would become a part of seasonal life to a large extent'' [34].

In Istanbul, *sayfiye* settlement increased greatly towards the end of the 19th century and this settlement was seen on the coastal road extending from Kadıköy to Pendik in the Anatolian side of the city [35].

The reasons for going to *sayfiyes* in the Ottoman period are explained by Yağan and Binan (2017) as follows [36];

- High civil servants and soldiers who returned from the exile after being exiled by the palace, and the minorities who were constantly being watched and under surveillace as they worked as a palace interpreter and a civil servant in Eflak Boğdan Principality benefited from the richness of nature in a village far away from Istanbul and they felt they were in a freer environment, which played an important role in their going to *sayfiye* places.
- The purpose of keeping themselves and their families away from the polluted air of the city during epidemic diseases that broke out now and then in Istanbul was effective at the settlement of the people in *sayfiyes*. In the summer of 1865, due to the cholera outbreak, a huge influx occured towards Adalar, Yeniköy and Tarabya.
- The third reason for going to the *sayfiyes* was to escape from the fire disasters in the city center. Later, people who lost their homes in the fires permanently settled into the *sayfiye* areas, and this was one of the reasons why the *sayfiye* areas turned into suburbs.

As a result of the fires, principles for regulation of new living spaces were established with the Ebniye Law, which entered into force in 1882 and was accepted as the Development Law of the Ottoman era. Specific rules were introduced for fire places, transport areas and new buildings. Within the scope of the law, there were regulations such as the requirement of being built of masonry if the buildings were to be built in an adjacent form inside Istanbul city walls, the construction of neighbourhoods based on geometric plans and the ban of the construction of wooden houses because of fires [37].

According to Yağan and Binan (2017), there were three important periods affecting the districts of *sayfiye* in Istanbul;

First Period; The period from the foundation of the Byzantine Empire until the establishment of the Şirket-i Hayriye in 1851. No improvement was observed in the *sayfiye* areas during this period. The first ever developing *sayfiyes* in the 18th century were the areas close to the city center such as Haliç, Kağıthane, Kabataş, Salıpazarı, Ortaköy and Kuruçeşme.

Second Period; It started in 1851 and ended in 1914 at the beginning of the First World War. With the development of transportation facilities, it became easier to go to the *sayfiye* areas and many new *sayfiye* places appeared. Büyükdere, Tarabya, Yeniköy, Bakırköy,

Yeşilköy and Adalar developed as *sayfiye* places due to sea transportation. Fenerbahçe, Erenköy, Göztepe, Caddebostan and Bostancı developed around the Haydarpaşa-Gebze railway on Anatolian side; In Üsküdar, *sayfiye* places like Çamlıca, Kısıklı, Bağlarbaşı, Altunizade and Bulgurlu appeared.

The railway line that provided access to the *sayfiye* regions of Istanbul started to serve in 1872 and Istanbul railway had an important place in terms of suburban transport.

''Anatolian Railways functioned as the major force that generated the suburban development on its route through opening the surrounding countryside composed of agricultural land into new settlements and as a result causing the transformation of rural space into urban space. The urban morphology of the sayfiye settlements was primarily shaped by the railways which formed the "spine" of the new settlements where railway stations were the nodes of circulation'' [38].

The connection of the Haydarpaşa pier to the sea transportation also increased the importance of the railway line. With the help of transportation, the line which was surrounded by buildings in a short time reached 28 stations (Figure 3.2) [39].

Figure 3.2. Historical Kartal railway station along the Haydarpaşa-Pendik suburban railway [40]

Third Period; It is the period from 1914 until the beginning of 1980. Although the tradition of going to the *sayfiyes* dwindled in the 1930s in comparision with the previous years, it continued its existence and *sayfiye* places like Kalamış and Yeşilköy became preferable ones [41]. As the summer drew near, the flurry of *sayfiye* started for the Istanbulites who looked forward to going to the *sayfiye* places during the year (Figure 3.3, Figure 3.4 and

Figure 3.5). Islands, which is able to maintain its characteristic of being a *sayfiye* in the present day in Istanbul, had been the most visited region in those years.

Sayfiyelere rağbet...

Fakat gerek Adada, gerek Boğazda ekser evler henüz boştur

Büyük ada iskelesinden bir manzara

Bu sene sıcakların birdenbire bastırması üzerine sayfiyelere rağbet başlamıştır. Bir kaç günden beri Adalarda, Boğazda yazlık ev arayanlara tesadüf ediliyor. Mamafih bu sene sayfiyeye gitmeğe hazırlananlar geçen senelere nisbetle pek azdır. Bunlar da Kalamış, Yeşilköy gibi nisbeten yakın ve ucuz olan yerleri tercih ediyorlar.

Adalardaki bütün evler henüz boştur. Boğaz içinde de eskisi gibi ev arayanlar görülmiyor.

Bu sene umumiyetle yazlık ev kiralarının ucuz olacağı anlaşılmaktadır.

Figure 3.3. Demand to *sayfiyes*, a newspaper clipping in 'the Evening', 1929 [41]

Bu sene nisan ayı nisbeten serin geçmekle beraber sayfiyelere rağbet başlamıştır. Adalar ve Anadolu hattı güzergâhı gibi havası daha mutedil yerlere gidecekler şimdiden taşınıyorlar. Resmimiz göç münasebetile köprüde toplanan eşyayı gösteriyor.

Figure 3.4. Flurry of *sayfiye*, A newspaper clipping in 'the Evening', 1934 [42]

Figure 3.5. Migration to the *sayfiyes* (Milliyet newspaper news, 1957) [43]

Şirket - i Hayriye, which had a great impact on the development of the *sayfiye* areas, went bankrupt in 1940, so land transportation gained prominence instead of sea transportation. In the 1950s Büyükçekmece, Küçükçekmece and Silivri districts were inhabited as the *sayfiye* settlements. By the 1980s, the city of Istanbul had undergone rapid development, and the *sayfiye* areas began to turn into urban areas, so the life of *sayfiye* in Istanbul came

to an end. Along with the 1990s, new settlements were established on the periphery of the city with the city's growth by incorporating old *sayfiyes*, and the permanent residence in these settlements was aimed to have been built in detached / villa-type form like *sayfiye* houses. Gated communities such as Bahçeşehir, Kemerburgaz, Beykoz, Zekeriyaköy houses were established. With these permanent residences, many sites were constructed in different architectural perspective. In the years 2000 and after, it is seen that the settlements where these sites were situated completely became housing areas and various sites with few or multi-storeyed buildings came into sight.

3.3. VILLA-TYPE (DETACHED) *SAYFİYE* HOUSING IN ISTANBUL

The villa, which reflects the lifestyles of the societies, shaped by the accumulation of centuries and is one of the different housing typologies in the world, is defined as ''the house in the countryside or in the city, the ostentatious and detached house.'' The villa-type housing used by the segment with high economic status first emerged as a mansion where wealthy families in Italy owned. Due to the developments in the 20th century, these settlement units, which changed depending on time, were generally far from city center, close to nature. The most important feature distinguishing it from other housing typologies was its relation to its surroundings and this feature could be considered within the framework of a more flexible design approach compared to other building types [44].

After the establishment of the Republic, different approaches in the villa-style housing design in Turkey started to appear. With the loss of importance of the II. National Architecture Movement that was predominant in the 1930s, the houses designed with a Western perspective were built. All the changes in the social, cultural, economic, political and technological areas that have occured since the 20th century have enabled the development of the villa type housing and the different approaches [44].

3.3.1. *Sayfiye* Housing Before the Republican Period

With the widespread use of *sayfiye* culture in Istanbul, seasonal *sayfiye* houses were produced and these houses were built of wooden or masonry.

With the coming of the *sayfiye* season, the process of moving from the winter houses in the Suriçi to the palaces, mansions, waterfront residences and pavilions in the Bosphorus began and the number of the seaside houses increased rapidly in the Bosphorus. Especially Catholic traders of French-Italian origin, the Grand Bazaar traders of Istanbul and the Egyptian rich influenced the development of the tradition of *sayfiye*. The wealthy Egyptians who came to Istanbul in the 1840s had built many pavilions and waterfront residences in the Bosphorus. This *sayfiye* housing was a two or three storeyed structure designed in the Art Nouveau style whose unique architecture, curvature and herbal designs notably stood out [45].

3.3.1.1. Palaces and Pavilions

The **palaces** seen from the Byzantine period are defined as the grand houses where the heads of state and sultans live. In Istanbul, the palaces of the emperors which were used to spend the summer were built.

One of these Byzantine palaces according to Byzantine sources, *''it is believed that Brias, which is located on the northern foots of Dragos hill, is located between Maltepe and Cevizli''* [46].

During the Ottoman period there were many palaces which were used as the center of the state. The first example of the Ottoman palace built in Bursa was destroyed when the palace was set fire by the Timur armies in the 15th century. Then, the 'Eski Saray' in Edirne from the period of Murat I, 'Yeni Saray' from the period of Murat and Saray-ı Atin during the reign of Sultan Mehmet the Conqueror in Istanbul were built but these buildings did not reach to the present. One of the palaces built during the reign of Sultan Mehmet the Conquer Fatih is the Topkapi Palace. The Topkapi Palace, which has an important place in Ottoman architecture, consists of structures such as kiosks, pavilions, mosques, kitchens, fountains and harem. As a result of various repairs and additional application studies, the palace has taken its present-day form. In the 18th and 19th centuries, there had been major changes in Ottoman palace architecture. The Ottoman palaces were plain until 18th century. From then onwards, they were built as more grandiose constructions. When the 19th century came, the examples in the west were taken and the construction of the palaces continued with this understanding. The palaces, where the design and planning had become

important, the adornments had differentiated, emerged. Çırağan, Dolmabahçe, Beylerbeyi, and Yıldız Palace are some of the important structures built in the 19th century. Apart from the central palaces where the state was ruled, the Ottoman sultans had built *sayfiye* palaces in many places in the city, especially in the Bosphorus villages to spend the summertime [47].

Pavilions; are buildings which are comparatively small from the palace, larger from the kiosk and are seasonally used by those who come from the dynasty. Kağıthane, Göksu and Maslak pavilions are a few examples. In the periods of stagnation and decline of the Ottoman Empire, the pavilions that were free from the military qualities became places to relax and hunt on certain days or hours. These structures which were designated as 'biniş' in this way of use, are located in remote gardens, in forests, on the sea shores or in promenades. 'Biniş' means the opening of the building to be used, the pull of the curtains, the placement of the set of furniture, and the removal of the covers. Biniş opened daily, while on other days it was closed. The 'biniş' pavilions had their heyday during the times when they were used like 'Beykoz Kasrı'. Others, on the contrary, lost their significance and turned into kiosks. The transformation of Aynalikavak Pavilion into the Hasbahçe Kiosk is shown an example [48].

3.3.1.2. Seaside Residences and Mansions

The **seaside residences** (yalı), seen as the continuation of the tradition of the shore palace, were built by prominent figures of the state and wealthy merchants. Beşiktaş was the first settlement of the seaside residences on the Europeean side and the preferred districts in the settlement of seaside residences changed according to the status. Princes, sultans and members of the dynasty preferred the coasts of Beşiktaş, Ortaköy and Kuruçeşme, grand viziers, viziers and divan members preferred the shores of Bebek, the scholars preferred Rumeli Hisarı; Christian and Jewish preferred the shores of Arnavutköy and Kuzguncuk; European diplomats and Armenians preferred the shores of Yeniköy and Tarabya; clerics preferred Beylerbeyi [49].

With the increase of the development activities between 1790 and 1800, a large number of seaside residences were built and from the end of the 18th century it was seen that Anatolian and western elements began to be used together. Besides, the transportation of

people who lived in seaside residences was provided only by sea because of lack of road connections until the 19th century. For this reason, there was a boat house for every single seaside residence. The striking feature of the seaside residences is that the facade of the residence overlooking the sea was designed in a rigorous fashion. Valide Sultan in Ortaköy, Halim Paşa in Bebek, Köprülü in Rumeli Hisarı, İsmail Paşa in Emirgan, Fuat Paşa in Kanlıca are oustanding seaside residences in terms of their painstakingly designed facades [50].

The seaside residences, which are often unique to the Bosphorus, were two or three storeyed wooden buildings with bay windows. At the beginning of the 19th century, it is known that there were 823 residents in total, including 547 on European side and 276 on Anatolian side. It is understood that the non-Muslims lived in the adjacent seaside residences while the Muslims lived in the detached ones [34].

The **mansions** in large gardens or woods became short-term resting places of the Ottoman sultans. The interiors of the mansions, which were usually built in a masonry structure, reflected the ornamental features of the mansions and the mansions usually attracted attention with enriched ornaments on the entrance facade. Çinili Mansion, Cihannüma Mansion, Şale Mansion and Maslak Mansion are among the most important mansions. The most brilliant period was experienced in the Tulip Period in terms of the development of the mansion architecture and Sultan Ahmed III had many mansions built in many locations in the Bosphorus and subsequently, many mansions were built in Istanbul in a short time [51].

After the second half of the 18th century, ‘Turkish Rococo’ style which the Ottoman architects created after being inspired by their counterparts in the West and adopted in their architectural constructions became widespread in mansions and wooden mansions took the place of masonry mansions. But in the following years, most of the mansions continued to be built of masonry due to the oft-occuring fires and most of the wooden mansions were demolished [52].

3.3.2. *Sayfiye* Housing in and after the Republican Period

The city of Istanbul, which was occupied after World War I (1914-1918), entered a period of radical changes in the Republican period (1923-1940).

With the Republic, Turkey sought to establish a social and secular state, to eradicate the traces of the Ottoman Empire and to establish a modern city [53].

The proclamation of the Republic caused many changes in the cultural, economic and social aspects of Turkish society. A new era began with regulatory laws and reforms and efforts were made to keep up with the West. As a result of the wars that had taken place, the population of Istanbul decreased, the property of being a capital disappeared and the city lost its prominence. After the war the people who won their independence, proceeded with building new cities. After the completion of zoning plans in Ankara, the zoning plans in Istanbul started and the prominent city planners like German Hermann Elgötz, the French Alfred Agache and the French Monsieur Lambert, prepared planning and design projects for the city. As all these project proposals were ineffective, the planning proposed by Henri Prost, who came to Istanbul in 1936 and was knowledgeable about East-West architecture was favoured. Working together with Turkish-French city planners, Prost's proposal for Istanbul in 1937 began to be implemented in 1939. Istanbul, under the scope of planning was divided into three parts; Historical Peninsula, Beyoğlu and Anatolian side. Urban regenaration and the creation of modern neighbourhoods were aimed. It was decided to gradually evacuate the residential area on the left bank of the Haliç; Taksim-Maçka, Taksim-Beşiktaş-Mecidiyeköy triangle, Kurtuluş ridges, Moda and Marmara coastal areas in Anatolia were declared housing areas. In addition to these applications, 14 squares and streets were opened in Istanbul and historical monuments were taken under protection. The completion of zoning studies in Istanbul started a period for housing constructions. Houses built during the Republic era had an important place in the context of the formation and structure of the city. Housing types applied in the city consist of ‘villa-type housing’ ‘multi-storeyed block of flats’ and ‘row-type housing’ [54]. Some of these houses, which reflect the characteristics of the period, have reached to the present.

It was observed that the wealthy families living in Istanbul had lived in single or double storeyed villas and villa-type houses built of masonry with a garden. Erenköy, Suadiye,

Caddebostan, Kadıköy, Feneryolu, Beylerbeyi, Maçka and Nişantaşı were the leading districts of such houses. Topkapı, Edirnekapı, Fındıkzade, Fatih, Laleli and Aksaray were the districts where the houses with masonry or reinforced concrete structures were common and where middle income families resided (Figure 3.6).

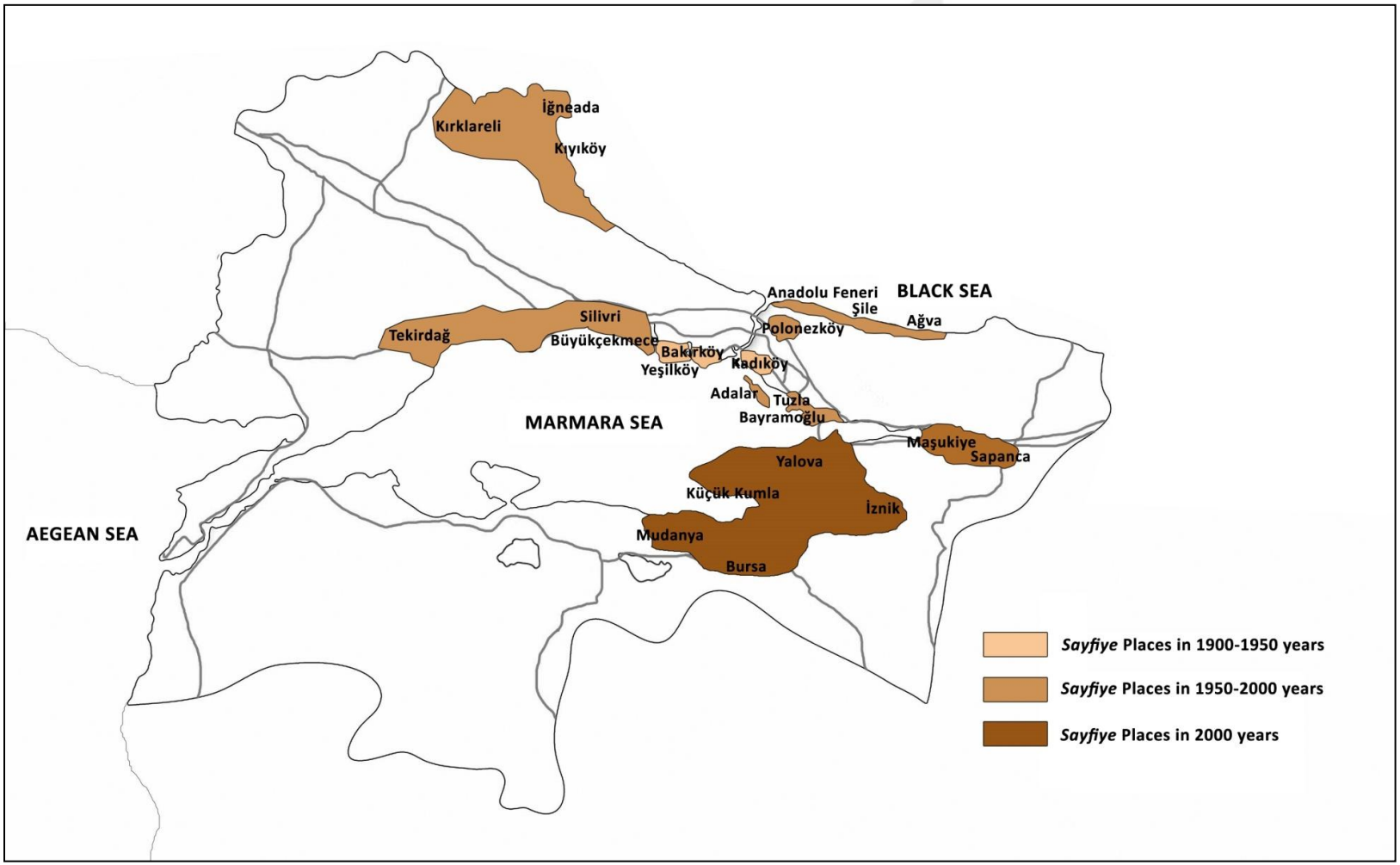


Figure 3.6. Developing *sayfiye* places between 1900 and 2000 [Produced by the author, 2018]

Houses built in Istanbul after the foundation of the Republic were planned with the traditional understanding and the opportunities of the changing times. The changes in the scale and proportions of the detached houses that carry the characteristics of the period and the region that they belonged took place, symmetrical arrangements were introduced and the use of eaves continued. Detached houses whose four sides are open and stand in the garden were mostly built in the *sayfiye* places. These types of houses designed with a modernist approach still stand out with simple and geometric forms [55].

3.3.2.1. Housing Policy and Architectural Developments Between 1923-1950

The first years of the foundation of the Republic had been a stagnant period in terms of housing construction. This situation was nothing to do with the demand for housing in those years, but it was to do with the use of limited resources of the country in priority areas after the war. A need for housing arose in Ankara, where in particular the rate of urbanization increased rapidly and was declared as the capital city on October 13, 1923. Various regulations were put into effect to meet the need. At this stage, primarily the new buildings to represent the Republic and residences to be occupied by civil servants took priority. In 1926, Emlak and Eytam Bank were established in order to provide credits for new housing constructions. Imar Bank was established in 1928 by enacting a law authorizing the Construction Directorate and the Ministry of Finance to build houses for civil servants. Due to the economic difficulties in the 1930s the affordable housing was on the agenda in Turkey and the planning in this direction began. However, while these considerations were in the project phase, the construction of block of flats in the big cities spread rapidly. By 1939, with the Second World War, the country had entered a period of stagnation again; Although Turkey did not go to war, it was influenced by global circumstances and the decrease in housing production appeared after 1939 [56].

The radical changes that took place after the foundation of the Republic also manifested itself in the architectural setting. While trying to keep past values in this period, new values were introduced [57]. The year of 1927 was very important for the early Republican architecture, which is regarded as the beginning of modern period. The Teşvik-i Sanayi Law which was issued allowed foreign architects to work in our country, and then a new process started [58].

The first examples of the architecture of the Republic continued with the Ottoman architecture mentioned as ‘’First National Architecture Movement’’ and developed with the influence of modernism, which prevailed throughout the world in the 1930s. During the period from the decleration of the Republic until the 1930s, the architectural elements of the Ottoman and Seljuk structures were used and the eclectic attitude of the 19th century was preserved [59].

From the 1930s onwards the effects of the modernist behavior prevailed in Turkey, then ‘Cubic architecture’ which is considered as a definitive disengagement with the past, emerged. This movement, first seen in residential structures, was then applied to public buildings. The characteristics of the period can be sorted as cubic architecture consisting of simple geometric forms and flat roofs, reinforced concrete construction system, free planning, plain facades, wide glass surfaces and horizontal ribbon Windows [58]. Foreign architects who had contributed greatly to the restructuring process started to dominate the architectural environment in those years and tried to reflect the concept of international architecture to our country. Foreign architects also served in the institutions that provide architectural education, which ensured the training of the generation of architects who attached importance to the new understanding [57]. Turkish architects tried to maintain their existence despite the increasing number of foreign architects, and argued that true national architecture would only be possible with national architects. This situation led Turkish architects to move from large-scale government tenders towards residential architecture. However, another important factor in the formation of Turkish architecture is that students were sent to countries where the state was in a cultural relation, and these students brought architectural innovations together [27].

Ernst Egli, Martin Elsaesser, Bruno Taut, Clemens Holzmeister can be named as the leading foreign architects of this period. As for famous Turkish architects of the period, Seyfi Arkan, Şevki Balmumcu, Abidin Mortaş, Zeki Sayar, Sedad Hakkı Eldem are prominent figures. They made important works in housing and public constructions.

When it came to the end of the 1930s, the ’’Second National Architecture Movement’’ which possessed a national identity was initiated and had an influence during the 1940s [59]. The movement which replaces modernist behavior had a critical attitude, and it took the disengagement of modern architecture from historical environment as a disharmony. The important factors that led to the emergence of this movement were the initiatives that

prevented foreign architects from doing business in Turkey and Sedad Hakkı Eldem launched the National Architectural Seminar in 1934 [60]. Eldem explained his views in the scope of the seminar and argued that work should be done to create a new and modern architecture based on Turkish house [59].

The ‘’Second National Architecture Movement’’, which has an important place in Turkish architecture, created a unique line especially in single family house designs. Examples of this approach, which the architect Emin Onat best implemented, include Cenap And His House in Ankara Kavaklıdere, Bursa Governor's Mansion, a house he designed for his own home and sister in Moda [60]. This trend, which had been maintained until the 1950s but which was not widely accepted, developed with ideologies that internal and external events created, and had lost its effect as a result of changing conditions [59].

Some of the important villa-type (detached) houses built in Istanbul in the 1930s, especially during the early Republican period within the period of 1923-1950 period are Zeki Sayar's Dr. Sani Yaver Villas (1931, Kadıköy), Ernst Egli's Ragıp Devres Villas (1932, Bebek), Mikael Nurican’s Dikmen House (1934, Büyükada), Seyfi Arkan’s Florya Sea Mansion (1935, Bakırköy), Sedad Hakkı Eldem's Fethi Okyar Vineyard (1936, Büyükada), Abidin Mortaş's Erenköy House (1936, Erenköy), Rebii Gorbon’s A House in Anadolu Hisarı (1938, Beykoz), Sedad Hakkı Eldem's Ahmet Ağaoglu House (1939, Maçka).

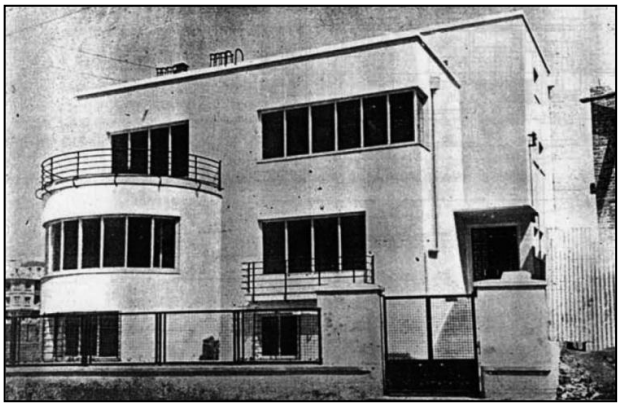


Figure 3.7. Dr. Sani Yaver villas, Zeki Sayar (1931, Kadıköy) [61]

Dr. Sani Yaver villa, which was built on Mühürdar street, doesn't exist today (Figure 3.7). However, it was in reinforced concrete structure and attracted attention with the simplicity of the facade and a living room with its semi-circular extension [62].

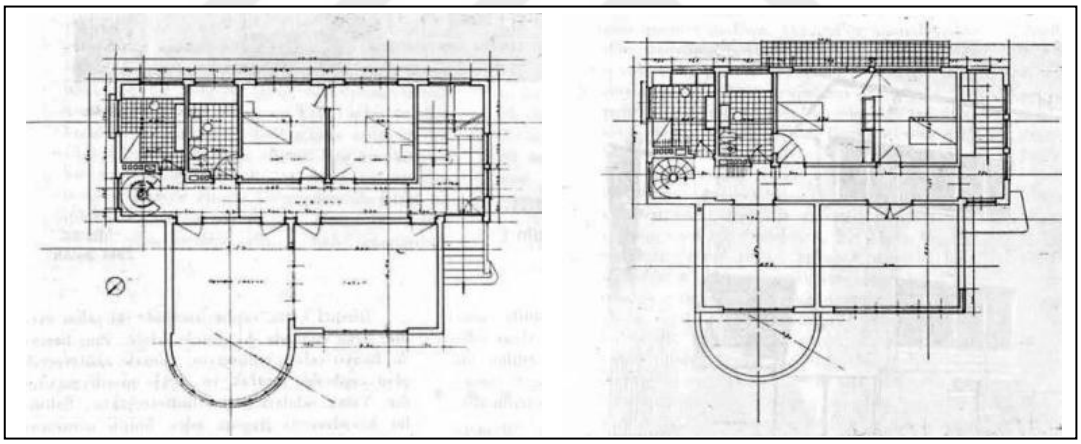


Figure 3.8. Floor plans of dr. Sani Yaver villa's [61]

Figure 3.9. Ragıp Devres villas, Ernst Egli (1932, Bebek) [63]

The Ragıp Devres villa (Figure 3.9), one of the first examples of the residential architecture of the Republican period in Istanbul, continues to be used as a residence today. The roof of the terrace reflects the Five Principles of Modern Architecture laid out by Le Corbusier with its balconies carried by ribbon windows and slender circular columns (Figure 3.10) [62].

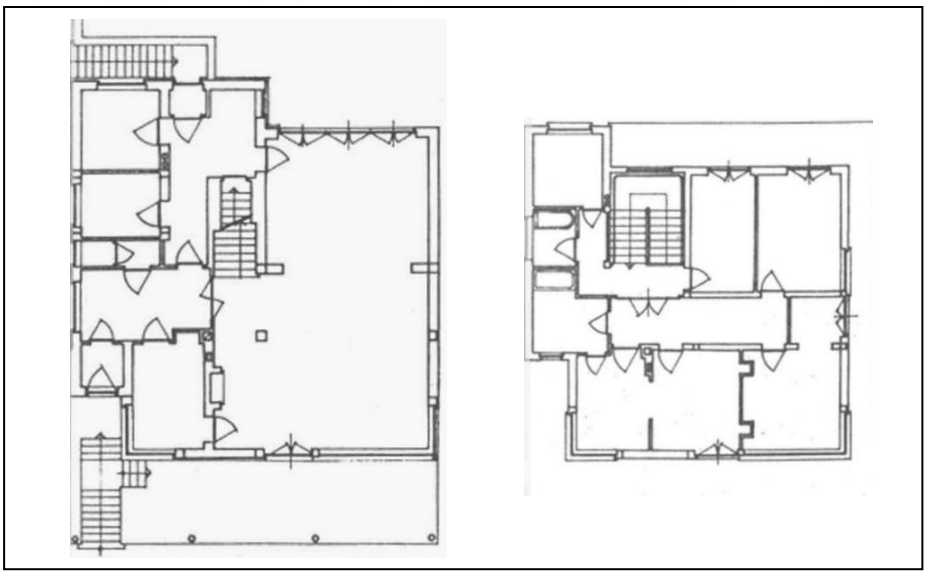


Figure 3.10. Floor plans of Ragıp Devres villa's [63]

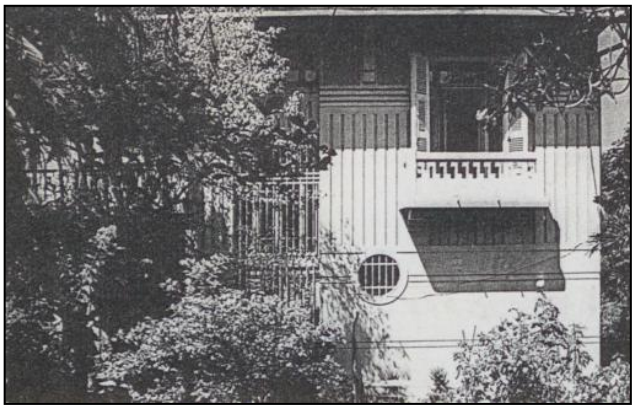


Figure 3.11. Dikmen house, Mikael Nurican (Büyükada, 1934) [64]

Another villa that reflects the characteristics of the period, especially within the Islands, is Dikmen house. The structure constructed in the form of masonry was laid out with an expressionist architectural understanding and the large garden extending to the sea gained the structure the characteristic of a seaside residence (Figure 3.12, Figure 3.13 and Figure 3.14) [65].

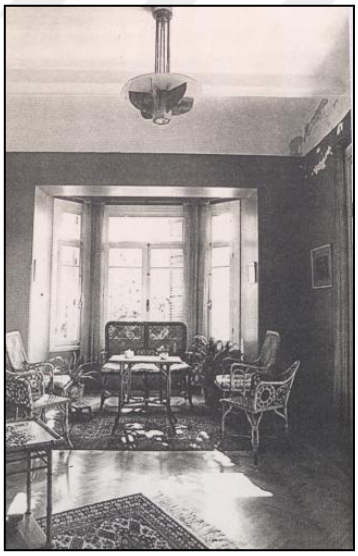


Figure 3.12. Interior of Dikmen house [64]

Figure 3.13. Side appearance of Dikmen house [65]

Figure 3.14. Florya sea mansion, Seyfi Arkan (1935, Bakırköy) [66]

The settlement, which gained in popularity because of Atatürk's interest in Florya, became a resort area over time. The pavilion used as a summer residence was designed by Seyfi Arkan, the winner of the contest organized by the Istanbul Municipality and completed in 1935 and handed in Mustafa Kemal Atatürk (Figure 3.14, 3.15 and 3.16). The structure, which is 70 meters from the land, was built on columns raised from the sea and the connection to the land was provided by a wooden pier [67].

Figure 3.15. The appearance of Florya sea mansion [68]

Figure 3.16. Atatürk, İsmet İnönü and his aide Celal in front of Florya sea mansion [69]

Figure 3.17. Fethi Okyar vineyard house, Sedad Hakkı Eldem (Büyükada, 1936) [70]

One of the important houses of the period is Fethi Okyar vineyard house, designed by Sedad Hakkı Eldem (Figure 3.17). An old cottage was enlarged and restored to its final use. The three facades were surrounded by a wooden bearing terrace and a corner was planned in the form of a semi-circle, creating a spacious living space. The architecture of the Okyar House with an additional semi-circular plan and the front terrace resembles a structure designed by Le Corbusier for Carthage (Figure 3.17). However, the use of wood, which Eldem preferred in the Okyar house, gave the structure a different meaning [70].

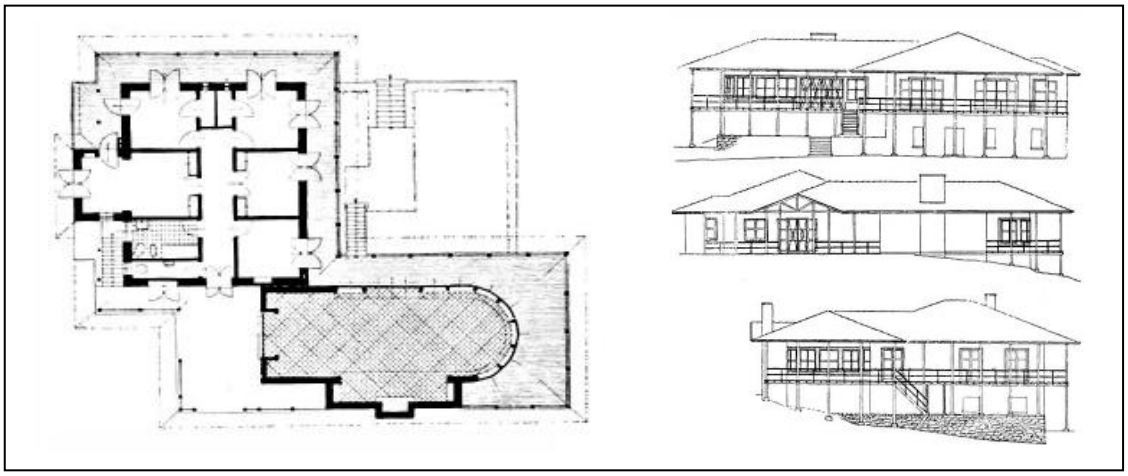


Figure 3.18. Floor plan and facade appearances of Fethi Okyar vineyard house [70]

Figure 3.19. Erenköy house, Abidin Mortaş (1936, Erenköy) [71]

The villa designed by Abidin Mortaş, one of the prominent figures of modernist architects, draws attention with its semi-circular corbel which is connected to the rectangular plan (Figure 3.19 and Figure 3.20).

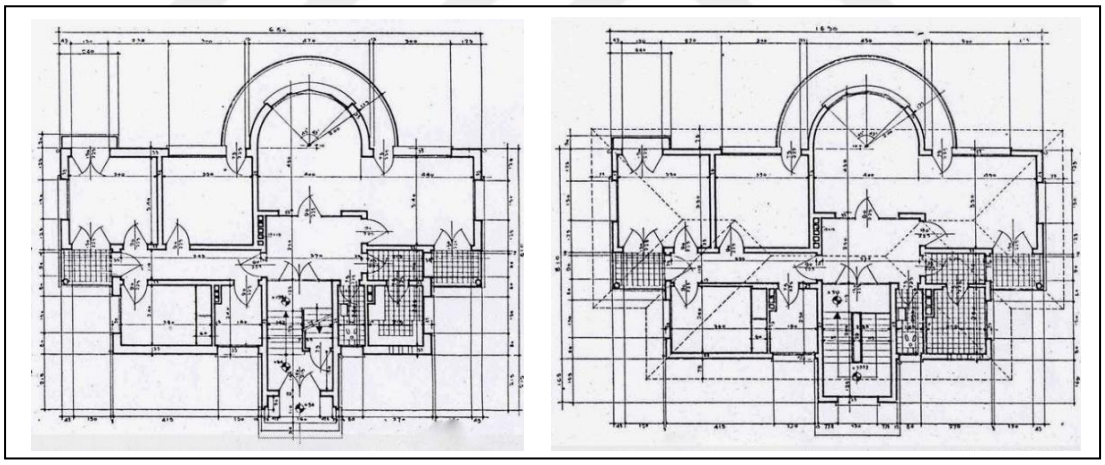


Figure 3.20. Floor plans of Erenköy house [71]

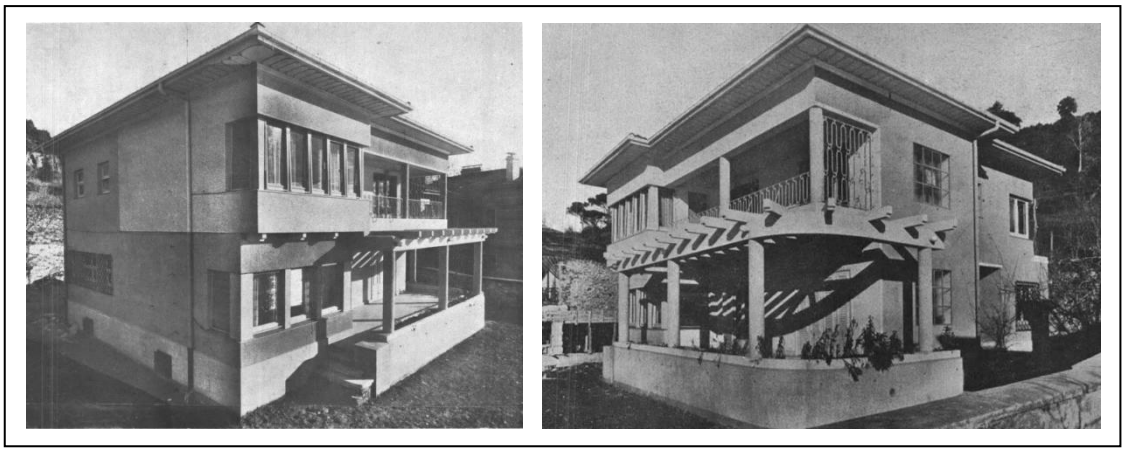


Figure 3.21. A house in Anadolu Hisarı, Rebii Gorbon (1938, Beykoz) [72]

The modern villa designed by Rebii Gorbon has a square shaped and functional layout (Figure 3.21 and Figure 3.22). On the ground-floor is a living area, study rooms, and a terrace with a large pergola. On the upper floor is a large scenic terrace and sleeping units.

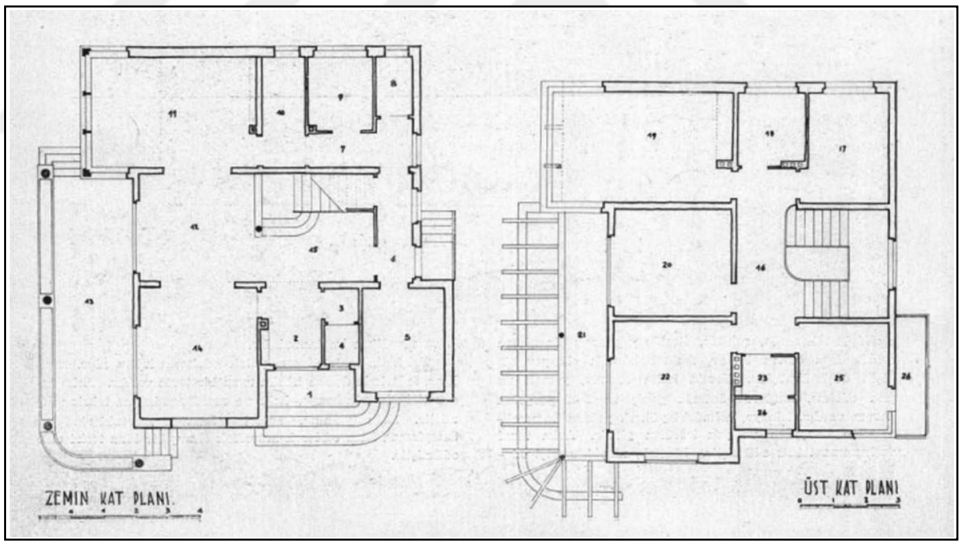


Figure 3.22. Floor plans of a house in Anadolu Hisarı [72]

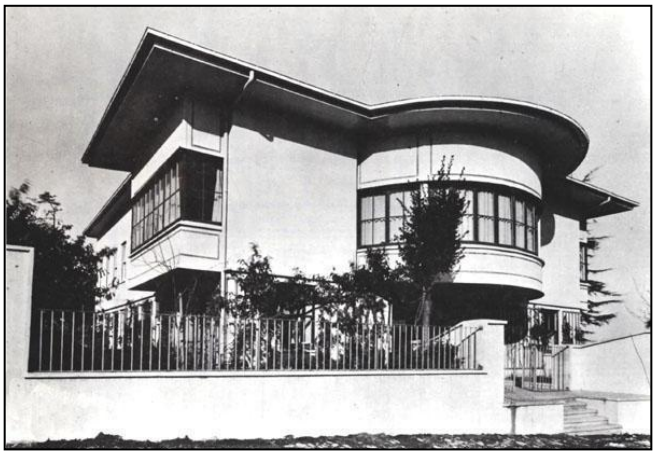


Figure 3.23. Ahmet Ağaoğlu house, Sedad Hakkı Eldem (1939, Nişantaşı) [73]

Ahmet Ağaoğlu house, one of the modern residential buildings of Sedad Hakkı Eldem, was built as a reinforced concrete on masonry ground floor walls of an existing wooden mansion. The most obvious feature of the building is the oval living room, which projects outward on the first floor (Figure 3.23 and Figure 3.24). The facade of the building made up of geometric forms emphasizes the character of the building [62].

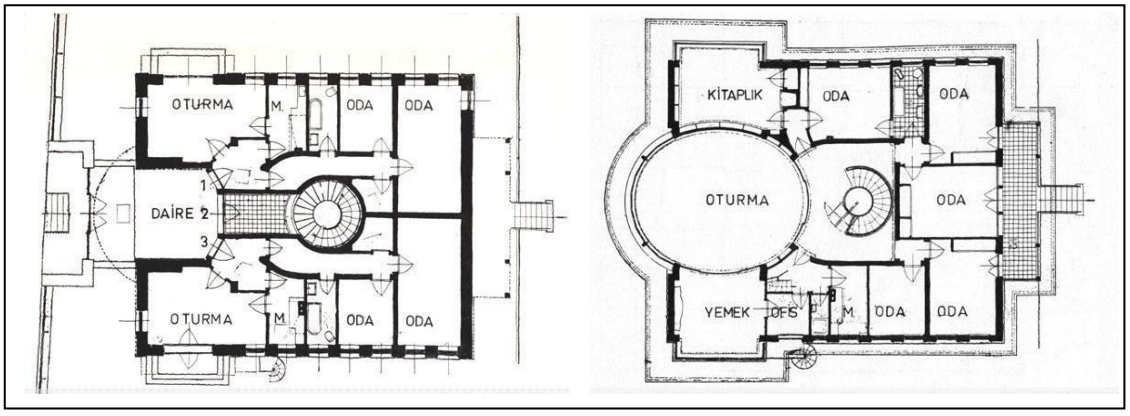


Figure 3.24. Floor plans of Ahmet Ağaoğlu house [73]

In the introduction of modern architecture, popular periodicals had an important place (Figure 3.25, Figure 3.26, Figure 3.27, Figure 3.28, Figure 3.29 and Figure 3.30). The periodicals such as *Arkitekt, Muhit, Yenigün, Yedigün, Modern Turkey Magazine* and *Revolution* gave information and images regarding modern lifestyles, modern houses and modern interiors, so the desire to have these houses also increased. In the magazines, the plans and facade drawings of the detached villas designed by the important architects of the period, the actual photographs of the building and the photos of the interior were presented; architectural features were explained. In addition, the magazines shared ideas and suggestions on how to decorate a modern house in fashionable style [74].


KULLANIŞLI, UCUZ ve SIHHATLİ EVLER SERİSİ:

Kübik Bir Ev

BİRİNCİ KAT

Figure 3.25. *Muhit* journal's in ‘’useful, cheap and cosy houses’’ section published ‘’a cubic house’’ 1929 [74]

Figure 3.26. ‘’beautiful houses’’ built in Istanbul and around 1936 in *Yedigün* journal [74]

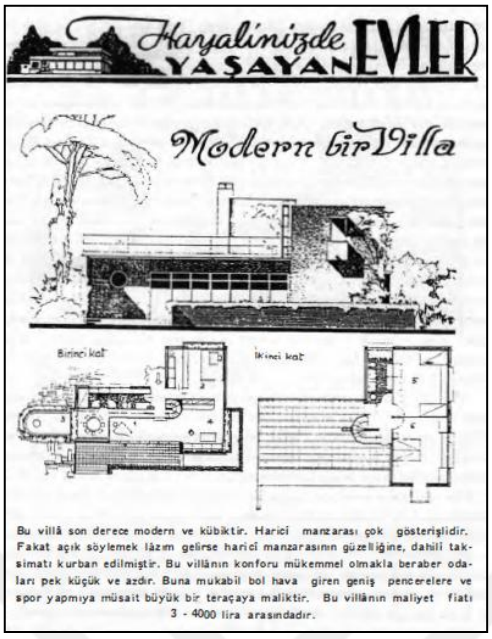


Figure 3.27. A modern villa project presented in *Yedigün* journal, 1937 [74]

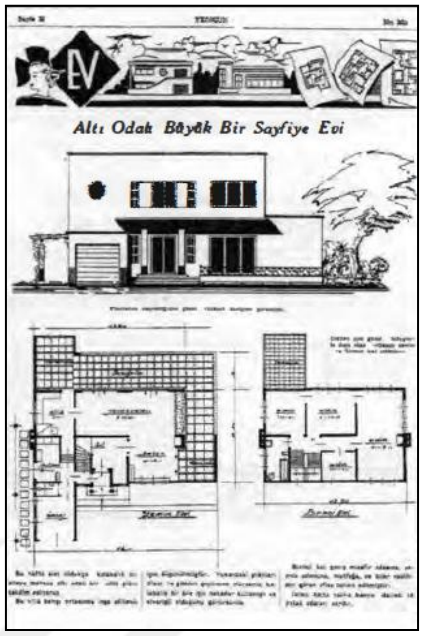


Figure 3.28. A *sayfiye* house in *Yedigün* journal,1938 [74]

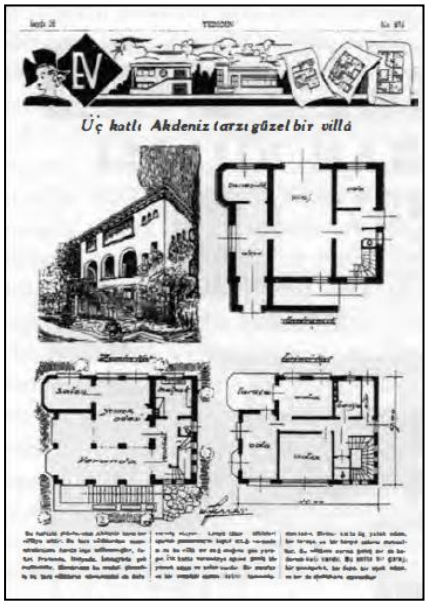


Figure 3.29. A villa from 1938 published in *Yedigün,* a popular journal [74]

Figure 3.30. A modern interior place published in the ''inside our houses'' section of the journal *Yedigün*, 1938 [74]

These designs, which were included in the magazines, also exhibited the modern understanding of architects. At the same time, they evoked modern Turkey, where the families built *sayfiye* houses for themselves on the weekends, or where they wanted to go to the countryside away from the city [74]. Speaking of the major apartment-style residences that reflect the architecture in the 1930s (Early Republic) Abidin Mortaş's Melek Apartment (1932, Nişantaşı) (Figure 3.31), Sami Macaroğlu's Bosfor Apartment (1932, Gümüşsuyu) (Figure 3.32), Sedad Hakkı Eldem's Ceylan Apartment (1933, Taksim) (Figure 3.33) and Seyfi Arkan's Üçler Apartment (1935, Gümüşsuyu) (Figure 3.34) come into prominence.

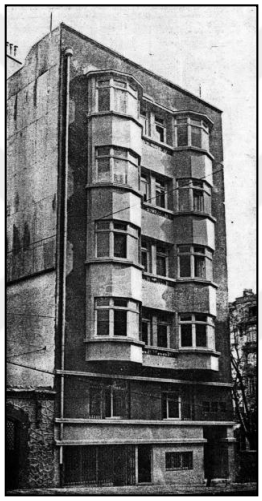


Figure 3.31. Melek apartment (1932, Nişantaşı) [75]

Figure 3.32. Bosfor apartment (1932, Gümüşsuyu) [76]

Figure 3.33. Ceylan apartment (1933, Taksim) [77]

Figure 3.34. Üçler apartment (1935, Gümüşsuyu) [78]

In order to summarize the architectural characteristics of the period, the houses were examined from the perspective of mass-land relation, plan, facade, construction technique and materials; properties of the periods are shown in the table below (Table 3.2).

Table 3.2. Features of 1923-1950 period structures [Created by the author, 2018]

Mass-Land Connection	▪ The Building is Connected to the Outdoor ▪ Plain Geometric Forms ▪ Masses Raised by Columns from the Ground
Plan Editing	▪ Functional Planning ▪ Geometric Forms ▪ Circular Planning in Living room, Terrace and ▪ Stairs Vestibule
Facade Editing	▪ Horizontal Band Windows ▪ Corner Windows ▪ Continuous Balcony or Wide Verandas Along the Facade ▪ Uninterrupted Sill Lines ▪ Terrace Roof or Hidden Roof Applications ▪ Terrace / Fringe Use ▪ Regulations that Affect Horizontally
Construction Technique and Materials	▪ Reinforced Concrete Carcass ▪ Reinforced Concrete Floor ▪ Edelputz Plaster in German Technique ▪ Stone Covering

3.3.2.2. Housing Policy and Architectural Developments between 1950-1980

The significant political and economic changes in the 1950s in Turkey set off migration from rural to urban areas; as a result of this, a fast and unplanned city cropped up. While the urban population growth rate was 20.1% between 1940-1950, it reached 80.2% between 1950-1960. In parallel with the development, the demand for housing also increased considerably. Migration to large cities such as Ankara, Istanbul and Izmir caused housing prices to rise in the region; consequently, ‘’shanties’’ mushroomed around the cities. Although legislation was introduced to prevent the construction of shanties and demolition of the ones that had been already built, the unceasing attempts failed and the people themselves found a solution to meet this need. As the shanties in the big cities continue to spread, a rapid building process started for the middle-income families. In this period, the Ministry of Development and Housing was established in 1958 with the aim of improving the housing structures and solving the problems related to housing. The process of building apartment blocks, which started in the 1950s and continued until the end of the 1960s, began to develop towards large-scale housing construction in the 1970s [56].

Especially in 1966, with the enactment of the Condominium Law, part of the housing production was realized as a build-sell model. However, the law that allowed the development of cooperative practices gave way to the legitimacy of shanty areas [79].

The year of 1950 was very important in terms of architecture and building production as it was in all areas of society and it is seen as the date of differentiation. During the studies on the Turkish Architecture of the Republican Period, 1950-1960 years were considered as a separate period [27]. In the 1950s, Turkish architecture opened to the outside, turned to rationalism under the influence of modern architecture which became widespread in the West and generated the products connected to this movement. This period, which is nurtured by external influences, is a rationalist period which is predominantly International style. In the 1950s it is possible to see the effects of Le Corbusier’s rationalism. The buildings, which the floors and walls that make up the space are reflected on the facades, are common [80].

One of the most important developments in this period is the fact that the construction activity, which few Turkish architects possessed in previous periods, passed on to different

architects. AHE, United Architects, Baysal-Birsel and Tekeli-Sisa partnerships were established during this period [81]. The establishment of the Chamber of Architects in this period and the start of architectural education at METU and Karadeniz Technical University were important developments [27].

By the 1960s, the architectural understanding moved away from rationalism and began to search for fragmented forms. Leaving certain patterns out, products based on the understanding of pluralism were introduced. All architectural patterns applied in the 1960s onwards were again made according to the West. Turkish architects were greatly influenced by well-known architects like Mies van der Rohe, Frank Lloyd Wright, Alvar Aalto, Le Corbusier, Oscar Niemeyer and Hans Scharoun. In those years, Turkey began to take a contemporary look but didn't flourish in terms of material production and construction technology. Since the 1970s, the constructions produced by the understanding of pluralism have become widespread and uniformity has left its place to diversity [80].

Some of the structures built in and around Istanbul and representing important examples of villa-type houses within the period of 1950-1980 were examined under this section;

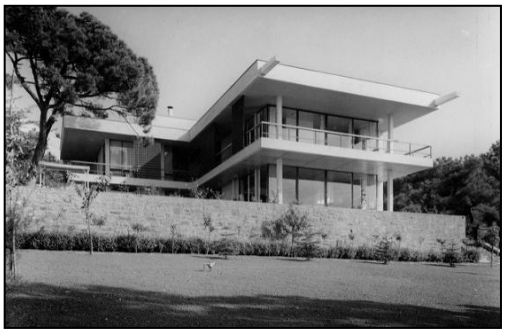


Figure 3.35. Rıza Derviş villas, Sedad Hakkı Eldem (1956, Büyükada) [82]

The Rıza Derviş villa (Figure 3.35) resembles a villa-type residence built in the USA with its flat roof, large terraces, reinforced concrete structure and a locally used cantilever system (Figure 3.36). With the wooden slatted shutters designed at the front of the villa, it seems that Eldem's traditional elements and modernist principles are used together, which refers to his locality approach [80].

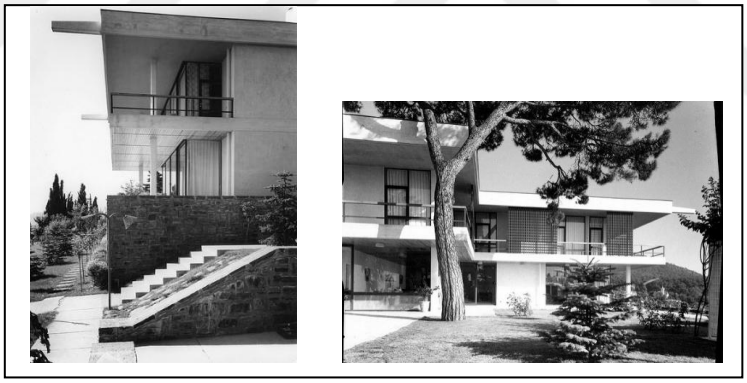


Figure 3.36. Facade appearances of Rıza Derviş villas (1956) [82]

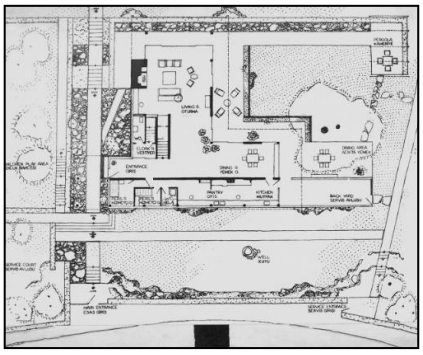


Figure 3.37. Ground floor plan of Rıza Derviş villas (1956) [82]

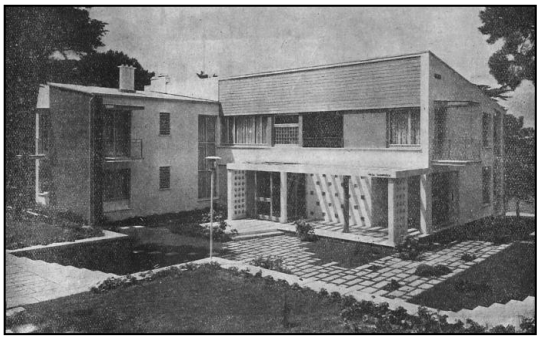


Figure 3.38. Sadıkoğlu villas, Emin Necip Uzman (Büyükada, 1956) [83]

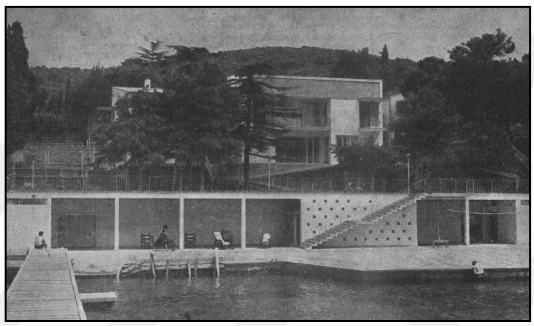


Figure 3.39. Sea-facing facade of Sadıkoğlu villas [83]

Another important villa of the period is the Sadıkoğlu villa in Büyükada, designed by architect Emin Necip Uzman (Figure 3.38, Figure 3.39 and Figure 3.40). Due to the elevation difference of 12.00 meters between the sea and the street level, the building is placed at a low level of 6.00 meters from the street level, and the difference in elevation with sea is worked out by the stairs and the ramp [83].

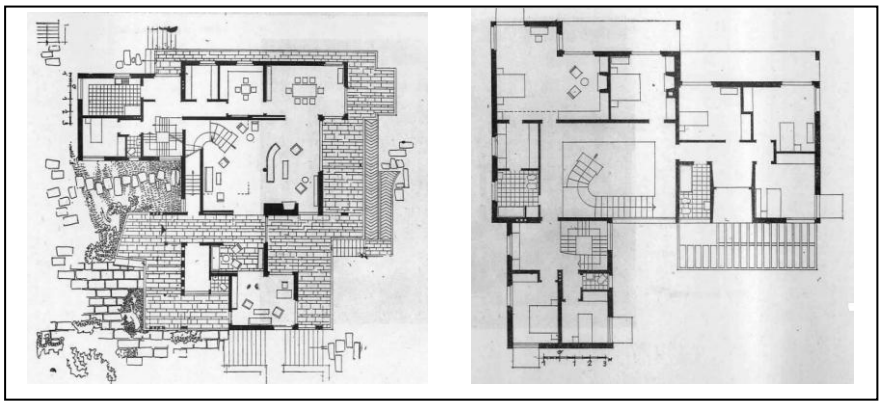


Figure 3.40. Floor plans of Sadıkoğlu villas [83]

Figure 3.41. G. Şevket Saatçioğlu villas, Haluk Baysal and Melih Birsel [84]

G. Şevket Saatçioğlu villa (Figure 3.41) located in Anadolu Hisarı, was resolved on five different levels. The level of + -0.00 covers a living space, a kitchen, open and closed terraces; the level of +1.95 covers sleeping units, a bathroom and a terrace; The level of +3.00 covers sleeping units, a shower, a wc and a terrace; the level of -108 covers shelves, a shower and a wc; In the level of -270, there are servants rooms, a storeroom, a laundry and boiler rooms (Figure 3.42). The villa is among the major residential buildings of modern architecture.

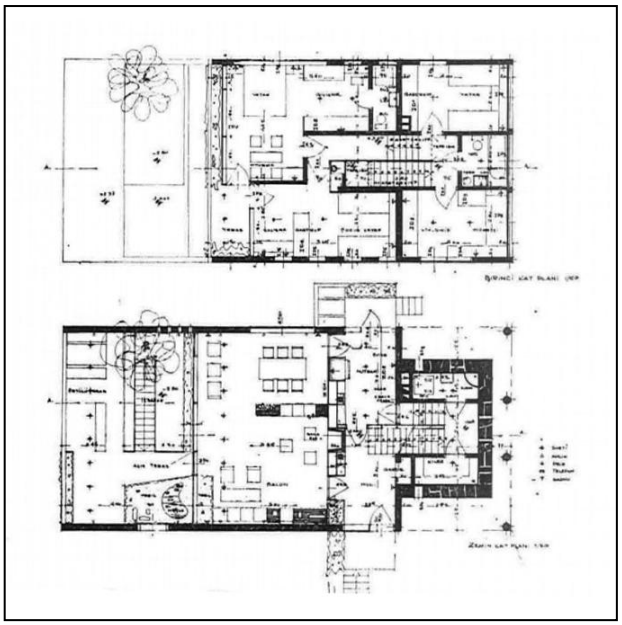


Figure 3.42. Floor plans of G. Şevket Saatçioğlu villas [84]

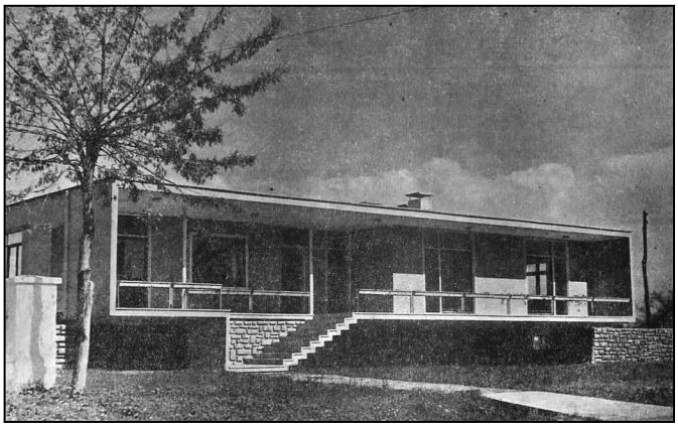


Figure 3.43. A villa in Çiftehavuzlar, Utarit İzgi and Mahmut Bir (1961, Çiftehavuzlar) [85]

Designed by architect Utarit Izgi and Mahmut Bir in 1961, the villa is 1 - 1.5 meters high and one storeyed (Figure 3.43). It was built as reinforced concrete on masonry walls. The architects divided the building into two sections and connected the living and sleeping sections with a hall that received light (Figure 3.44). With its simple facade design it gives an impression of a *sayfiye* house [85].

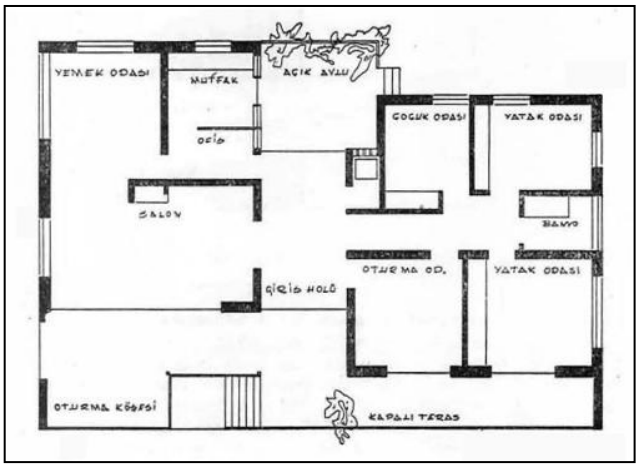


Figure 3.44. Floor plan of a villa in Çiftehavuzlar [85]

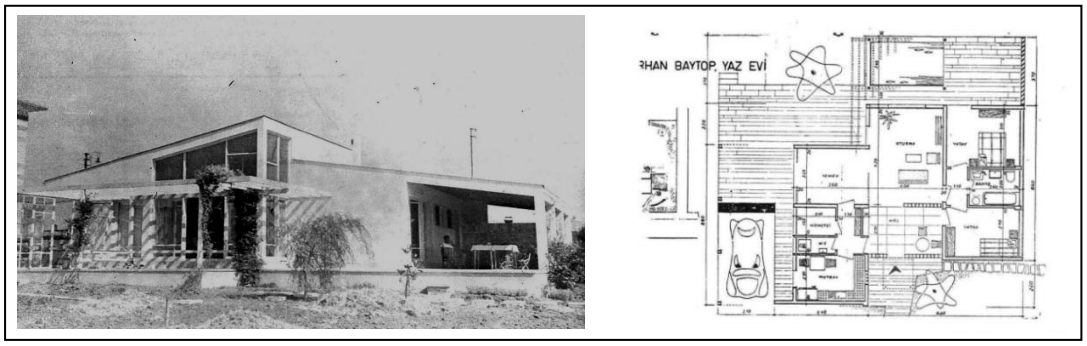


Figure 3.45. A summer house in Maltepe, Firuzan Baytop (1964, Maltepe) [86]

The villa on the way to Süreyya Beach was intended to be used as a summer house (Figure 3.45). Every part of the building has a relationship with the garden, and a large terrace which is opened from the living space was built to get a better view of the landscape. With a single sloping roof that leans against each other, the living room was elevated and a spacious environment was created.

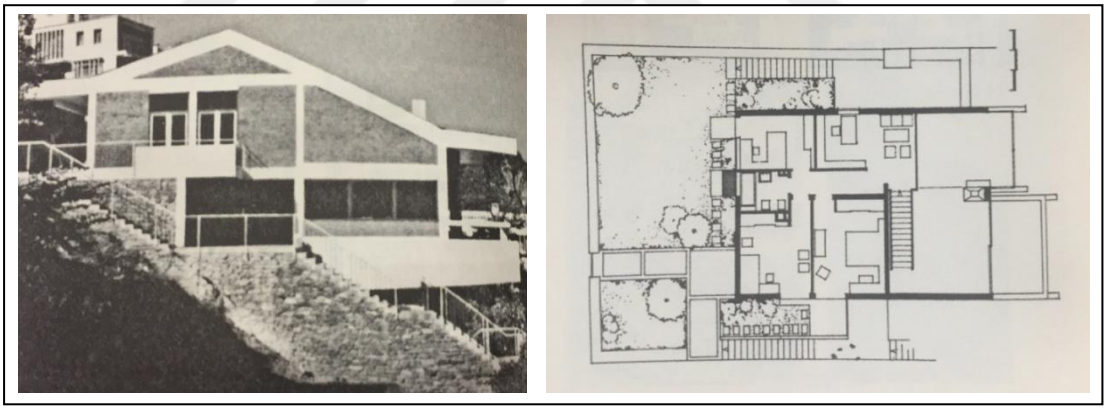


Figure 3.46. Sudalı house, Muzaffer Sudalı (1965, Rumelihisarı) [80]

Sudalı house (Figure 3.46) was designed by architect Muzaffer Sudalı in Rumelihisarı on the slope of the Bosphorus, in accordance with the upright structure of the topography. The structure on the eaves and balconies were extended towards the sea by means of exterior corbels, which can be interpreted as a brutalist approach [80].

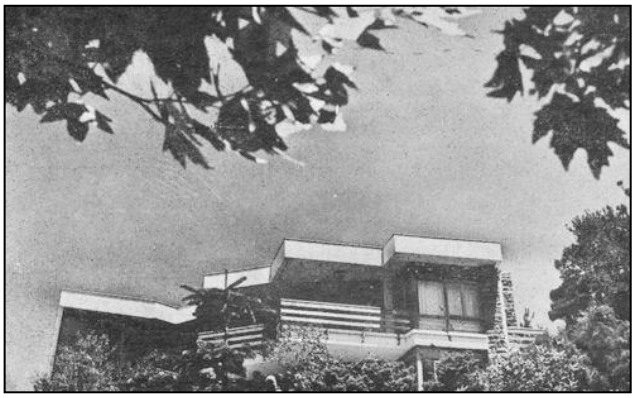


Figure 3.47. Seyhun villas, Maruf Önal (1969, Büyükada) [87]

The villa in Büyükada, which was designed by another important architect of the period, Maruf Önal, was planned taking the environmental characteristics of the settlement into consideration (Figure 3.47 and 3.48). It was aimed to be able to see the view of the sea and the islands at the front as well as the view of the woods at the back from all over the structure. Therefore, different approaches were employed in this direction.

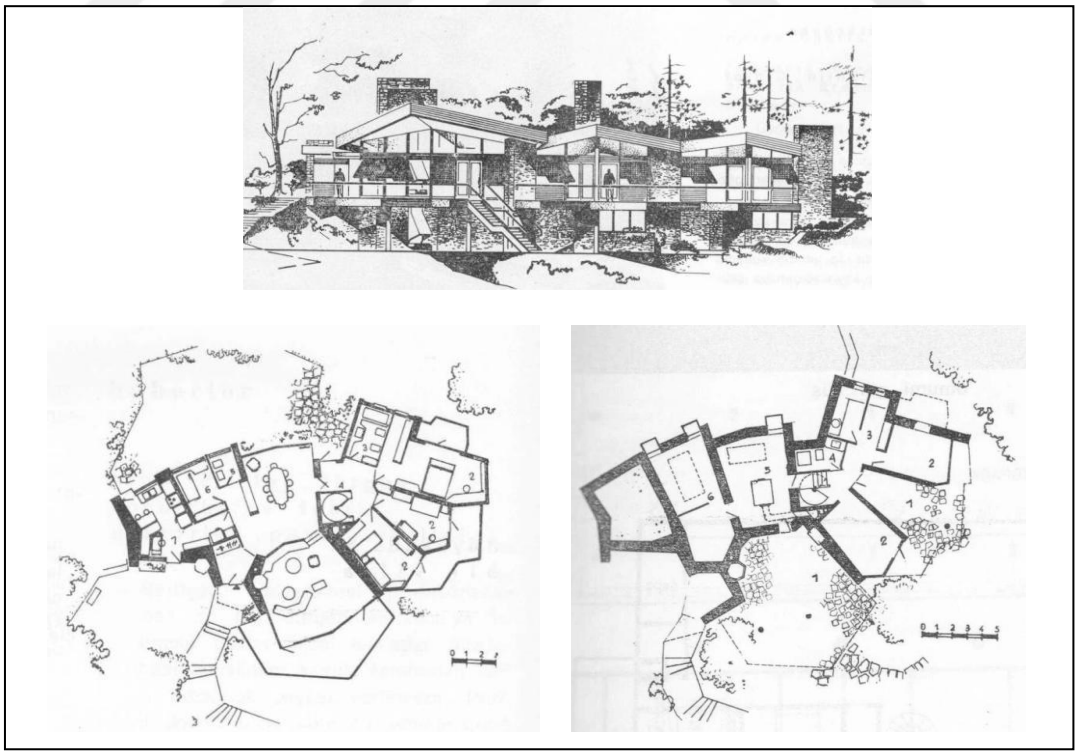


Figure 3.48. Floor plans and facade appearence of Seyhun villas [87]

Figure 3.49. Jak Kamhi house, Utarit İzgi-Ali Muslubaş-Mustafa Demirkan (1979, Beylerbeyi) [88]

Designed by prominent architects of the period, Jak Kamhi house (Figure 3.49) is located on the banks of Beylerbeyi. The residence is made up of different structures such as housing and guest house. It is seen that the transparent surface is emphasized on the facade of the building which is interpreted with a contemporary understanding apart from the application of the wood siding.

Table 3.3. Features of 1950-1980 period structures [Created by the author, 2018]

Mass-Land Connection	▪ Masses that Spread Horizontally Position on the Land ▪ Mass Relation Compatible with Land ▪ Prismatic Masses
Plan Editing	▪ Planning According to the Functioning Rules ▪ Square and Near Forms
Facade Editing	▪ Wide Corbel Applications ▪ Flat Roof ▪ Terrace Raised from the Ground ▪ Wide Glass Surfaces ▪ Multi-Partite and Moving Compositions ▪ Non-Axial Window Sashes ▪ Use of Terrace Roofs Instead of Fringe ▪ Wooden Sunblind
Construction Technique and Materials	▪ Reinforced Concrete Carcass ▪ Reinforced Concrete Floor ▪ Supporting Structure Perceived from Outside ▪ Tesselated Glass Mosaic

3.3.2.3. Housing Policy and Architectural Developments After 1980s

After the military coup in 1980, there were changes in the economic policies, thus the housing sector was adversely affected. In these years, small entrepreneurs who produced house drew back from the market and legal regulations were introduced for the production of large-scale housing. The government provided credit with co-operatives and contractors. In this way, the state became an entrepreneur in the big cities including Istanbul and Ankara by means of the Housing Development Administration. The projects offered by the private companies towards the middle-income group were increasingly directed towards upper and upper –middle income groups. Large-scale housing estates (sites) built on empty land in the city gradually began to move towards the peripheries of the city. Despite having

high prices, these housing estates, which were in demand, developed into a form of presentation that kept the housing industry moving after the 1990s [56].

The post-1980 period is considered to be the breaking point of Turkish architecture. The past political, economic and cultural developments reflected in architecture as well and led to the emergence of many different architectural trends. During this period, the movements or currents which had been seen before in the West showed its effects in Turkey and brought a new comment to architecture. A new construction process started after 1980 as a result of the developments that had taken place and the city remained under the influence of globalization during these years. The changing economic, political and cultural environment led to the loss of the effect of modernization and the ‘’post-modernism’’ movement came to the fore as an opposition to modernism [89]. Besides, the development of building materials and construction technology in the 1980s also affected the architecture in a positive way. The 1990s, when material and technology possibilities developed, was the period when architectural design revitalized [80].

After 1990, the architectural currents that existed in the early 1980s and before continued to exist, and new forms emerged due to the changing conditions in the country. Despite the diversity of the 1980s, there were attempts on simplicity in this period. The simple structures which are made of basic geometric forms, and white color is dominant, were widely seen [89].

When it came to the 2000s, there was a tendency for structures that were again built in plain and pure geometrical forms, but these structures included material such as wide eaves, large glass surfaces, wood and copper. It is possible to see the difference from the periods of 1923-1950 and 1950-1980 in terms of both the space setup, the mass effect, and the facade arrangements. The 2000s was the period when different architectural developments were visible since the concepts such as sustainability and user satisfaction were high on the agenda. The post-2000 period can be explained as a span of time when architectural diversity emerged in ever-changing Turkish architecture. In this period, the numbers of modernist and post-modernist architectural products increased rapidly and with this increase which is continuing today, a pluralistic architectural environment manifested itself.

After the 1980s, villa type houses built in and around Istanbul were examined with certain examples.

Figure 3.50. Hatice Musa Çapın villas, Abbas Hacıömeroğlu and Yalçın Türkdoğan (1982, Sarıyer) [90]

Situated against the Bosphorus from the Büyükdere ridge, the villa was designed with an architectural perspective that the view can be admired from all the places (Figure 3.50 and Figure 3.51). However, the facades are more self-enclosed than the villas of the previous period.

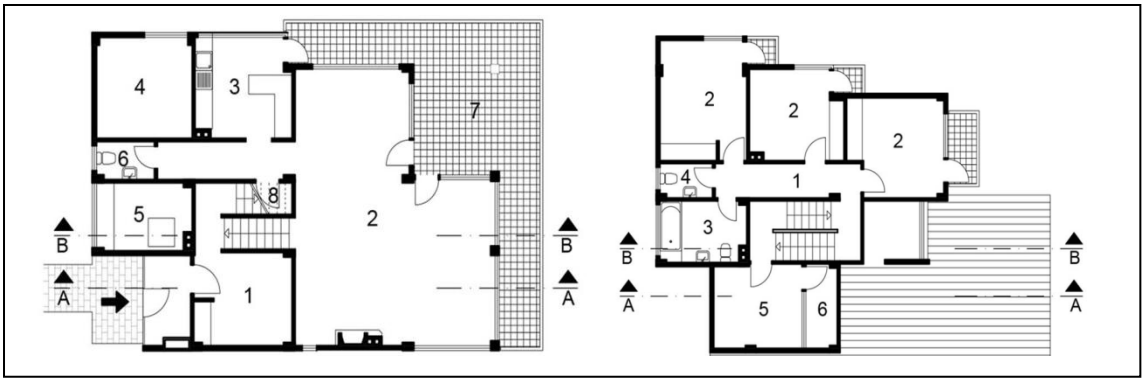


Figure 3.51. Floor plans of Hatice Musa Çapın villas [90]

Figure 3.52. Zeytinoğlu house, Ayşe Hayzuran Hasol and Doğan Hasol (1986, Çamlıca) [91]

The villa (Figure 3.52) was designed by Hasol, one of the most important architects of the period, and situated on a sloping ground, consisting of five separate levels connected to each other. In order to benefit from the view, transparent surfaces were created in the courtyard and living room. In addition, the villa was deemed suitable for the National Architectural Award of the Chamber of Architects in 1990 [80]. In this villa it is also possible to see porous facade constructions, copper eaves on the hip roof and large chimneys.

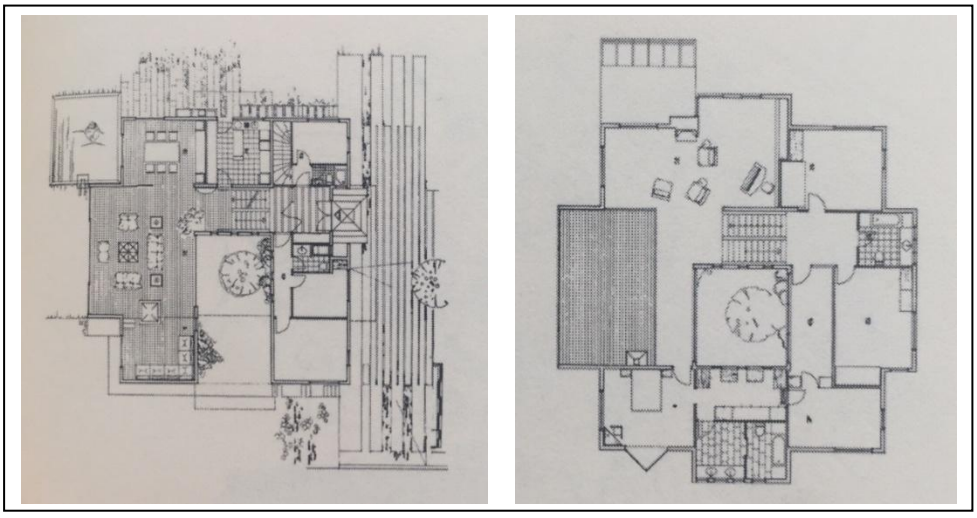


Figure 3.53. Floor plans of Zeytinoğlu house [80]

Figure 3.54. N. Yazgan house, Ali Muslubaş and Sasnuhi Muşlıyan (1987, Polonezköy) [92]

In this villa, designed by Ali Muslubaş and Sasnuhi Muşlıyan, it is seen that the corners of the rational forms are softened and transformed into irrational forms (Figure 3.54). It is an example where the spans can be seen through the fragmented glass surfaces and the bearing structure is not noticed from the outside. Hip roof is employed.

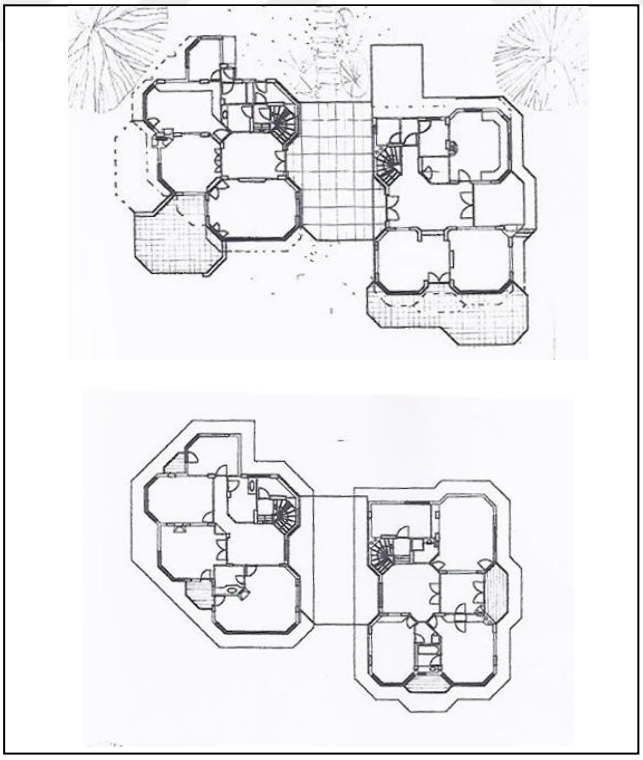


Figure 3.55. Floor plans of N. Yazgan house [92]

Bayramoğlu, one of the popular holiday settlements in Istanbul, is located in Marmara Sea and was studied in this section because it is a coastal area consisting of villa-type houses and especially the *sayfiye* houses. Some of the buildings that constitute examples of residential texture that the settlement enjoys are presented in this section (Figure 3.56, Figure 3.57, Figure 3.58, Figure 3.59, Figure 3.60 and Figure 3.61). Built in the 1960s, its two or three storeyed villas with gardens, a beach and entertainment areas made it an outstanding residential spot to settle.

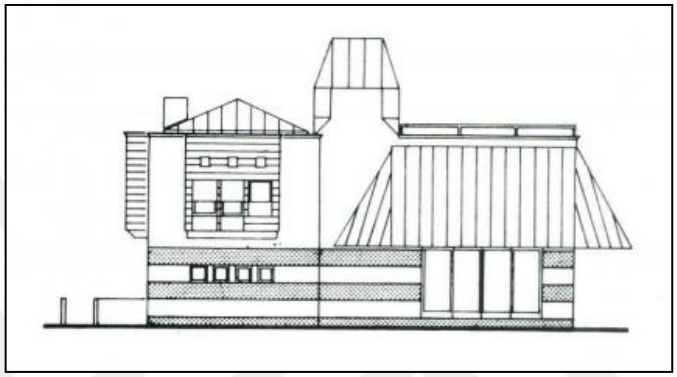


Figure 3.56. Bayramoğlu houses type 1 (Gorbon and Dinçer, 1989) [93]

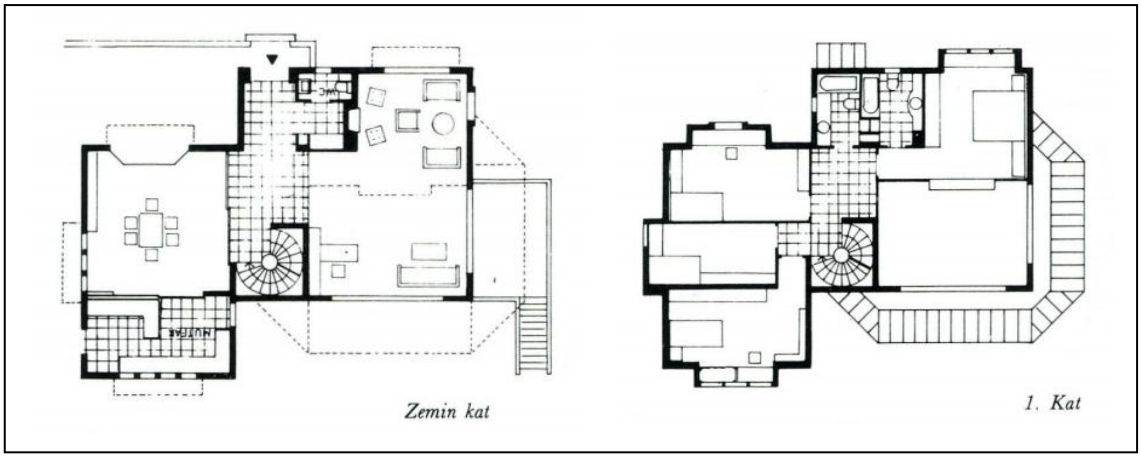


Figure 3.57. Floor plans of Bayramoğlu houses type 1 (Gorbon and Dinçer, 1989) [93]

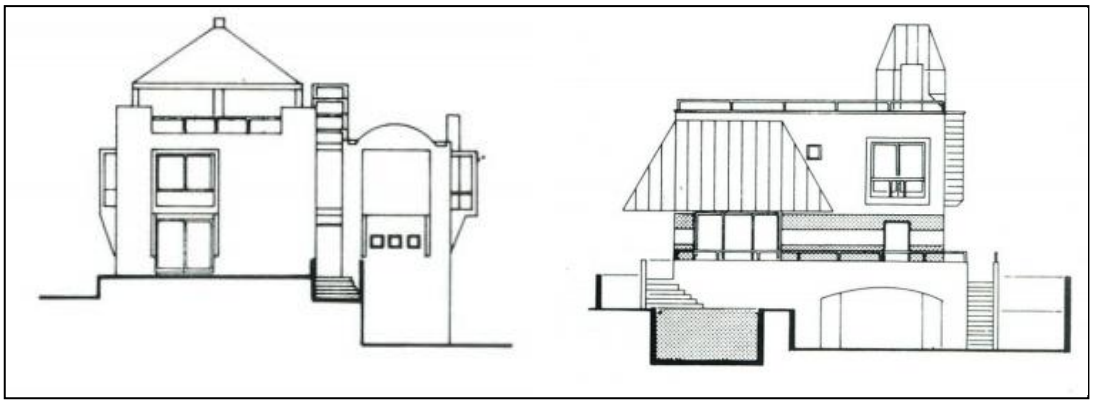


Figure 3.58. Bayramoğlu houses type 2 and type 3 (Gorbon and Dinçer, 1989) [93]

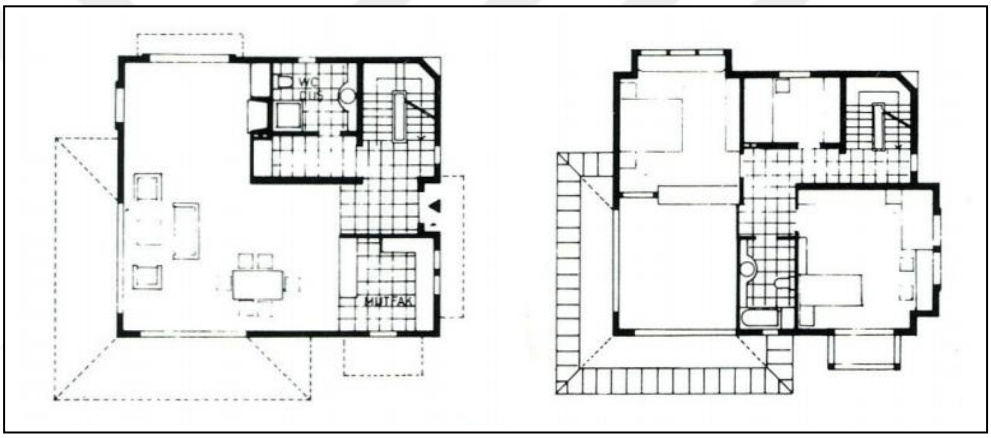


Figure 3.59. Floor plans of Bayramoğlu houses type 2 (Gorbon and Dinçer, 1989) [93]

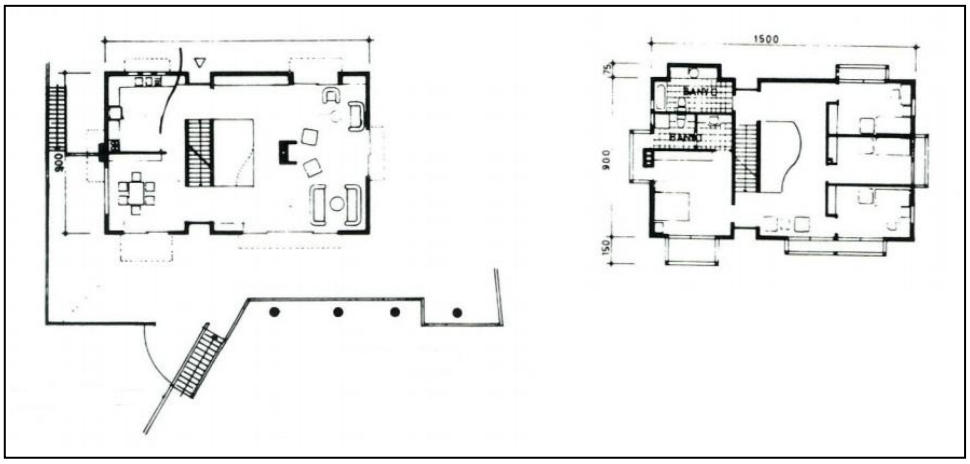


Figure 3.60. Floor plans of Bayramoğlu houses type 3 (Gorbon and Dinçer, 1989) [93]

The construction of the villas continued in the 1980s; houses built of masonry were produced. The summer houses designed by Fatih Gorbon - Z. Kaya Dinçer and built in 1987 represent exemplary housing types of the time. When Bayramoğlu houses are examined in terms of mass, plan and facade layouts; as seen in (Figure 3.56 and Figure 3.58), the masses sit on the floor, and mass influences from the outside manifest themselves. Referring to its traditional architectural features, the large eaves, porous facade, large hipped roofs and chimneys stand out.

Figure 3.61. Villa type houses in Bayramoğlu [94]

Figure 3.62. G. Sururi house, Ali Muslubaş and Sasnuhi Muşlıyan (1995, Şile) [95]

Another structure that reflects the characteristics of the period is G. Sururi house, which was designed to be used as a house for the weekend (Figure 3.62, Figure 3.63 and Figure 3.64). It was constructed in accordance with the character of the settlement. A spacious environment was provided with a living space of two floors high and a transparent relationship was established with the outside.

Figure 3.63. Right facade appearence of G. Sururi house, 1995 [95]

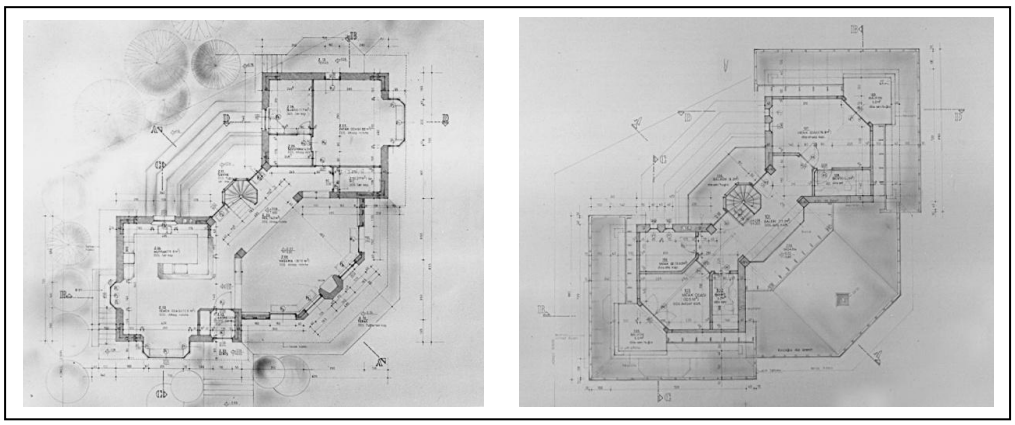


Figure 3.64. Floor plans of G. Sururi house, 1995 [95]

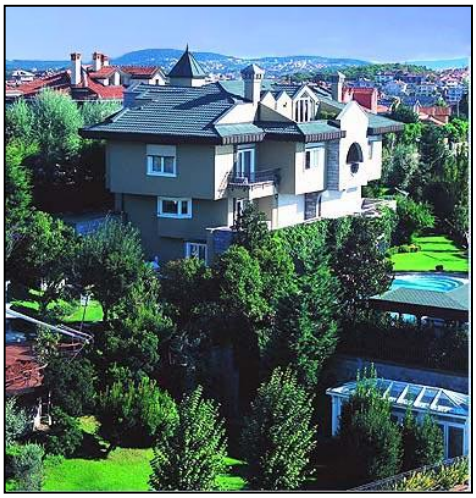


Figure 3.65. Acarkent villas - a type villa (1990s, Beykoz) [96]

Acarkent villas designed with a pluralistic concept, comprise three types of dwellings (Figure 3.65, Figure 3.67 and Figure 3.69). It offers an independent living together with gardens ranging from 1000 m² to 2000 m².

Figure 3.66. Acarkent villas - floor plans of a type villa, 1990s [96]

Figure 3.67. Acarkent villas - b type villa (1990s, Beykoz) [96]

Acarkent villas, consisting of a total of 4 floors, have a living room, a kitchen, a terrace, a wc-shower, an outbuilding, a sauna and a gym room on the garden floor; a living area, a terrace, a guest bedroom, a wc-shower on the ground floor; bedrooms, a balcony, a bathroom, a dressing room on the top floor; a bedroom, a bathroom, a dressing room and a terrace on the roof (Figure 3.66, Figure 3.68 and Figure 3.70).

Figure 3.68. Acarkent villas - floor plans of b type villa, 1990s [96]

Figure 3.69. Acarkent villas - c type villa (1990s, Beykoz) [96]

Acarkent villas, a housing estate where eclectic structures are concentrated, has a total of 1,452 villa-style dwellings.

Figure 3.70. Acarkent villas - floor plans of c type villa, 1990s [96]

Figure 3.71. Beykoz mansions - a type villa, Fatih Ergökmen (2000s, Beykoz) [97]

Beykoz mansions, where 401 villas are located, consist of three types of dwellings (Figure 3.71, Figure 3.73 and Figure 3.75). They have different plan schemes according to the settlement and needs. They were built in the 2000s, when the building materials were cutting edge; shingle was applied on roofs, natural stone and acrylic paint on exterior facades. Wooden shutters are used at different proportions.

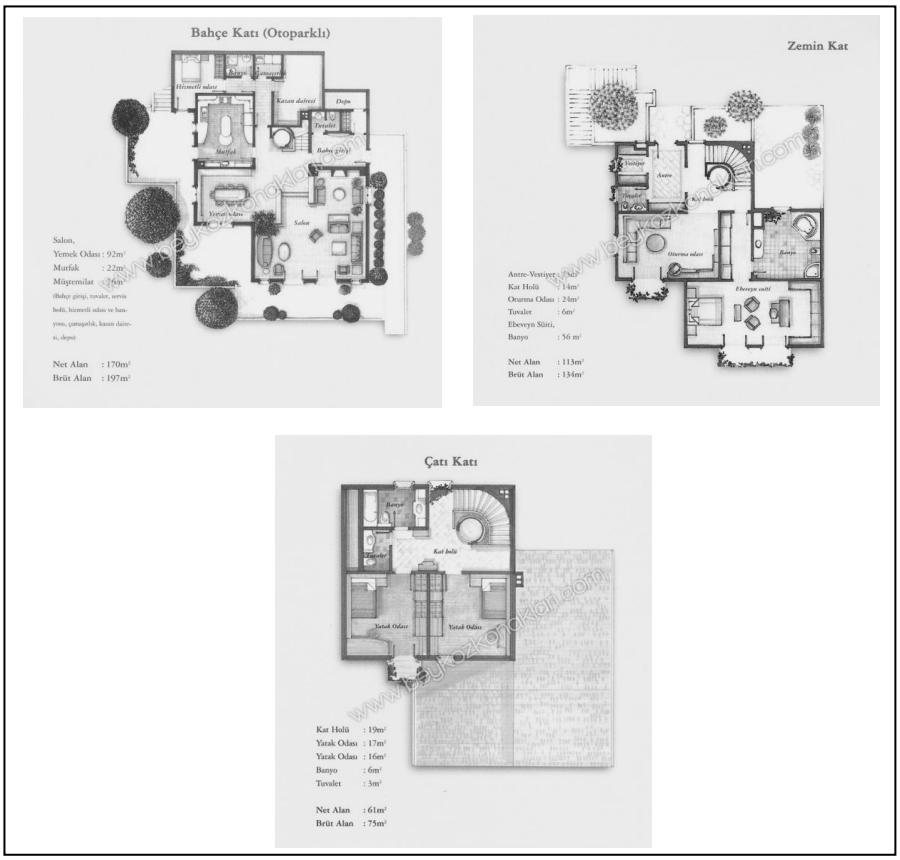


Figure 3.72. Floor plans of Beykoz mansions, Fatih Ergökmen, 2000s [98]

Figure 3.73. Beykoz mansions - b type villa, Fatih Ergökmen (2000s, Beykoz) [99]

Beykoz mansions, which are three or four storey buildings, have a living room, a dining room, a kitchen and an outbuilding on the garden floor. On the ground floor, there is a bedroom, a wc, a master bedroom; on the top floor there are bedrooms, a bathroom, a wc; on the roof floor, there is a bedroom and a loft (Figure 3.72, Figure 3.74 and Figure 3.76).

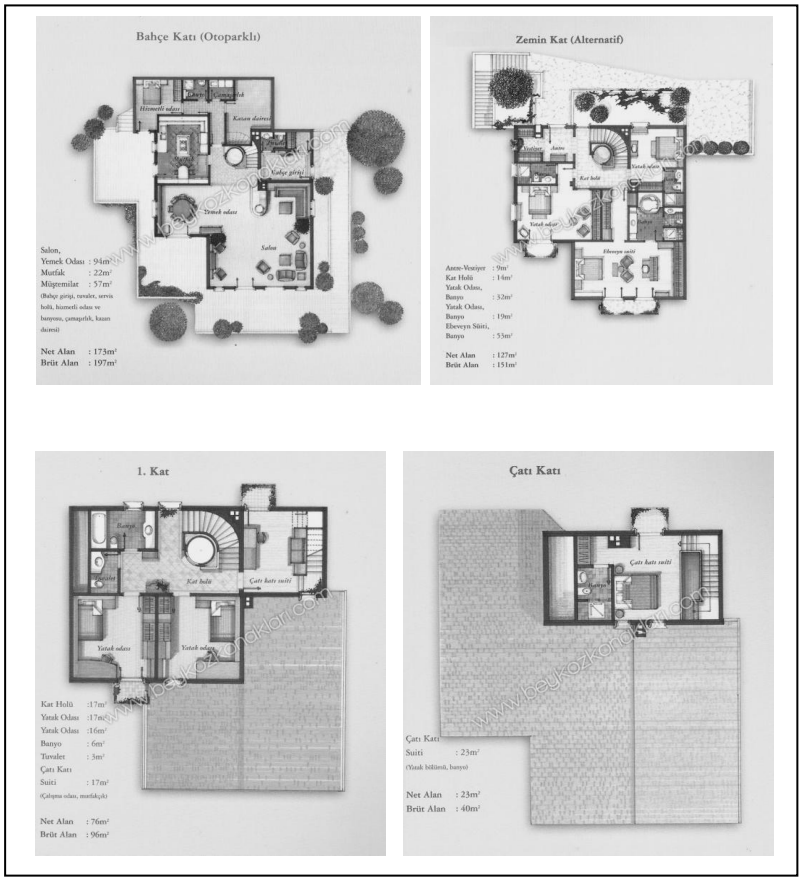


Figure 3.74. Beykoz mansions - Floor plans of b type villa, 2000s [98]

Figure 3.75. Beykoz mansions - c type villa, Fatih Ergökmen (2000s, Beykoz) [100]

As in all villa types of Beykoz mansions, c type villas are also equipped with a stepped living room and a fireplace, a master bedroom, a sitting room which can also be arranged as a bedroom, a loft, an outbuilding, 7 bedrooms, 6 bathrooms and 2 wc.

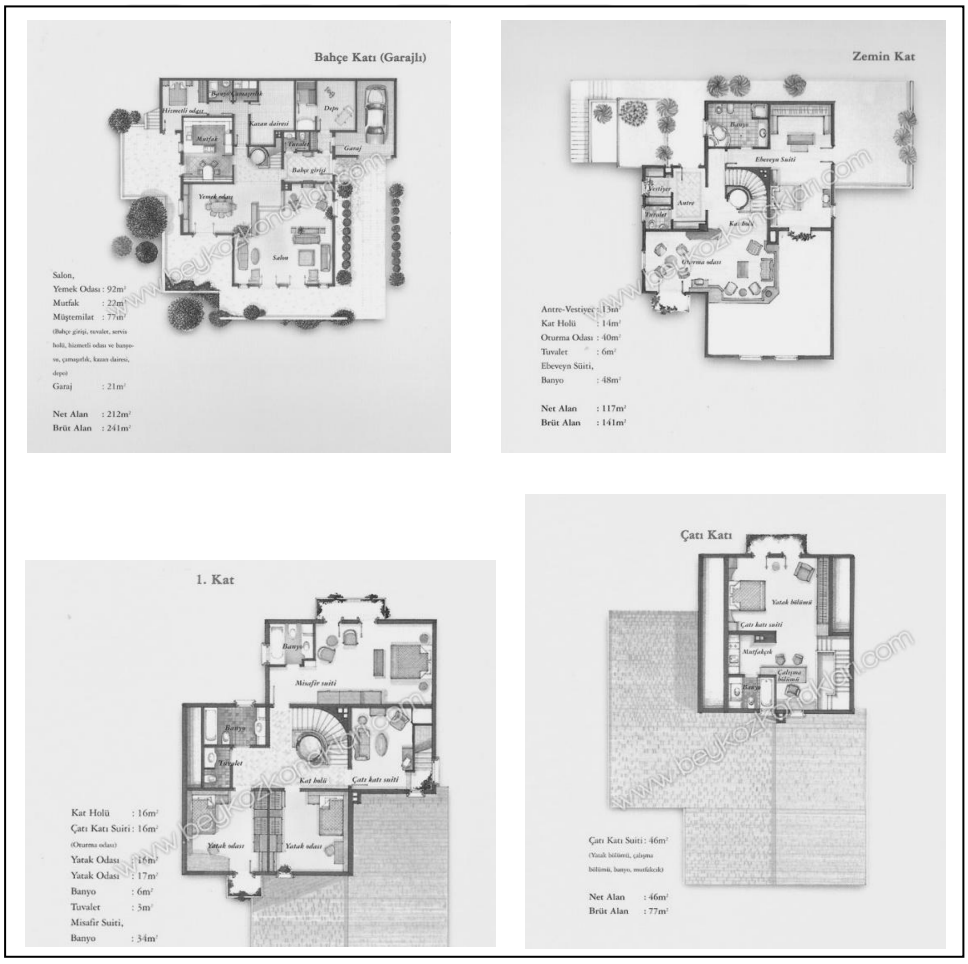


Figure 3.76. Beykoz mansions - floor plans of c type villa, 2000s [98]

Figure 3.77. NP12 houses, Boğaçhan Dündaralp (2003, Çamlıca) [101]

Located on the ridges of Çamlıca, NP12 houses consist of a total of 6 blocks (Figure 3.77, Figure 3.78 and Figure 3.79). These houses, where high-strength concrete technology is used, were produced with a system that does not require paint or plaster on the facade. Sustainable design is influential in NP12 houses, which are built in a modern and dynamic structure [102].

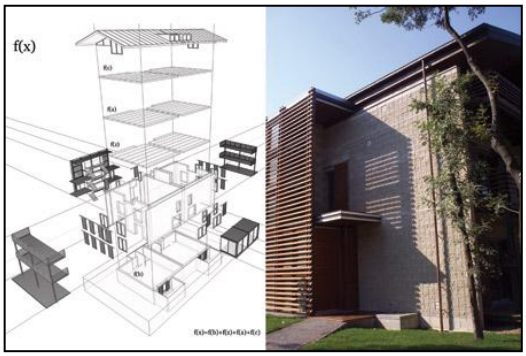


Figure 3.78. Mass set-up and entrance facade of NP12 houses, 2003 [101]

Figure 3.79. Appearence of NP12 houses, 2003 [101]

Table 3.4. Features of after 1980s period structures [Created by the author, 2018]

Mass-Land Connection	▪ Masses of Directly Related with Ground ▪ Masses in Vertical Position
Plan Editing	▪ Rectangular Plan Schemes ▪ Organic Curvilinear Forms
Facade Editing	▪ Traces from Ancient Period and Traditional Turkish House Architecture ▪ Balconies Instead of Console ▪ Oriels Instead of Wide Consoles ▪ Multipartite Glass Surfaces ▪ Dynamic Facades ▪ Wide Fringes ▪ Windows in 1/2 Rate
Construction Technique and Materials	▪ Reinforced Concrete Carcass ▪ Reinforced Concrete Floor ▪ Supporting Structure is not Perceived ▪ Steel and Wooden Building Elements ▪ Hipped Roof ▪ Copper Roof / Windowsill / Gutters ▪ Wooden Facade Elements

4. CASE STUDY: HISTORICAL AND SPATIAL CHANGE OF DRAGOS, ORHANTEPE NEIGHBOURHOOD

Dragos, Orhantepe Neighbourhood is a settlement that has experienced many years of *sayfiye* life with its natural and architectural texture. Dragos coastal settlement was preferred as a case study because it contained all the characteristics of the concept of the *sayfiye* which formed the basis of the study. Besides this, villa type houses, which are considered in the context of the architectural texture, were designed by the prominent names in the architectural environment, which became another important factor in determining the settlement. Dragos, Orhantepe Neighbourhood which constitutes the case study of the thesis, is located within the borders of Kartal and Maltepe districts. For this reason, while considering Dragos in the historical process, firstly the places that have played a role in spatial change in Kartal and Maltepe will be studied and a historical narrative will be made (Figure 4.1).

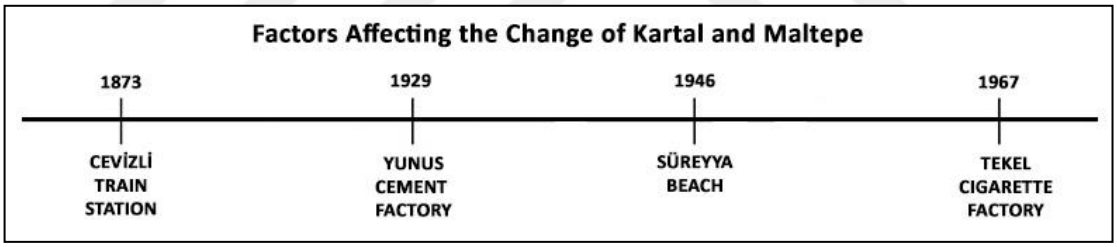


Figure 4.1. Factors affecting the change of Kartal and Maltepe [Produced by the author, 2018]

The history of Kartal district, which is on the Anatolian side of Istanbul, on the shores of the Sea of Marmara and in the south west of the Kocaeli Peninsula, dates back to the 6th century. The district, which was once a small fishing village, began to gain vitality with the opening of the Haydarpaşa-Pendik suburban railway in 1873 [103].

Kartal, one of the *sayfiyes* of Istanbul with its gardened houses and coastal beaches in Old Kartal Village, entered the process of apartment building in the 1970's as the result of rapid development and industrialization. The district, which was declared an industrial zone in 1947, was a settlement where a large number of factories were built.

Although Kartal district got more crowded after 1980, Dragos became the only region that could maintain its *sayfiye* character [104].

With the **Yunus Cement Factory** (Figure 4.2), which was one of the first industrial investments in the district and was built in 1929, the pace of the industry accelerated and the ferry services of the E5 motorway and Kartal-Yalova made the region attractive. Factories such as Mutlu Battery, Eczacıbaşı, Siemens, Superlit, Oralitsa, Sunta, Habaş, Seçenler, Aksan Metal formed important industrial structures that served between 1950 and 1990. The production in many fields such as metal, wood, ceramics, battery began in these mills (Figure 4.3) [105].

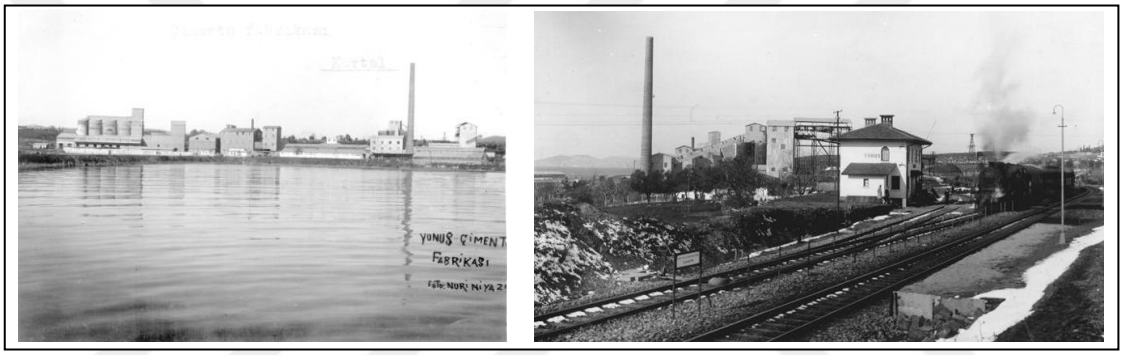


Figure 4.2. Yunus cement factory [105]

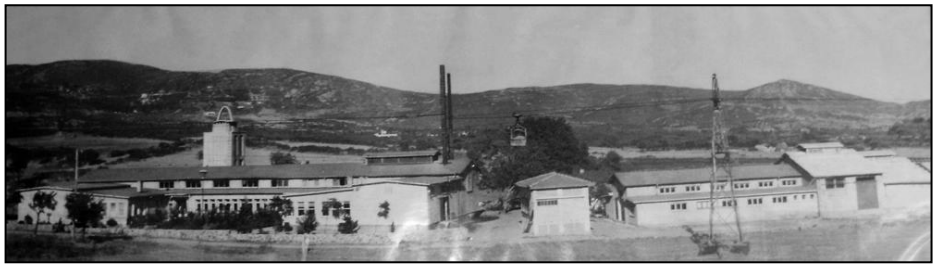


Figure 4.3. Kartal industry structures [105]

The factory, which was built by a Belgian firm in Yunus Neighbourhood, and more than 2,000 workers worked, was at the forefront of industrial buildings of that period and known as the symbol of the industry. The district, which is an important industrial and commercial hub of the city, has lost its quality of being an industrial centre as a result of the relocation of industrial buildings to areas outside the city since the 1990s. With the demolition of the industrial structures that started to be abandoned in the 1990s, Kartal

became an area where firstly apartment buildings and later high-rise buildings were located [106].

Another place that has an important role in the development of Maltepe and Kartal districts including Dragos in the historical process is **Süreyya Beach** (Figure 4.4). Süreyya beach, which provided the development of beach culture in Istanbul and was unique back in the days, and added value to the surrounding area, is known as the favorite resort facility of the city. The historical process of this modern facility started when Süreyya Paşa (İlmen), the son of Rıza Paşa, a seraskier of Abdulhamid II decided to build a beach instead of a garden where he planted vegetables on Maltepe beach in 1939. The work that started on 20 June 1939 was interrupted by World War II and was completed in 1946. After the opening of the beach on June 8, 1946, a station was established under the auspices of Turkish State Railways, the state-run railway company, to enable people to get here easily. Lütfi Kırdar, the governor of the period who could not come to the opening of the beach, came to the next days and had an asphalt road made extending from the beach to Bağdat street as he liked the facility, therefore it was connected to the street. Süreyya beach, which has 300 meters of coastline, consists of 80 first-class changing rooms, more than 200 second-class changing rooms, a snackbar, a casino, service rooms, a hotel with 42 rooms and a big house [107].

Figure 4.4. Süreyya beach 1960s [108]

The newspapers in 1947 promoted the facility as it went; ‘’*The beach cabins which have the latest plumbing system are luxurious and comfortable. Excellent casino, superb jazz, exquisite drinks and meals. Private rooms for families. All the suburban trains stop in front*

of the beach. Regular bus services run from Kadıköy Pier to the beach and boat services directly from Karaköy to the beach'' (Figure 4.5). [107].

Figure 4.5. The newspaper clipping of Süreyya beach dated 15.06.1947 [109]

The symbol of the beach was the monument of the virgin, built on rocks in the middle of the sea, 50-60 meters from the shore (Figure 4.6). The Venus statue stood in the middle of a structure of 3,5 meters in diameter, 4 meters in height, consisting of a dome placed on 6 columns. According to the myth, the young girls who wanted to marry visited the virgin memorial. The monument was put up on the basis of this legend [107].

Figure 4.6. Once upon a time Süreyya beach and monument of virgins [110]

With the filling of the coast in 1990s, Süreyya beach vanished, the monument, which is the symbol of the beach, remained in the filling area and the statue in the middle of the monument disappeared (Figure 4.7) [107].

Figure 4.7. Today's monument of virgins [107]

Figure 4.8. Kartal district's location in Istanbul [Marked by the author, 2018]

Within the scope of the thesis, Dragos district is located between Kartal and Maltepe borders. Dragos district, which is chosen as a case study, was selected as a part of Kartal district (Figure 4.8). Dragos hill, which is located in Orhantepe Neighbourhood, and its immediate surroundings were tried to be examined in accordance with diverse research and research methods.

4.1. HISTORY OF DRAGOS, ORHANTEPE NEIGHBOURHOOD

Orhantepe Neighbourhood, stretching from the Cevizli railway station to Köroğlu street is an important settlement area of the Kartal district which was full of history ranging from the Seljuks to the Byzantine Empire, from the Ottoman Empire to the Republican Period and from the World War II to the prominent figures that led Turkish politics [111].

Dragos, which is a historical district that must be preserved since it houses the remains of the Byzantine period passed through our history as the first official border line of Byzantium and Turks with the treaty signed in 1081 between the Byzantine Emperor Alexios and the Suleiman Shah of the Anatolian Seljuks. The name which was used as ‘’Orhantepe’’ after the foundation of the settlement was given on the occasion of the battle at the top of Dragos, which Orhangazi defeated the Byzantine Emperor Andronikos III [112].

Orhantepe Neighbourhood is a district that is situated on Dragos hill (Figure 4.9) and has an altitude of 107 metre. It was used for summer purposes between certain years. Dragos, which is in the lush green countryside and has crystal-clear sea, was deserted to the end of the 1940s. The Dragos Creek (Dragos Çayı), which determines the border between Maltepe and Dragos, flows into the Sea of Marmara by the hill of Dragos. In 1947, the CHP's ‘’Ankara Houses Building Cooperative in Istanbul’’, which consists of some ministers and members of parliament, bought and parceled the southeastern slopes of the treasury land. Two- storey summer houses were built on the hill and the number of houses increased in a short time. In the 1950s, it was an outstanding settlement with beautiful villas among the greenery, a sea club, a private beach and a grove of pine trees. The area was mostly accessed by Haydarpaşa-Pendik Suburban Trains, then by walking or by a phaeton ride from Cevizli train station to Dragos. After the 1960s, as a result of the growing number of shanties in the Cevizli region, some of the cooperative partners sold some part of their land and new parceling operations were carried out. The part of Dragos that belongs to Maltepe and Kartal started to transform into an industrial zone along the coast. AGA, Vinileks, timber, flour mills and manufacturing facilities were established on the coast extending from Maltepe to the south of Dragos hill. Meanwhile, the district was filled with numerous buildings. In the southeastern fringes of the hill, there were summer resort facilities of banks and organizations. In the 1980s, although Dragos lost its beauty of

its heyday, it continued to be a *sayfiye* spot. The major change affecting the region took place in the 1990s; At the beginning of the 1990s, the coastal road that was passed in front of the hill moved the mansions away from the sea. The number of buildings increased, the sea pollution created by the surrounding industry and the coastal road destroyed the natural beaches and therefore the possibility of entering the sea didn't remain. In this process, the first residents of the district decided to sell their houses in Dragos. These changes gave way to differences in the social and economic structure of Dragos, and as a result of the opening of the coastal road to traffic the district lost its original features of the early years of its establishment [113].

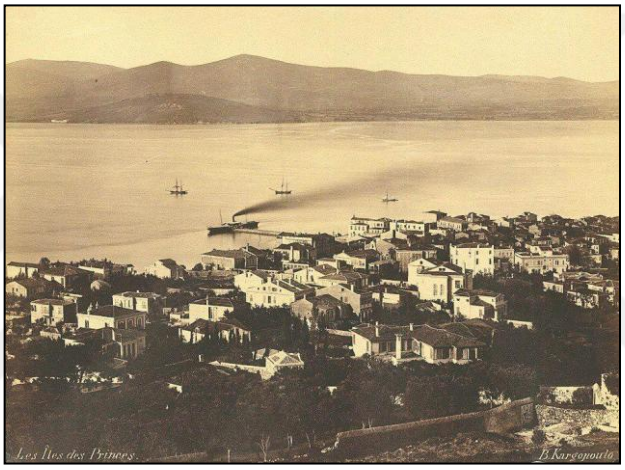


Figure 4.9. Dragos hill and Cevizli from Büyükada (Kargopoulo, 1870) [114]

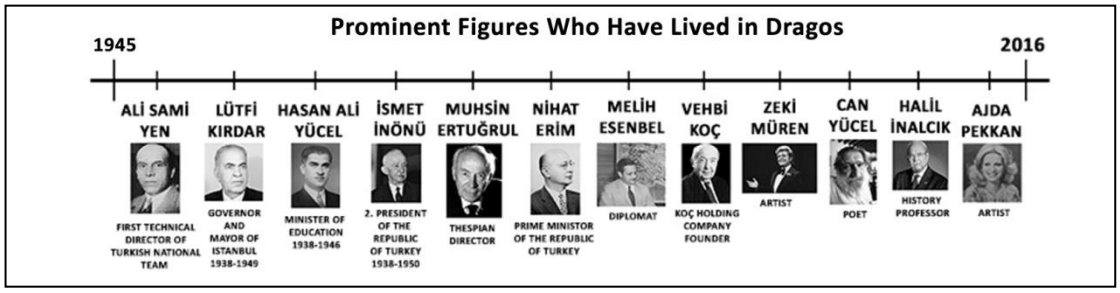
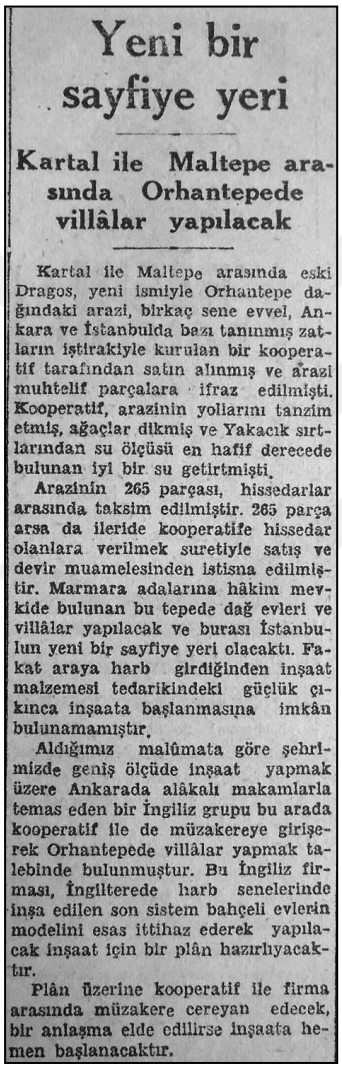


Figure 4.10. Prominent figures who have lived in Dragos [Produced by the author, 2018]

Dragos, which is an extension of the prince islands in the sea of Marmara as far as its location is concerned and a place whose natural beauty attracted the attention of prominent figures, became a residential area where many famous names such as Ali Sami Yen, Lütfi

Kırdar, Hasan Ali Yücel, İsmet İnönü, Muhsin Ertuğrul, Nihat Erim, Melih Esenbel, Vehbi Koç, Zeki Müren, Can Yücel, Halil İnalcık and Ajda Pekkan lived (Figure 4.10).

The settlement which had the most moving periods between 1945-1980, was published with various news in newspapers. These newspaper clippings were presented in Figure 4.11, Figure 4.12, Figure 4.13, Figure 4.14, Figure 4.15 and Figure 4.16.



Yeni bir sayfiye yeri

Kartal ile Maltepe arasında Orhantepede villâlar yapılacak

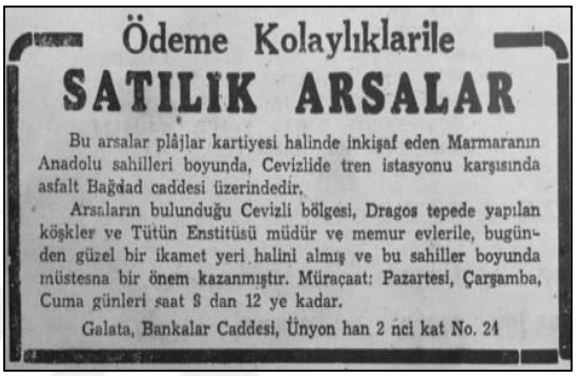
Kartal ile Maltepe arasında eski Dragos, yeni ismiyle Orhantepe dağındaki arazi, birkaç sene evvel, Ankara ve İstanbulda bazı tanınmış zatların iştirakiyle kurulan bir kooperatif tarafından satın alınmış ve arazi muhtelif parçalara ifraz edilmişti. Kooperatif, arazinin yollarını tanzim etmiş, ağaçlar dikmiş ve Yakacık sırtlarından su ölçüsü en hafif derecede bulunan iyi bir su getirtmişti.

Arazinin 265 parçası, hissedarlar arasında taksim edilmiştir. 265 parça arsa da ileride kooperatife hissedar olanlara verilmek suretiyle satış ve devir muamelesinden istisna edilmiştir. Marmara adalarına hâkim mevkide bulunan bu tepede dağ evleri ve villâlar yapılacak ve burası İstanbulun yeni bir sayfiye yeri olacaktı. Fakat araya harb girdiğinden inşaat malzemesi tedarikindeki güçlük çıkınca inşaata başlanmasına imkân bulunamamıştır.

Aldığımız malûmata göre şehrimizde geniş ölçüde inşaat yapmak üzere Ankarada alâkalı makamlarla temas eden bir İngiliz grupu bu arada kooperatif ile de müzakereye girişerek Orhantepede villâlar yapmak talebinde bulunmuştur. Bu İngiliz firması, İngilterede harb senelerinde inşa edilen son sistem bahçeli evlerin modelini esas ittihaz ederek yapılacak inşaat için bir plân hazırlıyacaktır.

Plân üzerine kooperatif ile firma arasında müzakere cereyan edecek, bir anlaşma elde edilirse inşaata hemen başlanacaktır.

Figure 4.11. A new *sayfiye* place Orhantepe (a newspaper clipping in 'the Evening', 6 march 1947) [115]



Ödeme Kolaylıklarile

SATILIK ARSALAR

Bu arsalar plâjlar kartiyesi halinde inkişaf eden Marmaranın Anadolu sahilleri boyunda, Cevizlide tren istasyonu karşısında asfalt Bağdad caddesi üzerindedir.

Arsaların bulunduğu Cevizli bölgesi, Dragos tepede yapılan köşkler ve Tütün Enstitüsü müdür ve memur evlerile, bugünden güzel bir ikamet yeri halini almış ve bu sahiller boyunda müstesna bir önem kazanmıştır. Müraçaat: Pazartesi, Çarşamba, Cuma günleri saat 8 dan 12 ye kadar.

Galata, Bankalar Caddesi, Ünyon han 2 nci kat No. 24

Figure 4.12. Lands for sale in Cevizli district (A newspaper clipping in 'the Republic', 12 November 1950) [117]

UZUN VADELİ TAKSİTLERLE

Satılık Fevkalâde Arsalar

Arsalar, İstanbulun büyük rağbete mazhar olmuş yerlerinden Marmaranın Anadolu yakasında Cevizli tren istasyonu karşısındadır. Memleketin ana yollarından asfalt Bağdad caddesi üzerindedir. Tren gibi esaslı nakil vasıtası karşısındadır. Kadıköy ile Pendik ve Yakacık arasında işliyen otobüslerin güzergâhındadır. Orhantepe gibi muhteşem bir sitenin de yanında ve istasyonundadır. Orhantepe de (Dragos tepe) bilindiği gibi Ankara Evleri Yapı Kooperatifi tarafından çarşı, pazar yerleri, mekteb, cami, vapur iskelesi, sandal iskelesi, kotra limanı, otel, gazino, ve plâj, gibi tesislerle plânlaştırılmış, 50 ev yapılmış ve şimdi de yeniden evler inşasına başlanılmış büyük bir sitedir.

Arsalar 1200 ilâ 3500 liradan ibaret olup % 25 i peşin, kalanı ayda 75 ilâ 100 lira taksitle satılmaktadır.

Müracaat: Pazartesi, salı ve cumadan başka her gün İdealtepe, otobüs durağında No. 93.

Figure 4.13. Lands across Cevizli train station (a newspaper clipping in 'the Republic', 5 october 1951) [117]

DRAGOSTEPE'DE

TAKSİTLE SATILIK ARSALAR

- Bu arsalar Dragos T
- Cevizli Tren İstasyonu ve Bağdad caddesi ile denizin arasında,
- Meşhur Dragos Kumulğu ile Piâjı üzerinde,
- Zeytinlikler içindedir.

Metrekareleri 550 ilâ 650 arasında, fiatları da 7000 ilâ 9000 lira rad- desindedir.

Fiatın % 25 i peşin, mütebakisi iki sene aylık taksitledir.

Taksitler faizsizdir. Peşinatın tediyesini müteakib takrir yapılarak çap ve sened derhal verilir.

Beğenilen arsayı kapatmak için makbuz mukabilinde 250 lira yatırmak lâzımdır.

Müracaat: İdealtepe, Asfalt Bağdad Caddesi, Otobüs Durağı No. 93. Beyaz Köşk.

Not: İdealtepeye Haydarpaşadan tren, Kadıköyden otobüs vardır.

Figure 4.14. Lands for sale by installments in Dragos hill (a newspaper clipping in 'the Republic', 12 august 1953) [118]

Çivileme 1969

İsmet İnönü denizde ancak 2 dakika 14 saniye kaldı

İSMET İNÖNÜ 1969 yılının ilk çivilemesini yapıyor. (F.: HA)

Figure 4.15. While İsmet İnönü, CHP general president, was doing his feet first diving on the coast of Kartal-Maltepe (Dragos) where his house was located (a newspaper clipping in 'the Independence', 26 june 1969) [119]

NİHAT ERİM ÖLDÜRÜLDÜ

Evet, Falcıdığa Gerek Yoktur

GÖZLEM

Kanlı Plan...

Siyasiler cinayet üzerine yine «üzüntü» demeçleri verdiler

ERİM KİMDİR?

Figure 4.16. Nihat Erim was killed in front of Orhantepe sea club where located near his house in Dragos (a newspaper clipping in 'the Republic', 20 july 1980) [120]

4.2. LOCATION OF DRAGOS, ORHANTEPE NEIGHBOURHOOD

Located on the banks of the Marmara sea, between Kartal and Maltepe districts, Dragos is a coastal settlement capture attention with its natural beauties. Dragos, Orhantepe Neighbourhood (Figure 4.17), is located 4 km away from the center of Kartal district, 18 km away from the city center. The transportation axes of the settlement are shown in Figure 4.18 and Figure 4.19. The area is adjacent to Cevizli railway line. With its geographical and topographical features, the district is one of the important settlement areas of the Anatolian side.

Figure 4.17. The location of Orhantepe neighbourhood [Marked by the author, 2018]

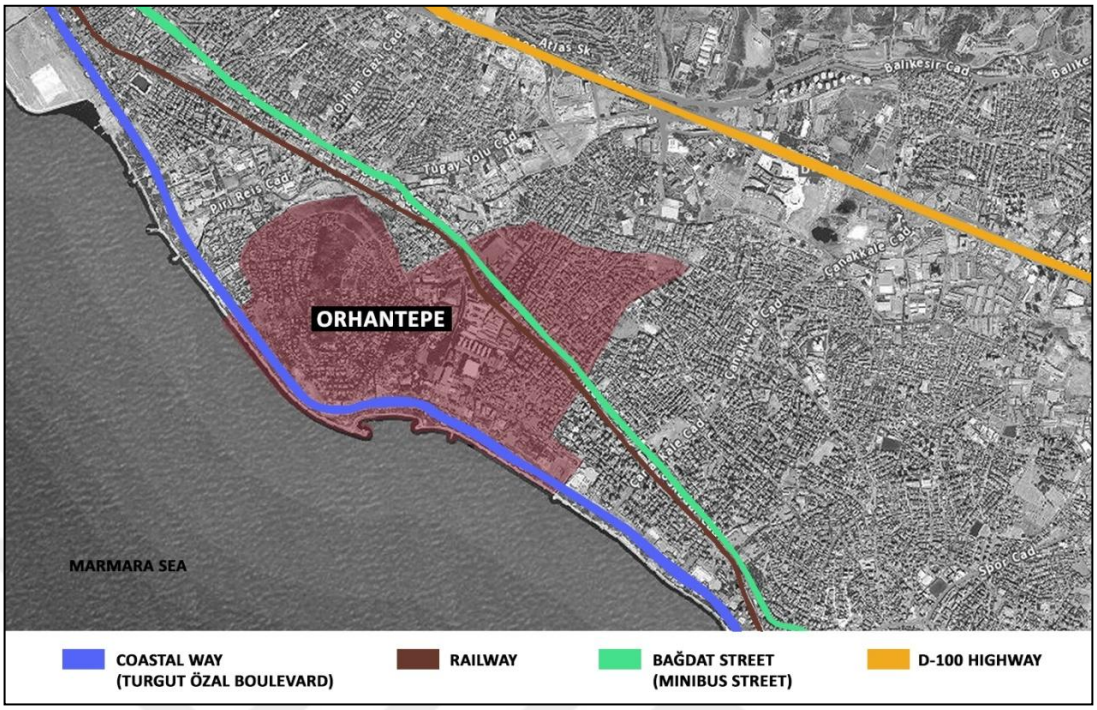


Figure 4.18. Transportation analysis of Orhantepe neighbourhood [Marked by the author, 2018]

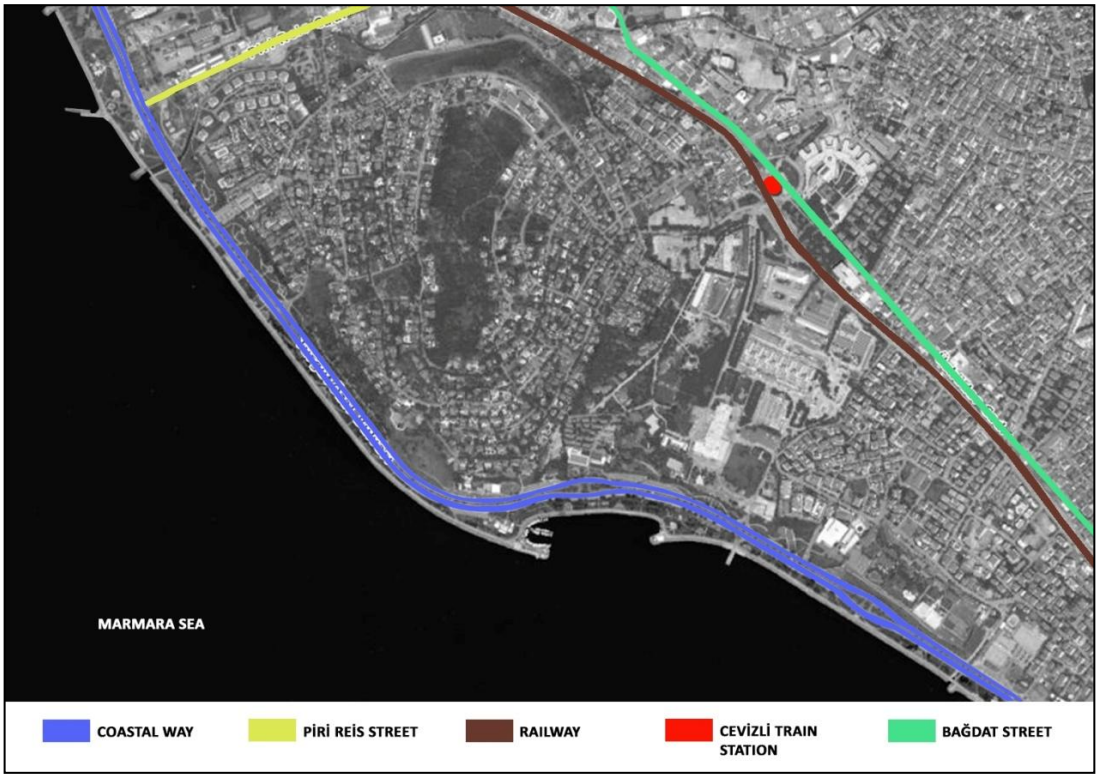


Figure 4.19. Transportation connections of Dragos [Marked by the author, 2018]

4.3. THE PHYSICAL CHARACTERISTICS OF DRAGOS, ORHANTEPE NEIGHBOURHOOD

It is seen that the Dragos region, which is bordered by the railway and minibus road in the east direction and the coastal road in the west direction, has a rather sloping structure when the topographic characteristics of the area are considered (Figure 4.20). Dragos, which has 125.000 m² forested area at the top of the hill, is a place which was declared as a natural protected area with forested area and its immediate surroundings. The hill, one of the precious areas of Kartal, has some rare, indigenous types of plants. When examined geologically, it is possible to say that the region has a magmatic structure and consists of granite stones.

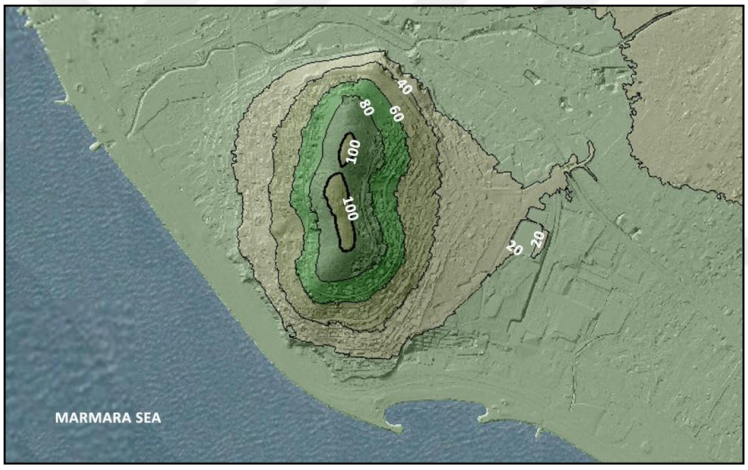


Figure 4.20. Topographic form of Dragos hill [121]

The district where the first settlement started in the 1930s consists of villa- type residences. As for Cevizli region, apartment- type housing areas began to appear.

In Orhantepe where 40% of the infrastructure had been completed until 1984, the troubling streams or creeks were improved, the roads were resurfaced under the auspices of the municipality and a great number of the buildings surrounding the neighbourhood took its present form. The neighbourhood, which was once famous for its groves of walnut, proves that it has changed drastically because of the current construction pace (Figure 4.21) [111].

Figure 4.21. Dragos, Orhantepe neighbourhood [122]

It is possible to have a unique view of the prince islands when looking from the Dragos, Orhantepe Neighborhood to Marmara Sea (Figure 4.22).

Figure 4.22. View of Marmara sea from Dragos, Orhantepe neighbourhood [Photographed by the author, 2018]

The schematic section drawing in Figure 4.23 is included so that the settlement can be perceived better.

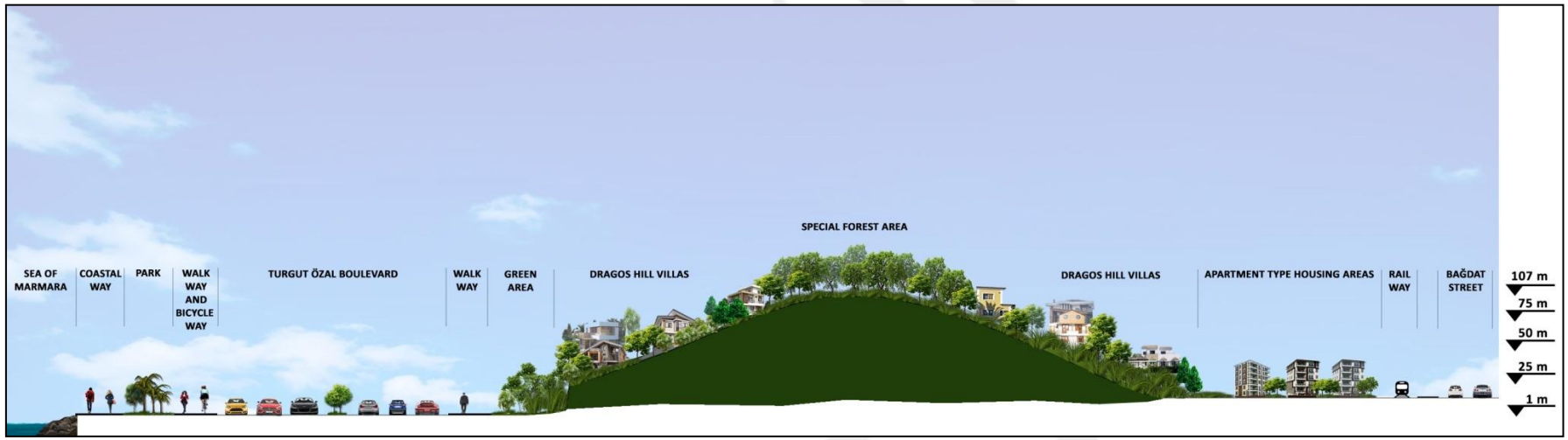


Figure 4.23. Schematic section of Dragos [Drawn by the author, 2018]

4.4. THE STRUCTURE OF THE POPULATION AND SOCIO-ECONOMIC CHARACTERISTICS OF DRAGOS, ORHANTEPE NEIGHBOURHOOD

When Dragos, Orhantepe Neighbourhood is examined it seems to have hosted different mode of life. The region is home to wealthy people living in villa-style dwellings from the hill of Dragos to the seaside road, all designed by renowned architects of the period, and the people who have lower income levels from Cevizli area and who continue their life in apartment-type dwellings. Particularly, the sale of the villas of the first residents of Dragos, their move from this area and the increase in the housing production in the last years have brought about changes in the demographic structure of the neighbourhood (Figure 4.24, Figure 4.25 and Figure 4.26).

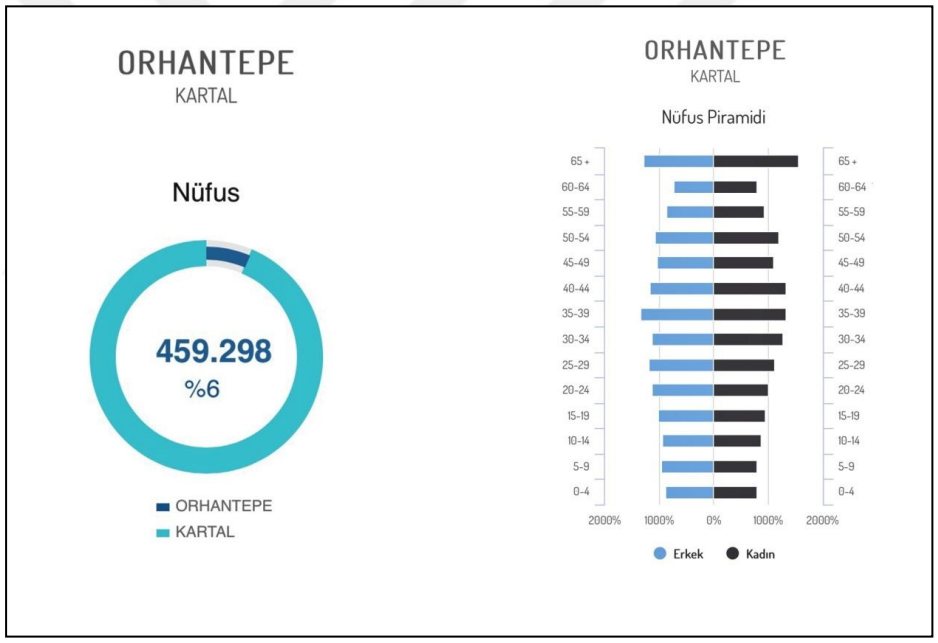


Figure 4.24. Population rate and population pyramid of Orhantepe neighbourhood, 2017 [123]

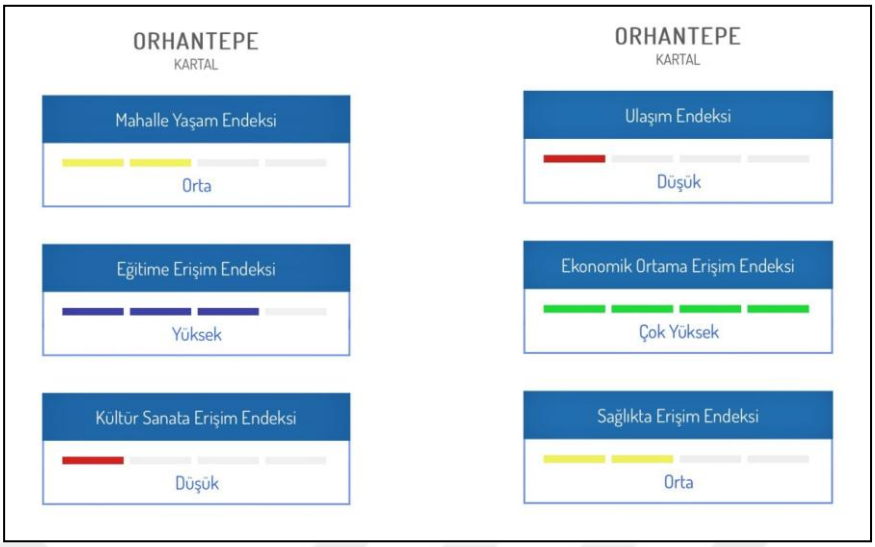


Figure 4.25. Life, access to educational, access to culture-art index and transportation, access to economic occasion, access to health index of Orhantepe neighbourhood, 2017 [123]

When the population density of Orhantepe Neighbourhood is examined, it is seen that it has a population of 27.557 people, which constitutes 6% of Kartal district according to the 2017 census (Figure 4.24).

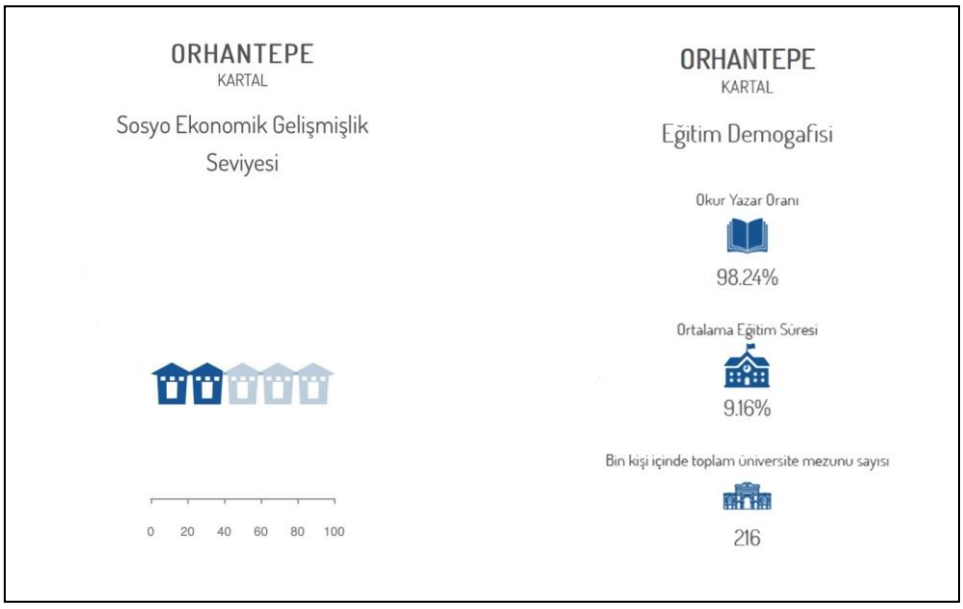


Figure 4.26. Orhantepe neighbourhood's socio-economic development level and educational demography [123]

When we look at socio-economic aspect that changes depending on time it has shown the growth of 40% and remained below average (Figure 4.26). Various parameters such as population structure, education level, geographical location, income level, infrastructure and transportation have been variables that determine the development level of the neighbourhood.

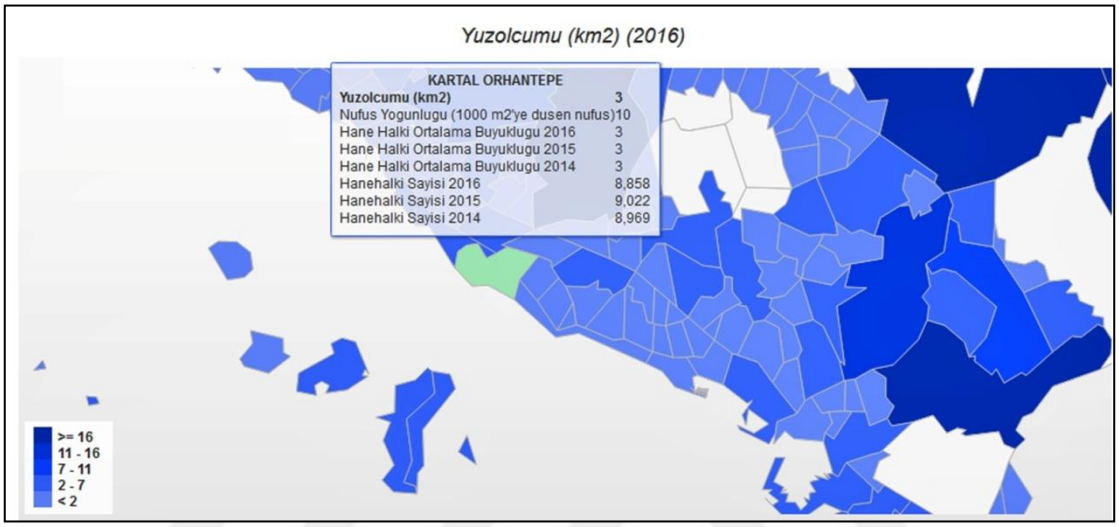


Figure 4.27. Acreage of Dragos, Orhantepe neighbourhood, 2016 [123]

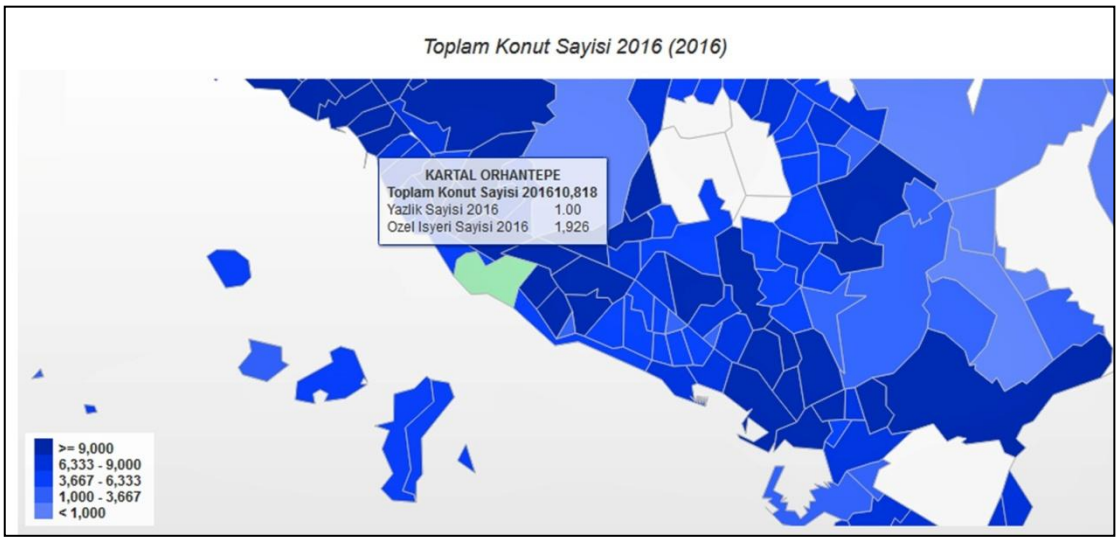


Figure 4.28. Dragos, Orhantepe neighbourhood's total number of housing, 2016 [123]

While the acreage of the settlement is 3 km² in 2016, the total number of residences in Orhantepe was calculated as 10.818 by the year 2016. In the 1940s it was only a

neighbourhood consisting of *sayfiye* houses, it is seen that there is only one *sayfiye* house left today and 1.925 houses are used as private office buildings (Figure 4.27 and 4.28).

4.5. DRAGOS NATURE CONSERVATION SOCIETY

Dragos residents came together to prevent the destruction of nature for personal interest and founded the ‘’Dragos Nature Conservation Society’’ with the purpose of maintaning the natural and architectural texture of the settlement in 1996. The most important principle of the Society is to protect the low population and building density of Dragos. The association, which leads struggle against those who destroy the greenery in the region and violate the codes of conduct, has achieved important successes by law. Dragos district is a residential area with the 125-acre forest on the top of the Dragos hill, lush green areas, 2-storey villas with garden and a life in nature. In 1992, 90% of the land was connected to Kartal Municipality and the remaining 10% of the coastal structure was connected to Maltepe Municipality (Figure 4.29). Some problems came up because of being connected to two different municipalities [124].

‘’.....Since the 1940s, Dragos hill, where this rare vegetation cover is being tried to protect, has also suffered from unplanned urbanization. We, the residents of Dragos , came together and established our society, which is a legal entity, when the unconscious increase in building coverage ratio, arbitrary plan renovations, profit expectations and lack of supervision deteriorated our lives.....’’ [124].

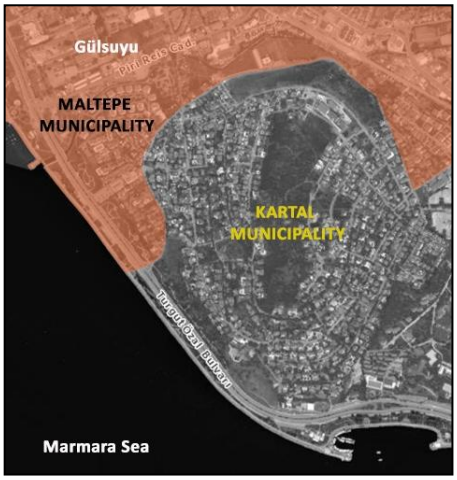


Figure 4.29. Kartal and Maltepe municipality boundaries [Marked by the author, 2018]

The association, which took 25 cases to the Administrative Courts in order to prevent construction that did not comply with the rules of construction and obtained positive results in these cases, prevented the transfer of the Dragos hill to the adjoining order from the garden arrangement. It ensured the protection of Dragos by opposing wrong practices such as permissions for high-rise buildings on the coast in accordsance with floor area ratio, and the opening of alluvial soils and creek beds to development. In addition to these efforts, they have taken measures to protect the endemic plants in the Dragos hill forest with scientific reports of the Association of Natural Life Conservation.

In the sections within the boundaries of Maltepe, 8 - 9 storey buildings have been reduced to 5 story buildings. The pavements and roads of the district have been rebuilt or surfaced, electricity and telephone cables have been taken underground in cooperation with Kartal Municipality Directorate of Infrastructure [124].

Figure 4.30. Garbage collection operation in Dragos [125]

While the garbage collection process of Dragos hill was once carried out by horse-drawn carriage (Figure 4.30), the garbage trucks were sent from the municipality to the area to launch into a more modern application. As a result of cooperation with İSKİ the district was supplied with clean water and sewage connection of the area was built. Besides, natural gas was supplied to Dragos hill as a result of the applications made to İGDAŞ, and tree planting and cleaning campaigns were organized for a greener Dragos in cooperation with a municipal partnership (Figure 4.31) [124].

Figure 4.31. Cleaning campaign organized by Dragos nature conservation society [125]

Considering the work done, the Dragos Nature Conservation Society, which set off to protect the natural texture and planned structure of Dragos and has so far fought hard has an important place in the development of the district.

The studies conducted by the society and the achievements it has been the subject of many newspapers in those years (1998-1999). (Figure 4.32, Figure 4.33, Figure 4.34, Figure 4.35 and Figure 4.36).

Figure 4.32. Dragos nature conservation society's winner of the lawsuit 5 floors of 11 apartments to be demolished [125]

13.10.1999

Beton çılgınlığına dur demek...

İSTANBUL'U DİNLİYORUM

Dr.Nilgün GEDİKOĞLU

TEL: 0 800 219 60 48
FAKS: 0 212 677 03 98
E-MAIL: ngedik@hurriyet.com.tr

Beton çılgınlığının girmemesi gereken bölgeler vardır. Doğası, tarihi ve mimarisiyle korunması gereken yerler. İşte Dragos da bunlardan biri.

Benim gençliğim yaz demekti. Ve yazlarım İstanbul'un sayfiyesi sayılan Anadolu yakasında geçti. Pendik'de... Zaman ve değişim kavramlarıyla çok eskiden tanışmıştım. Çünkü çok uzak yerlerden gelmiştim ve yaşadığım yeri bir daha görememenin ne demek olduğunu, eskilere iz sürmenin imkansızlığını çok küçük yaşta öğrenmiştim. Belki bu yüzden, sevdiğim her yerde, "o an"ın ne demek olduğunu bilerek, o anı, "şimdi" ve "burası"nı zihnime kazımak gibi bir törensel alışkanlığım vardı. Sanki gelecekte elimde anıdan başka birşey kalmayacağını sezmiş gibiydim.

İlkgençliğimin geçtiği Pendik'te en fazla iki katlı villaların bulunduğu bir sokakta dayımın yazlığında merdiven aralığındaki küçük bir pencere benim tören penceremdi. Deniz, sokağın başındaki villa ve villanın yanındaki boş arsa (yabani otların içinden sabahları açan mavi çiçekler hala gözümün önünde) görünürdü. Sabahları çıkarken durup oradan, o manzarayı içime sindirirdim. Sanki sonradan olacakları bilirmişim gibi.

Sonradan olanlar hepimizin bildiği şeyler. Boş arsalar doldu, evler müteahhitlere verildi apartmanlar dikildi. Ama ben hiçbirisini görmedim. Görmek istemedim. O sokağın yeni halini hiç bilmiyorum ve bilmek de istemiyorum. O küçük merdiven aralığı penceresinden görünenleri sakladım zihnimde.

Pendik'de bulunduğumuz zamanlar Dragos'u sık sık ziyaret ederdik. O zamanlar Anadolu yakası gerçek anlamda bir sayfiyeydi. Elbette zamanla büyüyüp değişecekti. Ama değişmemesi gereken bölgeler de olmalıydı. Sayfiye içinde daha sayfiye olan yerler. Doğal yapısı, bitki örtüsü ve mimarisiyle.

Kentlerin büyüme kaderine direnecek, direnmek zorunda olan, kentin ve insanların soluk alacağı yerler de var.

Kentlerin de değerli kutularda saklanan mücevherler gibi, geçmişiyle ve görünümüyle sihir taşıyan bölgeleri vardır.

Tıpkı Dragos gibi.

Bozulan sadece sihir değil

Antik kentler insanı niye büyüler? Sadece geçmişe iz sürmenin büyüsü değildir bu. Çok, ama çok eski zamanlarda, sözgelimi bir deniz kıyısında inşa edilen kentin mimarisindeki ince düşünce; o insani pırıltı da etkiler bizi. Denizden gelecek rüzgarı içlere taşıyacak bir açı ve dizilişte sokakların inşa edilmesi; ışık, esinti, estetik ve insani değerler gibi unsurlar göz önüne alınarak nasıl "büyük" ve "ince" düşünme sonucu, asırlar sonrası hala mükemmeliğini koruması da kalıntılara bakanları bir anda tarihin önemsiz figüranları konumuna sürüklemez mi? Bu insani incelik ve büyük düşünmenin birlikteliğine yüzyıllar sonra hala şaşmaz mıyız?

İşte Dragos, yapısı ve konumu itibariyle İstanbul'un sihir taşıyan sayfiye yerlerinden biri. Ve ne yazık ki hoyrat eller tarafından kimliğini ve tarihini kaybetmek üzere. Şimdiden çok ciddi yaralar almış bile. Saygısızca ve bilinçsizce rant uğruna "öldürülüyor". Doğası, insanı, esintisi, ışığı, tarihi, öldürülüyor. İstanbul'un bir akciğeri daha söndürülüyor. Ve yalnızca yasadışılık değil, zemin itibariyle çevre binaları riske sokan uygulamalar da sözkonusu.

Ama Dragos sahipsiz değil. Dragos Doğayı Koruma Derneği adındaki bir sivil toplum kuruluşunun çabalarıyla beton çılgınlığının önüne geçilmeye çalışılıyor. Yasalar da dernekten yana. Şimdi sıra, yerinde ve doğru uygulamaya geçişte.

Arkadaşım Ersin Kalkan'ın, Dragos'un öyküsünü, Dragos Doğayı Koruma Derneği'nin girişimlerini, yasal mücadelelerini ve [illegible] okuyacaksınız. Ve bundan sonra gelişmeler konusunda sizleri bilgilendireceğiz.

HÜRRİYET, 1999

Figure 4.33. A place where Dragos needs protection [125]

AYŞEN GÜR

FAKS: (212) 677 04 21
E-MAIL: agur@hurriyet.com.tr

Dragos'ta demokrasi

DRAGOS Doğayı Koruma Derneği bugün gazetemizin manşetinde yer alıyor. Bu dernek, son yıllarda ortaya çıkan semt derneklerinden biri. Geçmişi son derece kısa: Sadece üç yıl. Ama etkisi, geçmişinden çok daha büyük.

Son beş yılda İstanbul'un her yerinde Dragos Doğayı Koruma Derneği'ne benzeyen dernekler kuruldu, gelişti. Bu derneklerin adında geleneksel "güzelleştirme" ve "koruma" kelimeleri olabilir. Ama kendilerinde hiç de geleneksel olmayan üç yön var.

Birincisi bu dernekler, siyasi değil. Herhangi bir ideolojinin ya da siyasi partinin kuyruğunda hareket etmiyorlar.

İkincisi bu dernekler, bizim ancak siyasi nitelikli bir örgütte görmeye alıştığımız kadar cesur.

Yani, başlarını önlerine eğmiş, resmi yöneticilerin yörüngesinde hareket eden, bir lokal açarak kendilerine bir sosyal çevre yaratmayı amaçlayan alıştığımız derneklere benzemiyorlar. Semtlerini gerekirse resmi yöneticilere karşı bütün yasal yollara başvurarak korumak için inatla mücadele ediyorlar.

Üçüncüsü, bu dernekler başarılı. Yani, vurdukları yerden ses getiriyor, tabandan gelen bu tür baskılardan hiç hoşlanmayan yöneticilere bile kendilerini kabul ettirebiliyorlar.

İşte demokrasi bu. Yoksa birkaç yılda bir sandığa oy atmak değil!

HÜRRİYET, 1999

Figure 4.34. Democracy in Dragos [125]

15 dava açtılar

● Fotoğraflar: Semih GÜRMEN

Dragoslular'ın davaları

Dragos Doğayı Koruma Derneği Başkanı Hülya Göksel, Maltepe Belediyesi ile mücadelelerini şöyle anlatıyor:

Dragos Doğayı Koruma Derneği semti korumak için Maltepe Belediyesi'yle üç yıldır mücadele ediyor. Dernek belediyeye karşı 15 ayrı dava açtı.

HÜRRİYET, 1999

Figure 4.35. Lawsuits of Dragos residents [125]

İstanb

Sivil girişim galip

Hürriyet İstanbul, 13 Ekim 1999'da, Dragos'taki kaçak yapılaşmayı ve Dragos Derneği'nin çalışmalarını "Örnek Mücadele" başlıklı bir haberle kamuoyuna duyurmuştu.

ÖRNEK MÜCADELE

Dragos Doğayı Koruma Derneği'nin (DDKD) kaçak yapılaşmaya ve kent suçlarına karşı başlattığı mücadele başarıyla sonuçlandı. DDKD'nin hukuk [illegible] aldığı [illegible] olaysız geçen yıkım sırasında, belediye ekipleri ve Çevik Kuvvet Şubesi'nden 200 polis hazır bulundu.

● Ersin KALKAN'ın haberi sayfa 6'da

HÜRRİYET, 1999

Figure 4.36. Civil initiative in Dragos [125]

4.6. CONSERVATION MASTER PLAN OF DRAGOS

Conservation master plans prepared in accordance with the No:2368 Law on the Protection of Cultural and Natural Assets are prepared with the aim of ensuring the sustainability of natural and environmental richness and the conservation of these areas. While these plans are prepared, necessary research and studies about archaeological, historical, natural, architectural, demographic, cultural, socioeconomic, ownership and construction of the region should be done beforehand. They are plans prepared by people including diverse professional groups such as a city planner, an architect, a restorer, an art historian, an archaeologist, a sociologist, an engineer and a landscape architect [126].

In this context, the area of Dragos was declared as a natural protected site by the initiative of the Dragos Nature Conservation Society after the government had issued a decree in the Official Gazette on November 11, 1999 (Figure 4.37). As a result of long-lasting work, the members of the association prepared a comprehensive report and applied to the Ministry of Culture on December 22, 1997 and demanded that the area should be declared a natural site of the region in order to prevent irregularities in housing. With the acceptance of the application, the private forested area at the top of the Dragos was defined as the first degree site, both the area in the south-west of this area and the area along the coast in the south of the hill, were declared as the second degree site and the remaining area as the third degree site [127].

Figure 4.37. Dragos was declared protected area as a result of Dragos nature conservation society's struggle [125]

In the first-degree site, no construction is allowed, but recreational facilities can be built with the permission of the conservation council. In the second degree site tourist facilities and the facilities providing service are allowed to be built. In the third-degree site area, houses can be built on condition that the property developers won't disturb the natural structure of the area [127].

After the declaration of Dragos as a protected area, a Conservation Master Plan for Dragos Hill and its immediate vicinity was developed (Figure 4.38). The plan was prepared in accordance with the principle that the major identity markers of Istanbul such as historical / cultural texture, landscapes, benchmarks and silhouettes should be preserved with dynamic conservation principles and the decision on the ''Natural Protected Area'' in 1999. The 1/1000 scaled Conservation Master Plan for Dragos covers 100 hectares [128].

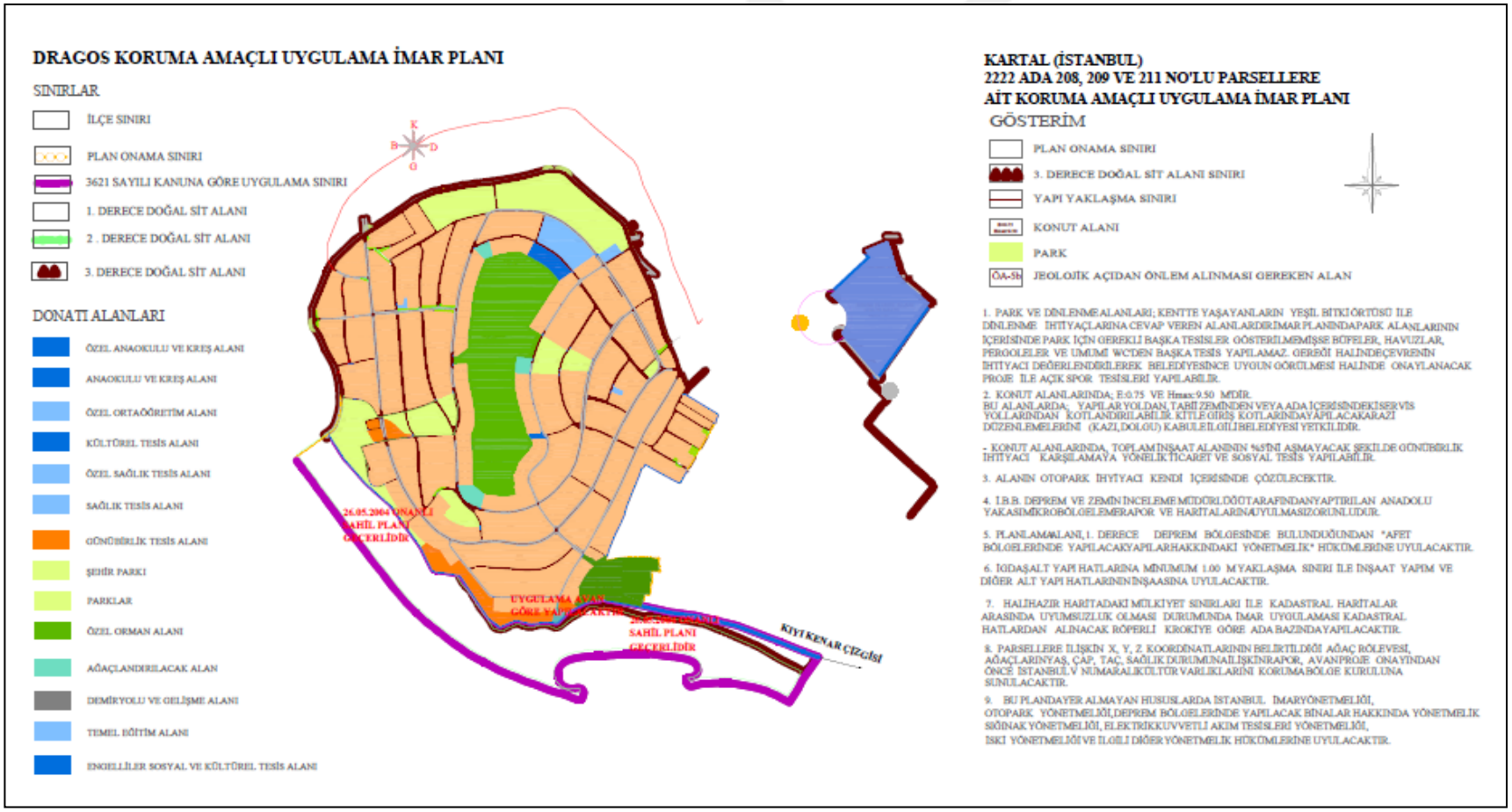


Figure 4.38. Conservation development plan [129]

Within the conservation master plan for Dragos hill and its immediate vicinity, the general conditions to be applied in the protection of the existing structures in the area of the plan and in the construction of the new structures are stated. Day-to-day facilities were allowed on condition that they would ensure the protection of the area. Likewise, it was decided that a city park with a botanical garden, sports activities and culture-art activities could be built after taking the approval of the Board of Preservation of Cultural and Natural Assets.

4.7. SECOND HOMES AS *SAYFİYE* PLACES IN DRAGOS, ORHANTEPE NEIGHBOURHOOD

As stated in Chapter 2.1 the *sayfiye* places that were visited for recreational purposes during certain periods of the year and at specific time intervals were explored with their physical attractiveness and started to develop thanks to these features. In this direction, Dragos district, which was determined as a case study, first caught attention with its natural beauties; its geographical position, its location in the city and its proximity to the railway route have been other factors that help the district become a favourable place. Dragos, one of the *sayfiye* places where people go to rest and relax physically and spiritually during holiday, was a settlement where *sayfiye* houses were owned by a number of families from Ankara and hosted camping sites that were used as the second residence of various public institutions in the past years.

In Chapter 2.2, it was stated that *sayfiye* places are located in three places; coastal, rural and mountainous areas. Based on these explanations, it appears that the settlement in Dragos has fallen into coastal category. People made their way to the shores when they felt the effects of urbanization in Istanbul. Thus, coastal areas become attractive areas for both settlement and recreation. When evaluated in the context of the developmental patterns of the coastal areas covered in Chapter 2.2, Dragos became a self-developed *sayfiye* place with the influence of the co-operative established in the 1940s by the leading figures from Ankara at the top of the Dragos and the camps located in the region in the 1970s. Having been declared as a protected area in 1999, the district went into a planned development. When the development model prepared by Barret (1958) in Chapter 2.2.1 is examined, as Özgüç (1998) commented, it appears that a usage such as the construction of commercial and high-rise buildings in coastal areas was not applied here (Figure 4.39). At the

settlement of Dragos, a kind of development which would constitute an obstacle between the coast and the residential areas was not allowed, therefore the settlement has managed to keep its physical structure to date. Further, there isn't an adverse state for pedestrians who keep living between the housing sites in tune with the model and the roads in Dragos, either. The Orhantepe sea club, which was mentioned in the model and was built in the 1970s for the coastal recreation activities in Dragos, was closed in 2000s and turned into a café in 2018, which is far away from the sea, and open to the public. The beaches remained under the fill area. The fill area is now used as an open recreational area with bicycle path, jogging and running tracks. A certain level of afforestation and bush planting has been fulfilled (Figure 4.40).

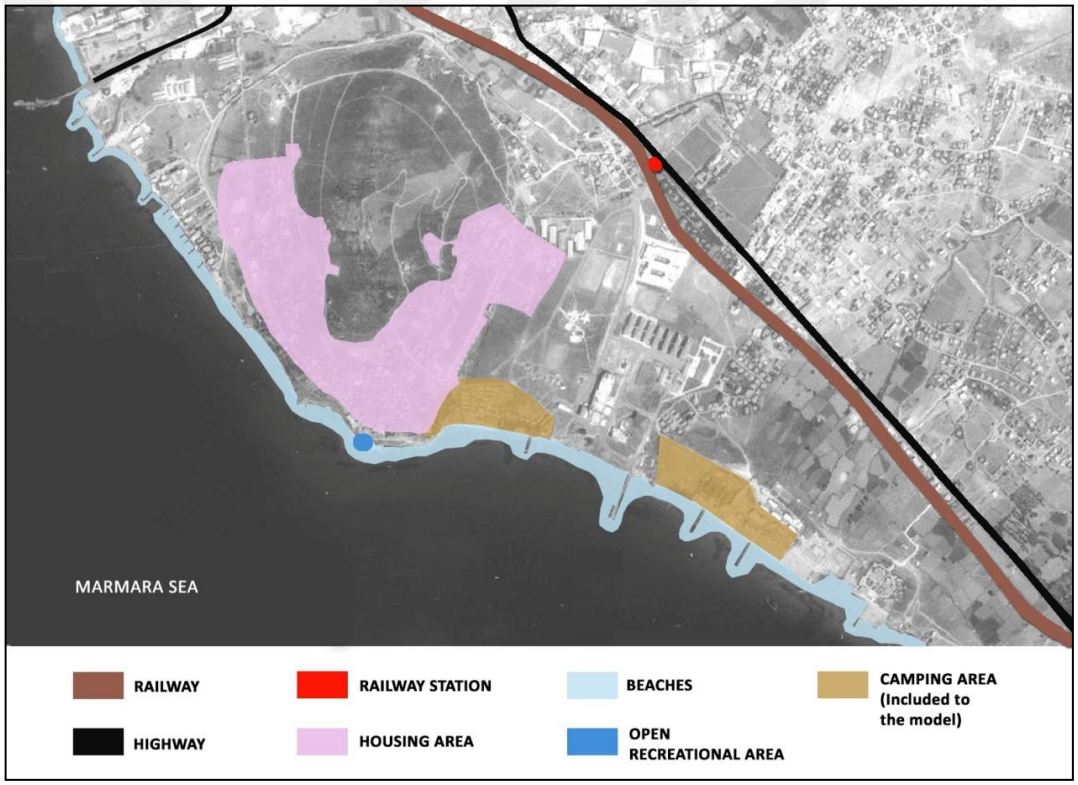


Figure 4.39. Land use form in Dragos according to Lavery (1974) model in chapter 2.2.1, 1970 [Created by the author, 2018]

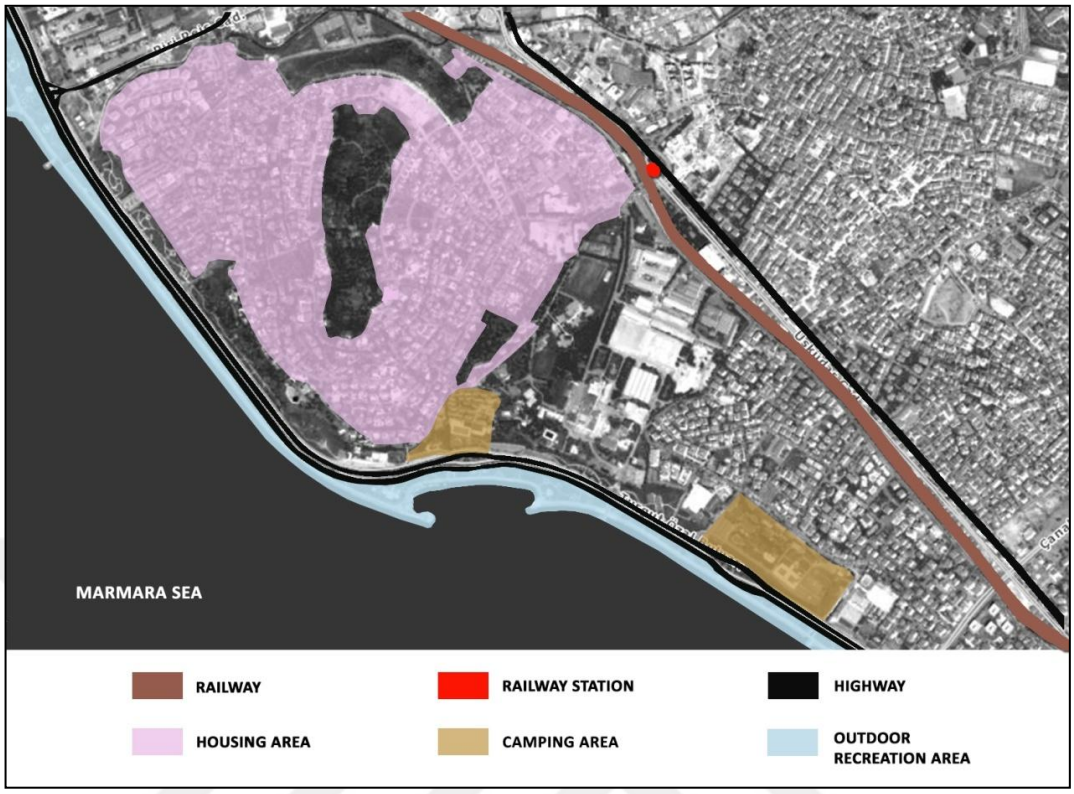


Figure 4.40. Land use form in Dragos according to Lavery (1974) model in chapter 2.2.1, 2018 [Created by the author, 2018]

4.7.1. Camps as a Self-developing Settlement in Dragos

The camping life that started in the coastal part of Dragos in 1968 was an important factor that allowed the region to develop on its own. Now that middle-income families went camping in Dragos to spend the summer, the region came into focus. The opening of beaches in Dragos (Figure 4.41), close proximity to the Cevizli railway station and the supply of natural spring water coming from the hill are the main reasons for the idea of camping here. The camp residents of the region come from the PTT, DSİ, Tekel, General Directorate of Electrical Power Resources Survey and Development Administration and Air Force institutions. Those who worked at these institutions had the opportunity to spend holidays in Dragos with their families during the summer.

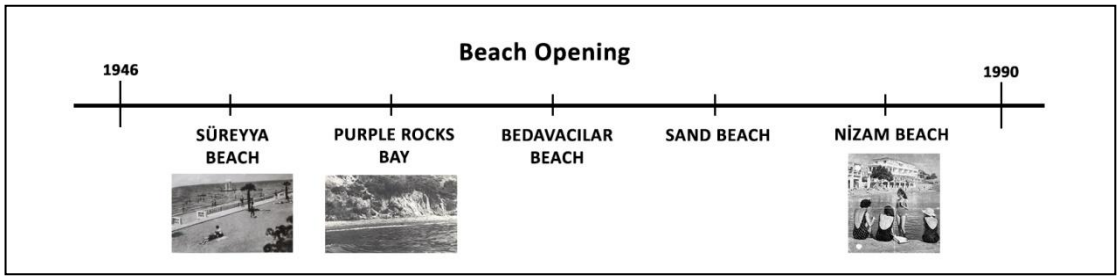


Figure 4.41. Beaches in Dragos, Orhantepe neighbourhood [Produced by the author, 2018]

As it lacks in holiday activities around the area and being a small and exquisite settlement, Dragos occupies a place in the ‘’small *sayfiyes*’’ group in section 2.2.1 where *sayfiye* places were categorized according to eight types by Lavery in 1971. Every year in the region, the ministers and members of parliament from Ankara, who spent their summers in villas on the Dragos hill along with people from public enterprises, who came together in summer months to make the existing camping experience a tradition on the coast of Dragos helped the region develop as a small, exclusive *sayfiye.*

Dragos, as described in Chapter 2.2.2, is included in the group of ‘’tents’’ within the 5 types of *sayfiye* places that Crofts (1977) referred to as second residence. In addition, ‘’independent villas’’, which are included in the classification of Crofts, were regarded as a second residence by the families from Ankara. This classification can be explained by the tents set up to be used as second homes on the coast of Dragos during the camping periods, and detached villa type houses built on the hill of Dragos.

4.7.2. Camp Site Settlements and Residents in Dragos

In this chapter of the thesis, the spatial change and effects of camping areas in these changes will tried to be shown according to the different dated maps. The breaking points according to years can be seen in Figure 4.42 and Figure 4.43.

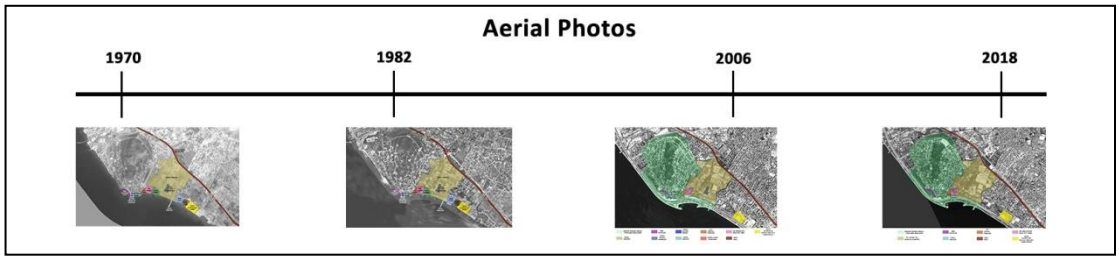


Figure 4.42. Aerial photographs of *sayfiye* places used as second housing [Produced by the author, 2018]

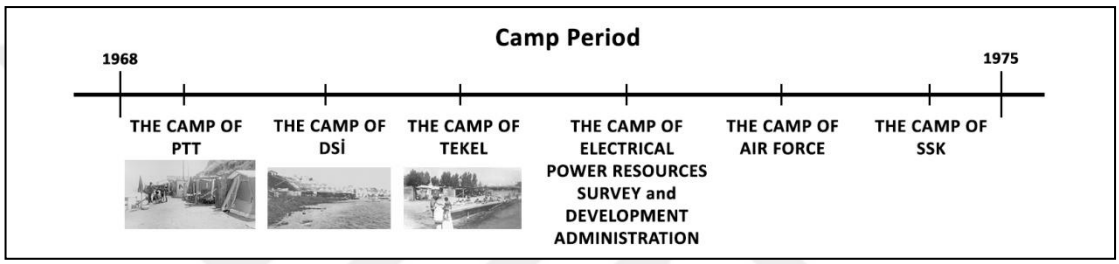


Figure 4.43. Residents of the camping period public institutions [Produced by the author, 2018]

To understand the camping period in Dragos, because of lack of written literature, oral interviews were done as explained in the method of the thesis before. The life of *sayfiye* in Dragos was studied from psycho-geographic perspective based on the concept of psycho-geography which particularly points up the experiences gained in city. In the direction of this method which examines the effects of space on man, interviews were made with the inhabitants living in Dragos in the past years. Also, the architectural space was studied by means of people from different periods, different status, different places. Their experiences were turned into narration. In this way, Dragos and its recent spatial changes were discovered (Figure 4.44).

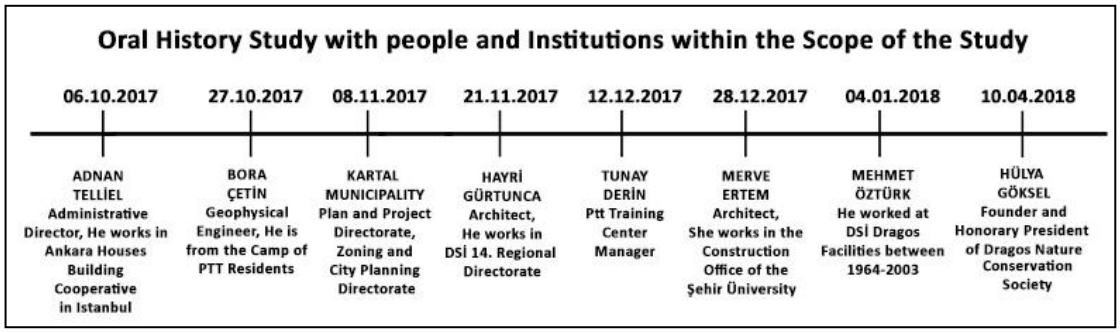


Figure 4.44. Oral history study with people and institutions within the scope of the study [Produced by the author, 2018]

When the region is examined in general on the map of 1970 (Figure 4.45), you can see the locations of leading industrial buildings of Kartal district as well as the camp sites. (Tobacco Factory, Mutlu Battery Factory and Yunus Cement Factory) Industrial buildings that had served for many years in this region and had an important place in terms of the development of the region moved to far-off regions of the city after the 1980s.

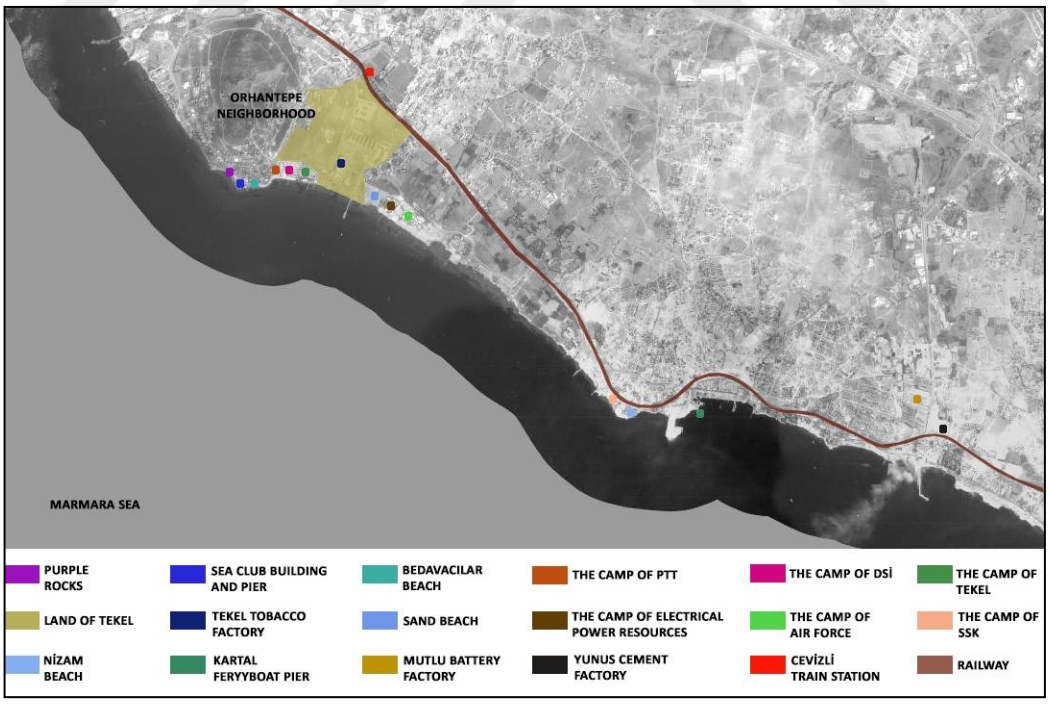


Figure 4.45. Dragos and the immediate vicinity, 1970s [Created by the author, 2018]

When the settlement plan (Figure 4.46) of the camping period in Dragos is examined, the boundary in the area starts with the ‘’Mor Kayalar Koyu (Purple Rocks Bay)’’ and extends to the Air Force Camp. The bay, whose rocks are almost purple in colour, was open to all people at that time. Right next to the Purple rocks is the Orhantepe sea club and the pier. The club was a structure where only the people living in villas on the hill of Dragos could become members and benefit from services. The structure which consists of a restaurant, a cafe, tennis courts and a bar located on the side of the boathouse where the boats were kept was a venue where camp residents were keen on facilities but could not benefit. Besides the sea club, there is ‘’Bedavacılar Plajı (Spongers’ Beach)’’ which is also known as ‘’Sarı Kayalar (Yellow Rocks)’’ and it is open to public use as it is in Mor Kayalar Koyu (Purple Rocks Bay). Adjacent to Bedavacılar Beach, there are PTT Camp, DSİ Camp and Tekel Camp, and there is ‘’Kum Plaj (Sand Beach)”, the camp of General Directorate of Electrical Power Resources Survey and Development Administration and the camp of Air Force from the border where Tekel (State Tobacco Company) land is finished [130].

Figure 4.46. Camp settlement areas, 1970 [Created by the author, 2018]

In the summer of 1970, the settlement of the camps in Dragos was tried to be shown on the maps. By 1982, (Figure 4.47) the existing areas survived although camp activities were not

actively arranged. The camp services of PTT, DSİ and Turkish Air Force are still available. It is also understood that the pace of construction in the region manifests itself.

Figure 4.47. Camp settlement areas, 1982 [Created by the author, 2018]

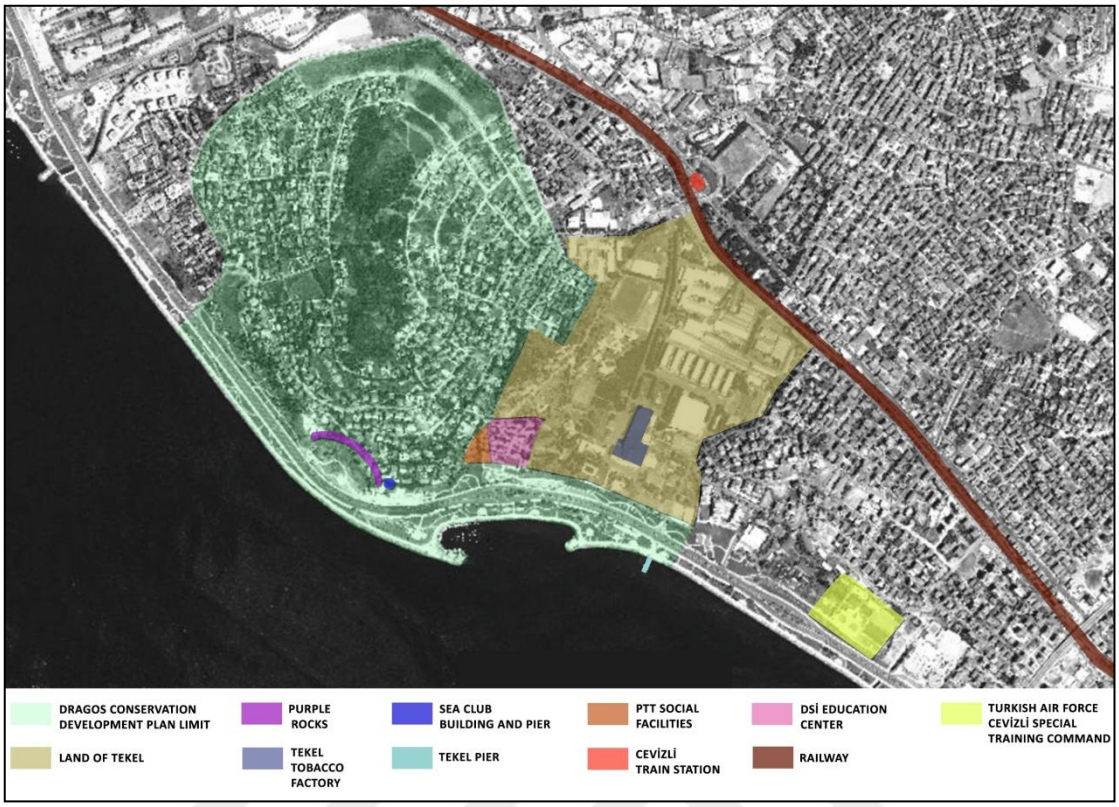


Figure 4.48. Dragos in 2006 [Created by the author, 2018]

When it came to 2006, the limits of the Dragos Conservation Master Plan that was announced in 2003 were determined. Part of the beaches and the camps completely disappeared; The PTT camp was converted into a social center and the DSİ camp into training center. Air Force still maintains camping service in summer. The tobacco factory fell into disuse years ago (Figure 4.48). In 2017, Orhantepe sea club closed. The cigarette factory, one of the historical buildings of the region, and the Tekel land are now used as university campuses. While DSİ continues to function as a training center, PTT social facilities have also started to serve as training centers (Figure 4.49).

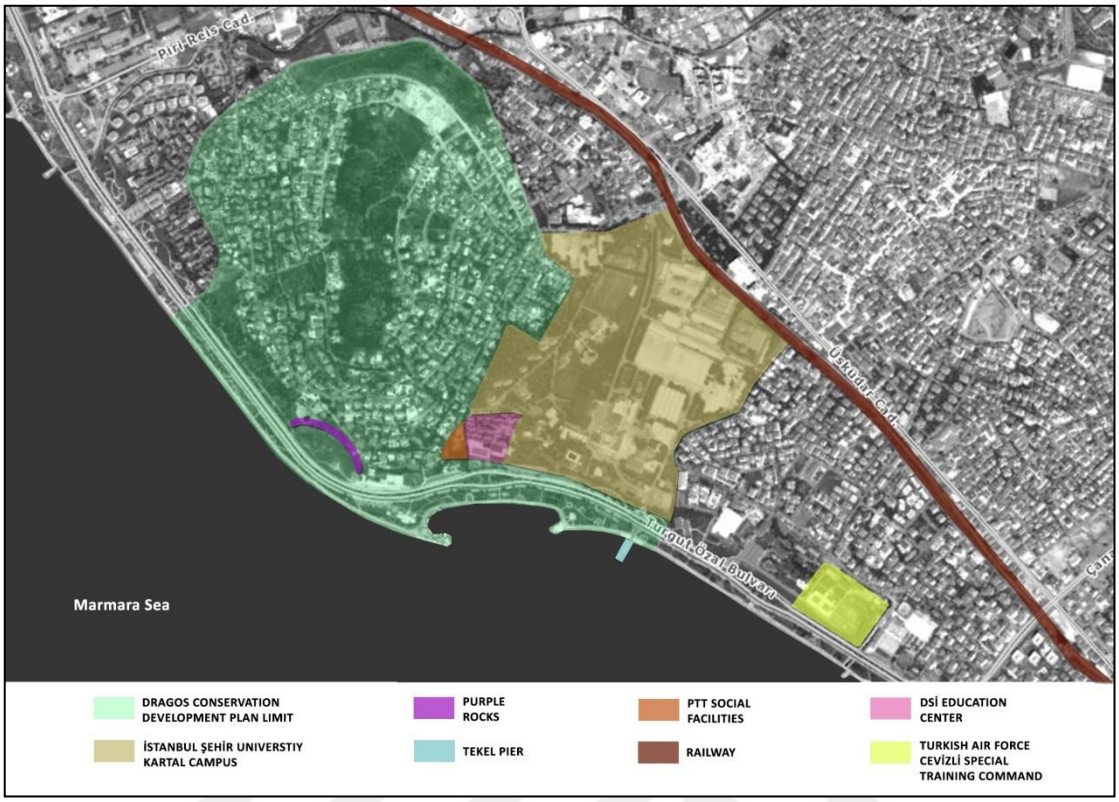


Figure 4.49. Dragos in 2018 [Created by the author, 2018]

4.7.2.1.The Camp of PTT (Turkish Postal Service)

PTT camp (Figure 4.50), set about giving camping service on the land in Dragos Kablobaşı, which belongs to PTT. The 'Kablobaşı' was a hut in the form of a reverse anchor and was the place where telephone cables to Büyükada were laid under the sea. When you descended from a fairly sloping road, you reached camping area. The first step was taken with the establishment of tents and the remaining needs were completed by cooperation. Thanks to the support of the PTT Directorate, a kitchen, a casino, a watercloset and a security box were built with the old telephone poles and the plywood from Netaş which was then the subcontractor of the PTT (Figure 4.51) [130].

''.....In the first two years, from 1968 through 1969, we had no electricity. We used the gas lamp, and the lucky ones had the kerosene lamp. We accessed electricity in 1970 as a camp. We were already using water from the spring water coming from the top. First of all we needed to build a casino, a closed place. Because people used to go to the tents for

sleep. Casinos were used for food or social gatherings. It was a bit miserable but lovely camp life. The best years of my life... The school broke up, all the children met there, the mothers did the cooking. We didn't see how the day went by…..'' [130].

''…..Then, the DSİ camp used to hold the ball for closing. We joined the ball and the orchestra came. Wherever the orchestra came, the whole Dragos coast resounded with the beat of the music. We dressed up for the ball nights, we danced there. Later, ball nights began to be arranged in the other camps, too…..'' [130].

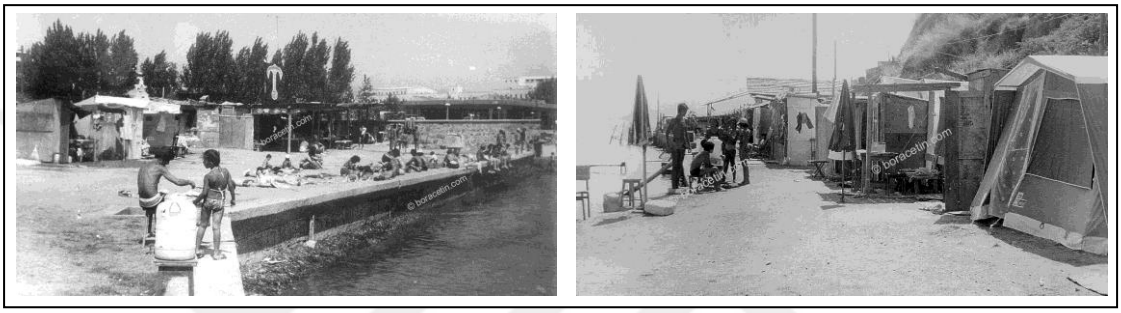


Figure 4.50. PTT camp, 1968 [131]

Figure 4.51. Dragos camp, 1968 [Indicated by the author, 2018] [131]

In 1975, after the tent camping period ended, the PTT facilities were built on the land in Kablobaşı, Dragos in 1983 (Figure 4.52). The facility continued to provide camping services to PTT members between 1983 and 1990. The facility, which consisted of accommodation, restaurants and management units, operated for 12 months. It was used as PTT Social Facility between 1990 and 1998 (Figure 4.53) [132].

''.....They built such a camp that it had 44 rooms, and a stepped garden including a summer area and closed area. We also had a great pier (Figure 4.52). *The restaurant section was passing in two parts. One side was partially a resting lounge, the other side was a restaurant. People could come and eat a la carte three times a day. There was also a management gazebo. During the training sessions, we took a lot of trainees there. We entertained our staff in our facility in Dragos. At weekends fun activities were arranged, weddings were held. I had never experienced camp life there, I went there on daily basis. My house was on the Cevizli station. After the camp had opened, we all came along and spent the weekend. After filling the sea, the camp faded away in 1988 - 1990 and it continued to be used as a social facility. In the immediate aftermath of the economic crisis, the social facilities were largely shut down.....''* [132].

Figure 4.52. PTT facilities and pier, 1980s [133]

Figure 4.53. PTT social facilities, 2015 [134]

The structures belonging to the post-1980 period were designed according to the conditions of the Republican era in those years. They were built with reinforced concrete skeleton system as the construction technique mostly used in the period (Figure 4.54). Continuing terraces, flat roofs, wide eaves and material diversity throughout the facade show the characteristics of the Republican era.

Figure 4.54. PTT social facilities and DSİ training center, 2015 [134]

In 2015, the PTT social facilities were renovated in accordance with the development of the area in order to use them as a training center under the direction of construction drawings prepared by Istanbul Anatolian Side Directorate of PTT Building and Technical Affairs (Figure 4.55) [132].

Figure 4.55. PTT training center [Photographed by the author, 2018]

Located on a total of 4.384 m² of land, the training center has eleven blocks. There is a technical center, a laundry room, a storeroom on the basement floor; four classrooms, three offices, a director room, an archive room, a treasurer room, a restaurant, a kitchen and staff rooms on the ground floor; multi-purpose meeting room and 14 rooms on the first floor; On the second floor there are 14 rooms. Some projects of the training center are shown in Figure 4.56, Figure 4.57 and Figure 4.58.

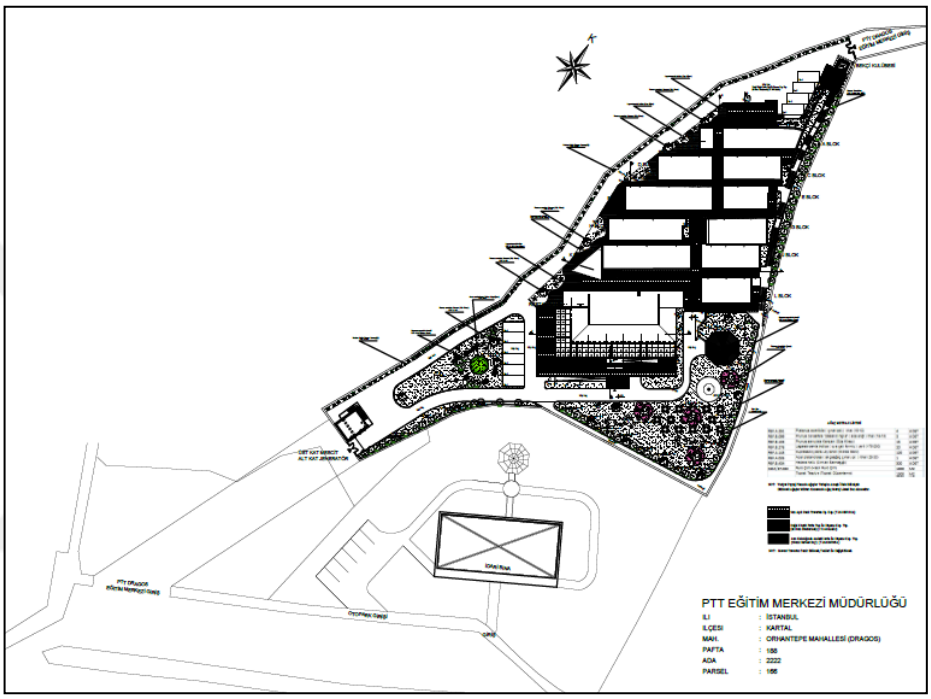


Figure 4.56. Site plan of PTT training center [135]

The facility, whose revision project was completed at the end of 2017, has been used as a structure where training seminars and various organizations for PTT employees have been organized since january, 2018.

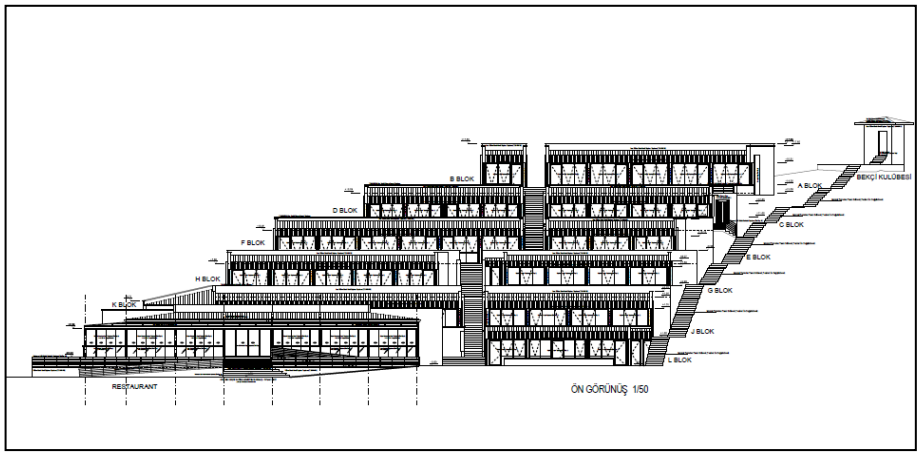


Figure 4.57. Front appearance of PTT training center [135]

The buildings of the Republican era that were renovated according to the present conditions gained a different appearance. A new interpretation was offered in this period when building materials were highly developed, with the use of the preferred curtain wall, heat-insulated aluminum windows, steel ladders, photocell automatic sliding doors, false (dropped) ceiling applications, sliding glass systems, moving partition walls and steel roofing.

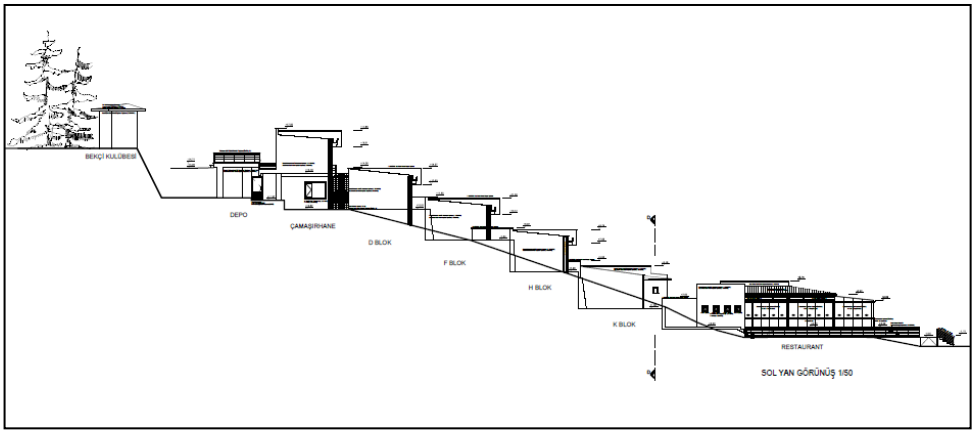


Figure 4.58. Left side appearance of PTT training center [135]

It can also be used for recreational purposes in terms of the characteristics of the settlement area. PTT, which started with tent camp in the 1970s, has provided opportunities that its employees can benefit by means of social facilities built in the 1980s and a traning centre that serves today.

4.7.2.2. The Camp of DSİ (State Water Affairs)

The DSİ camp, which is adjacent to the PTT, started in 1968 with tents and wooden barracks. In 1969, the lodgings in Dragos were built by the DSİ 14th Regional Directorate (Figure 4.59 and Figure 4.60) [136].

''.....We usually put up the tents; we had 35 tents. Four or five of them were wooden barracks. The people in the upper level stayed in the wooden barracks. We had a jerry-built casino. Our boat cruised to the islands every day between 10.00 - 13.00. Then, the camp hired a huge cruise boat and organized frequent trips to the Bosphorus. The PTT camp was next to our camp. PTT and DSİ were almost built in the same period but our DSİ was slightly older. On the other side were the barracks of Tekel Camp.....'' [136].

The lodgings provided camping services for DSİ staff in those years and were refurbished in 2005 and started to be used as DSİ Research-Development Training Center. Today it maintains its function [137].

Figure 4.59. Dragos camp, 1970 [Indicated by the author, 2018] [131]

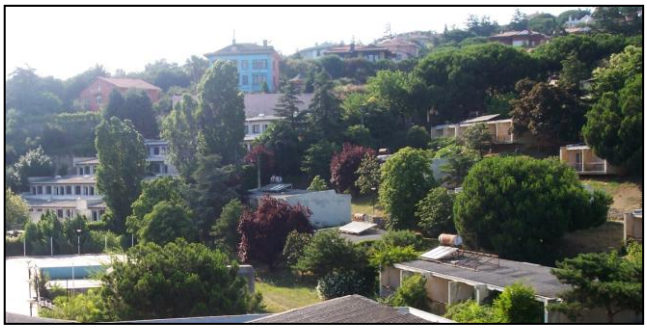


Figure 4.60. DSİ Dragos boardings, 2005 [138]

The facility, which consists of 14 parcels (lots) and is located on a total area of 17.811 m², was repaired in 2005 due to the loss of its function in terms of its activities and the reason for being idle (Figure 4.61). The topographic structure, climatic conditions and existing architecture of the region were taken into account and national/international educational science center, guest accommodation, sports facilities and recreation areas were planned within the scope of the project undertaken by Istanbul 14th Regional Directorate.

Figure 4.61. DSİ lodgings and seminar building, 2005 [138]

The DSİ Dragos Research and Development Training Center is comprised of 90 guesthouses for the purpose of accommodation, indoor/outdoor exhibition halls, an executive room, work offices, an archive, service spaces, restaurant units and seminar building (Figure 4.62).

Figure 4.62. DSİ restaurant and seminar building, 2018 [Photographed by the author, 2018]

The plain appearance of the lodgings before the renovation indicates that they belong to the Republican period in terms of the flat roofs, the relation with the exterior, the large balconies and the windows. The characteristics of the 1950-1980 period described in Chapter 3 are seen in these DSİ lodgings. These lodgings are very similar to the villas

which were designed in the same period by the architect, Emin Necip Uzman (Figure 3.39) and by architects, Utarit İzgi and Mahmut Bir (Figure 3.43). The repair was carried out in accordance with the original plan for the buildings that were renewed in 2005 and a correct application was made with the preservation of the modern architecture of the 1960s (Figure 4.63 and Figure 4.64).

Figure 4.63. DSİ Dragos lodgings, 2018 [Photographed by the author, 2018]

Figure 4.64. Overview of DSİ facilities, 2018 [139]

4.7.2.3. The Camp of Tekel

The Tekel camp (Figure 65), located near the DSİ, was established almost at the same time as PTT and DSİ. The factory workers started to build it in the 1970s and its construction continued until 1975. The summer camps with limited opportunities in the camping area

consisting of a casino, a pier and tents had a lot to offer its residents in the way of fun [136].

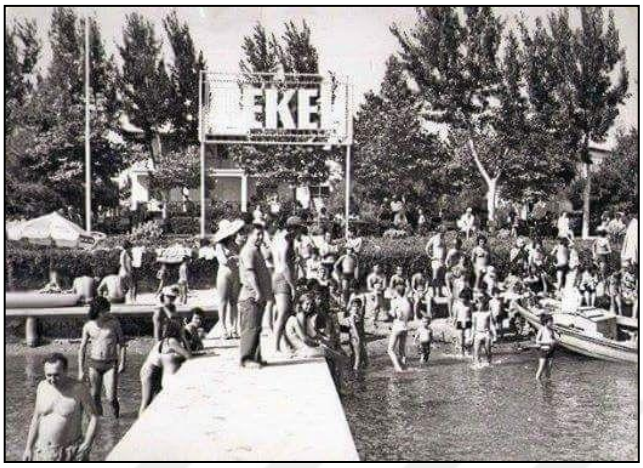


Figure 4.65. Tekel camping in 1970s [140]

At this point it will be useful to make a mention of the history of Tekel, which is the basis of the camping story. The encounter of the region with tobacco started in the Ottoman period and continued for many years. From Drama immigrants had grown tobacco in this region since the Ottoman era, therefore, a tobacco trial home was built in 1931 and the Institute of Tobacco Research was built in order to transform Tobacco Trial homes in Turkey into a corporate structure until 1935 (Figure 4.66). Tobacco experts were trained at the institute, sample tobacco was produced and tobacco analysis was carried out [141].

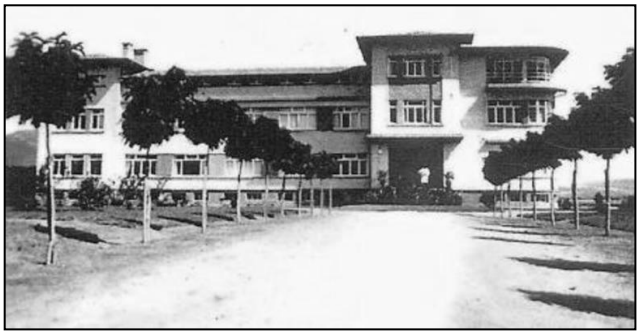


Figure 4.66. Tobacco research institute [141]

In those years, a train stop was set up in front of the institute in order to facilitate the transportation between the institute and Istanbul and the Cevizli train station, which is a

key element in terms of the development of the region, emerged (Figure 4.67 and Figure 4.68) [141].

Figure 4.67. Cevizli station [141]

Figure 4.68. Cevizli train station [142]

After World War II, the work of the factory building started between 1946 - 1948 on account of the inadequacy of cigarette factories and projects were prepared by an American firm. The cigarette factory, whose construction started in 1957, opened in 1967 (Figure 4.69). Thousands of workers who worked in the Tekel cigarette factory, one of the old and important industrial structures in the region, brought the Cevizli neighborhood in existence [141].

Figure 4.69. Tekel cigarette factory [143]

In addition to the factory, there were tobacco warehouses, administrative buildings, lodgings, guest houses, social facilities, football pitches and basketball courts (Figure 4.70, Figure 4.71 and Figure 4.72). Tekel, which contains the sections of cigarettes, packaging, and cigars, was the main source of income until the 1980s and were closed after 1980 [132].

Figure 4.70. Tekel lodgings

Figure 4.71. Tekel general management building

[Photographed by the author, 2018]

Figure 4.72. Tekel facilities [144]

The facility, which had remained vacant for many years following the closure of the factory, came to the agenda with the decision on the allocation to the Şehir (City) University in 2009. There are centuries-old trees in the field which is Tekel's most valuable estate. In addition, the Tekel campus was registered as a third degree site in 1999. The work of the university building, which will be built on 296,000 m² of the 460,000 m² of Tekel land, began with the demolition of tobacco warehouses.

During the construction of Istanbul Şehir University, the durability of the structures from the Tekel was first tested and strengthening works were applied for the necessary structures and then the projects were prepared according to the intended function. All the work carried out in this process was presented to the approval of the Board of Monuments, Ministry of Environment and Urbanization and Kartal Municipality. During the implementation phase of the university project, the structures under the Tekel's proprietary

were destroyed and new structures were built to be used in the same way as faculties (Figure 4.73). While the tobacco factory was demolished and rebuilt and used as the student center of the university (Figure 4.74), the Tekel Headquarters building was evaluated as a technology and transfer office and the Tekel social facility building was converted into a building and architecture office. The structures that Tekel used as warehouse now serve as the rectorship building. Within the scope of the university project, some of the historical buildings remaining from Tekel were knocked down and rebuilt, and some of them were preserved and intended to be used as museums (Figure 4.75) [145].

Figure 4.73. Faculty buildings

Figure 4.74. Student center

[Photographed by the author, 2018]

Figure 4.75. Registered building to be opened as a museum [Photographed by the author, 2018]

4.7.2.4. The Camp of Electrical Power Resources Survey and Development Administration

The camp of Electrical Power Resources Survey and Development Administration was one of the institutions located on the coast of Dragos in the summer of 1970s. Like the other public institutions, it also ended in 1975. In 1976, all the camp residents of Dragos went to a camp site called ‘’Mokamp’’ in Kartal and continued their camping experience for a year or so [130].

In 1997, the vocational school of Maltepe University was established and the education was carried out here for about 10 years in the land of Dragos where the Electrical Power Resources Survey and Development Administration staff camped (Figure 4.76). With the closure of the university, work was initiated in 2017 to transform the building into a new functional hospital.

Figure 4.76. Maltepe University Dragos campus vocational school [146]

4.7.2.5. The Camp of Turkish Air Force

The Air Force, which has been maintaining the camping tradition since the 1970s, is in the compound of the Cevizli Special Education Central Command. The facility, which is used as an officer’s club during the year, provides camping services in the summer months. Photographs and detailed information can not be shared as it is a military zone.

4.7.3. Villa-Type Houses as Planned Settlement in Dragos

In this chapter, villa type houses which were planned development in Dragos were analyzed according to the periods expressed in Chapter 3.3.2. The villa type houses produced in 1923-1950, 1950-1980 and after 1980s were examined. All of the villa type houses examined can be seen in Figure 4.77.

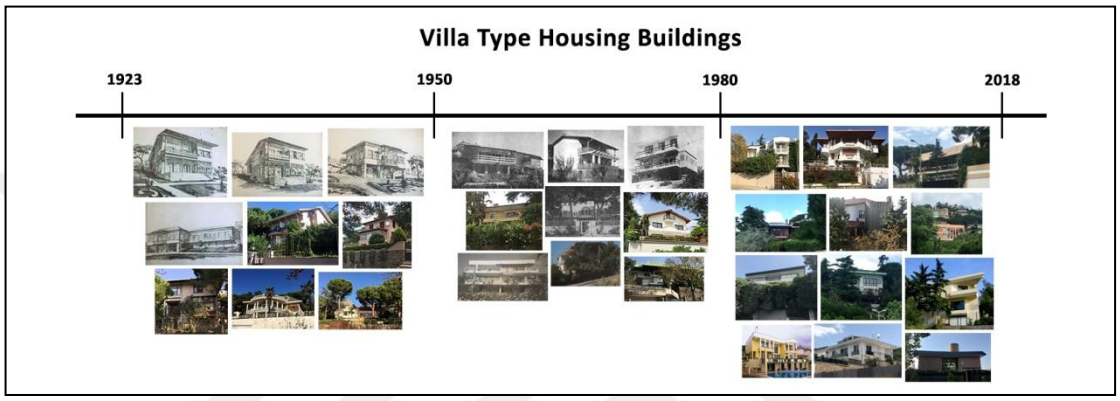


Figure 4.77. Villa type houses in Dragos, Orhantepe neighbourhood [Produced by the author, 2018]

In Chapter 4.6, it was stated that when the settlement of Dragos was examined in terms of its developmental patterns it manifested itself as a 'self-developed' and 'planned' settlement. The initiatives undertaken with the aim of preserving the natural beauties and the current housing texture and its sustainability reveal that the region has shown a planned development.

Dragos, which has drawn attention in recent years, hosted the first building cooperatives in Turkey. Ankara Houses Building Cooperative in Istanbul, whose members were the leading names of the political and business circles of the 1945s, particularly members of the CHP, gave importance to the region. In the 1940s, some of the members of the parliament from Ankara looked for a place where they could come together in a beautiful summer resort, and in 1945 they eventually came to Istanbul for exploration. They decided that Dragos was the *sayfiye* place they long sought after because of its proximity to the sea, its island feature, its unimpeded view of the Marmara Islands and its location on the railway line on the Istanbul-Ankara highway [111].

The housing estate built in Dragos was established as a company in 1948 and kept working with the understanding of cooperatives upon the issue of the Cooperatives Law in 1969. At that time the villas that would make up the housing estate were designed by Italian architects, so some of the designed villas were built (Figure 4.78). From the cooperative partners consisting of 260 people in total, only the villas of the members who met the construction cost were built and the distribution of completed villas was realized [147].

The housing estate comprises 75 detached dwellings, each of them has 2,000 m² area, 15% residence, a garden, 2 floors, became a settlement area preferred by Ankara families especially in the summer months. In addition, in the 1950s, the cooperative bought the lands with water channels in Gülsuyu because of the shortage of water, in this way, water was supplied to every household from Gülsuyu [124].

Figure 4.78. Villa designs prepared by Italian architects, 1945s [147]

In addition to the housing estate generated by the cooperative partnership, another housing estate on the settlement is Mutlu houses (Figure 4.79). Until the 1990s, Mutlu battery factory, one of the leading industrial structures of Kartal, had the housing estate built for the high-level employees. This villa-type housing estate is located in Mutlu street (Figure 4.80), which runs paralel with Orhangazi avenue.

Figure 4.79. Mutlu houses [Photographed by the author, 2018]

Figure 4.80. Mutlu street [Photographed by the author, 2018]

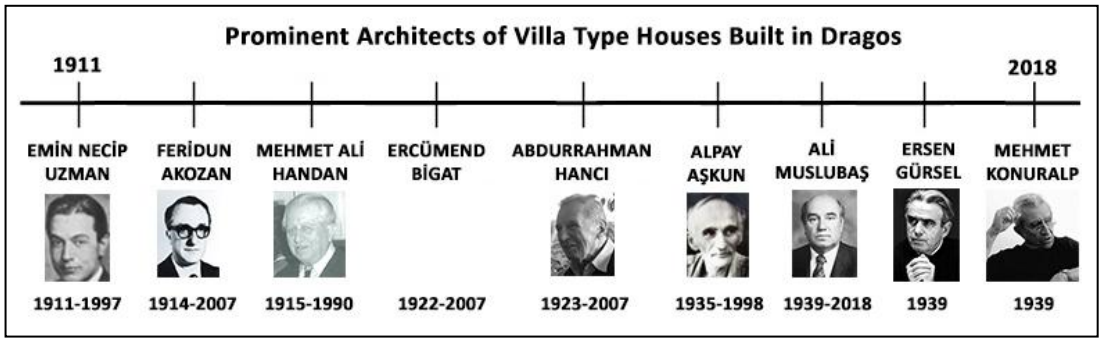


Figure 4.81. Prominent architects of villa type houses built in Dragos [Produced by the author, 2018]

In this chapter where the villa type houses of Dragos which constitute the case study of the thesis, are examined, the houses examined were compiled through the archives of Kartal municipality, periodicals (*Arredamento Architecture, Arredamento Decoration, Arkitekt, Mimarlık*) and internet sites. Besides these, some villages whose printed documents can not be reached but reflect periodical features were photographed and added to thesis. The renowned architects of the period who designed villa-style housing in Dragos can be seen in Figure 4.81.

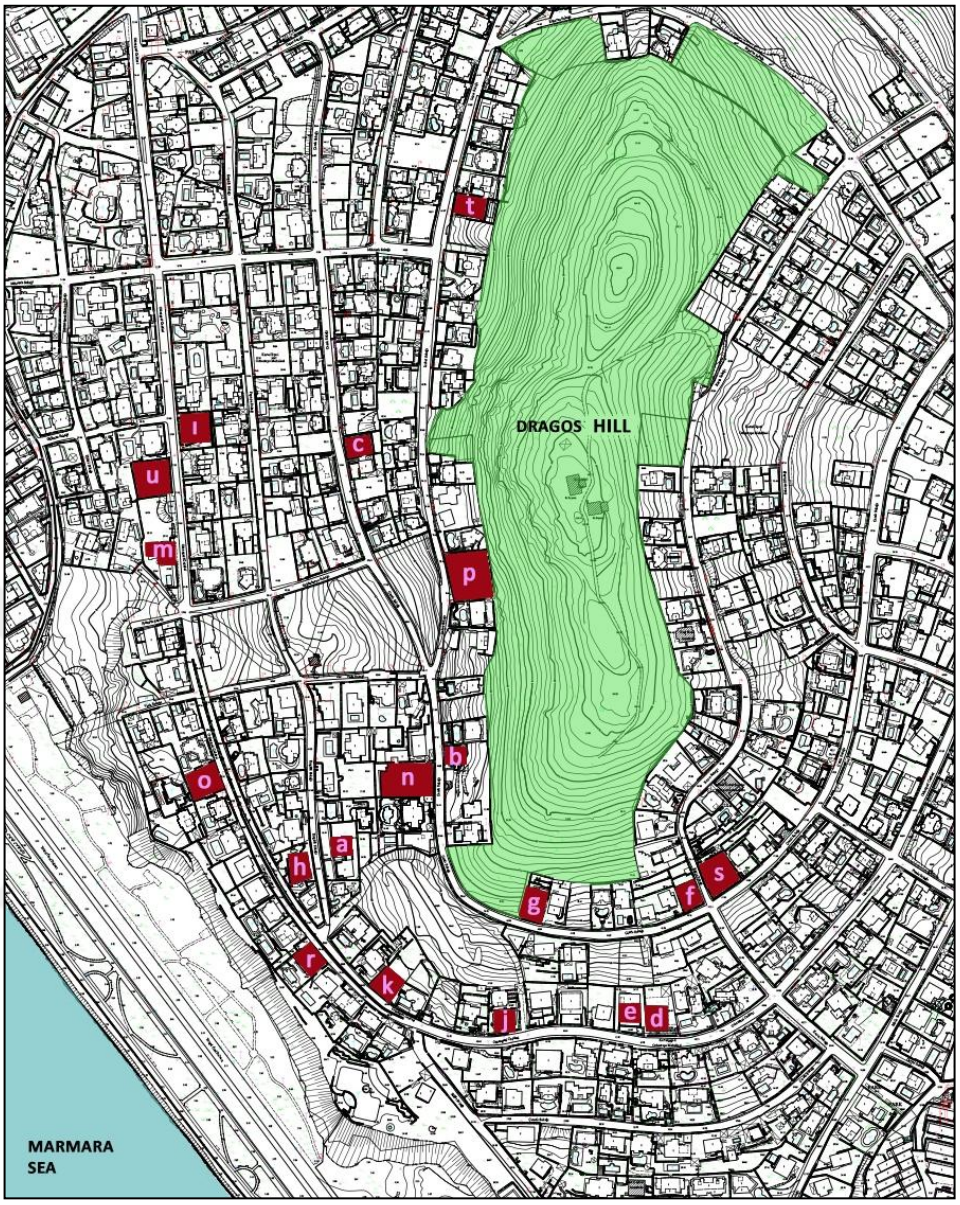


Figure 4.82. Locations of villa type houses examined [Produced by the author, 2018]

A review of villa type houses built in Dragos, 1923-1950, 1950-1980 and post-1980 period, is the subject of the next chapter. The locations of the villas bearing the characteristics of the periods are shown on the map (Figure 4.82).

4.7.3.1. Residential Buildings between 1923-1950

In this section, the architectural characteristics of the houses which were built in Dragos between 1923 and 1950 corresponding with the Early Republican period were examined. The structures that handled the facade layout were tried to be examined in the context of available plan schemes.

Figure 4.83. Kırgülü street, no:4/1 [Photographed by the author, 2018] (a)

With its traditional character, the villa attracts attention with its wide fringed roof, wooden butresses integrated with it, wrought iron terrace railings and wooden shutters (Figure 4.83). The building is also very similar to the villa designs of the Italian architects listed in Chapter 4.7.3.

One of the streets where the buildings were examined Çamlı street (Figure 4.84).

Figure 4.84. Çamlı street [Photographed by the author, 2018]

Figure 4.85. Çamlı street, no:84 Prof. Halil İnalcık house [Photographed by the author, 2018] (b)

The building, which is the house of history professor Halil İnalcık, has a simple and modest appearance (Figure 4.85). Wooden shutters that cover transparent surfaces and the covered terrace are the main features of the structure. It is said that İnalcık, who carried out his studies in this house with nature, made a will wherein he asked his house to be turned into a museum.

Figure 4.86. Çamlı street, no:102 [Photographed by the author, 2018] (c)

Prismatic mass form is the general feature of the structure (Figure 4.86). The bay windows that were arranged in the facade design, wooden window sashes and stone pavement make it conspicuous.

One of the avenues where the buildings were examined locates in Orhangazi avenue (Figure 4.87).

Figure 4.87. Orhangazi avenue [Photographed by the author, 2018]

Figure 4.88. Orhangazi avenue, no:38 [Photographed by the author, 2018] (d)

The living space and the terraces of the structure were formed with the understanding of circular planning, which is one of the distinctive features of the period (Figure 4.88 and Figure 4.89). The wrought iron terrace added afterwards and garden banisters brought a new form to the structure.

Figure 4.89. Orhangazi avenue, no:38 appearance of the building in the 1990s [148] (d)

Figure 4.90. Orhangazi avenue, no:40 [Photographed by the author, 2018] (e)

The structure which bears a resemblance to the country houses captures attention with its pointed roof and modernized architecture (Figure 4.90). It is extremely harmonious with the settlement where it stands along with the character that offers naturalness and comfort.

4.7.3.2. Residential Buildings between 1950-1980

When the residential buildings of the period between 1950-1980 in Dragos are examined, the effects of the movement of modernism mentioned in Chapter 3.3.2.2 are clearly felt on constructions. Against the simple and uniformity of the 1923-1950 period, fragmented and moving facade designs are dominant in this period.

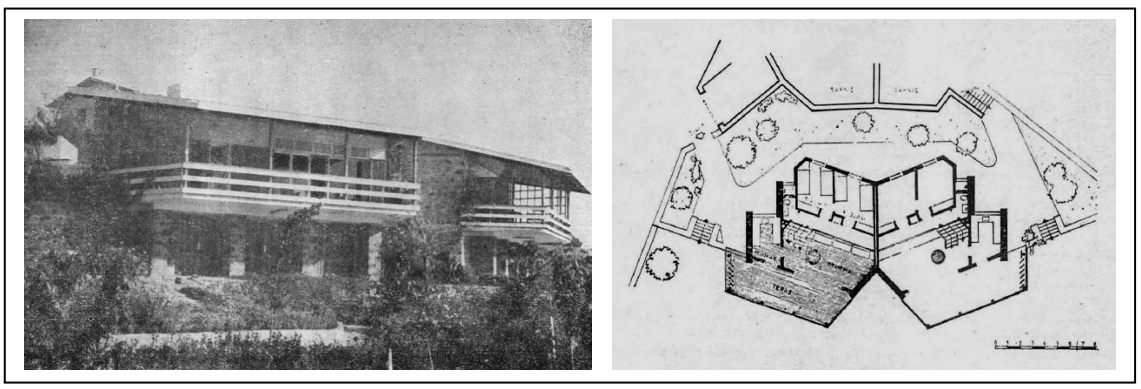


Figure 4.91. Feridun Akozan villas, Feridun Akozan, 1963 [149]

In the villa considered as a summer house (Figure 4.91), the use of stone and wood materials was preferred in accordance with the structure of the settlement. The structure, which was built in the form of two villas adjacent to each other on a very sloping land, has plan schemes which are symmetric of each other. The living space and the kitchen which leads to the terrace on the sea front and the sleeping units on the street facade are dealt with.

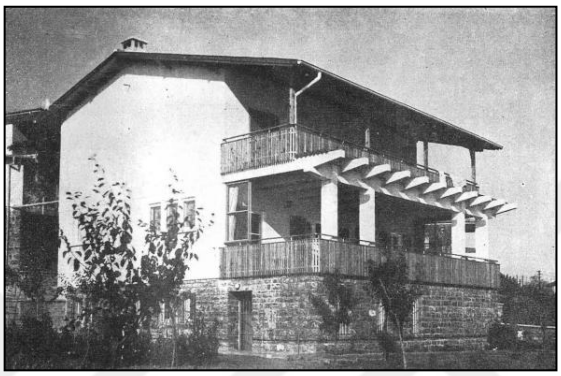


Figure 4.92. Dr. İlhami Masar house, Feridun Akozan, 1963 [150]

Natural materials were used in the building; large, covered terraces were created, which fit the architectural fashion of the era and emphasized the architectural character of the building (Figure 4.92). It is another example of resembling the villa designs of the Italian architects in Chapter 4.7.3 with the facade setup. Designed as a summer house, the villa has a simple and useful layout (Figure 4.93).

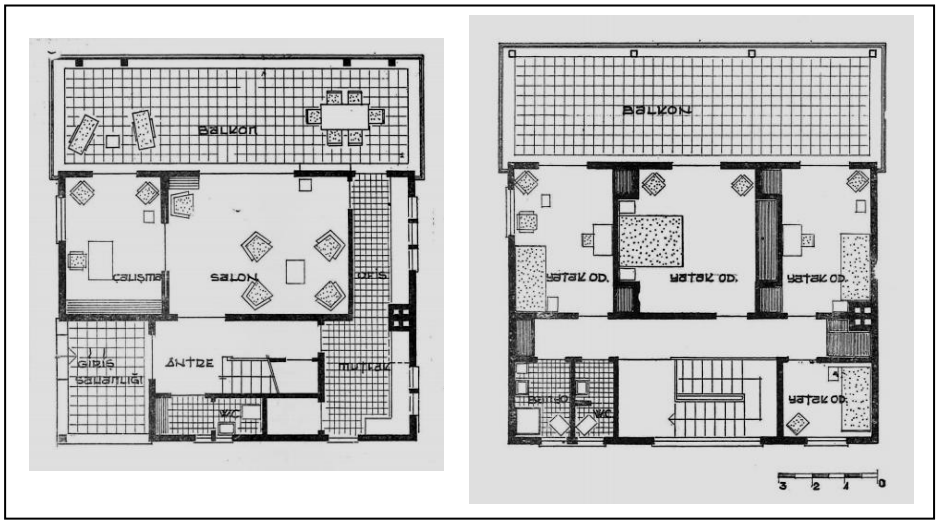


Figure 4.93. Floor plans of dr. İlhami Masar house, 1963 [150]

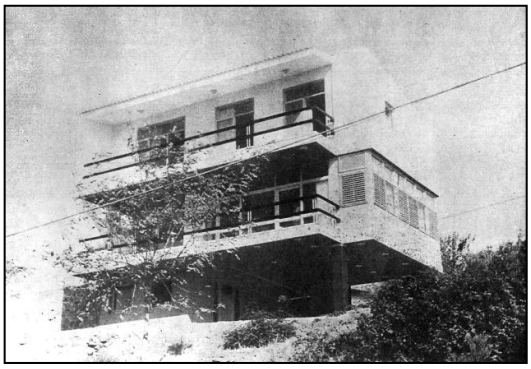


Figure 4.94. A summer house in Orhantepe, Ercümend Bigat ve Alpay Aşkun, 1966 [151]

The structure, located on a corner and a triangular terrain, was built up from the ground (Figure 4.94). The fringed terraces that run along the facade, the horizontal ribbon windows are characteristics of the summer house. According to the architect, the structure was decided to set up on a rising mass due to the fact that the land did not allow of spreading. On the ground floor is a living room, a kitchen, and a wc; On the first floor is a master bedroom and children's rooms while the terrace floor is planned as a study room, a storeroom and a covered terrace (Figure 4.95).

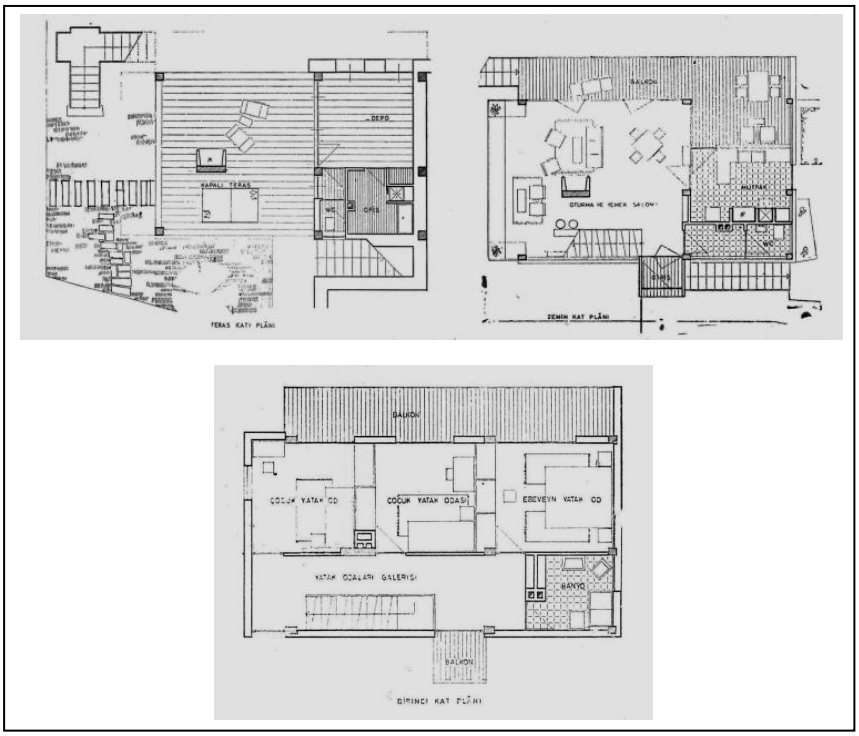


Figure 4.95. Floor plans of a summer house in Orhantepe, 1966 [151]

Figure 4.96. Çamlı street, no:62 [Photographed by the author, 2018] (f)

The building, which carries traces of the 1960s period, has large, covered terraces carried by columns that raised from the ground floor (Figure 4.96). The bay window at the flank front and the windows of different proportions constitute the main character of the building (Figure 4.97). A gauged surface which looked simple and plain was obtained.

Figure 4.97. Left facade appearance of Çamlı street, no:62 [Photographed by the author, 2018] (f)

Figure 4.98. A summer resort in Orhantepe, Emin Necip Uzman, 1970s [152]

Spreading over a wide area, the villa is very suitable for *sayfiye* use with its simple and functional plan (Figure 4.98). It attracts attention with its repetitive windows and terrace roof on the facade. The ground floor consists of living spaces and the upper floor is composed of guest rooms and sleeping units (Figure 4.99).

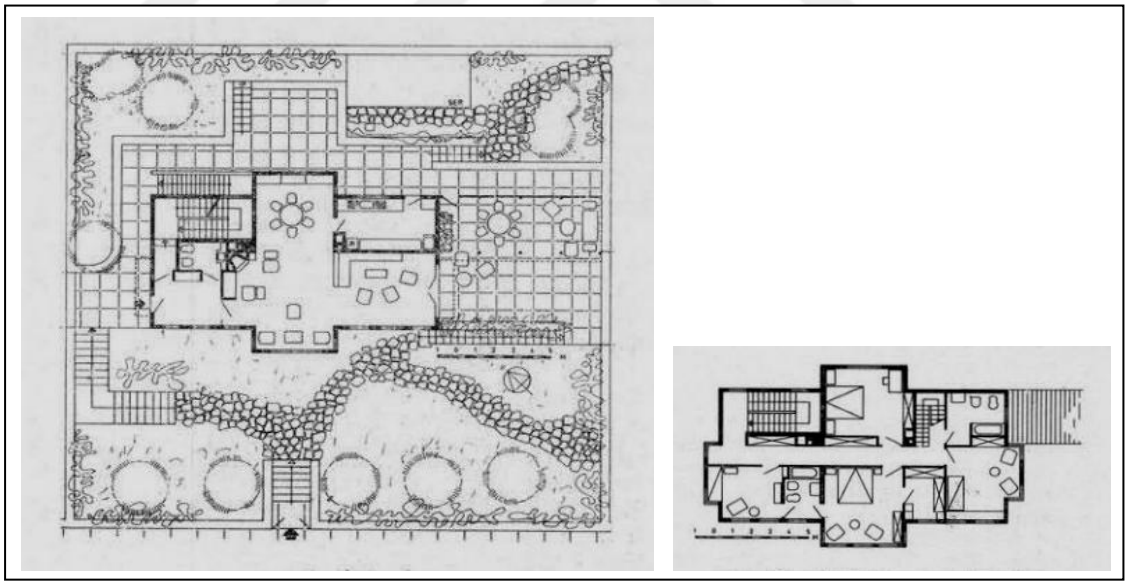


Figure 4.99. Floor plans of a summer resort in Orhantepe, 1970s [152]

Figure 4.100. Çamlı street, no:76 [Photographed by the author, 2018] (g)

The structure suggests traditional residential architecture (Figure 4.100). Terraces, balconies and wrought iron railings that are effective on the facade are the dominant elements in the surface arrangement.

Figure 4.101. Ali Aksel house, Abdurrahman Hancı, 1972 [153]

The villa, which is one of the most beautiful examples of modern architecture in Dragos, stands out with its cantilever terraces, transparent surfaces, terrace balustrades and pergolas (Figure 4.101). It seems that rational forms are dominant (Figure 4.102). The building is mentioned as K. Yazıcı house in different sources in Maltepe.

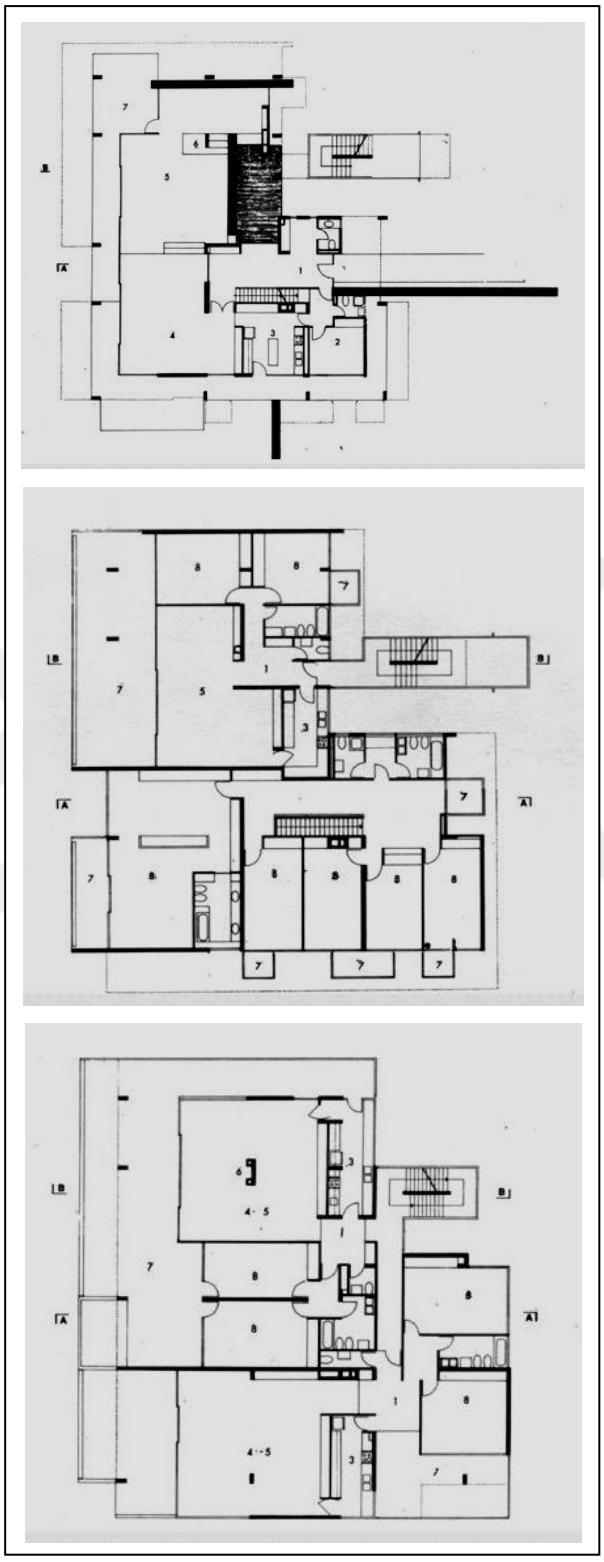


Figure 4.102. Floor plans of Ali Aksel house, 1972 [154]

Figure 4.103. Melih Esenbel house, Mehmet Ali Handan,1972 [155]

After diplomat, Melih Esenbel and his wife, Emine Esenbel had lived abroad for many years the modern house (Figure 4.103), which they owned in their homeland for the first time was published in 1991 in the Arredamento Decoration magazine and under the title of ‘’*The Place of Memories*’’, *this house, where 'Esenbeller' lived there the whole year, was introduced as a quiet place full of memories, where a few pieces of life from the past had been hiding.* The wide fringed terraces, transparent surfaces and hipped roof created in the facade of the structure are influential, it is seen that functional planning is dominant in the layout (Figure 4.104 and Figure 4.105).

Figure 4.104. Sketch studies of Melih Esenbel house, Mehmet Ali Handan, 1972 [156]

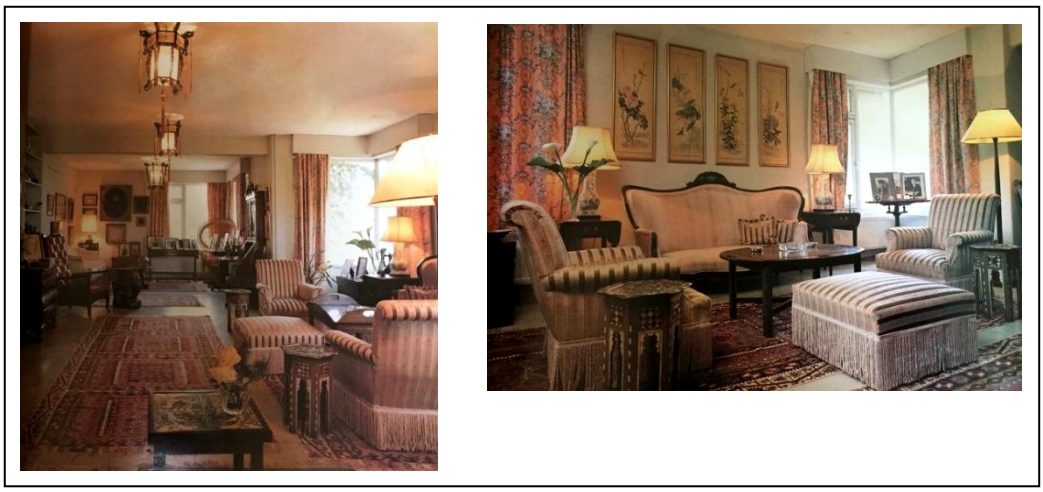


Figure 4.105. Interior space of Melih Esenbel house [155]

Figure 4.106. Kırgülü street, no:3 [Photographed by the author, 2018] (h)

Another villa in Dragos stood out with its wooden base for twin villas, its large fringed and splendid roof (Figure 4.106). Another similar version of this villa was also built in Büyükada, in 1975 which is one of the *sayfiye* places in Istanbul in the same years. It was also published in the newspaper under the title of "*A castle worth two million in Dragos*'' This villa was demolished during the thesis study. It is not in place today.

4.7.3.3. Residential Buildings after 1980s

After 1980, besides the structures produced with modernist understanding, the effects of the post-modernism movement, which developed as a reaction to modernism, were seen, so various forms of design emerged.

Figure 4.107. Orhangazi avenue, no:86 [Photographed by the author, 2018] (ı)

The building, which has post-modern qualities, has a facade setup consisting of different forms (Figure 4.107). It can be shown as one of the examples reflecting the 1980s period in terms of material and design developments. In the planning of the construction, the front facade located against the view was completely planned as a living room, while the rear facade was planned as a kitchen and a guest bedroom (Figure 4.108).

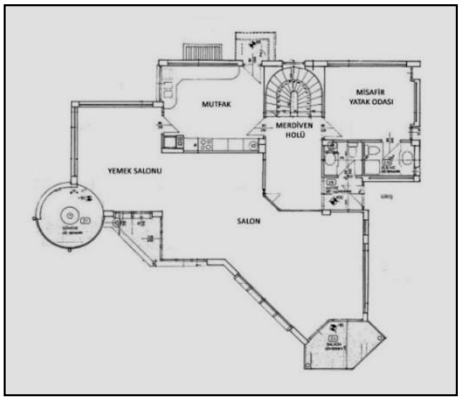


Figure 4.108. Floor plan of Orhangazi avenue, no:86 [157]

Figure 4.109. Orhangazi avenue, no:48 [Photographed by the author, 2018] (j)

The villa, which is one of the buildings where postmodern effects are felt, emphasizes its character with wide fringed roof, bay windows, wide balconies, corner windows and vertical ornamental windows (Figure 4.109). It seems that an original facade design is fulfilled.

Figure 4.110. Orhangazi avenue, no:56 [Photographed by the author, 2018] (k)

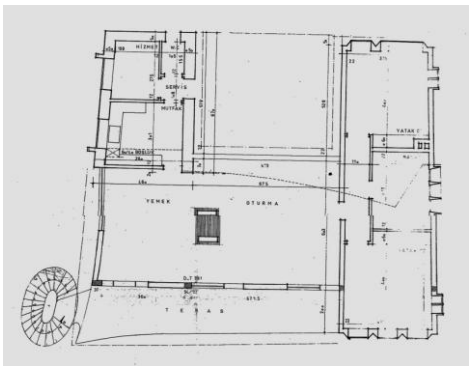


Figure 4.111. Floor plan of Orhangazi avenue, no:56 [157] (k)

The structure, which is placed horizontally, was constructed as two floors (Figure 4.110). The wide fringed roof designed in curvilinear form and transparent surfaces are outstanding characteristics of the building. The ground floor consists of living space, a kitchen, a wc, a bedroom, a terrace, a servant room and service areas (Figure 4.111).

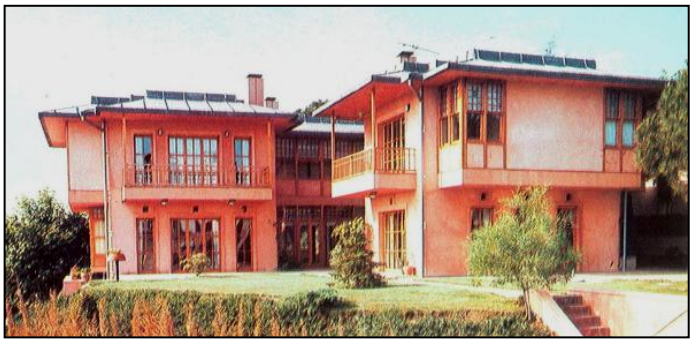


Figure 4.112. Orhangazi avenue, no:95 Zümrüt Akkoyunlu villas, Mehmet Konuralp, 1987 [158] (m)

Figure 4.113. Current situation of Zümrüt Akkoyunlu villas [Photographed by the author, 2018] (m)

With its corbels on the facade, wide fringed balconies, vertical wooden grid windows, copper-coated roofs and wooden balcony balustrades, it is one of the best examples of the 1980s architecture (Figure 4.112, Figure 4.113 and Figure 4.114). The hall of the structure with open courtyards is connected to the dining room, the kitchen, the wc and illuminated flight of stairs with a long hallway. The upper floor was planned with a scheme consisting of a hall, a dressing room and bedrooms. The interiors located on the ground floor were directly connected with the outdoor space and all the spaces were opened to the garden (Figure 4.115).

Figure 4.114. Entrance facade of Zümrüt Akkoyunlu villas [Photographed by the author, 2018] (m)

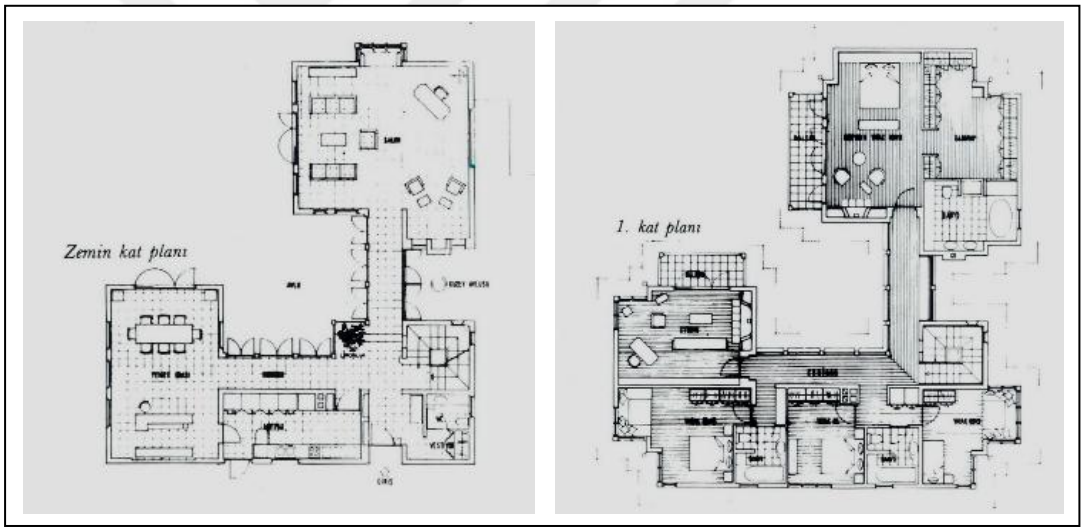


Figure 4.115. Floor plans of Zümrüt Akkoyunlu villas, 1987 [158] (m)

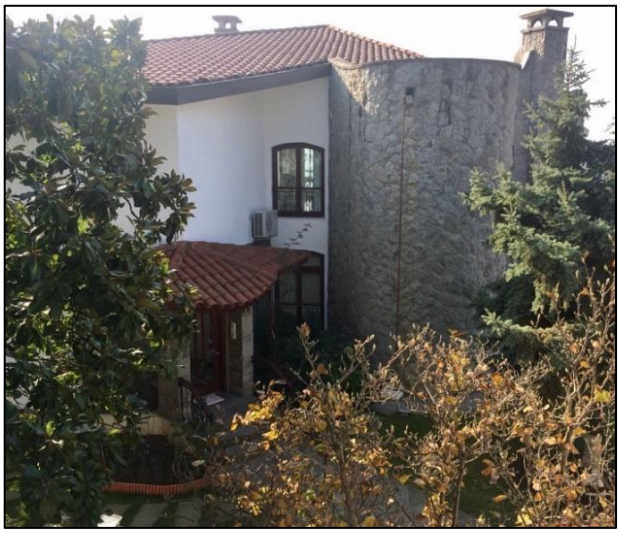


Figure 4.116. Çamlı street, no:63 [Photographed by the author, 2018] (n)

The architectural elements of the building, which developed in the vertical direction, brought out a post-modern facade design (Figure 4.116). The structure has its own scheme with the idea of free planning (Figure 4.117). Circular movements were placed in landing, and the rooms were constructed in different elevations. Despite the functional planning of modern constructions, the aesthetic concept is top priority in this structure.

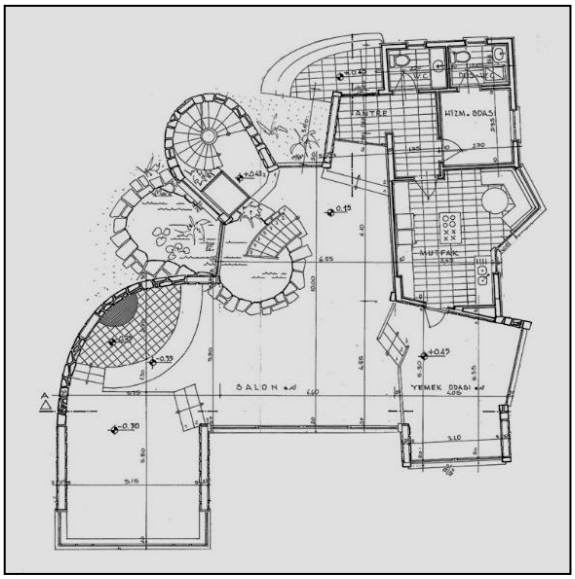


Figure 4.117. Floor plan of Çamlı street, no:63 [157] (n)

Figure 4.118. Orhangazi avenue, no:85 [Photographed by the author, 2018] (o)

The villa, interpreted in a modern style, draws attention with the pergolas designed on the street and sea front (Figure 4.118 and Figure 4.119). Raised pergola bearings from the ground extend to the roof. It seems that architectural practices belonging to different periods are used together.

Figure 4.119. Entrance facade of Orhangazi avenue, no:85 [Photographed by the author, 2018] (o)

Figure 4.120. İcabet street, no:8 B. Atabay house, Ali Muslubaş and Sasnuhi Muşlıyan, 1989 [159] (p)

Figure 4.121. Current situation of İcabet street, No:8 B. Atabay house [Photographed by the author, 2018] (p)

The building, which has a contemporary design, reminds the houses of the early Republican era with its wide fringed roof, plain facade and corner windows (Figure 4.120 and Figure 4.121). Because of the sloping nature of the land, floor gardens were constructed in different elevations and a research library was built in the lower garden level. On the ground floor is a living room, a kitchen and a study room; and the upper floor contains the sleeping areas (Figure 4.122).

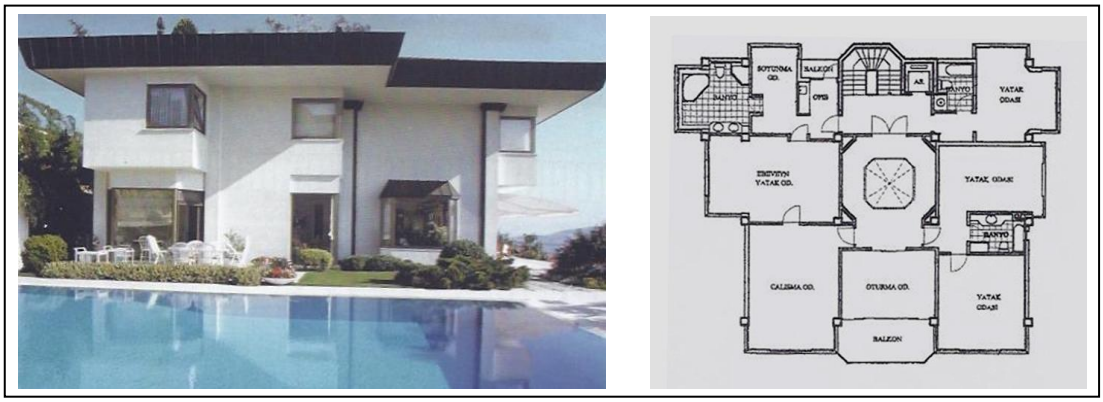


Figure 4.122. Left facade and floor plan of B. Atabay house [159] (p)

Figure 4.123. Orhangazi avenue, no:71 [Photographed by the author, 2018] (r)

Unlike other buildings, it reflects the architecture of the 1990s with an understanding of design which favors simplicity (Figure 4.123 and Figure 4.124). The use of copper gutters and the vertical windows are major characteristics of the building.

Figure 4.124. Back facade of Orhangazi avenue, no:71 [Photographed by the author, 2018] (r)

Figure 4.125. Triangle house, Hasan Selışık, 1991 [160]

The Arredamento Decoration magazine depicted Dragos concisely; ”*Dragos is one of the few sayfiye places in Istanbul that has managed to remain intact with its wonderful panorama facing the islands and greenery. Although the danger of losing this feature is imminent, new buildings are still rising”.* It also featured the villa designed by the architect, Hasan Selışık as a sample building under the title of ‘*Modern interpretation of Ottoman architecture: a house in Dragos’* (Figure 4.125 and Figure 4.126). The form of the land and the 30-year-old trees it hosts has led to the emergence of a villa in a triangular form [161]. The triangular-shaped terrace and eaves, wide transparent surfaces and bay windows of the building are noticeable.

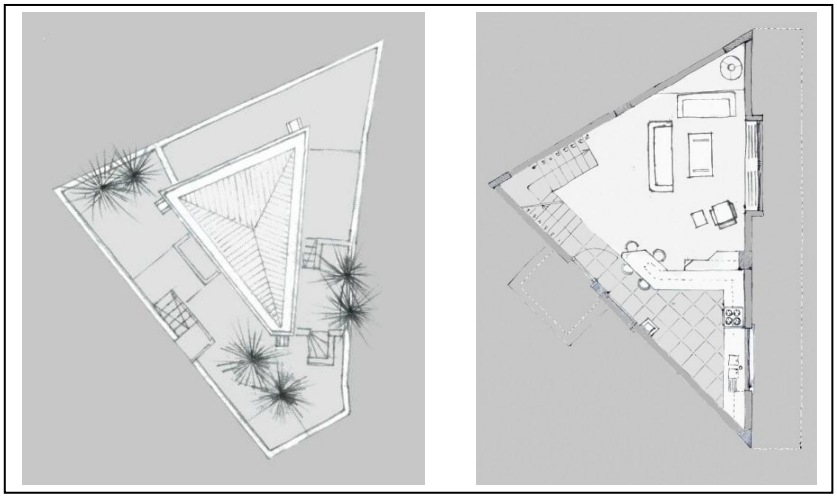


Figure 4.126. Site plan and floor plan of triangle house, 1991 [160]

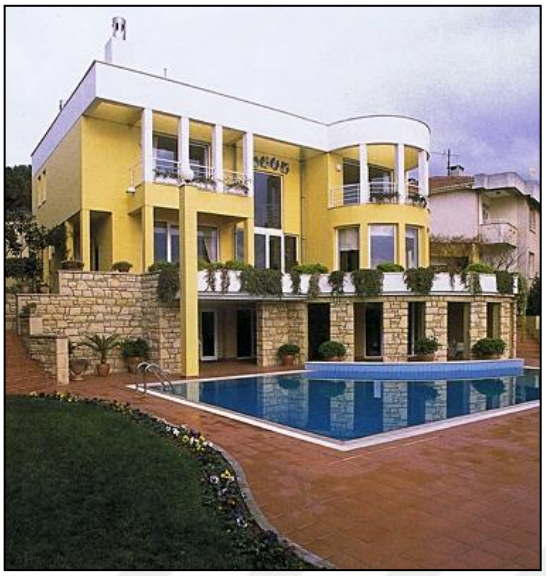


Figure 4.127. Çamlı street, no:60 M. Naibi villas, Ersen Gürsel, 1993 [162] (s)

The building, which was completed in 1996, was introduced in a popular architectural publication Arredamento as; ‘’*A villa in Dragos where the identity of the former sayfiye area of Istanbul has evolved into the identitiy of an urban area that is convenient for permanent residence every season. This structure by Ersen Gürsel is a design aiming at a dialogue with the environment’’* (Figure 4.127 and Figure 4.128). The compactness-vacancy effect created on the facade of the building provides permeability between the interior and the exterior, and circular planning has been realized in the living room and bedrooms.

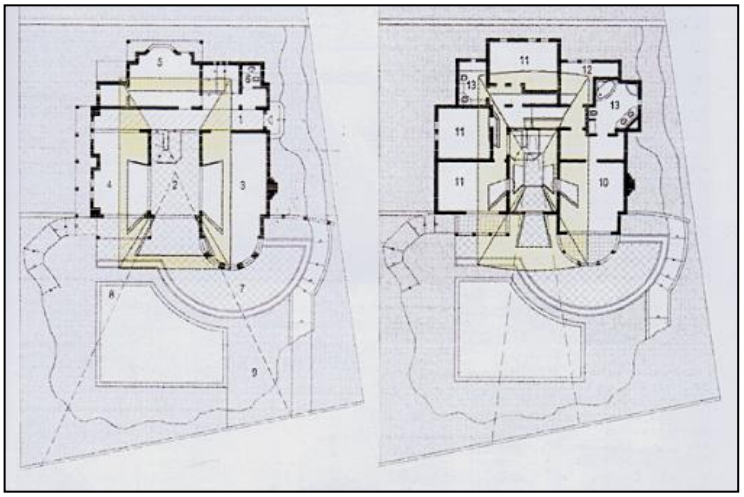


Figure 4.128. Floor plans of M. Naibi villas, 1993 [162]

Figure 4.129. İcabet street no:36 G. Çağlayan villas, Ali Muslubaş, 2008 [163] (t)

Figure 4.130. Current situation of G. Çağlayan villas [Photographed by the author, 2018] (t)

As one of the most prevailing constructions of the Prince Islands, openings were emphasized in the facade arrangement and large bright surfaces were created (Figure 4.129). It is preferred to use brick-patterned stone coating which creates vertical effects on the facade. In addition to the changing structure in the following years, balconies and transparent balustrades have been added (Figure 4.130). The structure has a functional plan scheme (Figure 4.131).

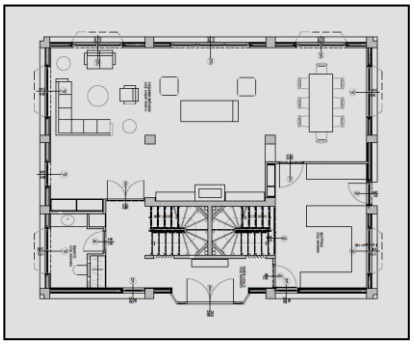


Figure 4.131. Floor plan of G. Çağlayan villas [164] (t)

Figure 4.132. Orhangazi avenue, no:99 [Photographed by the author, 2018] (u)

In the building which carries modern architectural lines, a simple and original design has been influential (Figure 4.132 and Figure 4.133). The back facade formed from transparent surfaces was partially covered with vertical wooden panel application and the front facade was completed with the application of wooden and stone covering, which was used horizontally. It was aimed to move the exterior of the building into the interior through the openings in the vertical direction repeated along the facade.

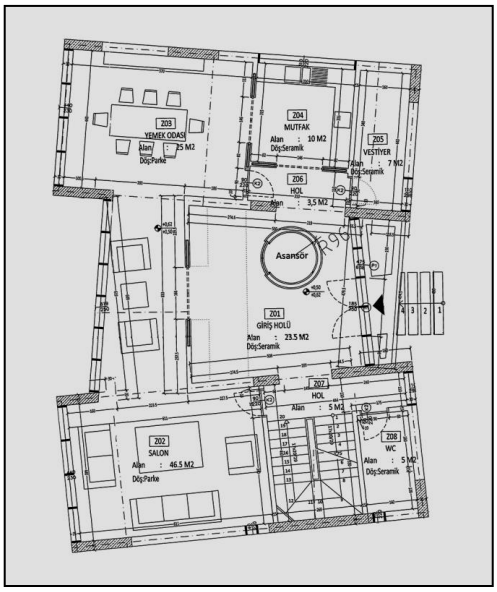


Figure 4.133. Floor plan of Orhangazi avenue, no:99 [157] (u)

5. RESULT AND EVALUATIONS

The discovery of *sayfiye* places which are preferred to spend the summer season and the increase of number of *sayfiye* places rapidly, provided the emergence of *sayfiye* culture. The *sayfiye* places that occur of tourism, recreation, transportation and residential areas are settlements which intensely get demand of people in the summer season. The houses which are located in the *sayfiye* settlements have a simple and functional space editing. In the design of the structures, the importance of daylight and view is taken into consideration and transparent surfaces opened to the garden have been created and wide balconies and terraces are included. *Sayfiye* houses which are considered within the scope of Istanbul, have garden, detached, outward-opening and geometric forms. Although the *sayfiye* culture and place were lost after the 1980s, the influence in the Adalar and Dragos settlement is still seen.

Dragos has been a settlement where has been *sayfiye* culture with *sayfiye* houses and *camps which were used for sayfiye* purposes. Dragos, which started to develop as a *sayfiye* place in the 1940's, is a unique coastal settlement in the city with its residential texture and natural beauties. It has been hosting this tradition for many years as one of the settlements in Istanbul where the culture of the *sayfiye* is experienced. The district, which was once used as a *sayfiye* during the summer, has lost its feature over time in parallel with the rapid change of the city and the connection of the coastal road with the sea and started to be used as a permanent settlement since the early 1990s. It has been a settlement that has mostly addressed to the upper income group since it started to develop. The settlement where the important industrial buildings were located around has been influenced by the transformation due to their abandonment and conversion into different functions over time. In this sense, Tekel cigarette factory is at the forefront of the industrial structures that affected the region and it is has recently turned into an education institution because of loss of function.

Dragos attracts attention with the villa-type houses which were built especially during the Republican period of 1950-1980 respectively by the renowned architects of the period. These houses, which have the characteristics of their periods, are very important in terms of setting an example for the development of villas in Istanbul. On the sloping hill, the

detached houses located across the Marmara sea reflect the different architectural insights that dominate the era with its reinforced concrete construction technique, functional planning, console terraces, illuminated staircases, transparent surfaces and wide and fringed terraces.

5.1. FEATURES OF 1923-1950 PERIOD VILLAS IN DRAGOS

Structures consist of geometric forms as of mass. Direct connections with the outdoor area have been established. In facade editing of the structures stands out its wide terraces or balconies, repeated windows and fringes (Figure 5.1). The buildings were constructed as a reinforced concrete structure. (The described architectural features are shown in Figure 4.83, Figure 4.85, Figure 4.86, Figure 4.88 and Figure 4.90).

Figure 5.1. Remarkable architectural features of the villa in Orhangazi avenue no:38 [Marked by the author, 2018]

5.2. FEATURES OF 1950-1980 PERIOD VILLAS IN DRAGOS

When the structures are examined in terms of mass-land relationship, they reflect the characteristics of the period with their horizontal masses (Figure B.1, Figure B.2, Figure B.4, Figure B.5 and Figure B.6). Rectangular and square forms were preferred in the plan design of the buildings and analyzed with a functional approach (Figure 5.2).

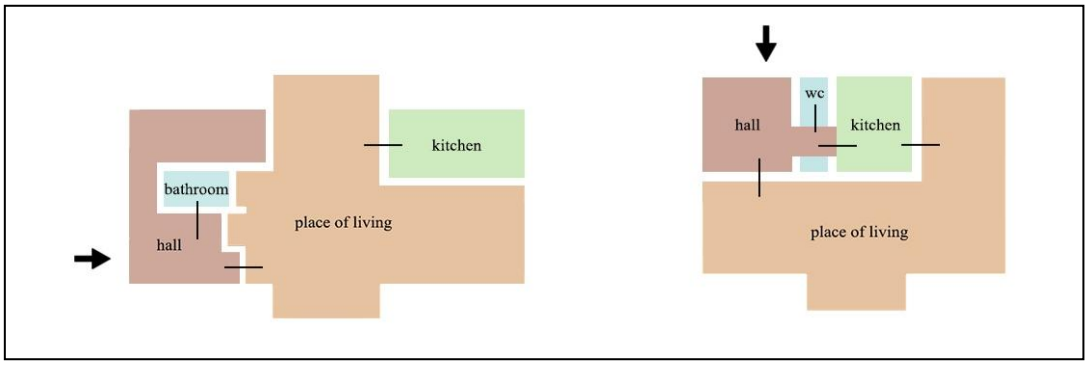


Figure 5.2. Spatial editing of a summer resort in Orhantepe and Melih Esenbel house [Created by the author, 2018]

While the ground floor consists of places where the daily activities take place such as living room, kitchen and wc; upstair floors consist of private areas such as bathrooms, children's rooms, parents and guest bedrooms. Place of living, kitchen and terrace places are designed in connection (Figure 5.3).

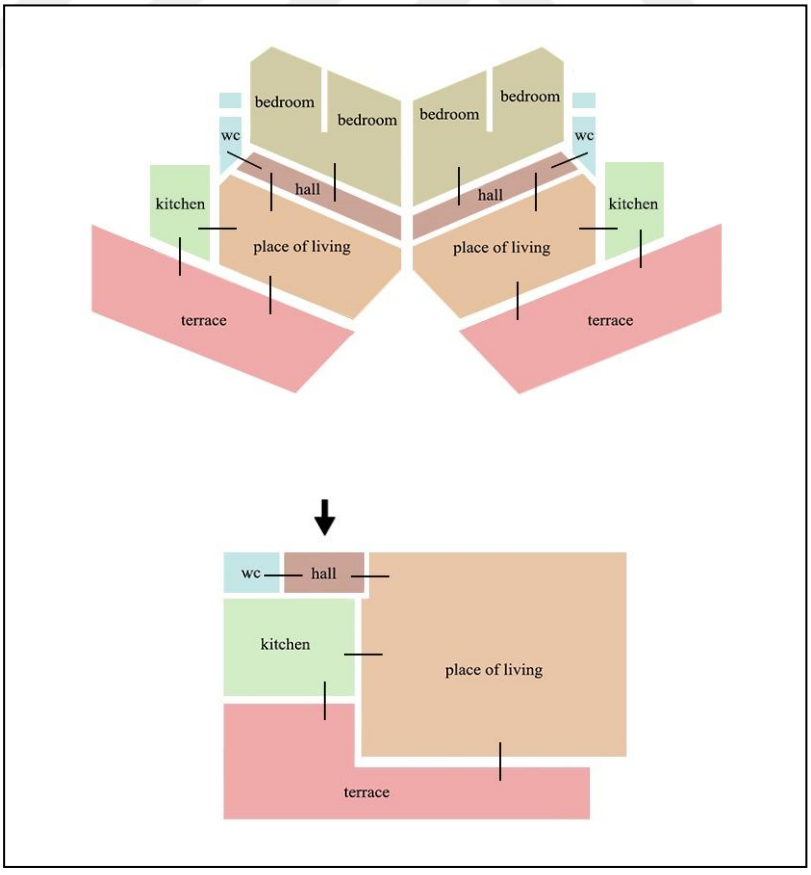


Figure 5.3. Spatial editing of Feridun Akozan villas and a summer house in Orhantepe [Created by the author, 2018]

In some of the buildings of the period, office places were planned to be used as working area and these places were also associated with the terrace (Figure 5.4).

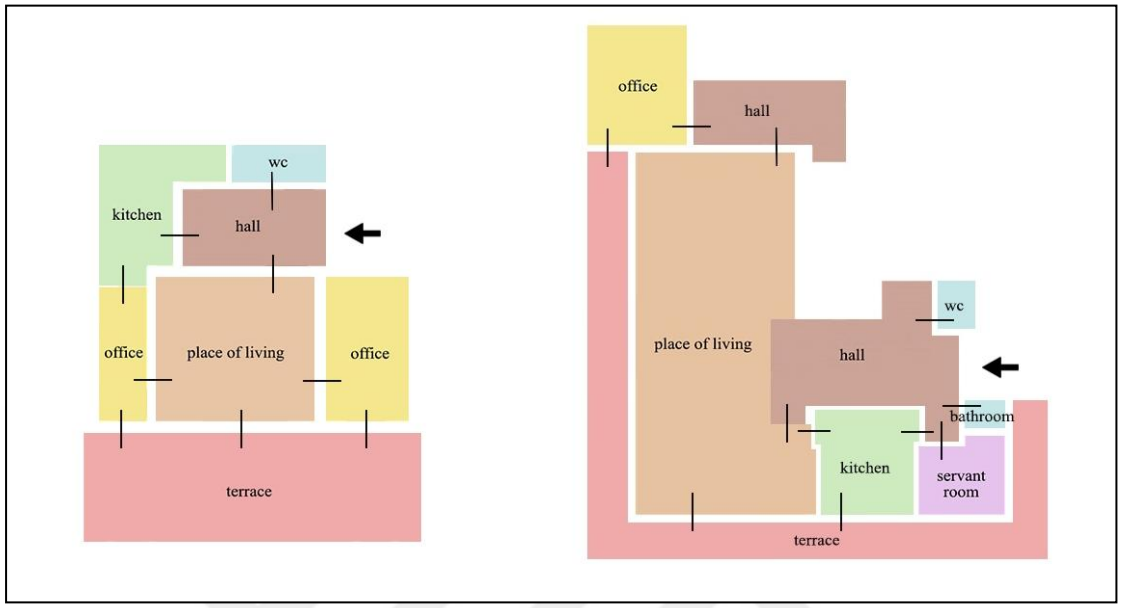


Figure 5.4. Spatial editing of dr. İlhami Masar house and Ali Aksel house [Created by the author, 2018]

It is also seen that bathroom and wc volumes are planned separately. Console applications, terraces, multi-partite and wide glass surfaces created are effective in facade editing. (The described architectural features are shown in Figure B.1 - Figure B.6).

5.3. FEATURES OF AFTER 1980 PERIOD VILLAS IN DRAGOS

Structures are designed to sit on the ground in the context of the mass-land relationship (Figure 5.5).

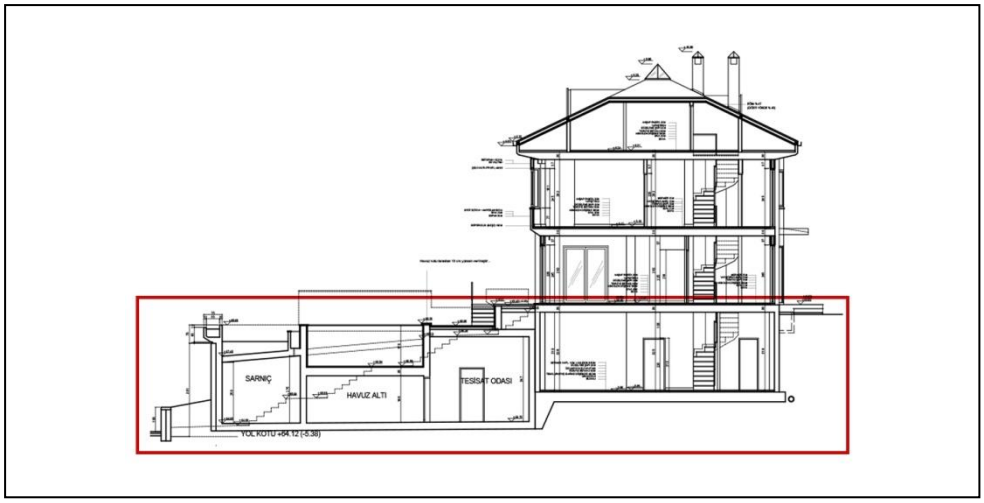


Figure 5.5. Relation to the ground of G. Çağlayan house [Marked by the author, 2018]

Although the plan structure varies, it is composed of pure geometric shapes as well as organic curvilinear and fractured forms. In this period, it is seen that the floor plans have also grown with the change in the zoning rate of the settlement. In addition, the service entrance is arranged in order to provide the services regularly. In the structures, the connection between the dining room, kitchen and service entrance was established, the servant room near the service entrance was planned and resolved in relation to the kitchen (Figure 5.6).

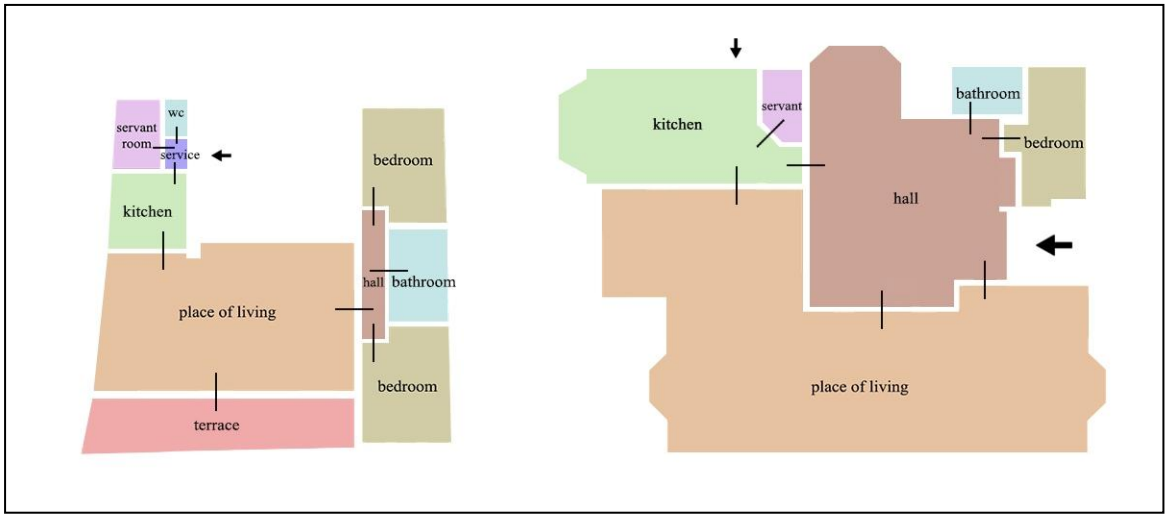


Figure 5.6. Spatial editing of Orhangazi avenue no:56 and B. Atabay house [Created by the author, 2018]

The kitchens are mostly used by people who help the family and a planning has been carried out accordingly. In addition to the places such as saloon, kitchen and wc, it is possible to encounter applications where guest bedrooms are solved on the ground floor. On the other side of the hall, which is connected to all the places, there are guest bedrooms associated with wc or bathroom (Figure 5.7).

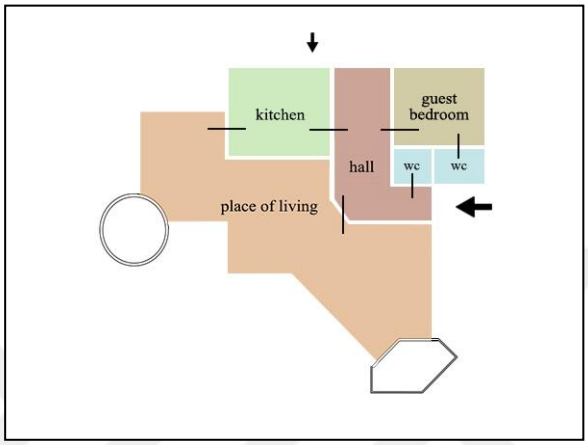


Figure 5.7. Spatial editing of Orhangazi avenue no:86 [Created by the author, 2018]

Spending of the majority of the day in semi-open spaces or open spaces in *sayfiye* houses, it was given importance to design of these spaces and wide areas have been formed. Illuminated staircases were designed by taking advantage of daylight thanks to wall-mounted and opened glass surfaces. In the basement floors of structures, there are servant room, gymnastic room, storage, electric room and laundry room. In facade editing moving surfaces, oriels, balconies, wide fringes and fragmented glass facades are effective. (The described architectural features are shown in Figure B.7- Figure B.15). In the facades of the houses built in the reinforced concrete structure, there are also designs which have structural elements such as natural stone, steel and wood (Figure 5.8).

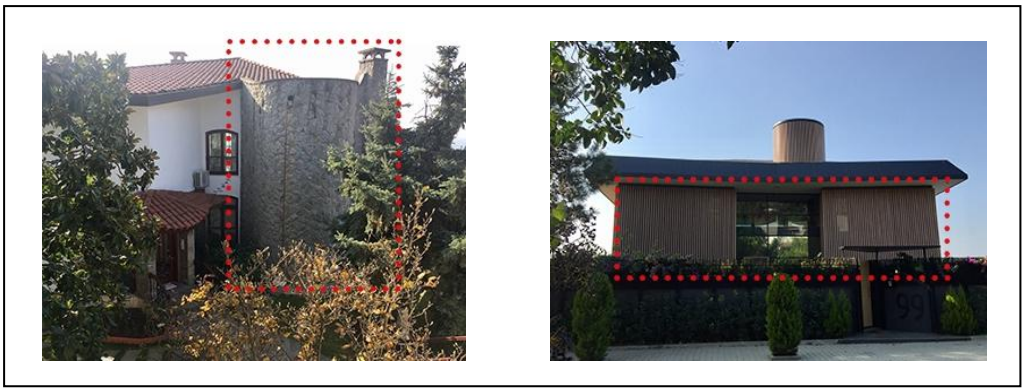


Figure 5.8. Facade editing of Çamlı street no:63 and Orhangazi avenue no:56 [Marked by the author, 2018]

The settlement which has undergone spatial change by being affected by the social, economic and political developments in the historical process, although the natural protected site continues to existing texture since the time it was declared, no significant change was observed in the general physical tissue of the settlement (in the context of street texture and city block texture). The rate of 'lot coverage' of the district which was zoned for development in 1945 was determined as 0.15 in the 1970s, then increased to 0.30 according to the development plan issued in the 1990s, so the rate of the housing place of the region has risen. 'Floor area ratio' which was 0.30 in the 1970s, has not been altered and the construction site of the structures has been preserved thus, it was tried to ensure that the silhouette of the settlement was not allowed to be spoiled. Besides that, even if the number of floors is limited, the growth of the floor areas will increase the density of the settlement and the areas of villas for outdoor life were reduced. However, when examined in terms of function, it is observed that detached houses have changed their functions nowadays and villas have become permanent housing rather than secondary houses and besides it is seen that there are villa type kindergarten and nursery schools due to natural environment. Some villas are used as workplaces and this increases traffic and vehicle load.

One of the factors that kept the settlement lively was the camp sites that public institutions brought along. This tradition which started in the tent camp areas, continues as educational and social activities in the reinforced concrete buildings built by the directorates of the institutions in the advancing years. Today, renovated facilities still maintain camping service during the summer.

Dragos, Orhantepe Neighbourhood one of the rare places that can stay green in the city, although it is not used as a *sayfiye* place, it is obvious that the settlement hasn't lost the spirit of *sayfiye*. It is likely to say that this is one of the most special districts of the Anatolian side when we take other features mentioned within the scope of the study into consideration. Having witnessed the tradition of the *sayfiye* in the city for many years, Dragos is a cultural heritage with its architectural villa type houses. Dragos Hill and its surroundings are under protection by the decision of the Council for the Protection of Cultural and Natural Assets but no measures were taken for the sustaining of the houses. In the process, existing villas can be demolished and a new house can be built in accordance with the new zoning conditions. For this reason, an inventory study can be prepared for the houses in the region in order to protect the structures in the settlement. Thus, all the houses in the settlement can be documented and protected status as products of the architecture of the Republican Period and after. In addition to this, by transforming the settlement into an architectural cultural heritage site containing examples of modern villa type houses, it may be among the places where cultural trips are made in Istanbul. Modern villas which are seen in various countries around the world, can be brought into architecture and cultural environment with the help of promotional books. Together with these studies, awareness of the settlement will be raised.

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APPENDIX A: ARCHITECTURES AND BIOGRAPHIES DESIGNING VILLA TYPE HOUSING IN DRAGOS

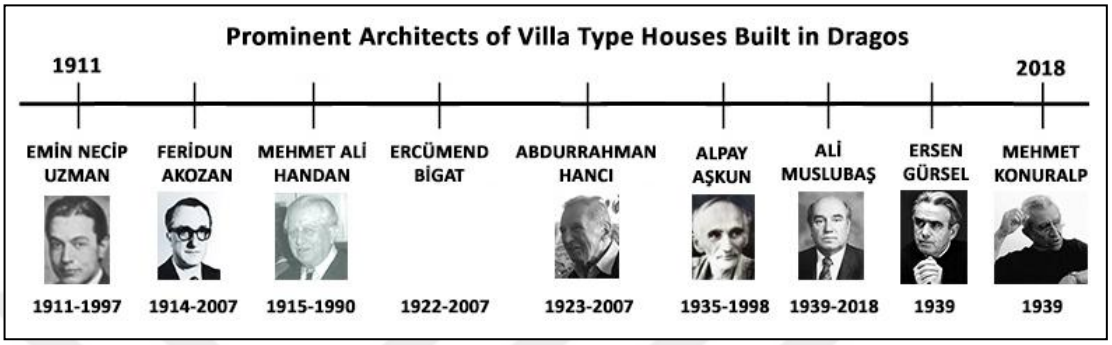

Figure A.1. Prominent architects of villa type houses built in Dragos

Professor Emin Necip Uzman; graduated from the Academy of Fine Arts, Faculty of Architecture in 1936. In Germany he worked as an intern at the workshop of Fritz August Breuhas de Groot and later came to Turkey and worked as an assistant to Holzmeister at the Istanbul Technical University, Faculty of Architecture. In 1945, he started to work as the head of architecture department at Yildiz Technical University. After researching in America and England, he returned to Yildiz Technical University as a project manager and continued to work as self-employed architect at the same time. He won numerous awards in competitions.

Professor Feridun Akozan; graduated from the Academy of Fine Arts in 1940 and started to work on the building site of the Turkish Grand National Assembly designed by Holzmeister. He became an assistant at the academy where he graduated in 1941, and he also worked as an assistant to Professor Proust at Istanbul Municipality Zoning Directorate. He also served as the head of the department and institute director for many years.

Professor Mehmet Ali Handan; graduated from Fine Arts Academy. In 1942, he began to teach urban science at the academy and worked as a project workshop instructor. He was involved in the design of the hotel called ‘Taksim Foundations Hotel,’ which was one of

the most important buildings of Turkish architectural history and he also designed many villas and apartment-style housing.

Professor Ercümend Bigat; completed his education at the Academy of Fine Arts in 1948 and continued to work as a lecturer for many years at the Academy Faculty of Architecture. In 1966, he won an award for the project, which he prepared with Alpay Aşkun for the Istanbul Vatan Street Local Zoning Plan and Mass Survey Competition.

Abdurrahman Hancı; graduated from Academy of Fine Arts in 1946 and worked with Auguste Perret in France between 1947-1948. In 1951 he came first in the Büyükada Anadolu Club competition with which Turgut Cansever teamed up. In 1952, he established Turkey's first large architectural office together with Maruf Önal, Suha Toner Turgut Cansever and Shahab Aran. In 1955 he was invited to France for the construction of the Paris NATO headquarters building and served in Paris for 10 years. He returned to Turkey in 1966 and he established the Mimat Architecture Office. He undertook a large number of residential, office and banks projects.

Professor Alpay Aşkun; graduated from Istanbul Technical University in 1961 and started his graduate program at the academy the same year. He participated in numerous architectural design competitions nationwide and received awards from all of these competitions.

Professor Ali Muslubaş; graduated from the Academy of Fine Arts in 1965 and continued to teach at the same academy until he retired. In 1984 he established the As Imar architecture office together with Sasnuhi Muşlıyan and continued his self-employed architectural practice. He participated in numerous architectural competitions and received awards.

Ersen Gürsel; completed his high architecture education in the Academy of Fine Arts in 1962 and started to work as an assistant in the field of urbanism of the faculty. He has been involved in research on urban planning and conservation plans. He is a lecturer at Mimar Sinan University and Istanbul Technical University. In addition to the Grand Award of Mimar Sinan he received in 2014, he has won numerous architectural design awards.

Mehmet Konuralp; graduated from the Architectural Association School of Architecture in London in 1965 and majored in urbanism of the same academy. In 1968 he set up his

own architectural office in Turkey. He has carried out many design and construction drawings. He was a member of the Grand Jury of the "Architecture Awards" of the 1993-1995 period organized by the Aga Khan Foundation and won the "1995 National Architecture Award". He also served as a faculty member at the Faculty of Architecture, Uludağ University between 1997-1998.

APPENDIX B: VILLA-TYPE HOUSES IN DRAGOS, ORHANTEPE NEIGHBOURHOOD

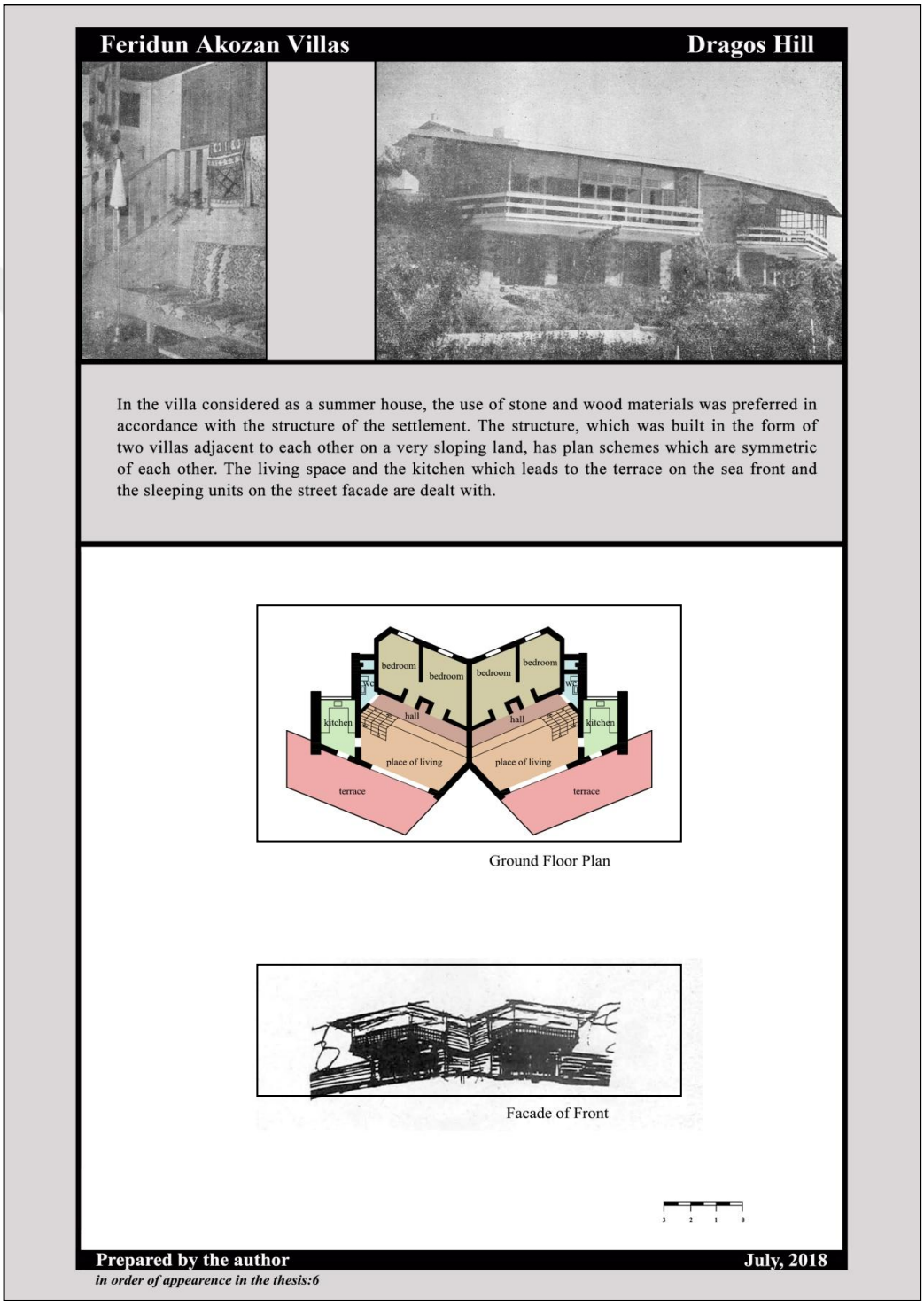

Figure B.1. Feridun Akozan villas

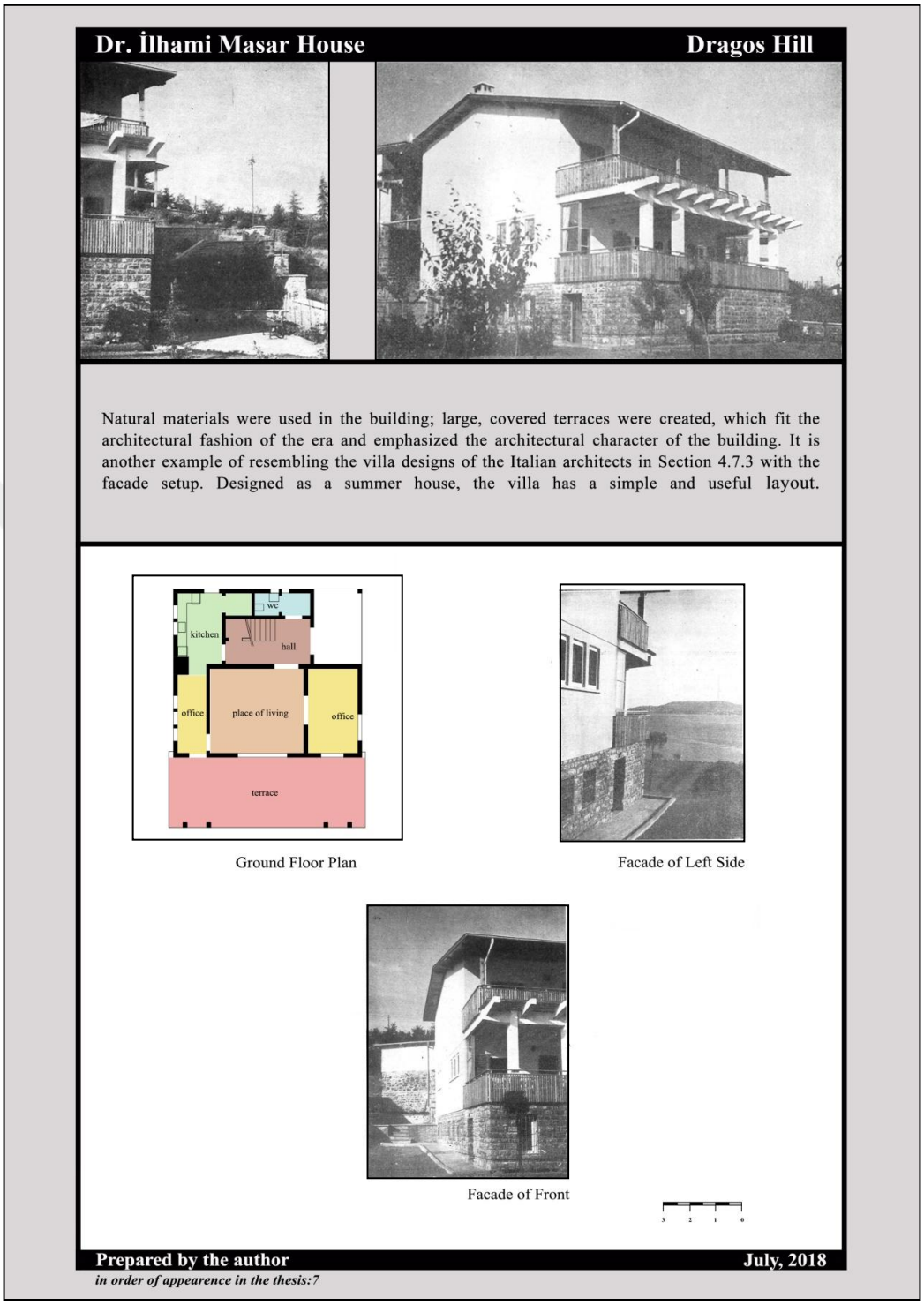

Figure B.2. Dr. İlhami Masar house

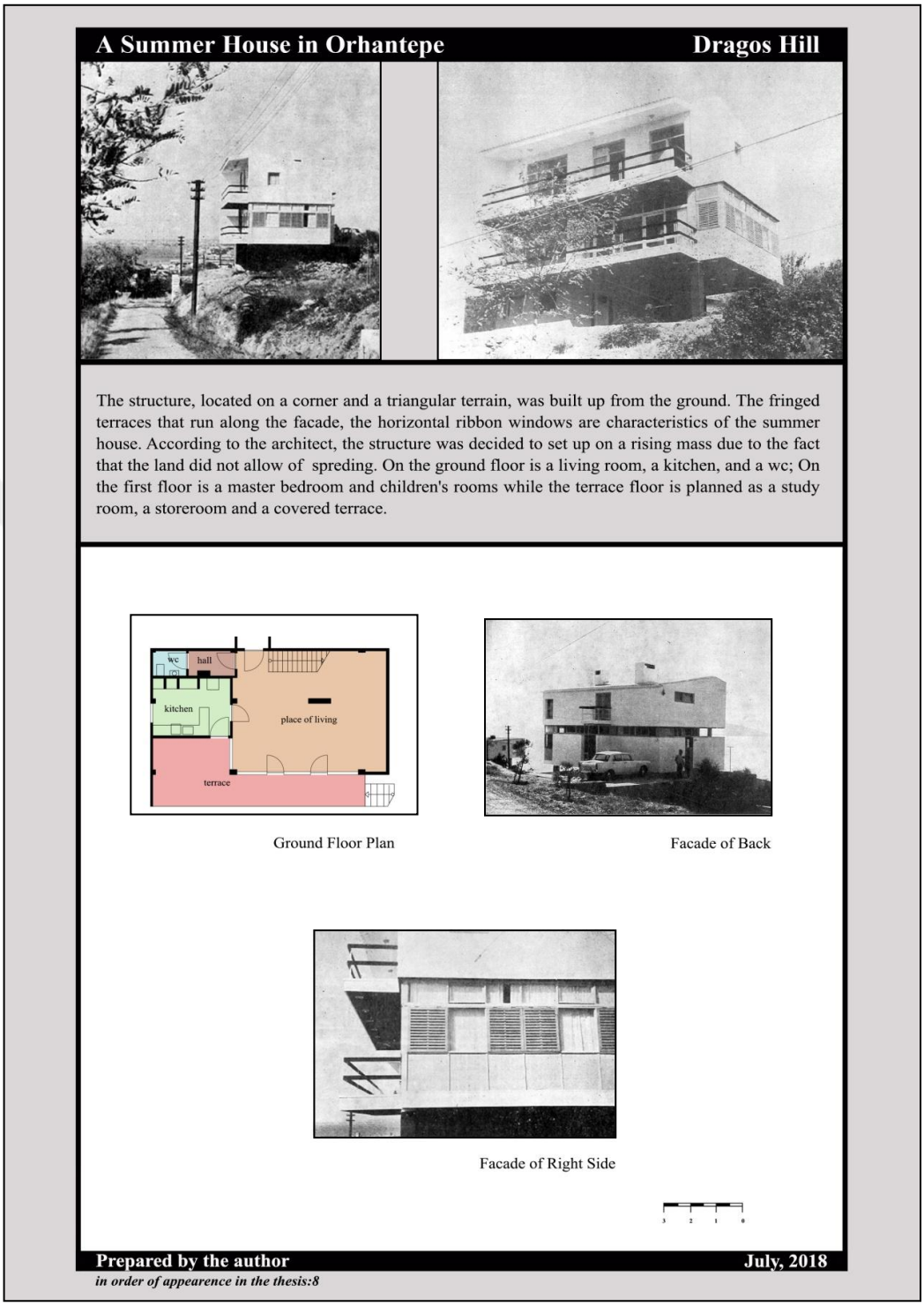

Figure B.3. A summer house in Orhantepe

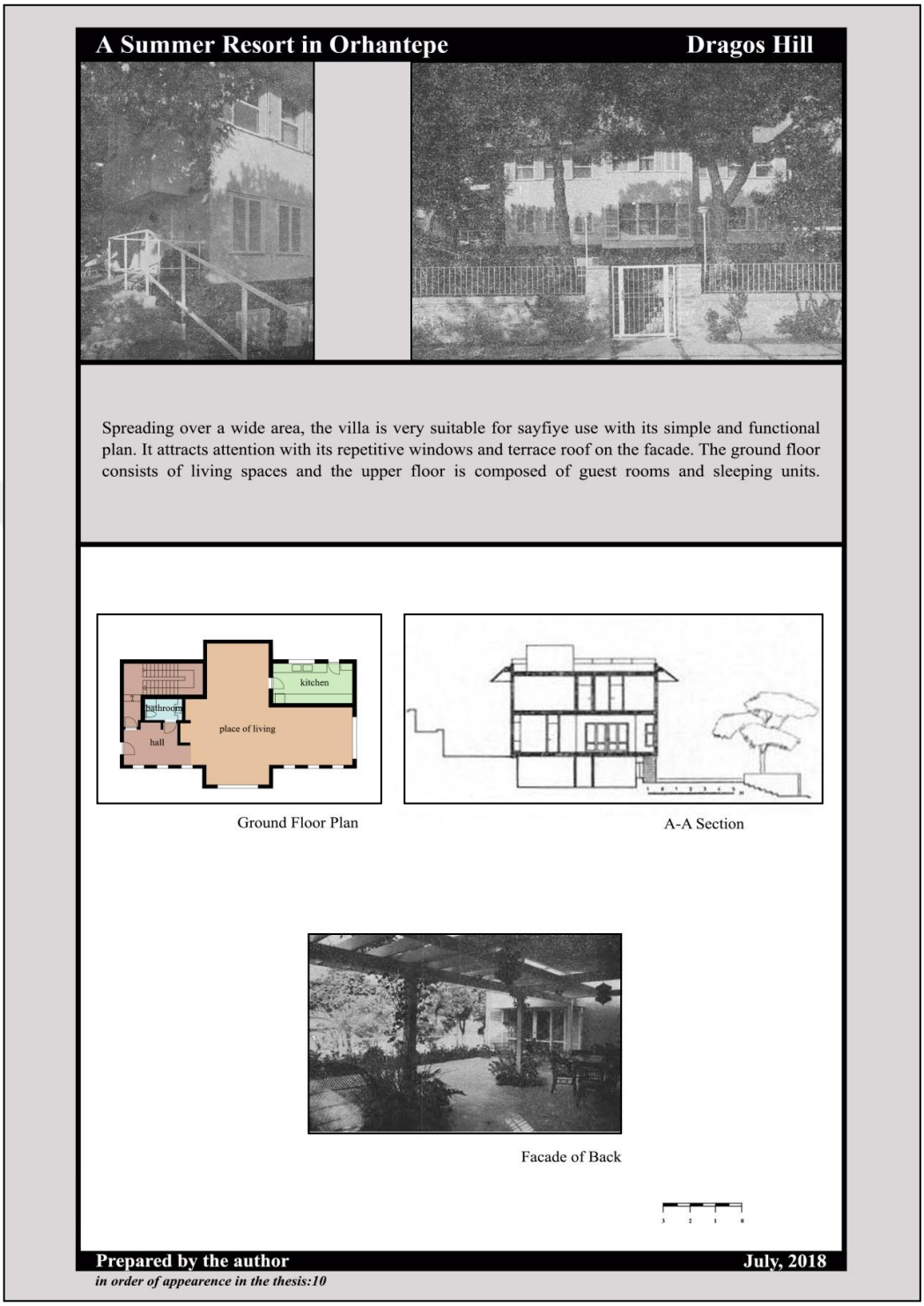

Figure B.4. A summer resort in Orhantepe

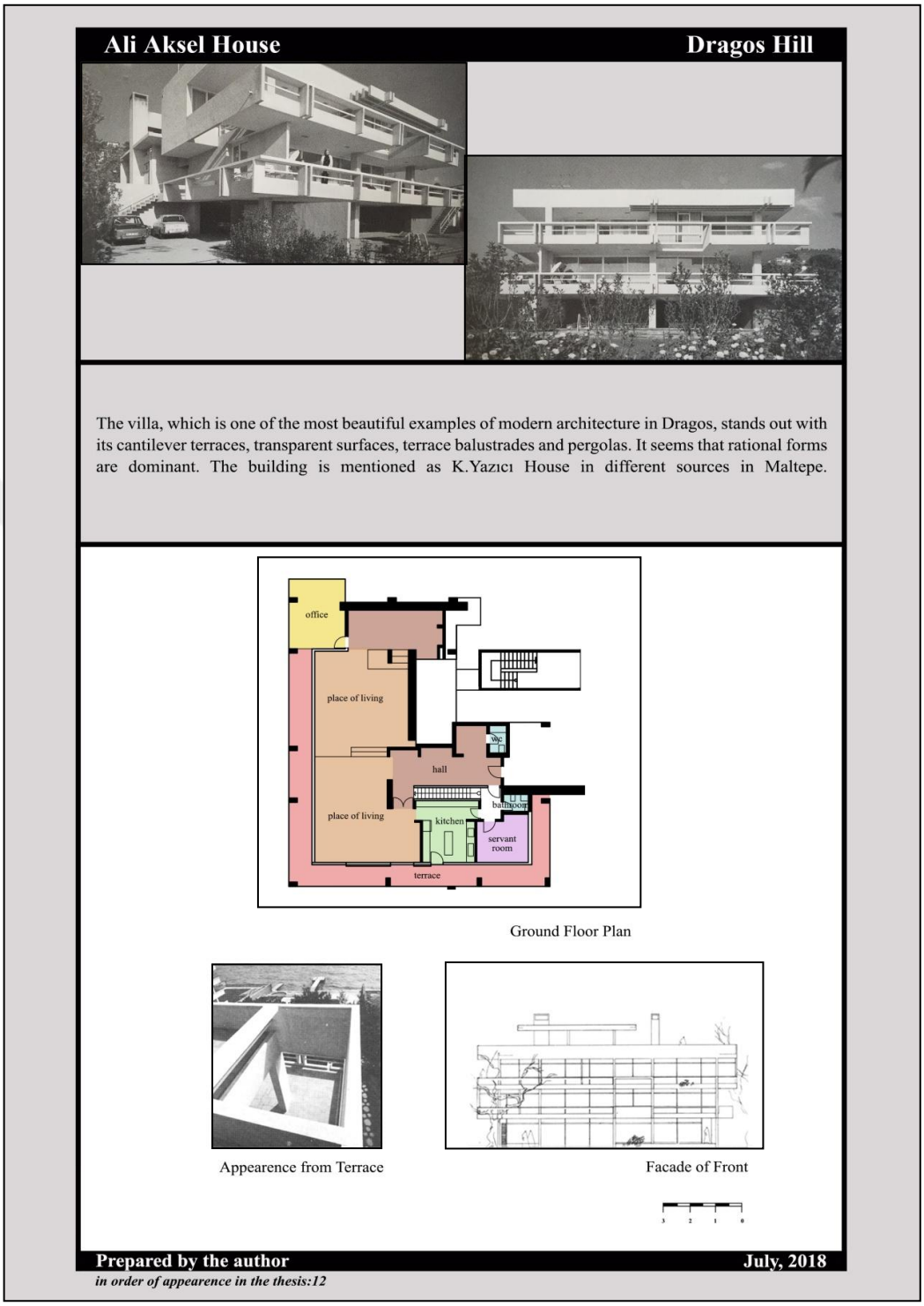

Figure B.5. Ali Aksel house

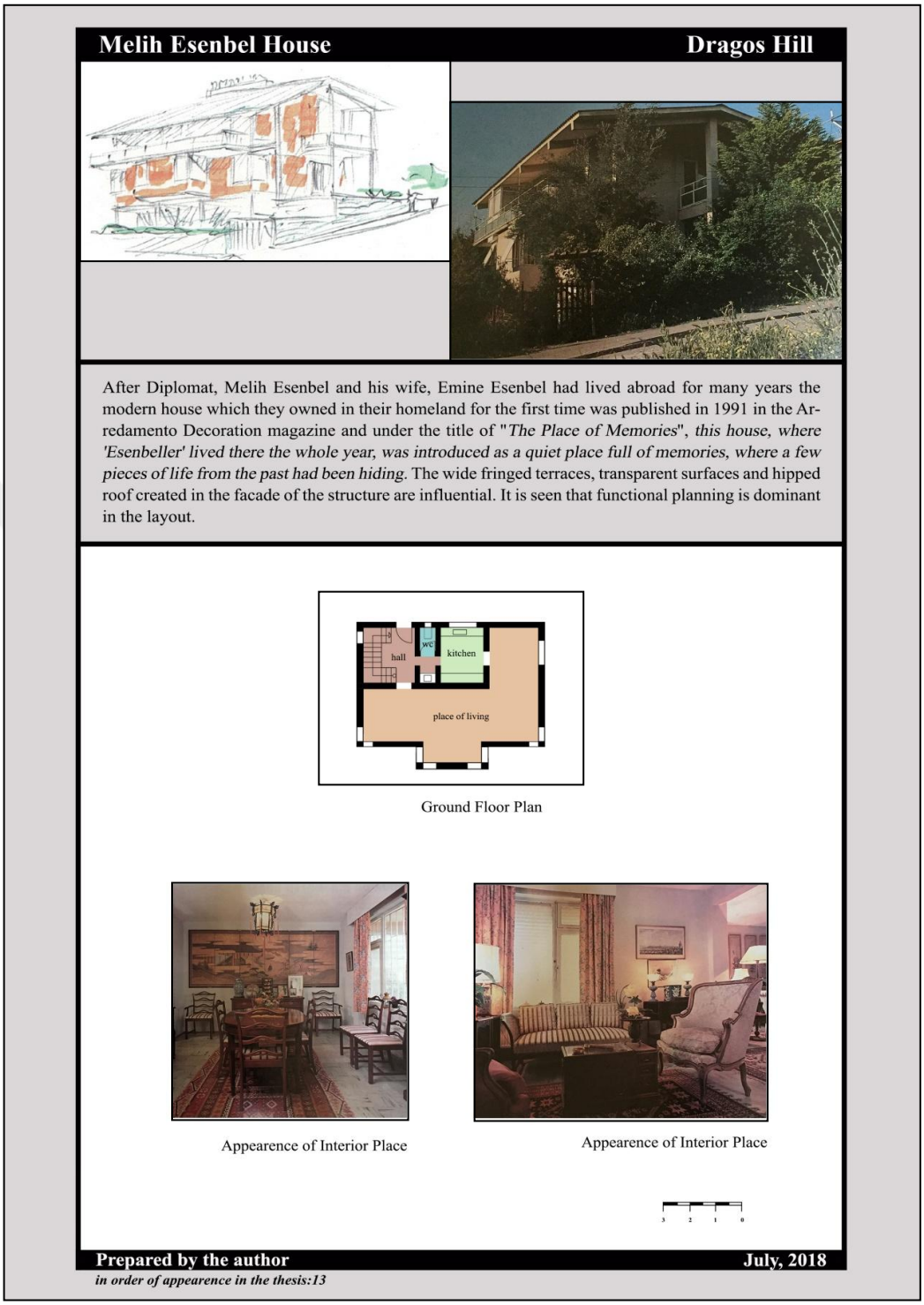

Figure B.6. Melih Esenbel house

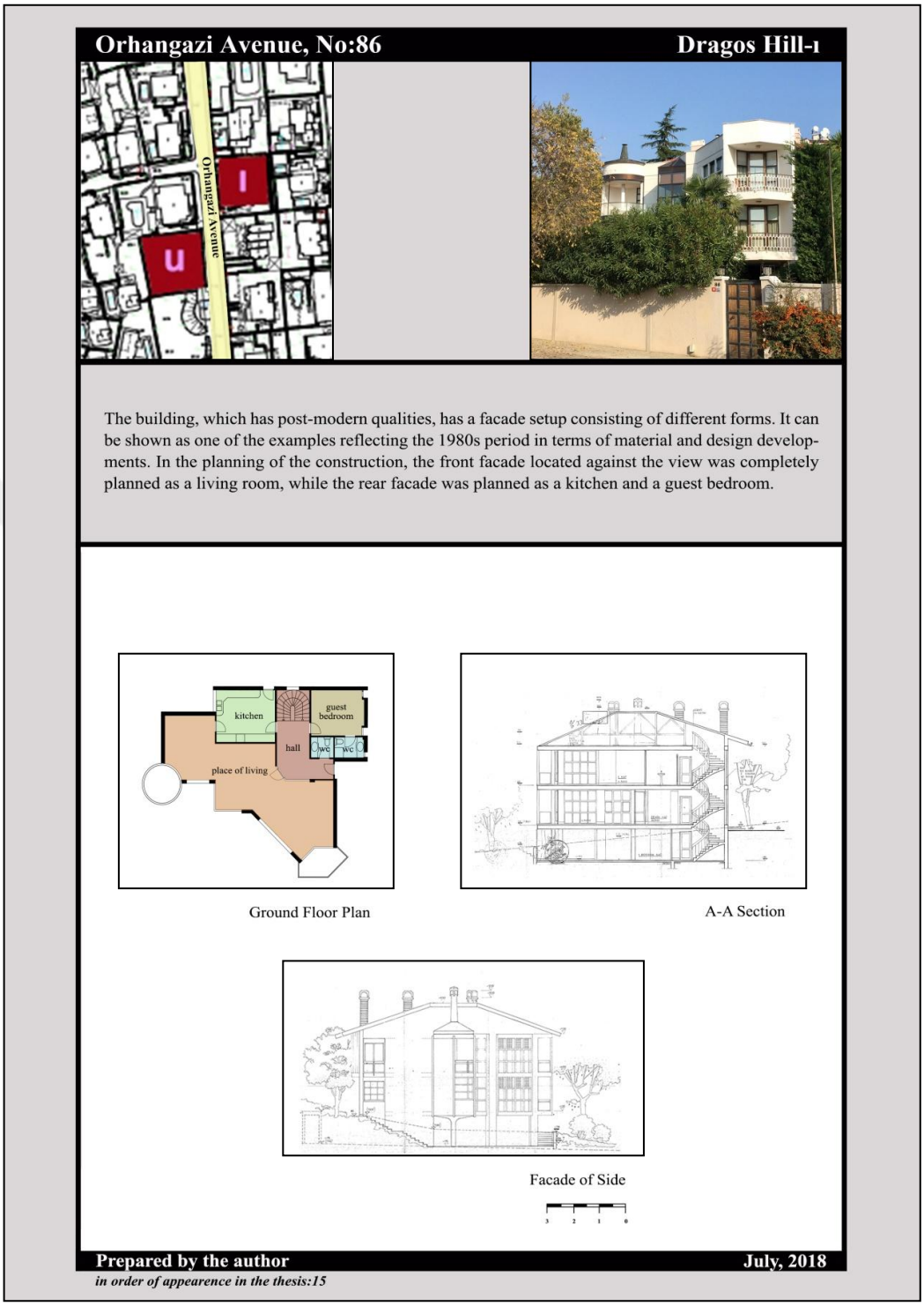

Figure B.7. Orhangazi avenue, no:86

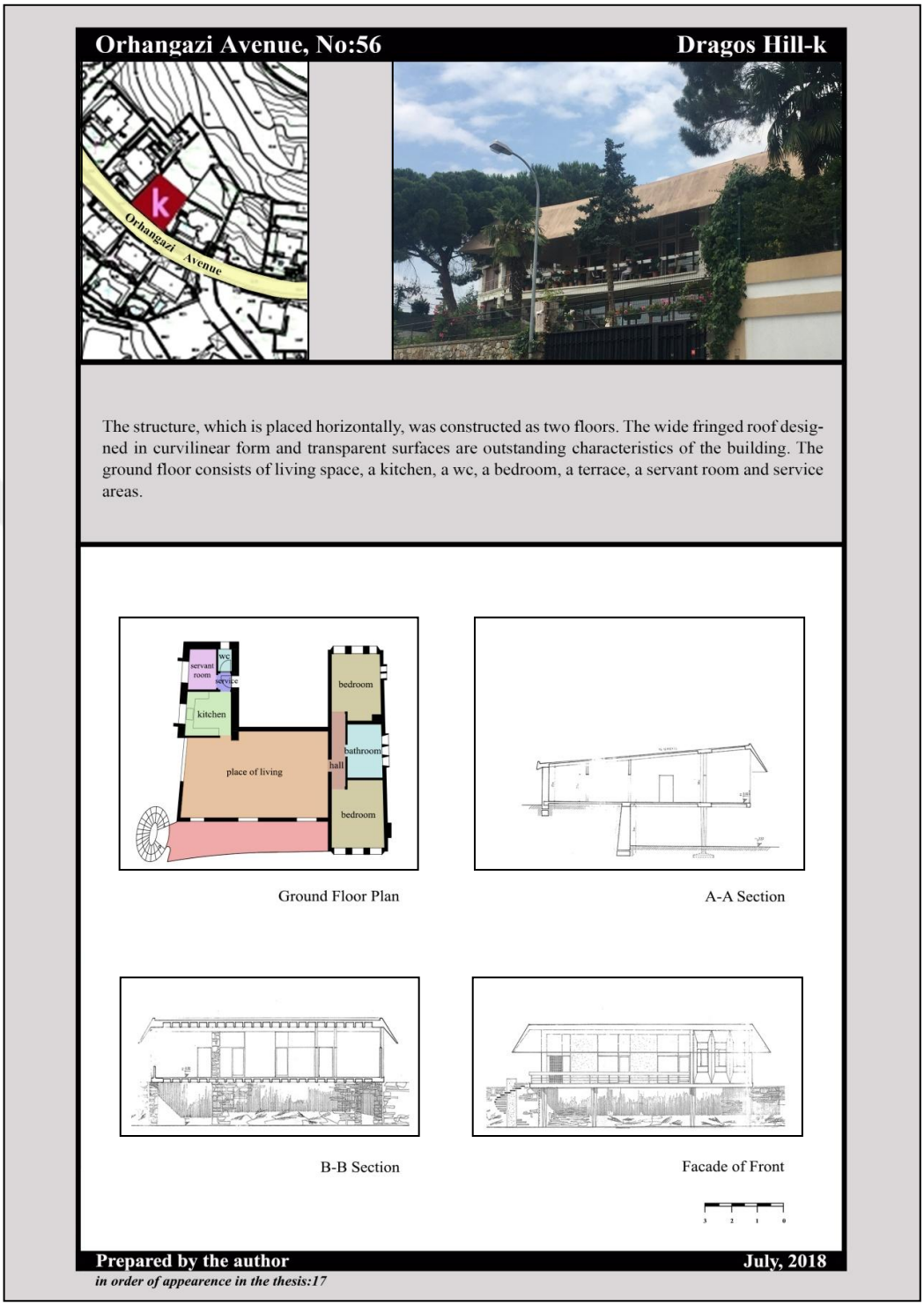

Figure B.8. Orhangazi avenue, no:56

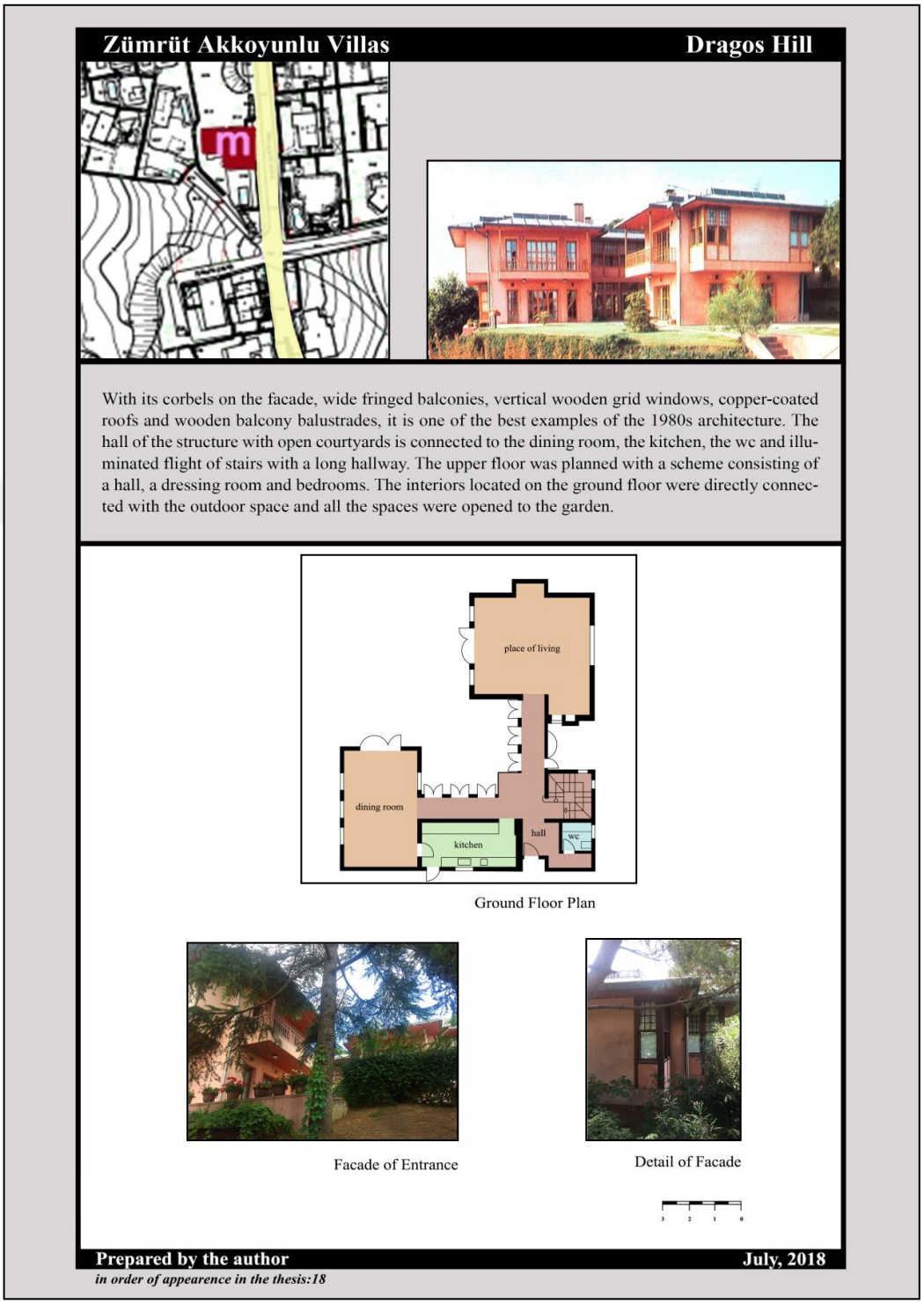

Figure B.9. Zümrüt Akkoyunlu villas

Figure B.10. Çamlı street, no:63

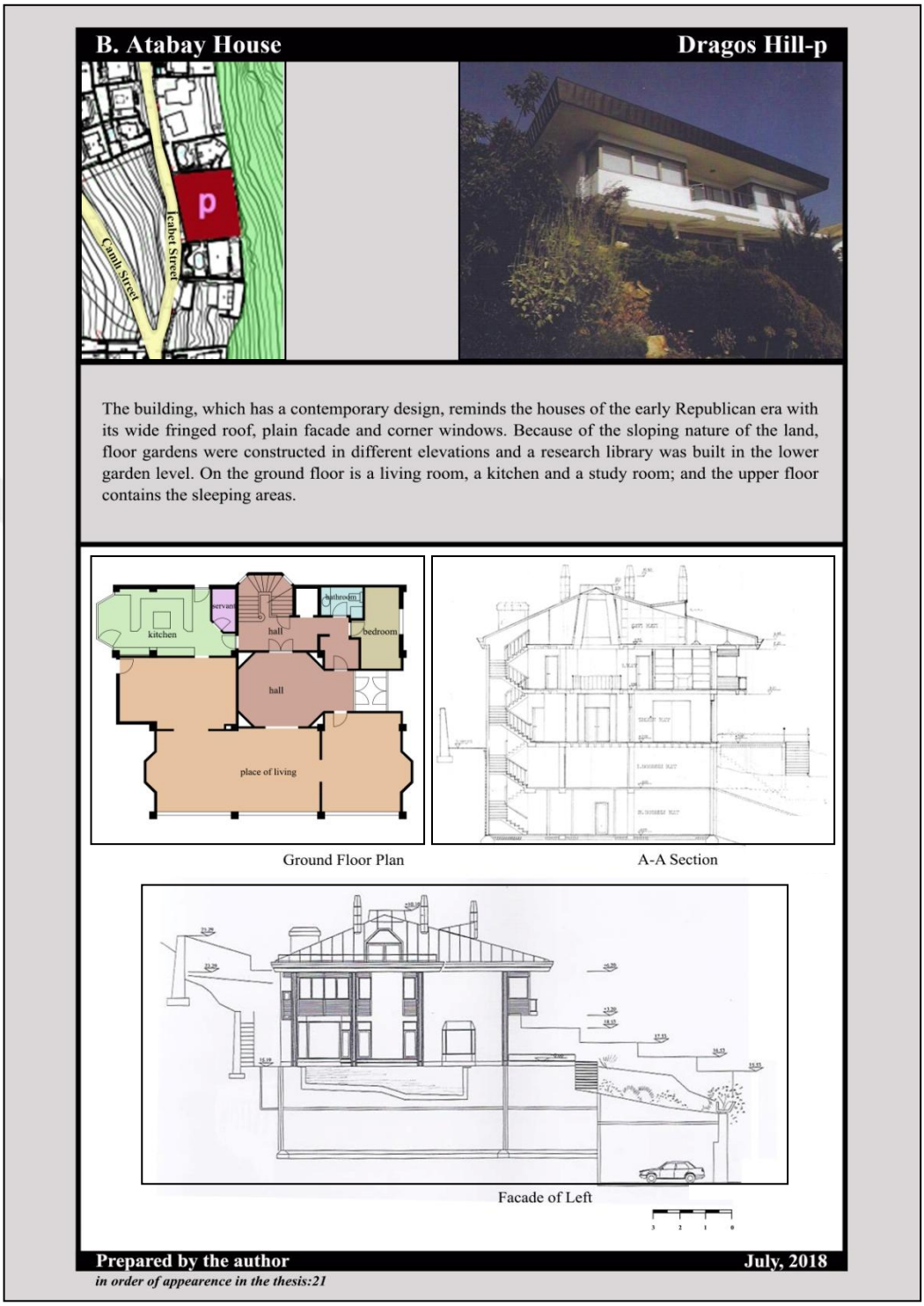

Figure B.11. B. Atabay house

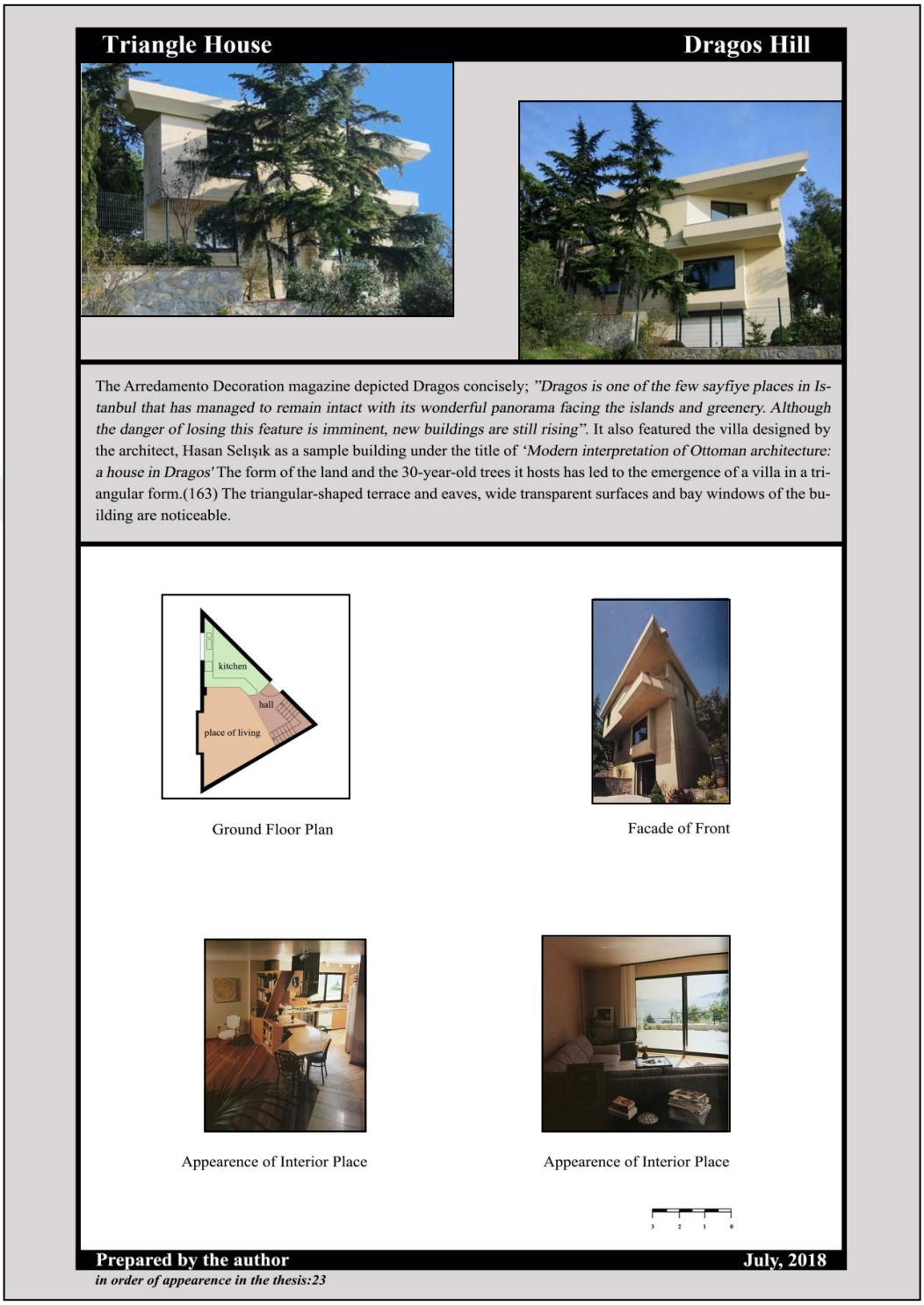

Figure B.12. Triangle house

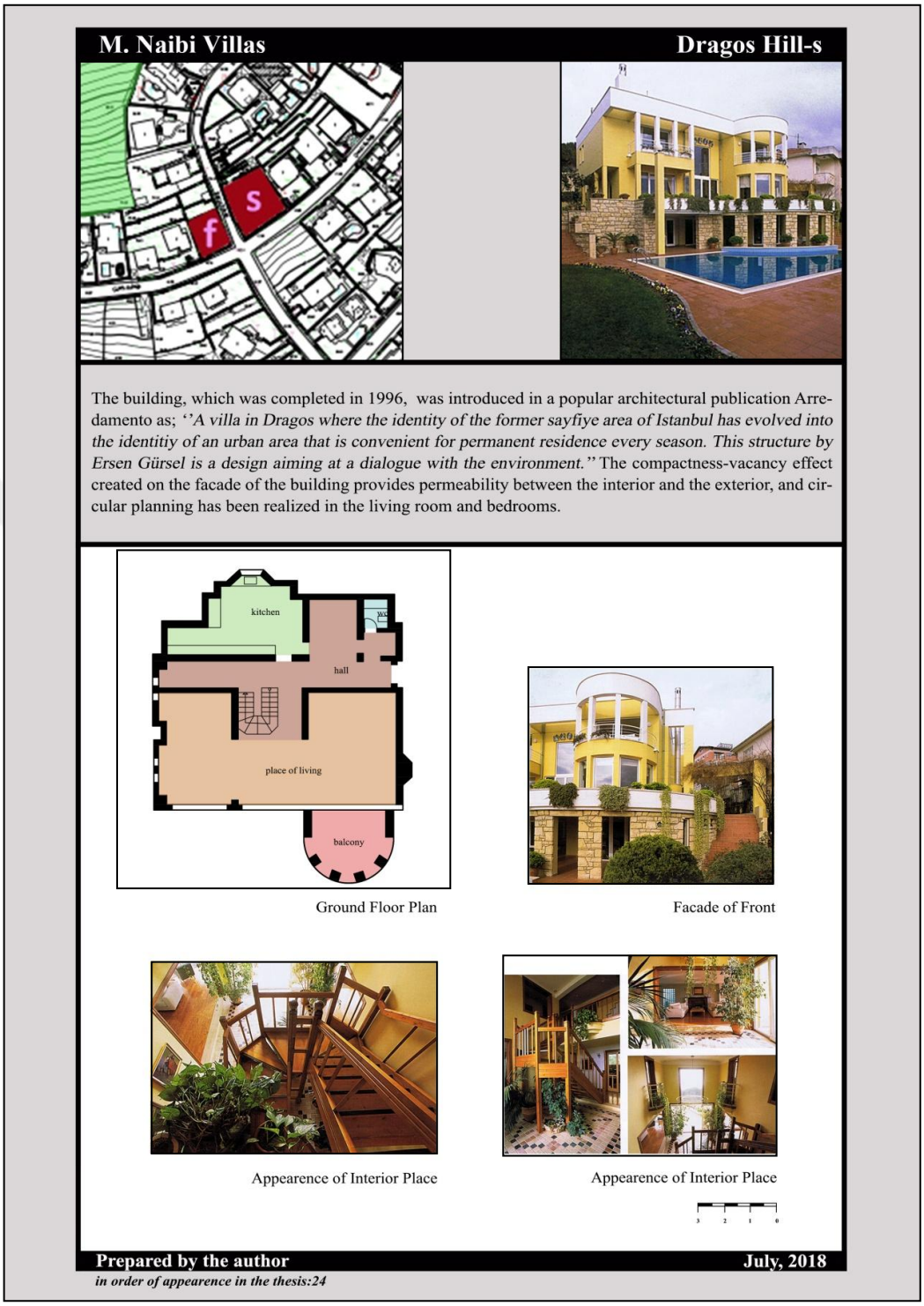

Figure B.13. M. Naibi villas

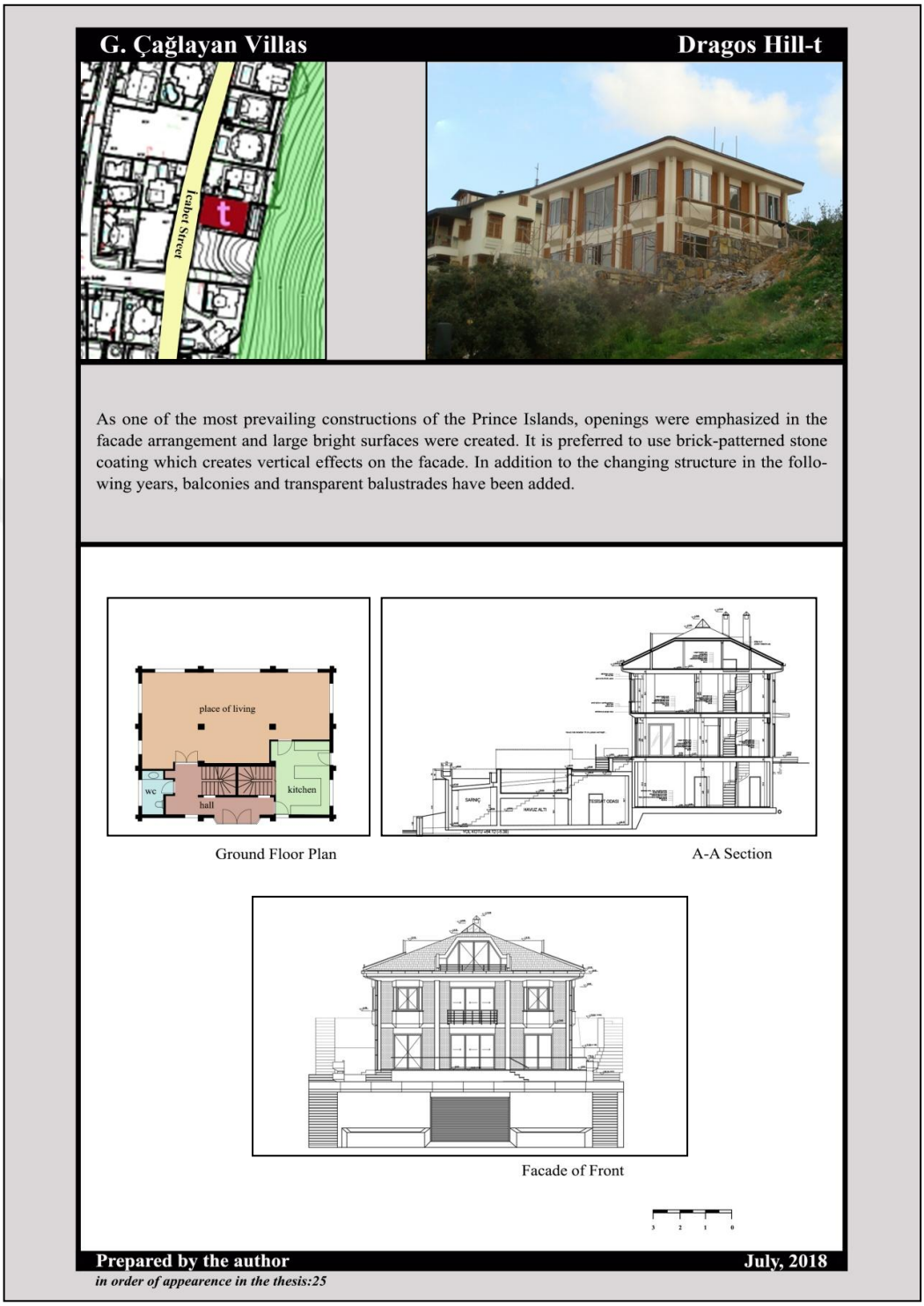

Figure B.14. G. Çağlayan villas

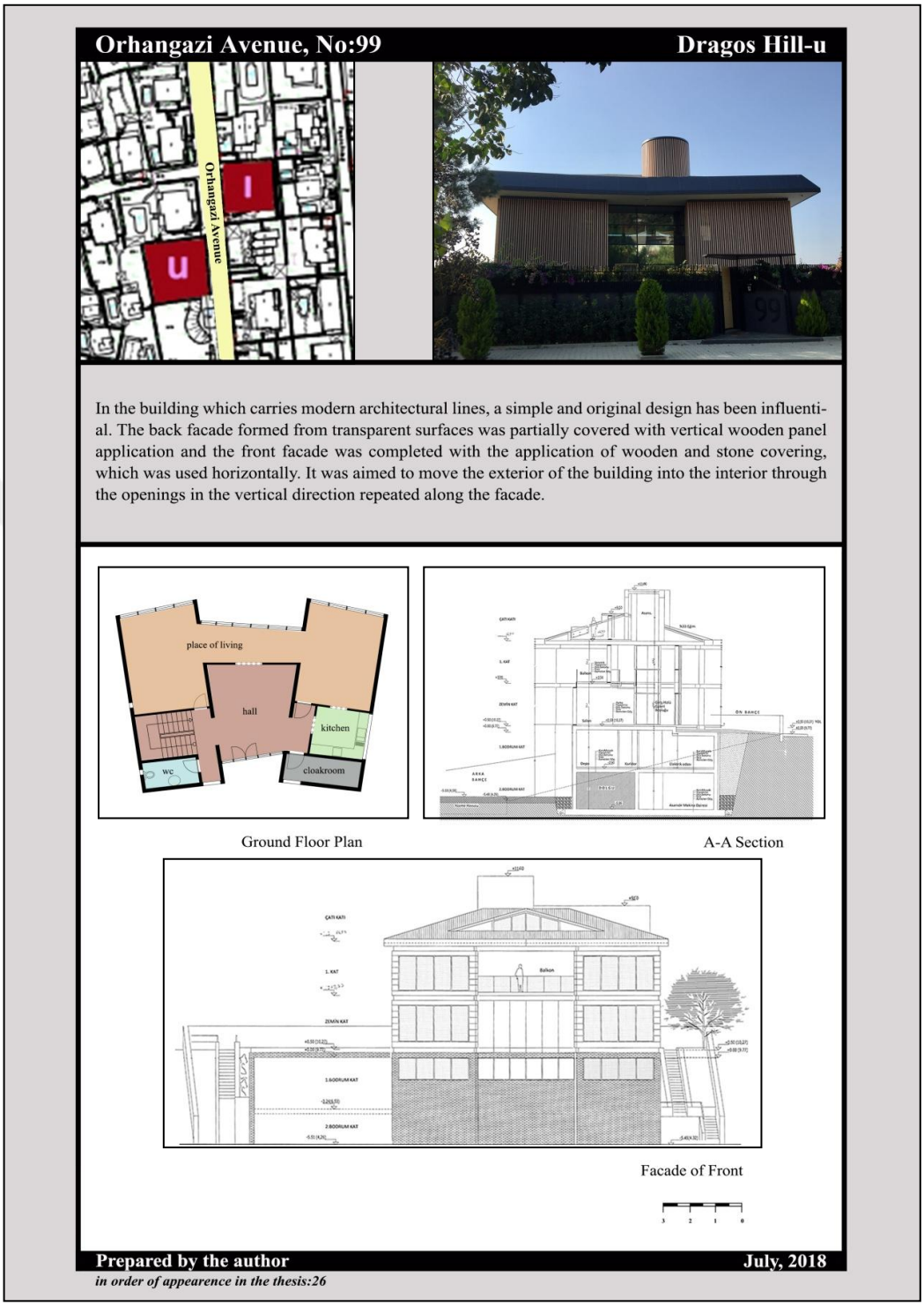

Figure B.15. Orhangazi avenue, no:99