



UPENN-HSPV 650

EUROPEAN CONSERVATION

galata:

SUMMER 1997 / İSTANBUL

participating students

Jeff ALLEN, UPENN, GSFA, HSPV

Julie BLACKETT, UPENN, GSFA, HSPV

Emmanuelle CHAMMAH, UPENN, GSFA, HSPV

Shu-chen CHIU, UPENN, GSFA, HSPV

Dana CLOUD, UPENN, GSFA, HSPV

Ann DI LUCIA, UPENN, GSFA, HSPV

Chris GEMBINSKI, UPENN, GSFA, HSPV

Ebru OMAY, ITU, FAC. of ARCH, DEPT. of RES.

Gökçen TEMELCİ, ITU, FAC. of ARCH, DEPT. of RES.

organization committee

Nur AKIN

Burçin ALTINSAY

ITU FACULTY OF ARCHITECTURE

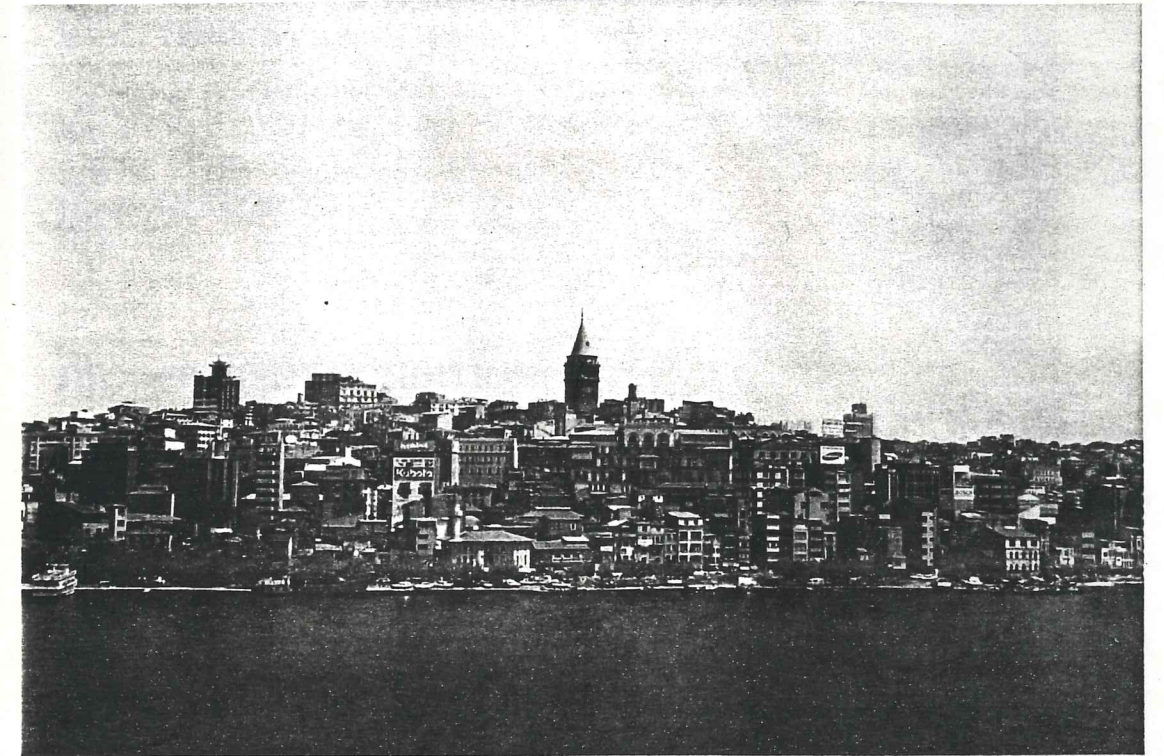
DEPARTMENT OF RESTORATION

TAŞKIŞLA

22 JUNE - 27 JULY 1997

GALATA KULEDİBİ STREET DISTRICT

**Istanbul Technical University
Summer 1997**

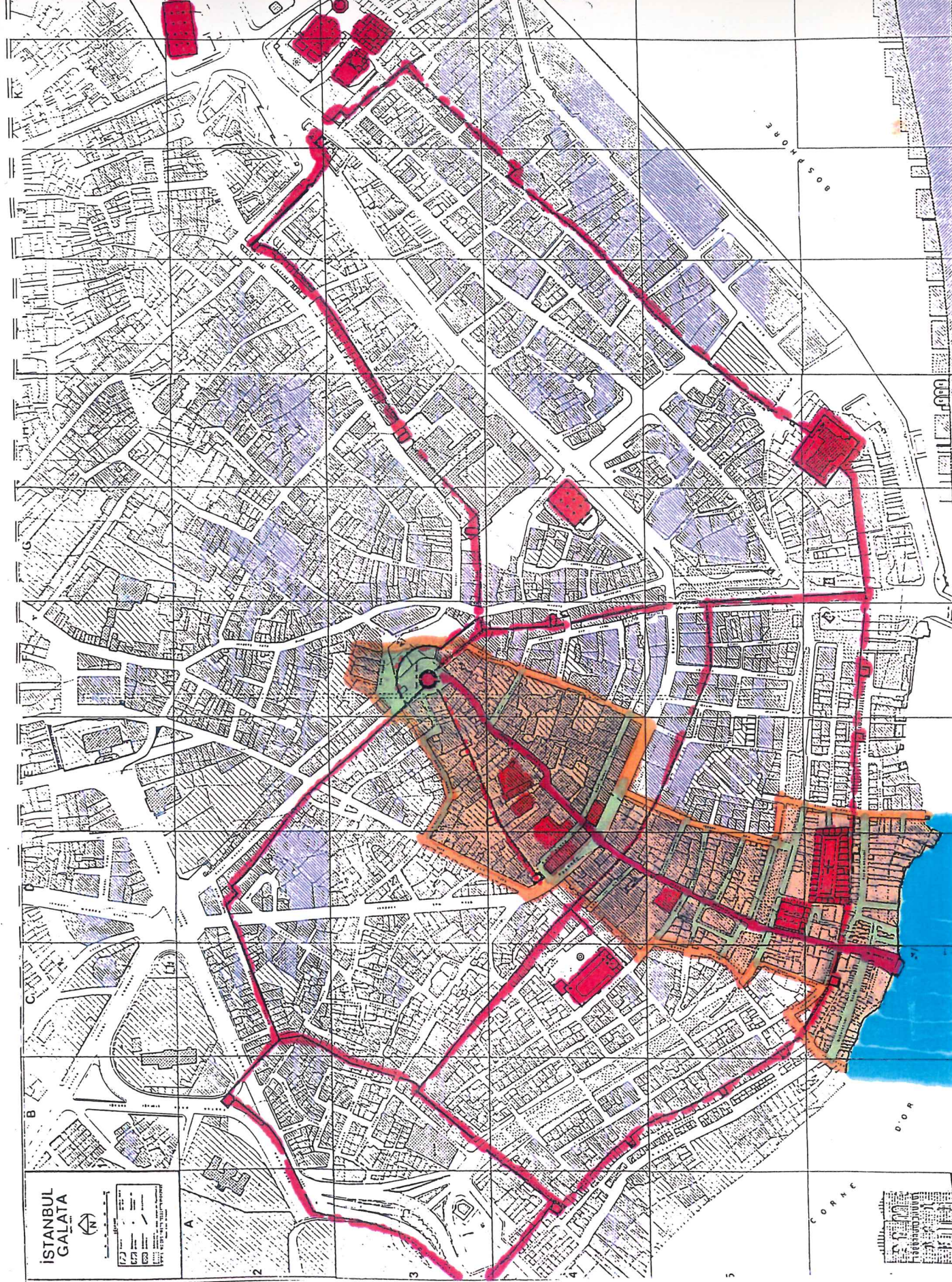


**Jeff Allen
Julie Blackett
Emmanuelle Chammah
Shu-Chen Chu
Dana Cloud
Ann Di Lucia
Chris Gembinski
E.Ebru Omay
Gökçen T. Temelci**

**Prof. Nur Akın
Asst. Burçin Altınsay**

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I. Thesis

The case of the Galata District in Istanbul, Turkey exemplifies issues encountered with the development of any urban center. The gradual appearance of a pattern within the cityscape is a function of time and progress, reflecting the needs of the inhabitants in conjunction with factors of space, culture, and economy. In this framework, historic structures and streetscapes are often regarded as barriers to progress with little recognition made for the rich character imparted by their presence. The intricate weave of this historic fabric within the urban landscape presents a conundrum to the conservation planner, calling for treatments which consider the past life and future use of specific structures in the context of a living environment.

An intensive analysis of the Galata District indicates the necessity of immediate intervention to halt the current social, economic, and cultural decline symptomatic of the space. Misuse of historic structures, ever increasing commercial traffic, and disregard for the inherent morphology of the area are primary sources for the present deterioration in Galata. The size of the space recommends a longterm intensive analysis on all levels; however, a preliminary concentrated month-long study conducted by the UPENN / ITU studio team resulted in observations and recommendations grounded in a respect for the historic fabric of the urban landscape while considering the needs of a productive and functional living neighborhood.

Revitalization of the Galata District entails several factors, addressing a variety of needs evident in the observation of the community. Acknowledgement of its rich past may be achieved through emphasis on the visibility of specific monumental buildings and a retention of the historic street patterns in the district. Guidelines for the use and conservation of historic structures are recommended, as are restrictions for new construction in order to preserve the character of the district. Current street patterns have changed little and strongly affect the cityscape. A limitation of

street access to automobiles will retain this character and aid in the fulfillment of a second recommendation involving the community's inhabitants.

The life of the neighborhood depends on the encouragement of growth in traditionally residential areas, with the provision of amenities to serve this purpose. While increased visitation to the site by tourists is desirable to economic development, it is not the intent of the study to alienate the current inhabitants, nor to discourage new settlement in the community. The significance of the area is based not only in the historic structures but also in the rich past of the district as a mix of residential and commercial space, and varied cultures. It is important to allow all aspects of the varied history of this area to prosper. The structures are valuable to the site not only because of their age, but also because of the integral functions they serve in the context of a living community.

In developing a conservation plan for the Galata District, the fullest answer to the problems of urban decay and appropriate treatment involves a synthesis of past, current, and future use with the intent of revitalizing the diversity for the which the district was once known.



II. History

While the Golden Age of Galata is generally traced to the settlement of the Genoese in the 13th century, the history of Galata extends as far back as the 4th century, albeit under a different name, with the reign of Constantine. The evolution of the region as an urban center offers a unique view of the cityscape over an extended period of time up to the present day. The value of Galata, then, lies not only in its historic structures and streetscapes but also in its ability to adapt to social, economic, and cultural changes vital to the sustenance of a living community. In undertaking a conservation plan for the district, the goal is not only to revitalize the region but to learn from it, ascertaining which changes have allowed it to exist for so long, and which may be damaging to the fabric of its unique landscape.

Galata is distinct among cities. Unlike other areas whose past is obscured in the shadow of progress, here is found a clear picture of growth over time with an integration of old and new. The character of the city is evident in a brief walk through the streets of residential, civic, and commercial neighborhoods within blocks of one another. An appreciation for the environment is deepened with an understanding of the history of the place. Water taxis on the shores of the Golden Horn travel the route taken by ferries when the name was Sycae, not Galata. The city has always been a focus of much activity. Initially settled by the Genoese, individuals of differing heritages and social classes have historically been drawn to the area, lending it a cosmopolitan feel distinct from other parts of Istanbul. Construction of the walls and Tower in the mid-14th century served to set the area apart as its own entity, and several restorations of these walls indicate somewhat an attitude of unity within the community, Turks, Greeks, Armenians, Jews, and Christians found space within the walls, even after the Ottoman Conquest of Constantinople in 1453. Merchants and artisans of every sort found space in particular areas with little conflict, each respecting the status of the others. This mutual respect is perhaps the chief reason why the district has been able to sustain itself over time and in the face of numerous shifts in use. Galata is a patchwork of class levels and occupations.

The myriad of historic structures from a range of periods serve both as container for current activity and a living representation of the needs of the past.

The wall around Galata is a clear example of metamorphosis in the city. Constructed as a defense system in the early and uncertain days of the newly settled region, houses began to replace the fortifications in 1712. These were in turn demolished in 1864, freeing ten acres for further development. Galata Tower, built in 1348 as the strongest link in the defense system, has itself gone through several changes in use, from watchtower to firetower to touristic center. Reuse is typical and necessary in such a place. Restoration of the tower has been undertaken by several governments in the wake of natural and man made disasters; it has historically been held in high regard as an asset to the community. Foreigners are recorded as visitors from the middle of the 19th century, welcomed not as outsiders but guests and extensions of the diversity inherent to the framework of the neighborhood. The population was further enhanced by settlement of foreign embassies into the community.

Changes to the fabric of the Galata area have not diminished its value as an urban center, rather, they are the source of its continuity. A look at the history of Galata reveals a pattern of growth achieved through metamorphosis and adaptability, tools critical in the successful revitalization of the Galata District.

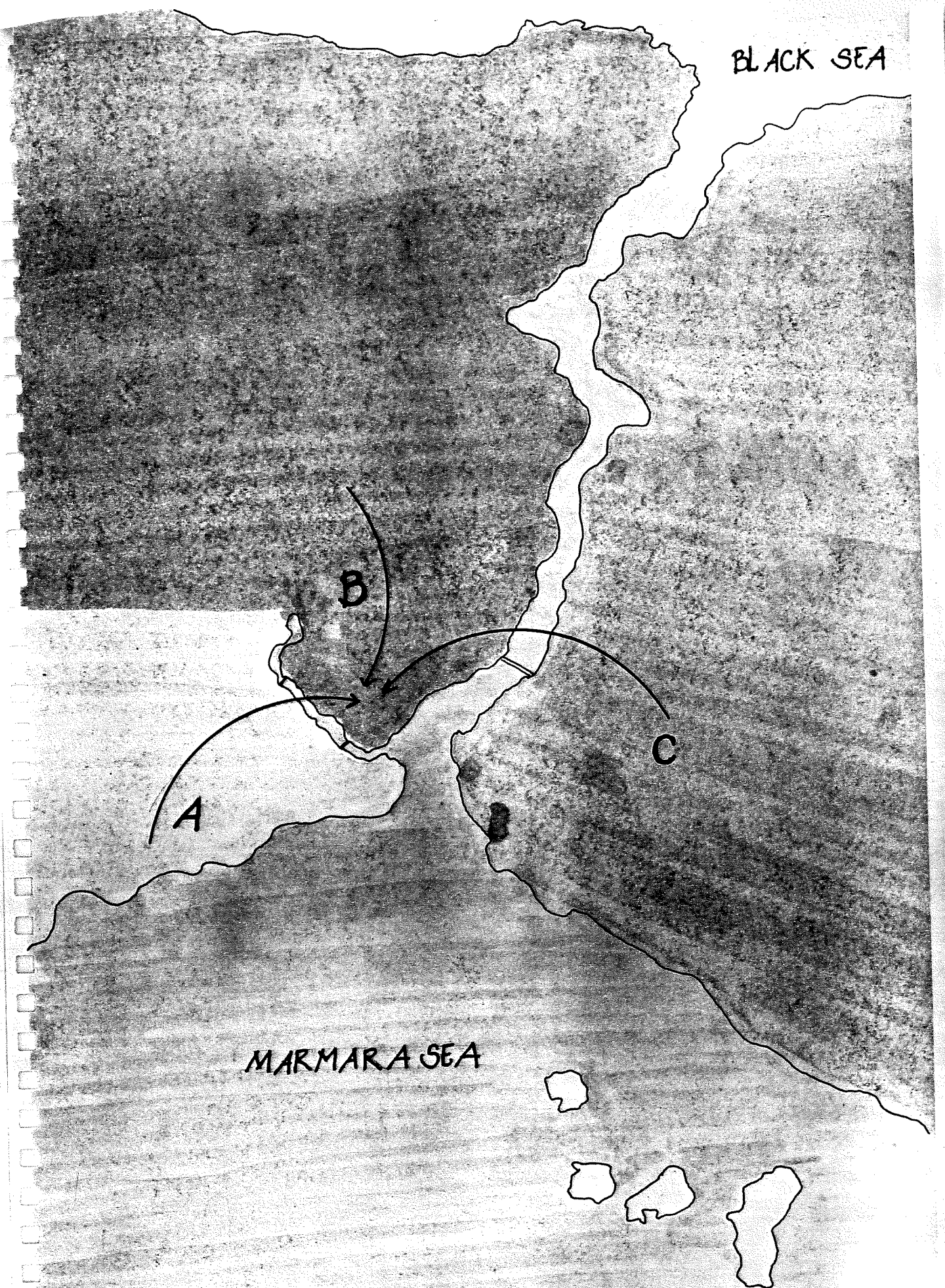
BLACK SEA

B

C

A

MARMARA SEA



III. Present Condition

The main axis chosen for this project connects the Galata Tower, a visual and historic landmark, with a traditionally commercial waterfront area. The street itself is narrow and steep. Narrow sidewalks require that pedestrians constantly compete with automobile traffic, excepting one section that retains the historic stairs that ran the length of a larger segment the street in the 19th century. Still intact are the orthogonal street plan of the Genoese settlement close to the waterfront, and the more organically developed street plan closer to the Tower. Buildings lining the axis range in age and historical importance, from 1950's warehouses, to remnants of the original Genoese wall. At present physical deterioration, centuries of accumulated dirt, commercial signs, and inappropriate alterations mar the inherent beauty of these facades.

Historic 19th century buildings range from two to five storeies, and are generally of cast stone. In most cases the lower floors are commercial space, and the upper floors residential. Physical deterioration in these buildings may include extensive loss of surface finishes, which in some cases may compromise the building envelope, and structural decay that threatens stability. In several instances the addition of stories to these buildings has resulted in dramatic changes in the original facade and streetscape.

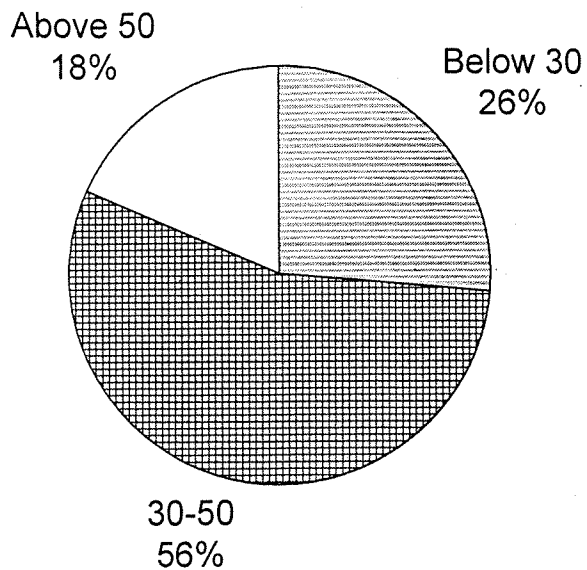
Eleven monumental Ottoman structures create a strong presence on the axis. Thick walled brick construction, and the adaptability of the interior spaces, has ensured the survival of these buildings through time. At present all, except one which is vacant, are used as workshop/office-space. Such usage often involves the operation of heavy machinery harmful to the structure.

Four visible fragments of the 14th Century Genoese wall remain. The three watchtowers contain usable space, while wall fragments are treated as ruins. The towers are similar in height to the surrounding buildings and therefore barely visible from the street. What is visible is not readily identifiable as an important historic remain and is therefore overlooked. A wall fragment that is exposed to the main street in the waterfront area is lost among the other architectural ruins, and commercial storage space.

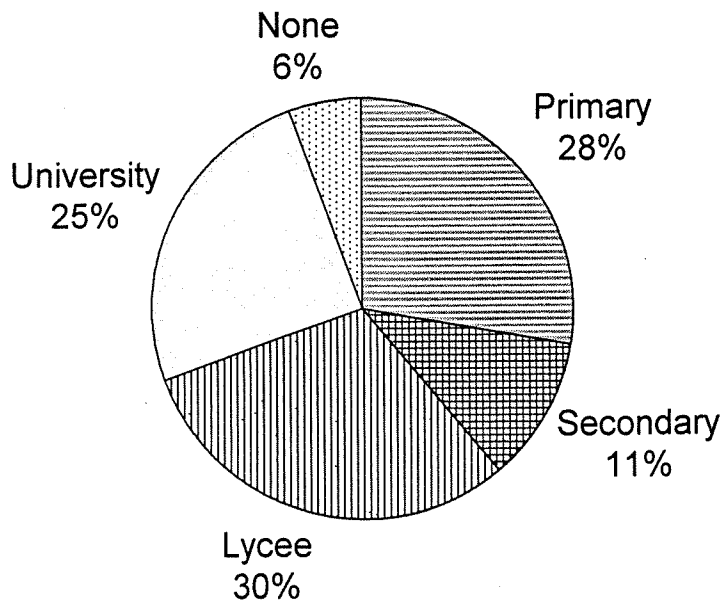
Within this historic matrix stand numerous 20th century buildings and several vacant lots. The lack of a comprehensive plan in these areas has resulted in recent changes which threaten the historic character of this district.

A survey of the current residents offers insight into what is needed to revitalize the area. Occupants express a desire for more play area for children, markets, and a weekly bazaar. Concerns about crime and the increasing commercialization of the area suggest the need for a more distinct boundary between the industrial workshops and the residential area. Interviews with shop-owners revealed that they are, for the most part, satisfied with present conditions. A positive attitude toward tourism from both the residential and commercial sectors suggests some flexibility in the type of businesses that may operate along this axis in the future.

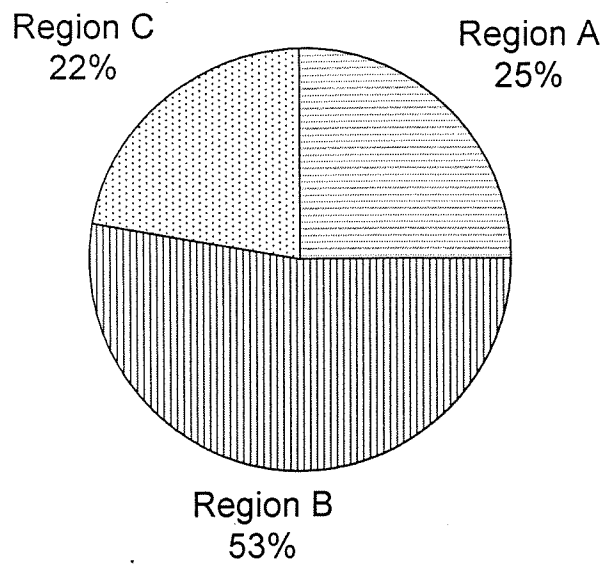
Age of Participants



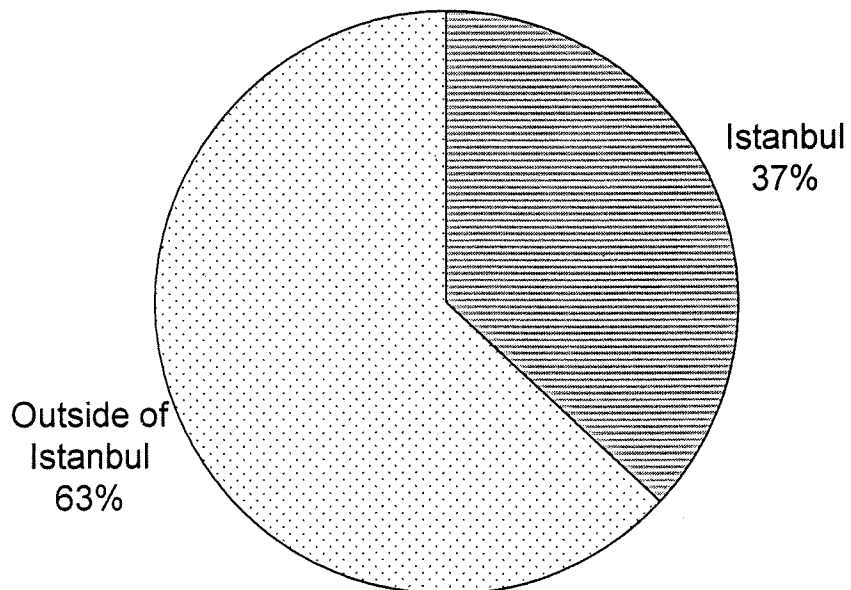
Level of Education



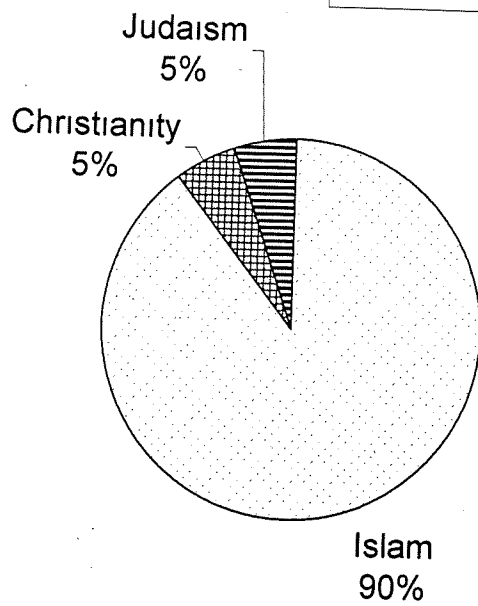
Place of Residence



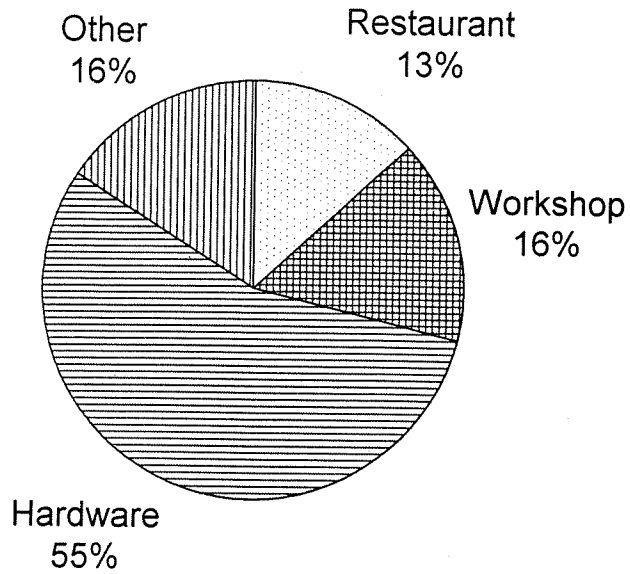
Place of Birth



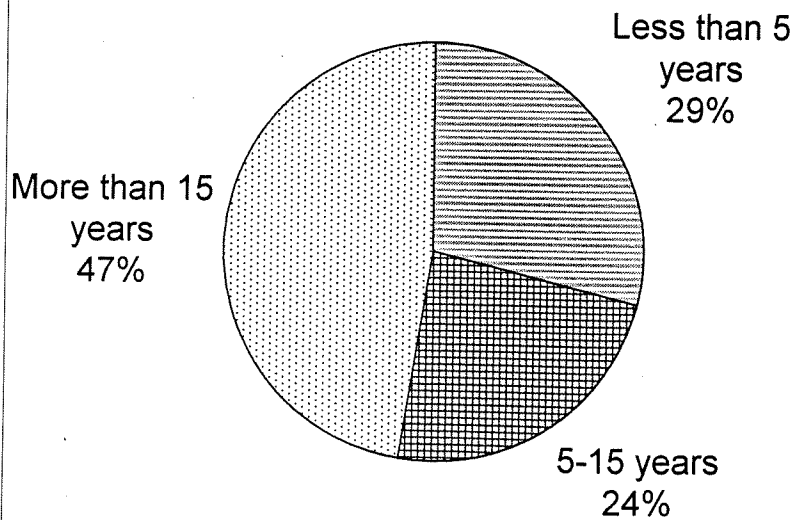
Religion



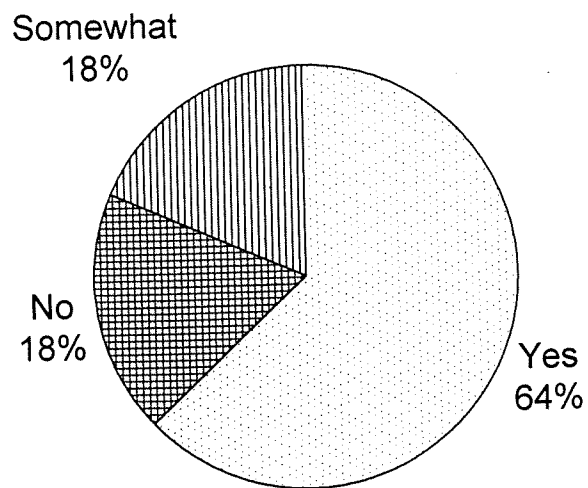
Type of Business



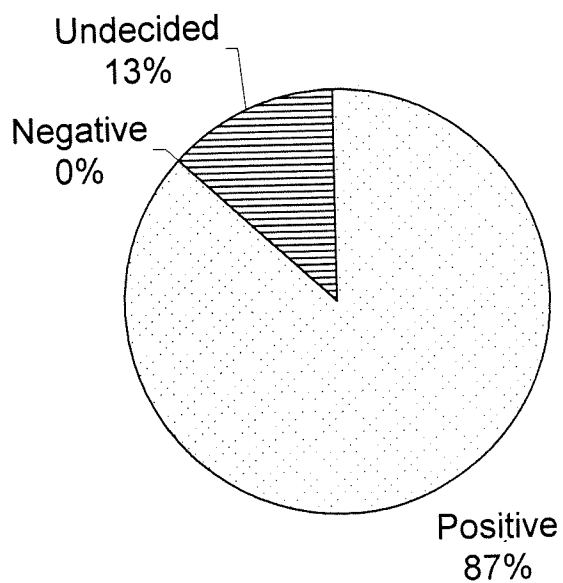
Business-Years in Operation



Satisfied with Current Environment



Feelings About Tourism



"I'M TIRED OF ALL THE NOISE.
I'M THINKING OF MOVING.
I MIGHT SELL MY APARTMENT
TO A BUSINESS....

...I DON'T WANT GALATA
TO BE A COMMERCIAL PLACE.
IF I CONVERT MY APARTMENT TO A PENSION,
ONLY THE WORKERS WILL STAY."

— 28 year resident of Galata

THE SANITATION SYSTEM IS A PROBLEM.

— 9 year Spanish resident of Galata

"THERE IS A SENSE OF COMMUNITY.
THE SHOP KEEPERS KNOW ME
AND ASK HOW I AM...

...I'M EMBARRACED TO SAY I LIVE IN KARAKÖY.
...MUSIC MARKETS ARE COMING DOWN SO IT'S
NICE FOR GALATA."

— college educated 26 year old man
who feels his friends make fun of him
because of his place of residence

"I WISH THERE WAS A WEEKLY BAZAAR
CLOSE BY MY HOME...

....I WANT A SAFE PLACE

FOR MY CHILDREN TO PLAY...

...WE SOLD OUR APARTMENT TO THE WRITER
LIVING BELOW US,

AND I'LL MOVE TO MY HOME TOWN."

— 36 year resident of Galata from Erzincan who sold
her apartment to an educated urbanite,
mother of four children

"I LIKE TOURISTS AROUND. I FEEL SORRY FOR
THEM WHEN THEIR BAGS ARE STOLEN.
IT GIVES TURKEY A BAD REPUTATION.

THERE NEEDS TO BE AN
INCREASED POLICE PRESENCE!"

— 59 year resident of Galata

I LIKE THE WAY IT USED TO BE
WHEN THERE WEREN'T SO MANY BUSINESSES.

I'M WORRIED ABOUT

CLOSING THE STREET (GALATA KULESI).

**WHAT WILL THE HOSPITAL DO WITH ITS
EMERGENCY ENTRANCE?**

— a young woman of Galata



III. Present Conditions



III. Present Conditions



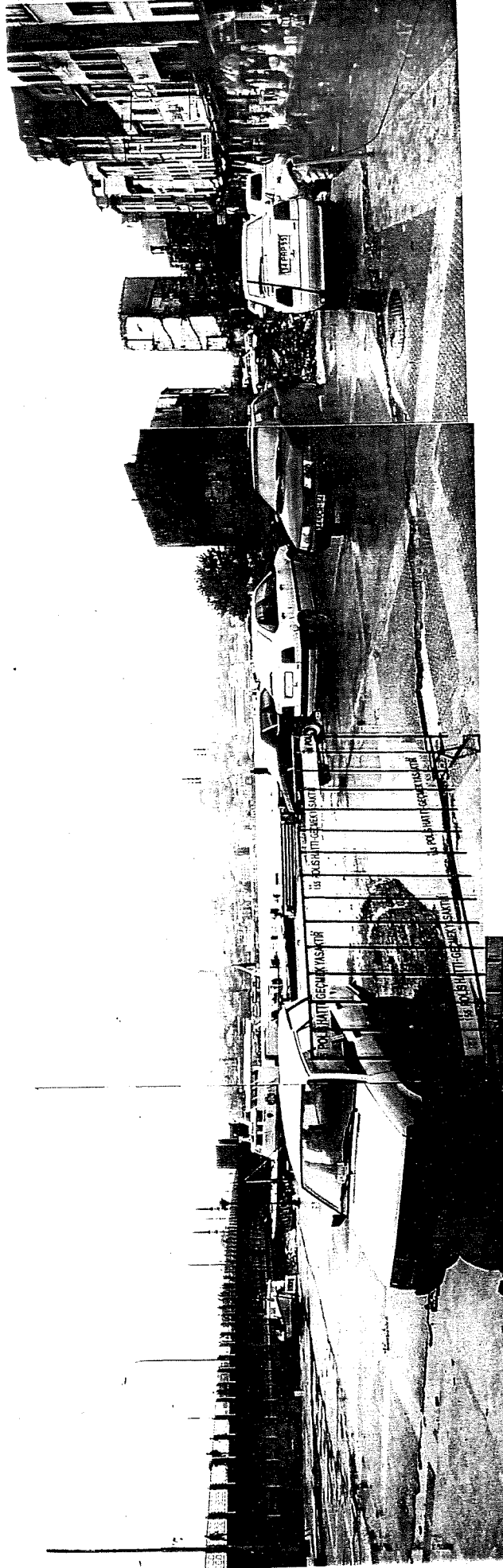
III. Present Conditions



III. Present Conditions

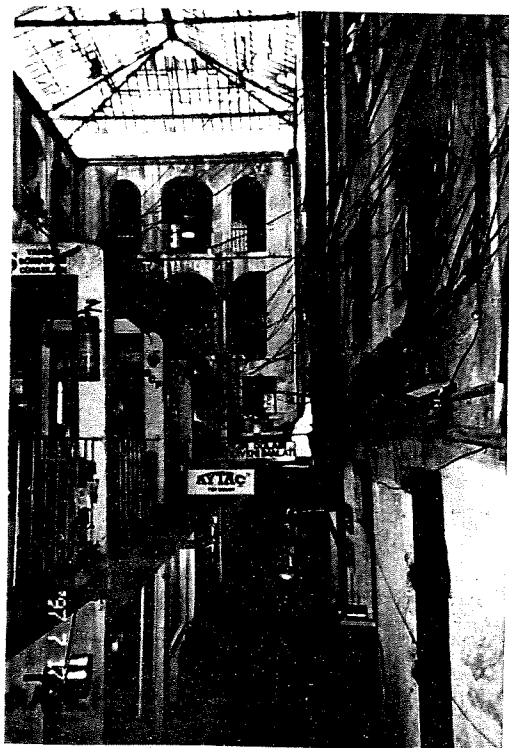


III. Present Conditions



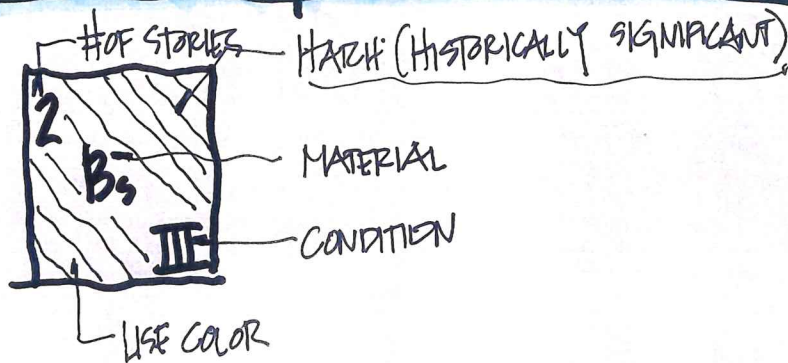


“... here is found
a clear picture of
growth over time
with an
integration of old
and new...”

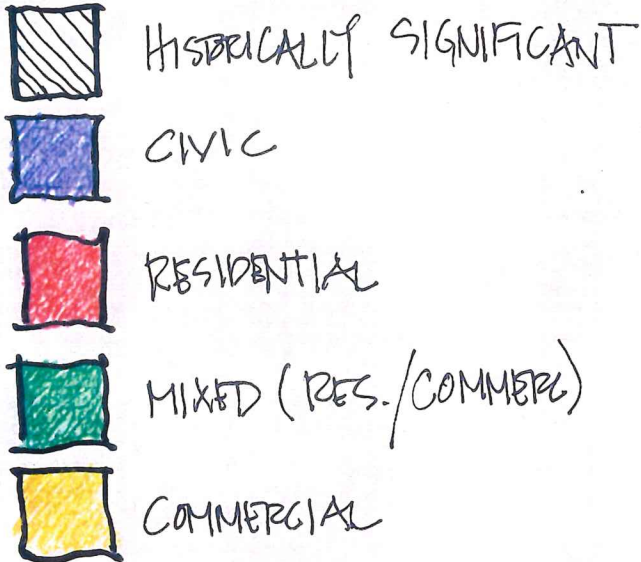




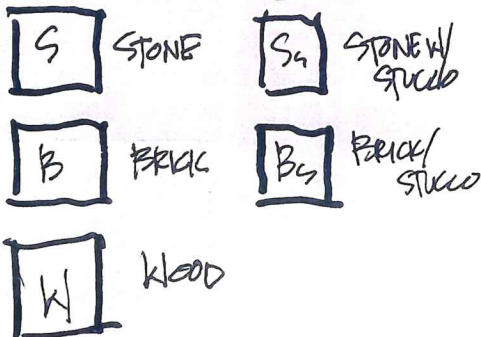
SURVEY:



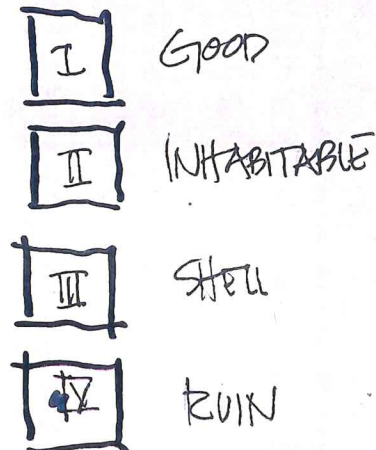
FUNCTION (USE) COLOR



MATERIAL



CONDITION







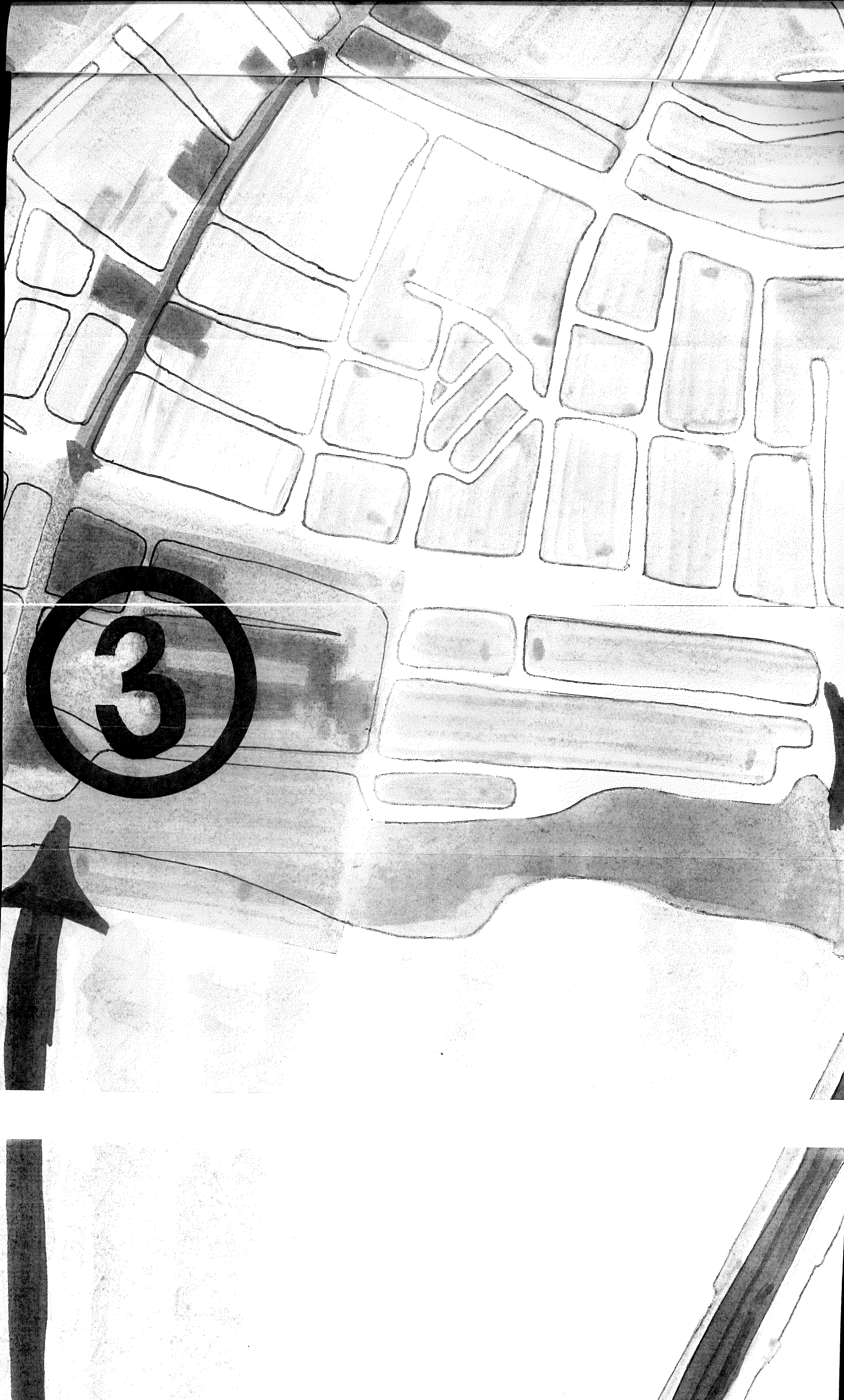


A black and white photograph of a map, likely a street map, showing a network of roads and building footprints. A large, bold, black circle is superimposed on the map, containing the number '2'. The map is oriented horizontally, and the bottom edge shows the map being rolled up. The number '2' is centered within the circle, which is positioned in the lower-middle part of the frame. The map itself is a high-contrast, line-art style representation of a city layout.

2



2



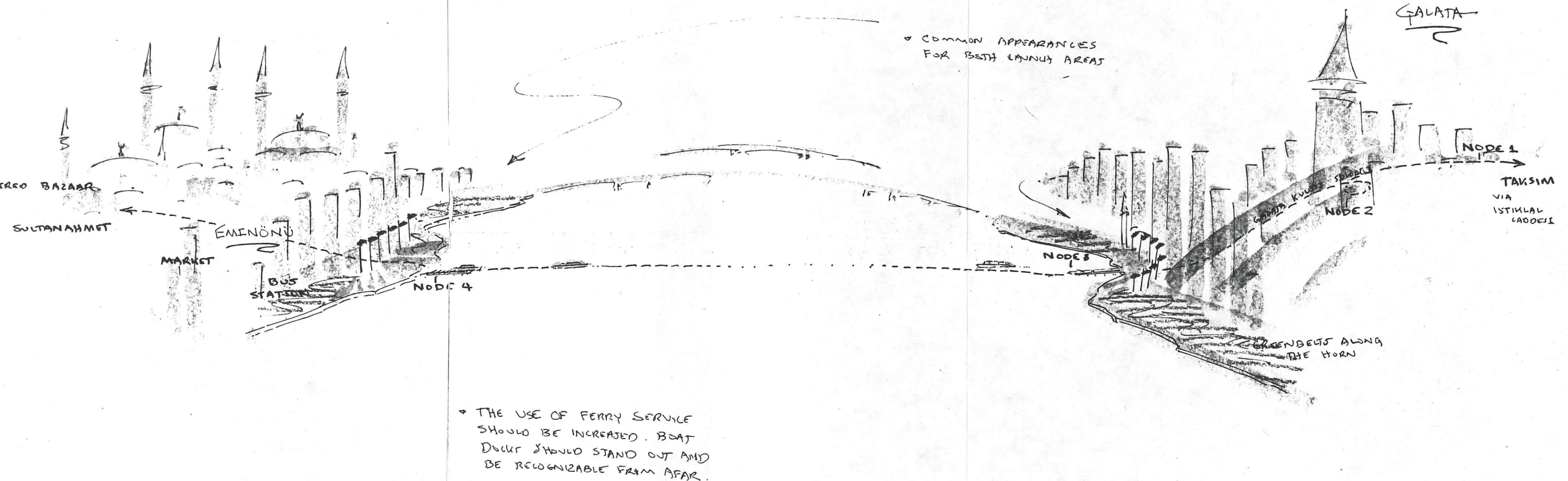
4

PEDESTRIAN ACCESS FROM ISTANBUL TO TAKSIM

(NO CARS ALLOWED!)

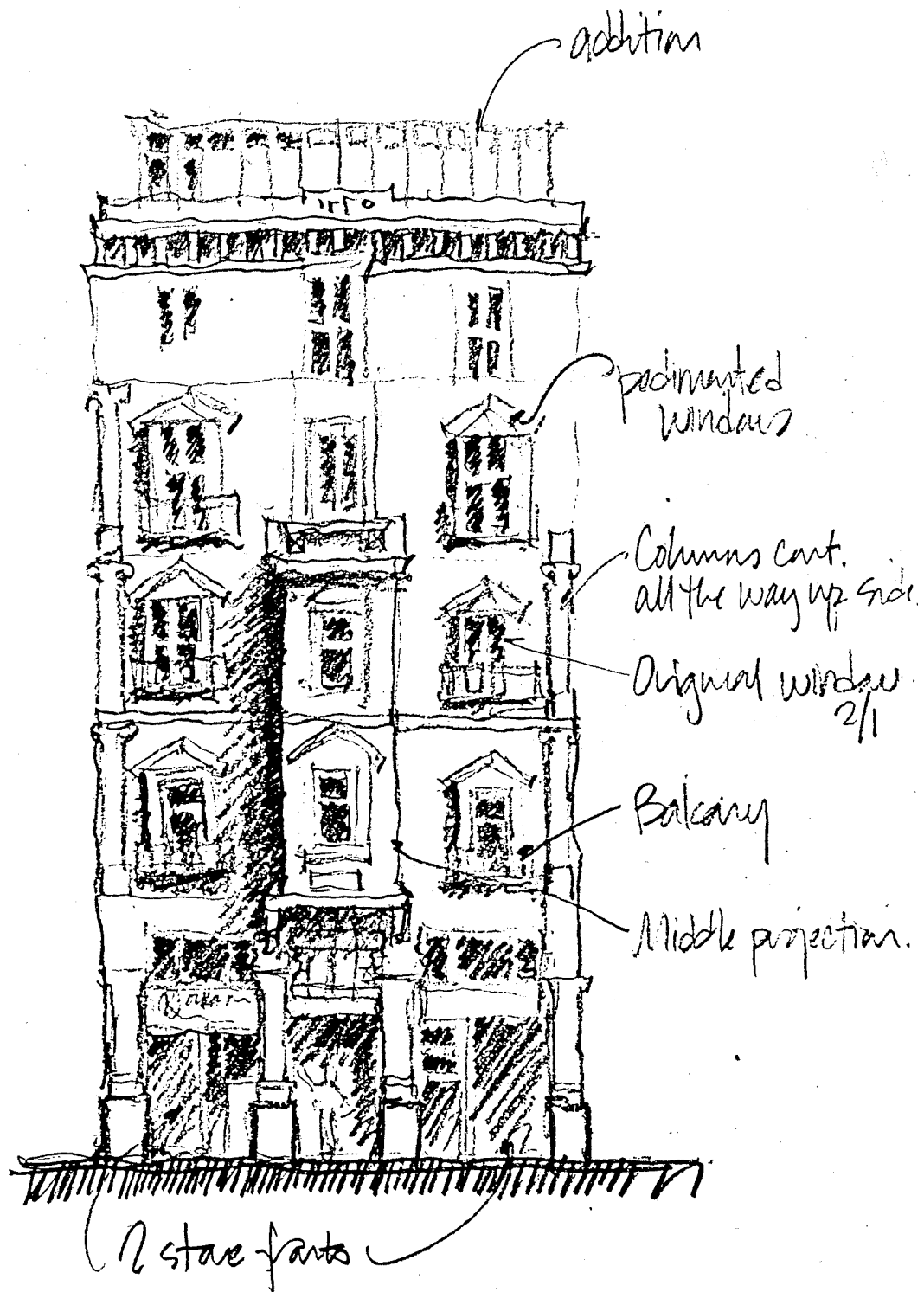
▼ TOURIST AND LOCAL USAGE
CAN BE PROMOTED.

▼ COMMON APPEARANCES
FOR BEST URBAN AREAS



▼ THE USE OF FERRY SERVICE
SHOULD BE INCREASED. BOAT
DOCK SHOULD STAND OUT AND
BE RECOGNIZABLE FROM AFAR.

19^c Apartment / Starofant Galata Tower.

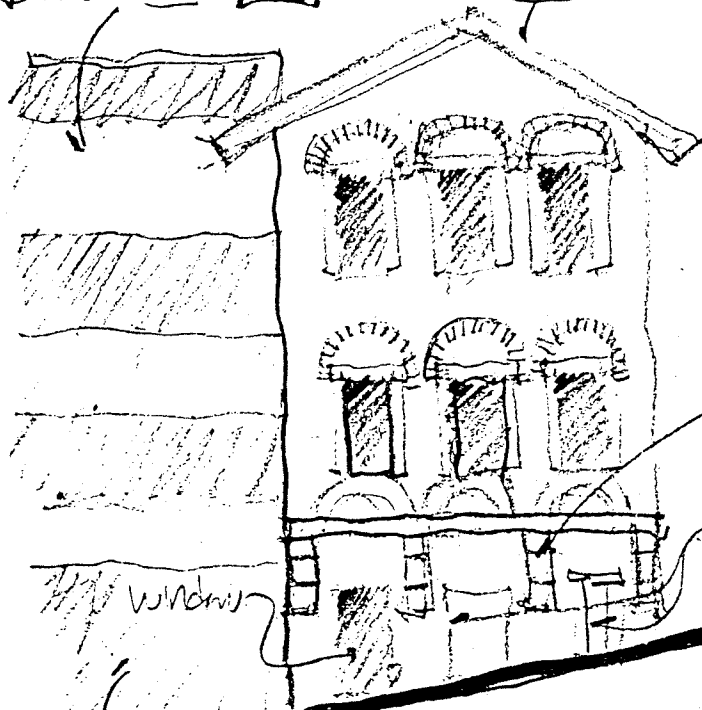


Construction: Famed stucco over brick.
Some new windows - a few original.
Starofants original?
* Middle projection and starfants

30 Oct. 1762 -

Andre Chenier

Nagpur



GENOISE

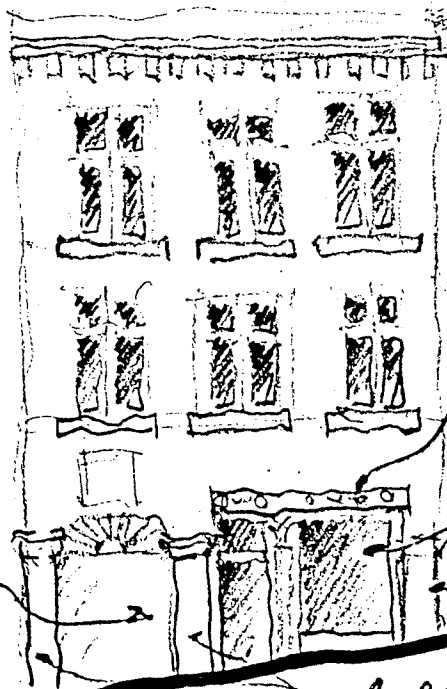
heavy stone brackets

doors

windows

stapfast system

BRITISH

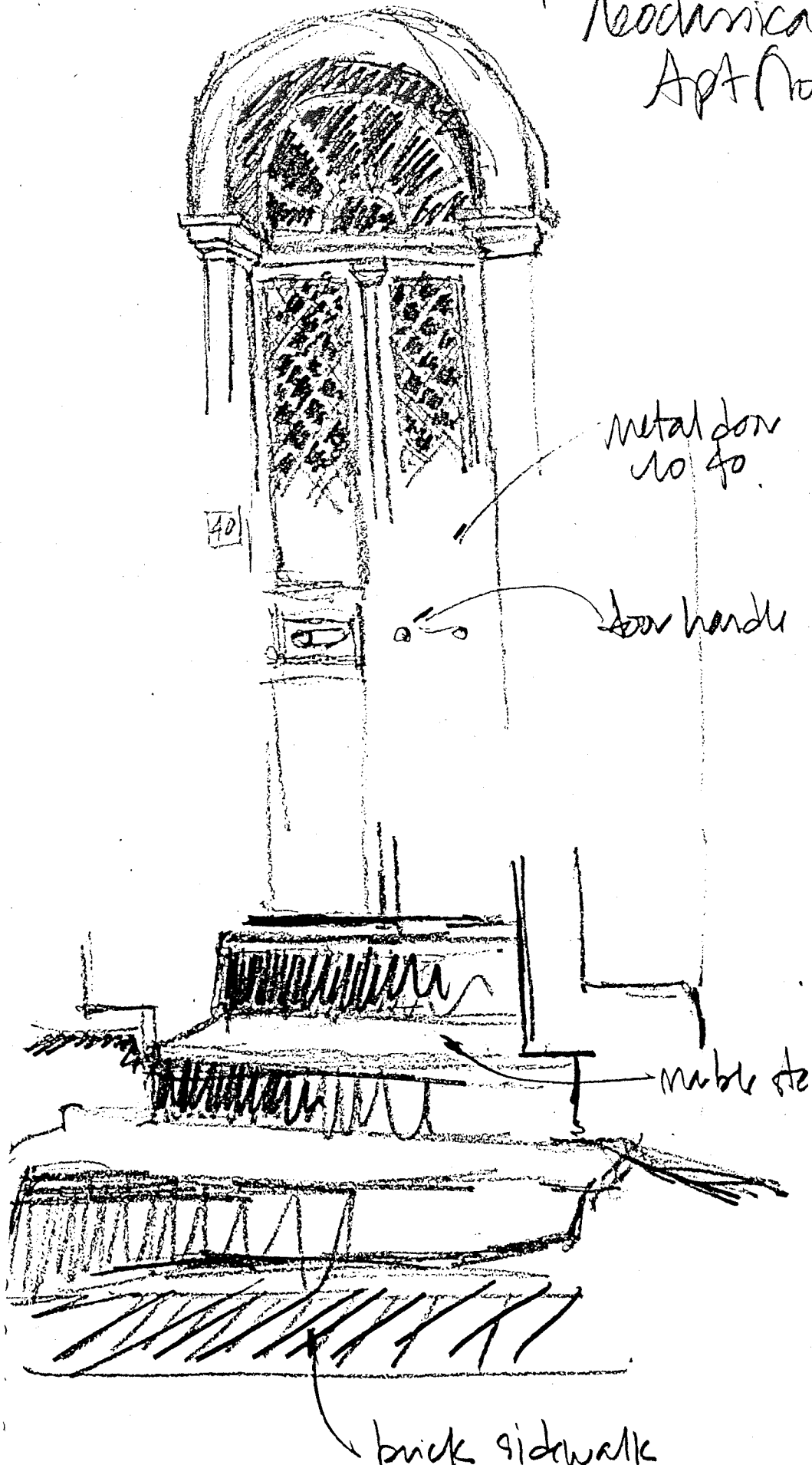


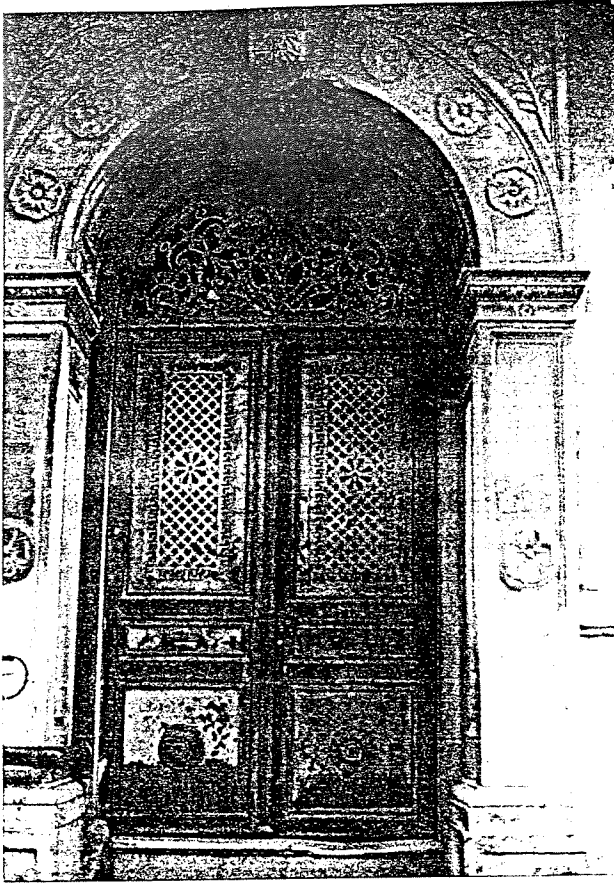
iron lintel
stapfast

passage

3 columns

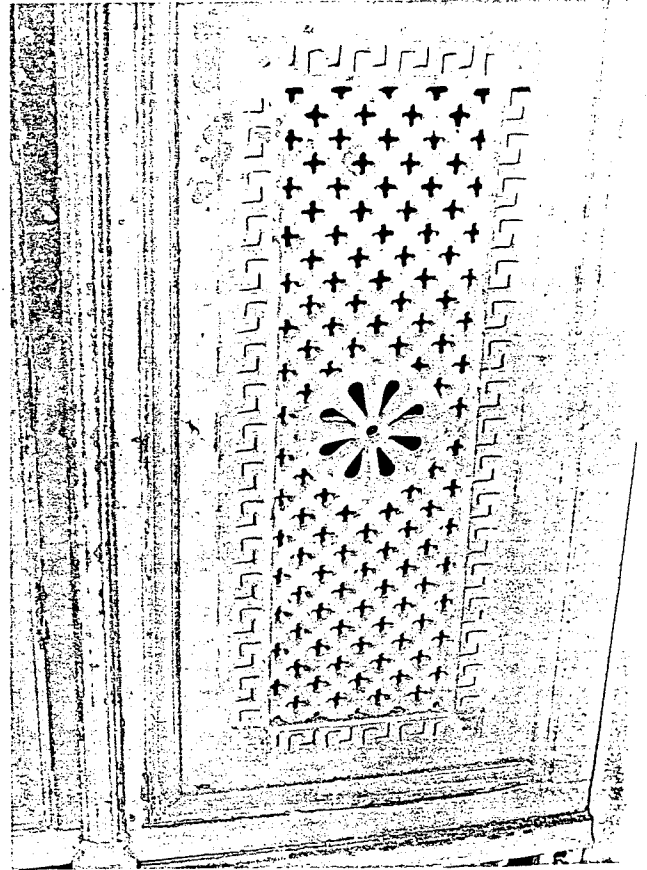
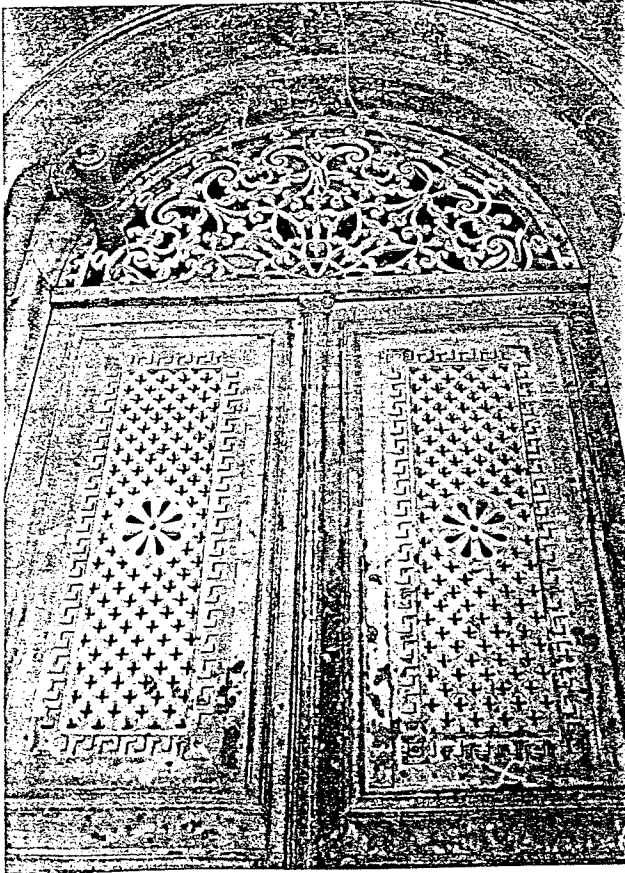
Upper Central
Neoclassical details.
Apt No. 40



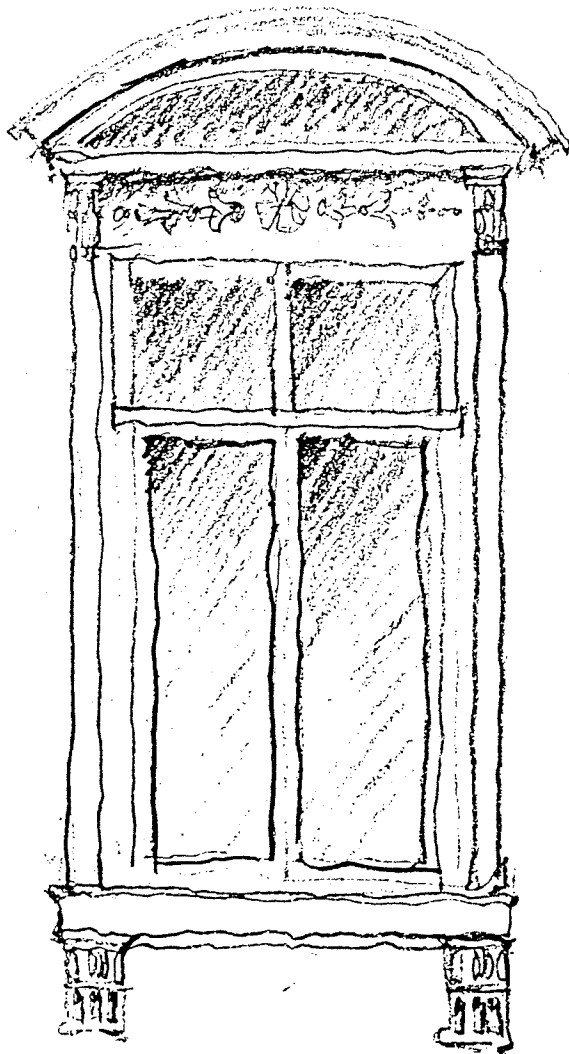


GALATA

Serdar-ı Ekrem Sokak No. 73



Neoclassical Elements
19th c.



IV. Goals, Guidelines and Proposals

A. Goals

The goals are geared toward the Galata District as a whole and are therefore a general umbrella under which all three areas, the Galata Area, the Center Academic Area and the Waterfront Area are included.

THE GALATA ARCHITECTURAL SOCIETY

- Establish a neighborhood association of concerned residents, citizens, architects, preservationists, conservationists, historians, planners, real estate developers and the like to act as arbiters in the decisions surrounding the elemental details of any architectural or preservation planning for the Galata Historic District. The committee will ensure the appropriate design of new structures and the adaptive use of existing significant architecture. It will follow the guidelines developed in the preservation plan for the Galata Historic District and act as a supervisory committee when specific details need decisions. The Committee will regulate and recommend appropriate façade alterations within the district.

UNIFICATION OF THE MAIN AXIS FROM THE GALATA TOWER TO THE WATERFRONT AT THE GOLDEN HORN AS AN INTEGRAL SEGMENT OF THE CONTINUOUS PEDESTRIAN WAY.

- Continued use of buildings as part of a living district with night and day activity.
- Highlight the monumental, and the historically significant architecture.
- Define the vision for the development of new design within the district.

B. Proposals

The following are our proposals for each Area in the district:

- Provide visual and physical access to monumental structures including a certain amount of open space as deemed necessary to the preservation and protection of the architecture.

Unification of the main axis through

- A uniform and consistent paving plan highlighting the axis
- Restriction to pedestrian only access along the main axis
- Designing effective methods of pedestrian/automobile control at major axis crossing points (traffic lights, crosswalk demarcation, and stations).
- Develop a maintenance plan to ensure the consistent and continued protection of the unification of the axis and the appropriate conservation and preservation of the architectural monuments in the historic district.

Galata Tower Zone:

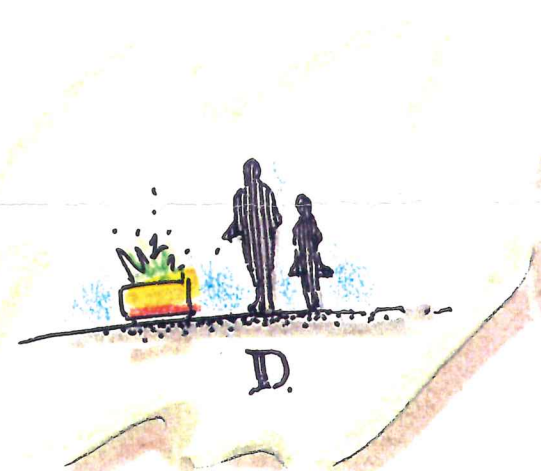
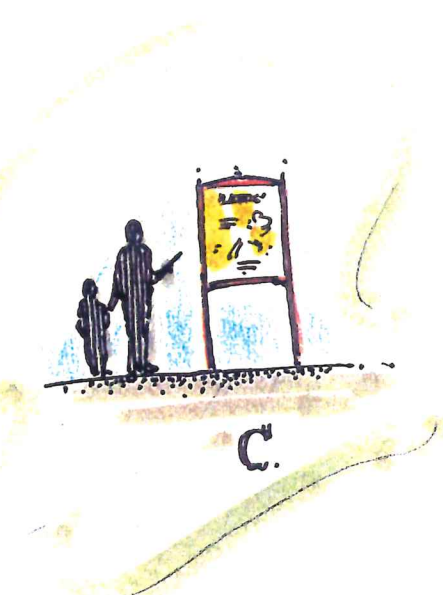
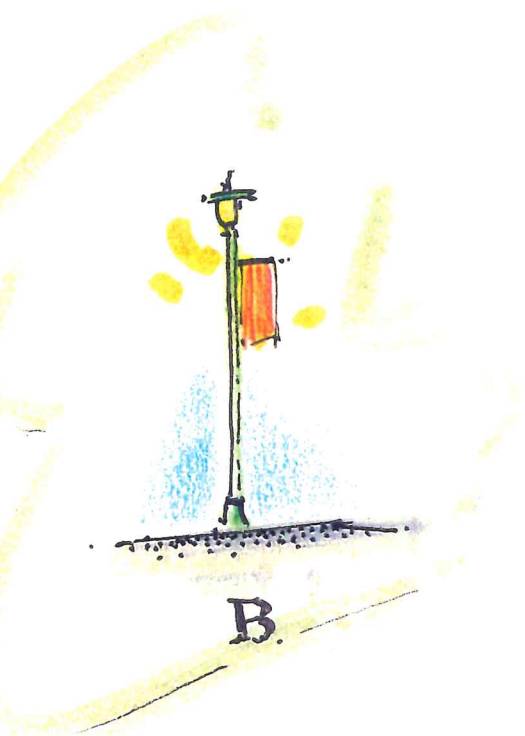
- Encourage increased residential use and appropriate commercial activity around the Galata tower area.
- Limit density to its existing mass and height.
- Preserve 19th century facades.
- Design open-space along the main axis that will provide access to the monumental structure of the Genoese Watchtower. This space is currently underutilized as a public parking lot and provides a natural path to the monuments behind therefore the proposal to retain this open space supports the need for access to an historic subnode in the preservation plan for the area.
 - Enclosure of this space will maintain the wall of the streetscape through the use of low rising walls and landscaping elements.


Central Academic Zone:


- Conservation and restoration of significant historic structures in the central area through unified ownership in order to ensure appropriate use of historic buildings and create a self-sustaining area.
- Locate private educational institution willing to purchase and restore the historically significant buildings along the main axis.
 - Our proposal encourages the use of these structures as an educational institution dedicated to local arts and crafts. The conversion of the existing spaces from workshops and productions warehouse to classroom and studio space for artisians will allow the character of the neighborhood to remain intact while encouraging an infusion of private money and people interesting in mainitning the cultural and architecture of the neighborhood. Renovation of usable space by a unified group can create a demand for further restorations. Our proposal offers the opportunity to naturally develop this area of the district over a period of time in a direction sensitive to the histric function as well as to the architecture.

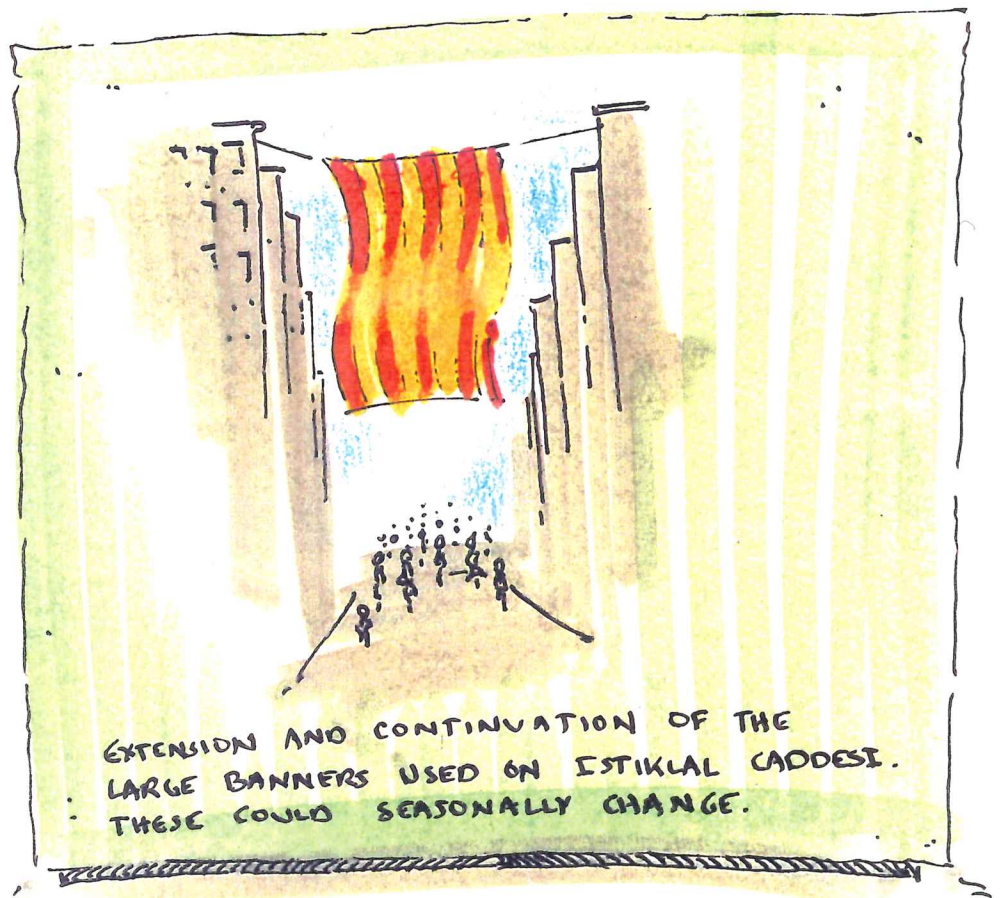
Waterfront Zone:

- Develop an active commercial wharf with a diversity of buildings and day and night activities.
- Preserve and promote the commercial aspect of this historic waterfront.
- Promote the area as an historic pier/dock area in the city
- Maintain the existing streetscape.
- Encourage water/land access
- Introduce new structures built within the historic district guidelines to increase activity and density.
- Introduction of a fish market along the galata waterfront.
- Develop cafes and restaurants along the main axis.
- Include in the design plan a ceratin amount of open public space continuous along the waterfront.
- This space will ensure use by a diverse population while limiting the size and scale of commercial activity in the area.
 - Example: Essoura, Morocco.
- Conserve and restore the monumental Genoese Tower ruin and fountian; retain current open space based on above guidelines.
- Reestablish originally designed entrances to the Kurşunlu Han and restore historic access by removing inappropriate accrestions to the interior space.
- Encourage the use of reatil space as nautical hardware and small scall shipping merchandise.
- Create a new street in front of the current waterfront façade
- Design appropriate infill for the area in front of the current waterfront façade.
- Ensure a pedestrian right of way along the waters edge approximately five meters in width which will not be developed at any time for automobile access.
- Restrict development of automobile access from waterfront land.



 = PEDESTRIAN ONLY

 = NODES OF ACTIVITY



TAKSIM

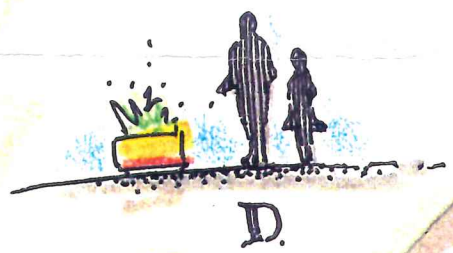
Visual unification

"PEDESTRIAN ONLY" FROM TAKSIM TO THE GOLDEN HORN. THE PATHWAY IS UNITED THROUGH SEVERAL VISUAL MEANS:

- A. COMMON PAVER BRICKS ALONG THE ROUTE.
- B. CONTINUAL LIGHTING OF A DISTINCTIVE STYLE AND DESIGN OF STREETLIGHTS.
- C. THE USE OF DIRECTIONAL SIGNAGE IN A COMMON DESIGN FORMAT.
- D. COMMON STYLE GROUND PLANTERS FOR FOILAGE.
- E. LOW LEVEL CURBING

BEYOĞLU

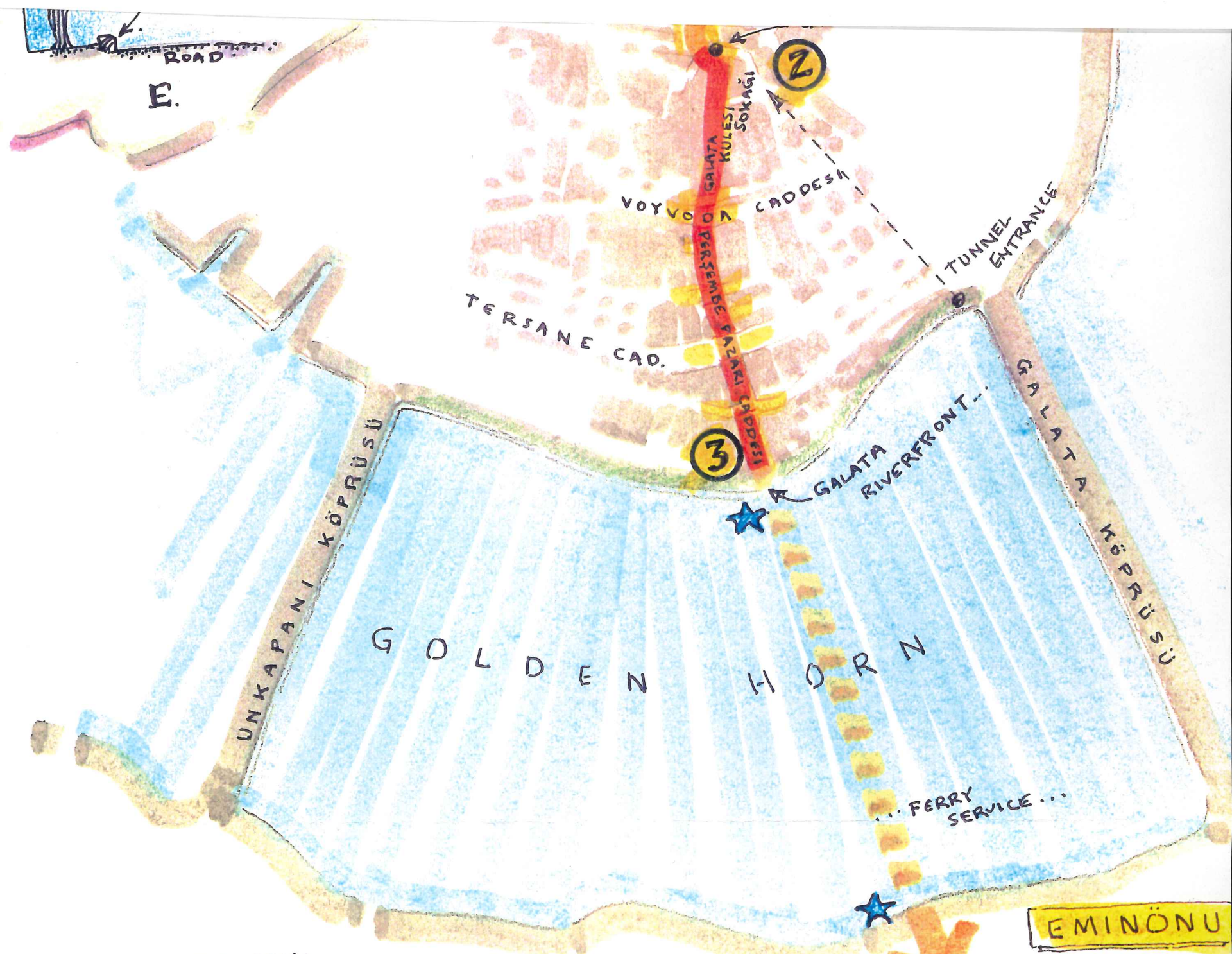
TUNNEL ENTRANCE



- = PEDESTRIAN ONLY
- 1 = NODES OF ACTIVITY



- B. CONTINUAL LIGHTING OF A DISTINCTIVE STYLE AND DESIGN OF STREETLIGHTS.
- C. THE USE OF DIRECTIONAL SIGNAGE IN A COMMON DESIGN FORMAT.
- D. COMMON STYLE GROUND PLANTERS FOR FOILAGE.
- E. LOW LEVEL CURBING



- ★ = INCREASE THE VISUAL RECOGNITION OF THE BOAT/FERRY'S TWO TERMINATION POINTS (SEE THE ADDITIONAL VISUAL)

Towards Kithia Street

Pro.



GALATA
TOWER
DISTRICT

Bank Street →

CENTRAL
ACADEMIC
DISTRICT

Large Commercial Street →

WATERFRONT
DISTRICT

LAZZO DE CONHUNE
RUTTED GENOVESE BUILDING

WORKSHOPS FOR
RTS - DAMAGING TO
BRIC OF BUILDING.

Carry the
use musical shop
into Galata tower

Galata Tower tourist Node

Mixed use retain existing bldg scheme
Commercial on lower floor / residence on upper
Lower floor commercial: Cakes

TOWER: MIXED USE

Coffee shop
Book store
Deli
Jewelry
Musical shops
Retail (Clothing/Shoes)
Galleries
Small market
Small Police Station
Upper floor: Residential
Small stay / pensione
Long term stay / sm. scale hotel
residential

Carry thru
similar types
of commercial uses.

MIXED USE

Mixed Use
Longer term
residential
Permanent

Commercial:
opened more towards
the permanent
resident than to
the tourist -
tailor/dry cleaning
barbers, etc.

Strictly
residential

RESIDENTIAL

Strictly
Residential

Civic Uses

CIVIC USE

VOVODA CA
RESTORE &

Heavy Commercial
Bank Street
Retain existing uses
and building fabric.

COMMERCIAL USE

Heavy Commercial
Bank Street
Retain existing uses
and building fabric.

COMMERCIAL USE

Small Academic District (Secondary Node)
* University Buildings (offices, classrooms)
* Student residences and studios
* Commercial & Copy store
Art Supply
Dry cleaners/tailor/hairstylist
Hardware
mini produce store
Pharmacy
Bakery
Small gym (exercise club)
Coffee shop
Post office
Sm. campus police station
book shop
Retail (Clothing, etc).
Deli

ACADEMIC DISTRICT

COMMERCIAL USE

• RECON
BUILD
PLACE

Heavy Commercial
Keep much of the same uses but
introduce some Entertainment uses for Tourist
Theatres
Larger Scale Hotel?

EXIST'G SHOPS

Existing shops remain

Commercial Area
geared towards the
Tourist.

TOURIST COMMERCE

Mosque

Han - Restored for
Market/Bazaar Space
for Tourists and permanent
residents

Cafes/Restaurants/Pensioners

CAFES / PENSIONERS

WATERFRONT

FOR TOURISTS / LOCALS

New dock
for water taxi access

C. Guidelines

Guidelines For Preservation And Rehabilitation Of Kuledibi Street Axis

••• Monumental Buildings

Buildings should be preserved with their original footprint, plantype, windows, doors, façade proportions, elements, decorations, roof type, construction type, structural elements, courtyard, courtyard walls, garden, garden walls, and their pavement.

Any repairs and alterations to these buildings must be approved and supervised by Galata Preservation Committee.

••• Historically Significant Building

- Definition: Historically significant buildings should be officially registered. These buildings are classified in two main groups in terms of their architectural style:
 - Ottoman Period
 - Classical Ottoman
 - Levantine Architecture
 - Republican Era

Followings are the set of principles of rehabilitation of historically significant buildings;

- Original External qualities should not be changed.
- Additional parts should be removed if they are not contributing to the character of the building.
- In the case of repairs, and restoration, the state of the building should be well documented by means of 1/100, or 1/50 scale measured drawings, photographs, and a report including a bibliography should be given to the Galata Preservation Committee. Besides the implementation of this process of the restoration project will be supervised by this committee and the Supreme Board of Historic Monuments of Turkey. The documentation should be submitted to both bodies.
- For minor repairs (that do not change the original architecture, texture, material, colour, façade, proportion, plantype) Galata Preservation Committee and Municipality of Beyoğlu will be responsible for the approvals.
- For the reconstructions of the detailing; coherence of them with the original pattern should be provided.
- For replacing missing details, one must use existing original elements should be used as guidelines for their reconstructions. In cases where no original fabric remains one should referred to the historical buildings with similar facade organisations.

- Conservation of materials or reconstructing finishings, etc.(?)
Experiments should be done and the conservation laboratory should approve them.
Materials should be similar to the original examples.

••• Axis As An Urban Site

- The cadastral situation, slope, stairs (after proper rehabilitation) and parcelation should be kept as it is in the Preservation Plan of Galata Kuledibi Street District. A continuity of the urban canyon created by the morphology of the existing architecture should be maintained

- Attitude Toward Open Space/

- The Issue Of Open Space Within The Historic Preservation District

As it will disrupt the uniformity of the urban canyon, an area shown as a parcel on the Preservation Plan cannot be an open area.

Historically open space that are enclosed behind a wall separating the street from the open courtyard area should be preserved.

- Maintain the pre-developed topography of the historic and existing area surrounding the Galata.
- Maintain a continuity of the urban canyon created by the morphology of the existing architecture.
- The intermittent vistas of the tower on the road going to the tower should be preserved. They are marked on the preservation plan.

••• The Street On The Axis

The road should be paved uniformly so as to create a sense of continuity and unification of the axis.

••• Flora

- The existing originally located plantation should be preserved.
- For the new plantation; high branch type and wide shade trees should be chosen for the

••• Demolishing Non-Contributing & Construction Principles Of New Buildings

- Before construction of the new buildings, the photographs and the documentation, drawings should be submitted to and approved by the Galata Preservation Committee. Also before demolishing of non-contributing buildings, the same process should be followed.

- Environmental unity should be provided. Restrictions limiting the height, parcellation, scale, proportion, and materials of new/infill construction will ensure sympathy with its historic architectural fabric. Architectural elements beyond these general categories will be

addressed by an established committee qualified to judge the appropriateness of future architectural designs for the Historic district.

- Level of the entrance should reflect the historical ones and convenient to the topography.
- Existing examples suggest that an infill is required in these spaces to restore the canyon effect of the streetscape.
- The outline of the facade should follow the ones next to it.
- The proportions, colours and materials should be harmonious with the ones that have retain the facades.
- In case of a jetty construction the proportion should be taken from the historical buildings nearby.
- The proportions of the elements such as windows, doors, pilasters, jetties, corniches will be derived from the typology.
- Garden and Courtyard Walls shouldn't be higher than the ones that maintain the districts' characteristics. The doors on these walls should provide the original pattern and proportions. So in developing open space it should be considered that historically open spaces were enclosed behind a wall separating the street from the open courtyard area.

•Other Registrations

- The earthquake regulations of the district should be taken into consideration.
- The lightning on steel and iron beams should be moved. All the installation should be designed for and installed beneath the surface of the ground.
- The shops' and showrooms' facades should be harmonious with the facades of the original ones. As the example given in the report, this should be supervised by the Galata Preservation Committee.
- The billboards of the shops should only be on the ground level and within the mentioned shops' area.

Functional use restrictions:

- **Galata Tower Area :**

Focus on the development and reestablishing of a denser residential character to the area suggest the need to restrict commercial use of the ground floor spaces. Our proposal will restrict the use of such spaces as workshop or production facilities, especially when the use of toxic materials or heavy machinery is present. Suggestions for appropriate use include: Hospitality (small scale hotels or pensions), entertainment (cafés, art galleries, etc), and retailers (groceries, bakeries, flower shops, fruit shops, you get the point).

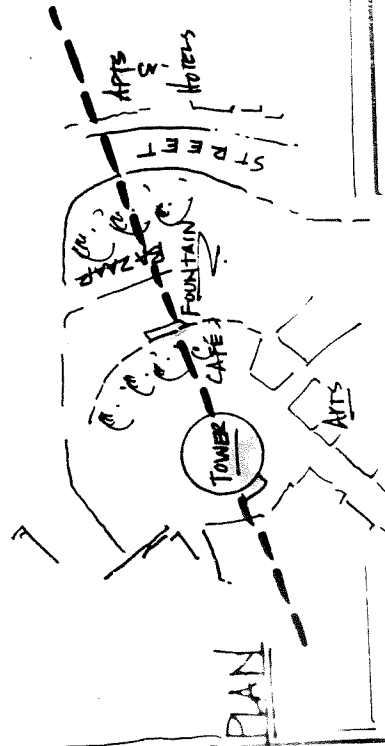
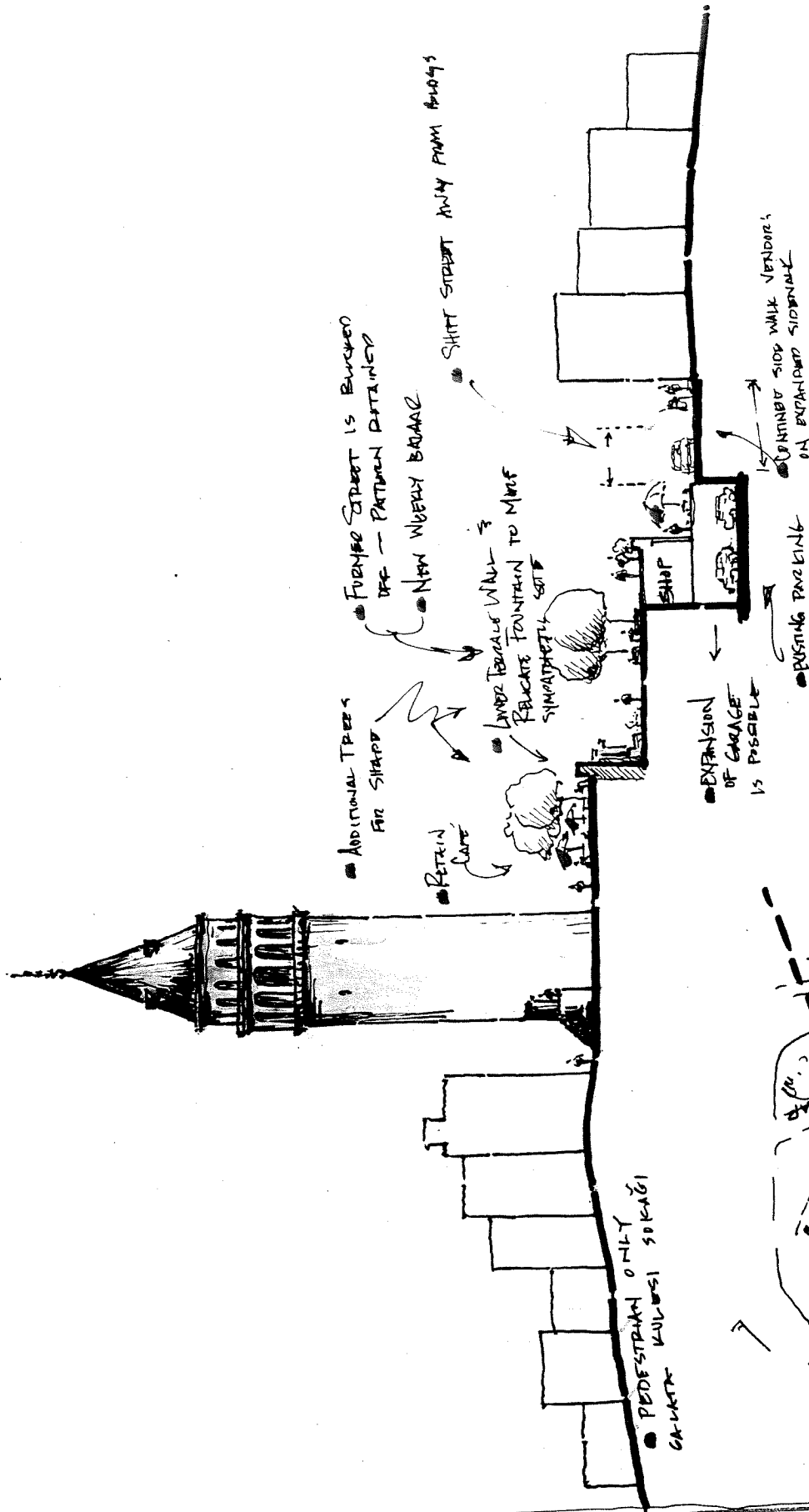
- **Waterfront :**

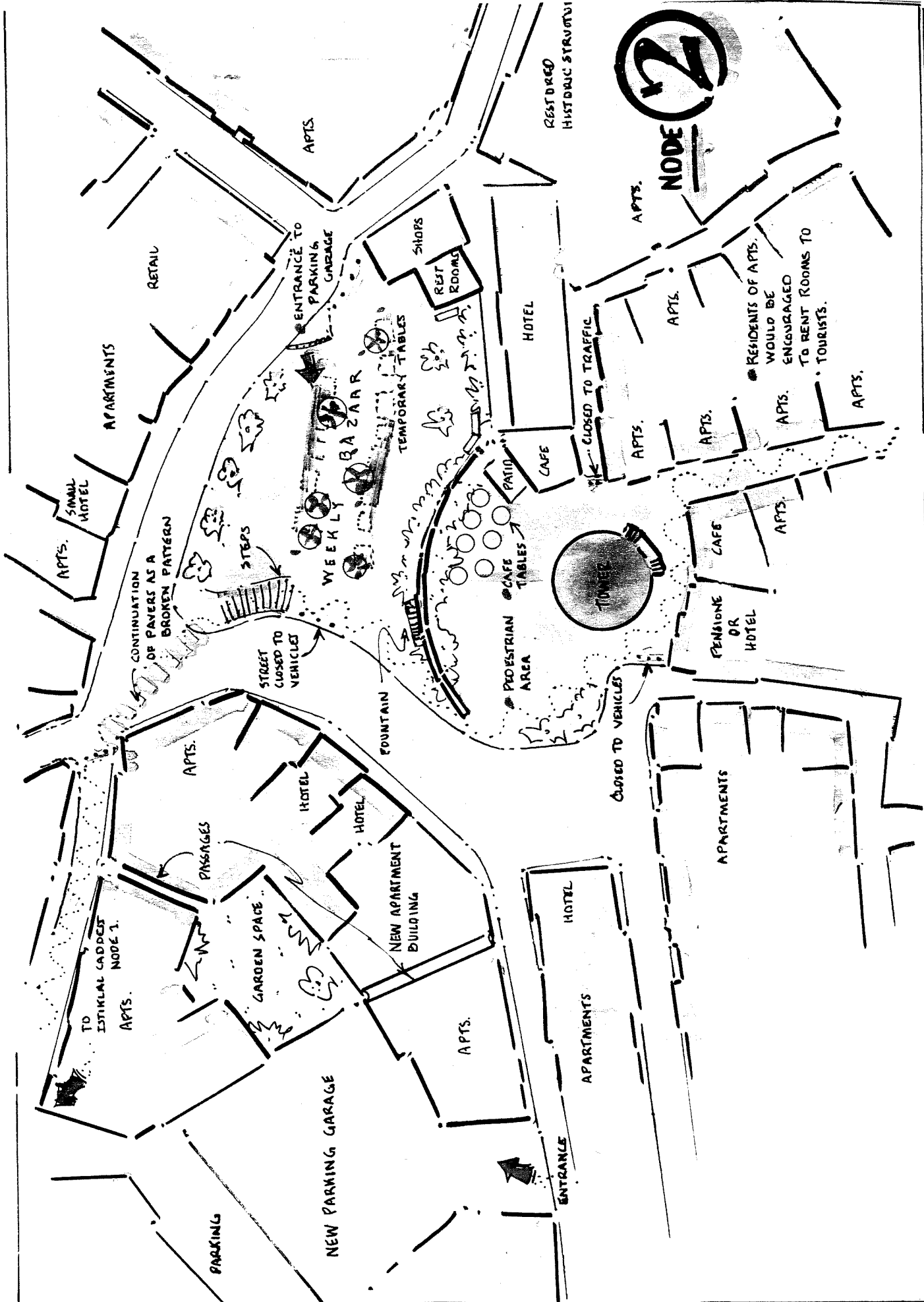
- New construction will follow the above outlined guidelines and will allow include the following considerations;
- Function will be limited to use as retail space, gallery space, grocery, café or restaurant space. Workshops and machine shops are considered inappropriate to the plan for this area and will not be approved. Suggested use for upper floor includes office space.
- Design will include both front and rear access
- Active use during both day and night hours will be considered.
- Height Restriction: new designs will not exceed three floors

D. GLOSSARY

- morphology – the integration of the pattern of building facades and heights, and the streets and open spaces around them.
- monumental structure – historically significant buildings, primarily Ottoman and Civic structures.
- appropriate use – non-destructive to historic architectural fabric and/or surrounding environment
- parcellation – building lot size.
- infill – new design for vacant areas.
- node – there are four nodes of activity addressed here: (1) İstiklal Caddesi, (2) Galata Tower Zone, (3) Galata Waterfront Zone, (4) Istanbul Historic Peninsula.
- Zone – the three major areas developed in this studio include: (1) the Galata Tower Zone, (2) the Central Academic Zone, and (
- historic fabric – exterior or interior architectural materials introduced to the site at the time of construction
- historically significant – contributing to the historic catalogue of the architectural periods from the early Genoese through the classical Ottoman periods to the Republican architecture previous to 1923.
- adaptive use – must maintain the historically significant architectural materials and the design integrity of the structure
- non-contributing buildings – structures with proportions, materials, parcellation, etc., disregarding the historical context of the preservation district
- temporary accretions

Galata Tower Urban Section





2

NODE

RESTORED HISTORIC STRUCTURE

APTS.

RETAIL

APARTMENTS

SMALL HOTEL

CONTINUATION OF PAVES AS A BROKEN PATTERN

STEPS

STREET CLOSED TO VEHICLES

WEEKLY BAZAAR

TEMPORARY TABLES

FOUNTAIN

HOTEL

CAFE

CLOSED TO TRAFFIC

APTS.

APTS.

RESIDENTS OF APTS. WOULD BE ENCOURAGED TO RENT ROOMS TO TOURISTS.

APTS.

CAFE

PENSIONE OR HOTEL

APARTMENTS

HOTEL

APARTMENTS

ENTRANCE

NEW PARKING GARAGE

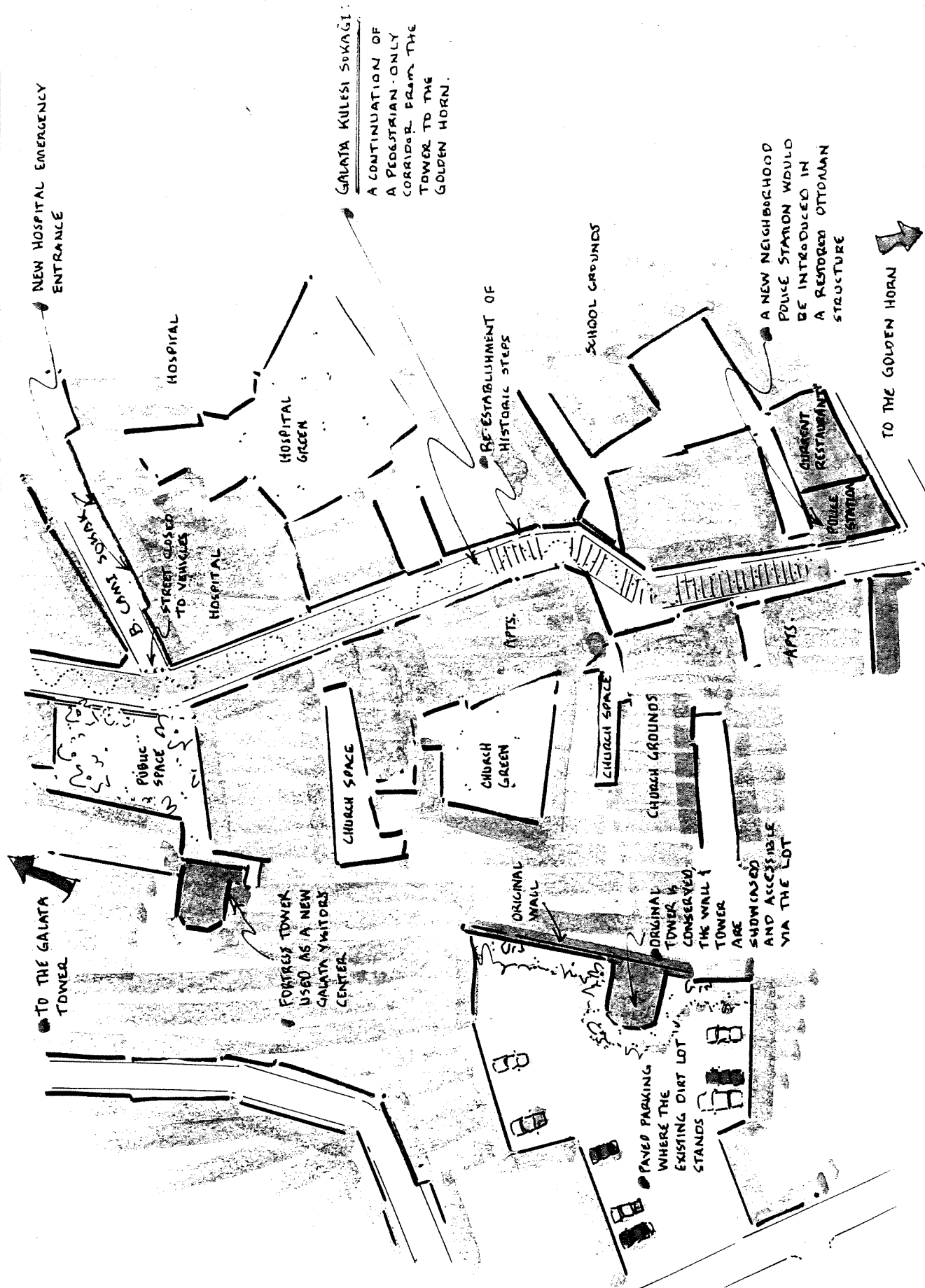
NEW APARTMENT BUILDING

GARDEN SPACE

PASSAGES

TO ISTIKAL CADDIS NODE 1.

PARKING



RE-ESTABLISHMENT OF HISTORIC STEPS TO THE GEMATA TOWER

BANKING

CAMPUS GROWTH

ENCOURAGE PURCHASE + REDEVELOPMENT
OF EXISTING BUILDINGS THROUGH
FUTURE EXPANSION. HARWARE WOULD
ALSO CONTINUE AS A VITAL COMMERCE
IN THE NEIGHBORHOOD.

CAMPUS COMPLEX COMMUNITY

HISTORIC FOUNTAIN
RESTORED IN PLACE

324A 0264H

OTHER POSSIBLE
CAMPUS BUDS:

NEARBY PROPERTY BLOCK
IS AVAILABLE FOR NEW
POSSIBLE CAMPUS CONST.
IT CONTAINS NON-CONTRIBUTING
STRUCTURES

TO THE GOLDEN HORN

STUDENT
CENTER

STUDY ON
SPOONSTICK

STUDY ON
SPOONSTICK

OPEN ATRIUM
RESTORED.

COCA

STUDIO

NODE
WEST
SECTION



SEE NODE 3
EAST SECTION

NEW BUILDING INFILL

THE HISTORIC BROWN
PATTERN IS REEMPHASIZED
BY CONTEMPORARY
CONSTRUCTION TO
FILL IN MISSING
STRUCTURES IN THE
STREET BLOCKS

ALSO REMAINING BLDGS.
ARE STABILIZED

THE HISTORIC TOWER
IS CONSERVED. CONTEMPORARY
ALTERATIONS ARE REMOVED
FROM THE STREETSIDE.

GALATA BEDESTEN
HAN

NEW BLDGS.

YEL KEMI HAN TO BE STABILIZED

HISTORIC
TOWER

NEW BLDG.

MOSQUE.

NAUTICAL + HARDWARE SHOPS
ARE CONTINUED IN THIS AREA

NEW BUILDING INFILL

NEW STRUCTURES PLACED
WHERE NON-HISTORIC FABRIC
HAS EITHER BEEN DEMOLISHED
OR CONDEMNED

ENCOURAGE SMALL-SCALE
SHOPPING IN CONJUNCTION
WITH THE LOCAL COMMERCIAL
BUSINESSES

↑ TO THE GALATA TOWER
CAMPUS COMPLEX

HARDWARE &
COMMERCIAL

HARDWARE &
COMMERCIAL

→ TO THE TUNNEL
ENTRANCE

NON-HISTORIC ADDITIONS
TO THIS HAN ARE REMOVED
ON THESE TWO SIDES
FOR DELIVERY ACCESS

THE HARDWARE AREA
REMAINS A VITAL PART
OF THE AREA

TRAFFIC BERM

NEW STREETLIGHT

BUS STOP

CONTINUATION OF PAVES
IN A BROKEN
PATTERN

GALATA BEDESTEN
SHOPS

HARDWARE RETAIL

KIOSKS

CLEAR THE ALLEY

RÜSTEM PASA
HAN

PASSAGE

HARDWARE
SHOPS-NO
INDUSTRY

PASSAGE CLEARED
AND RE-INTRODUCED

CAFE

HOTEL

HOTEL

HISTORIC
STRUCTURE
CAFE

RESTAURANT

MOSQUE FOUNTAIN

FERMELE DILIR ST.

PAVILLIONS

FISH RESTAURANTS
AND RETAIL SHOPS

NEW BLOC.

ESKI
YAZ KAPANI
CAMISI

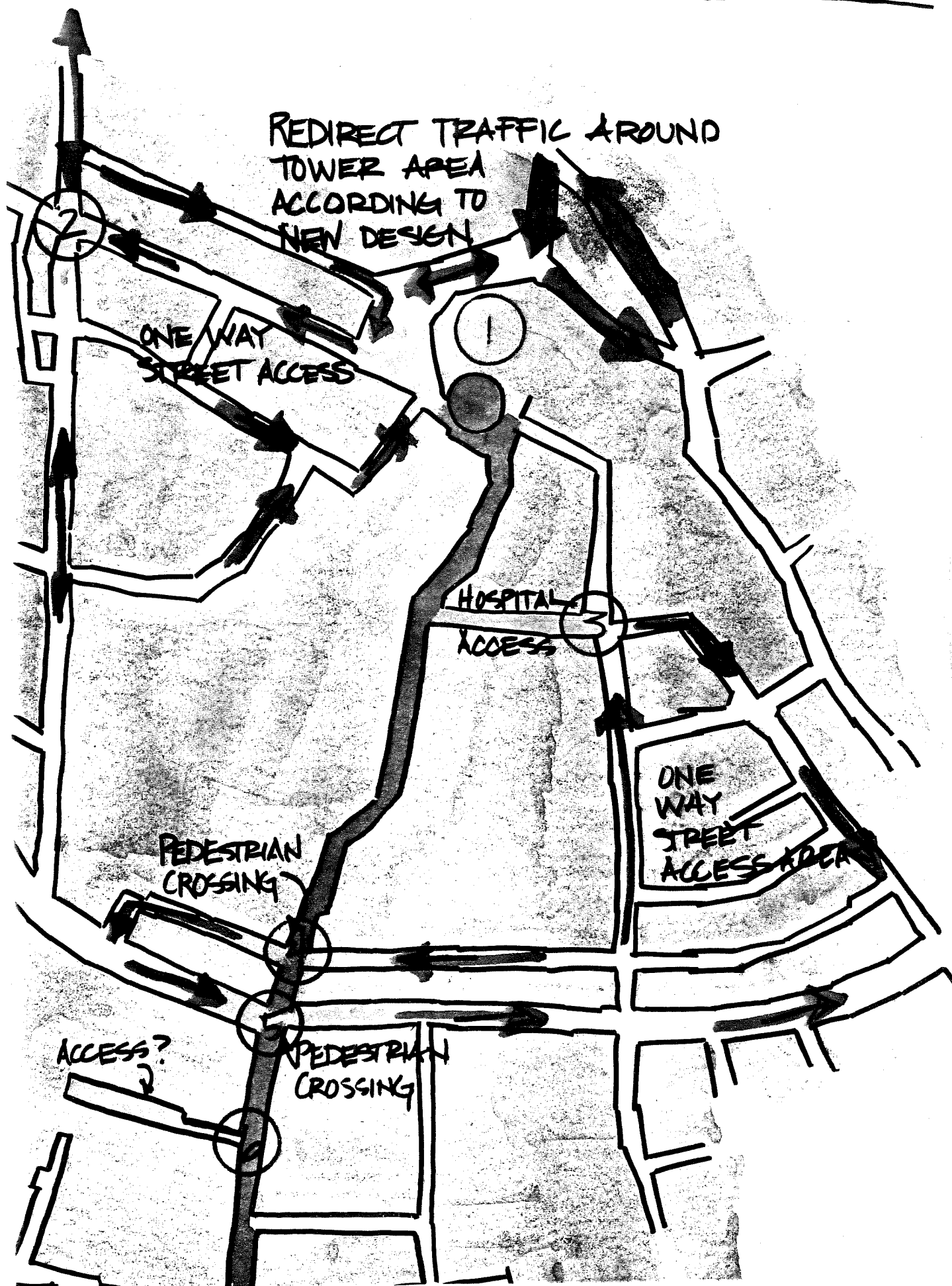
FOUNTAIN
RESTORED

PEDESTRIAN CORNICHE
RUNS FROM BRIDGE
TO BRIDGE

A VISUAL STRENGTHEN OF THE FERRY
SERVICE TO EMINÖNÜ

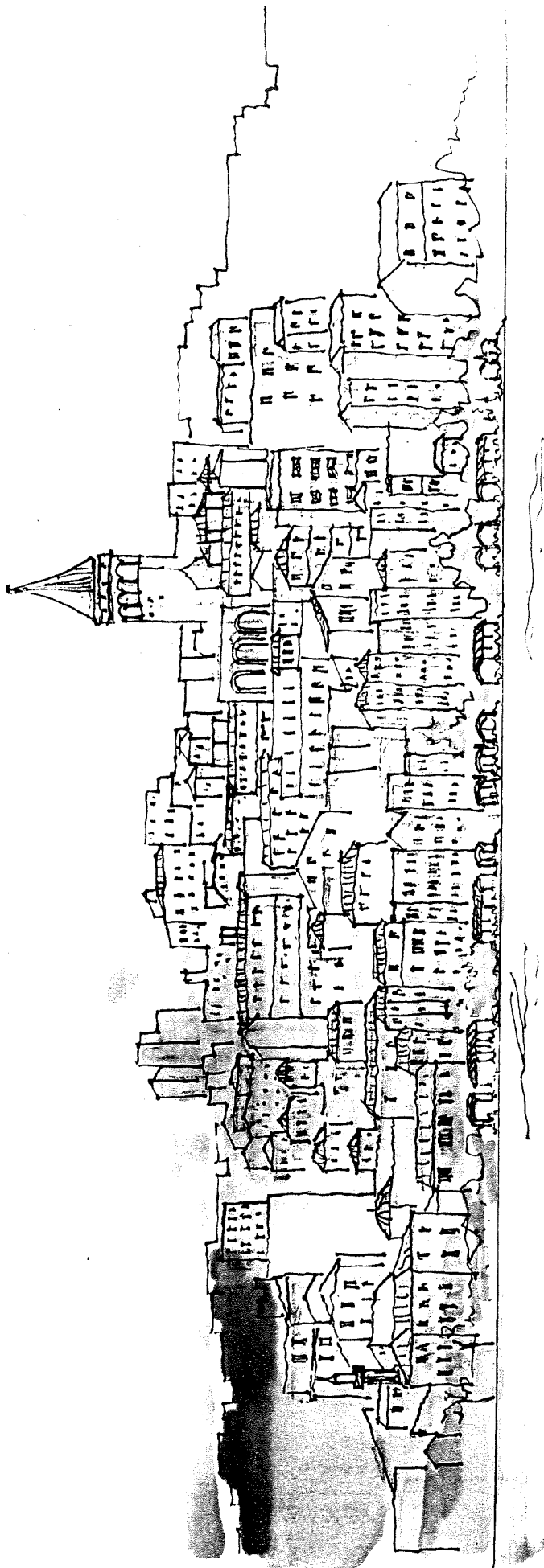
A NEW FERRY PICK AS A CONTINUATION OF THE
PEDESTRIAN AXIS

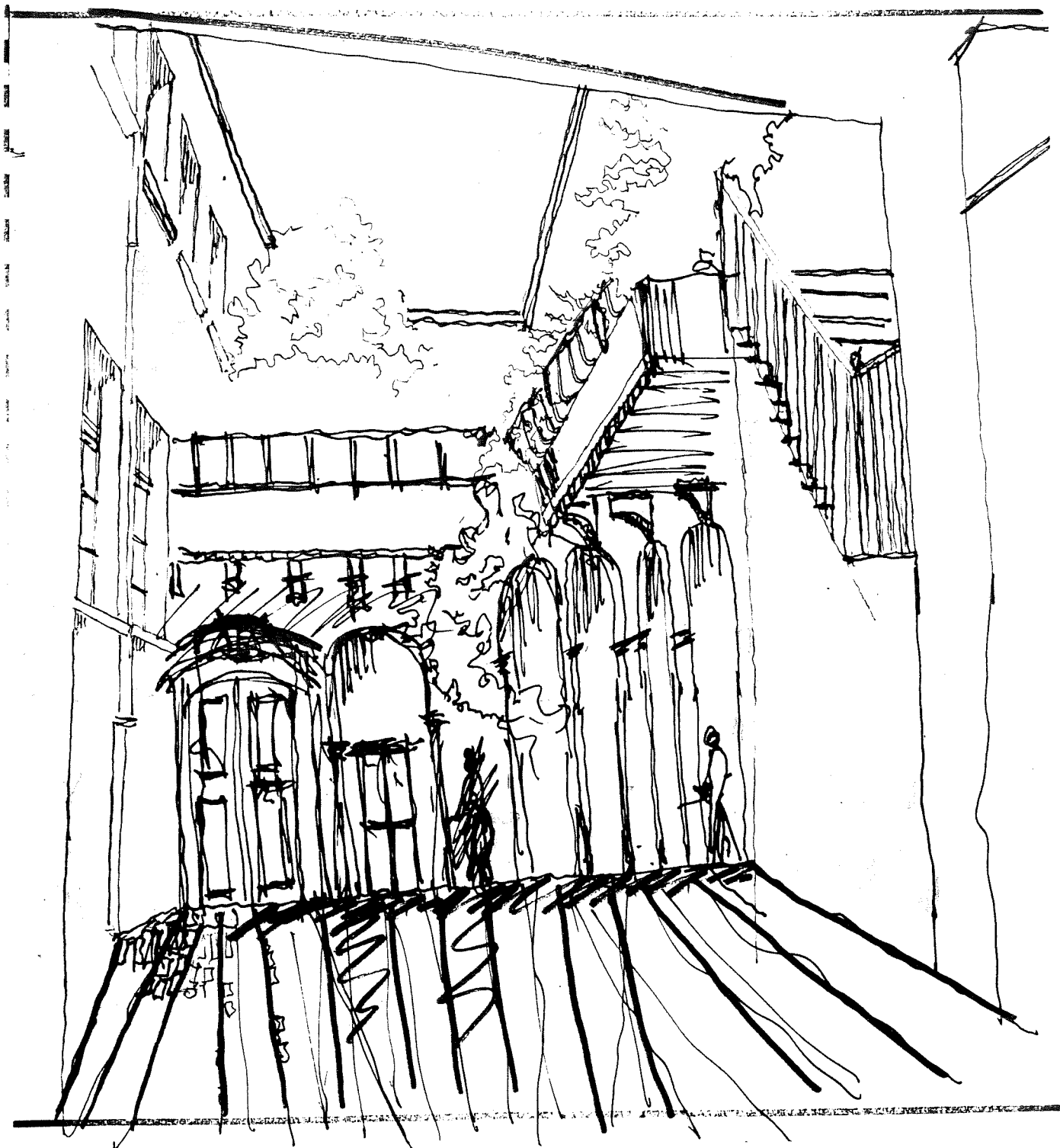
NODE **3**
EAST SECTION

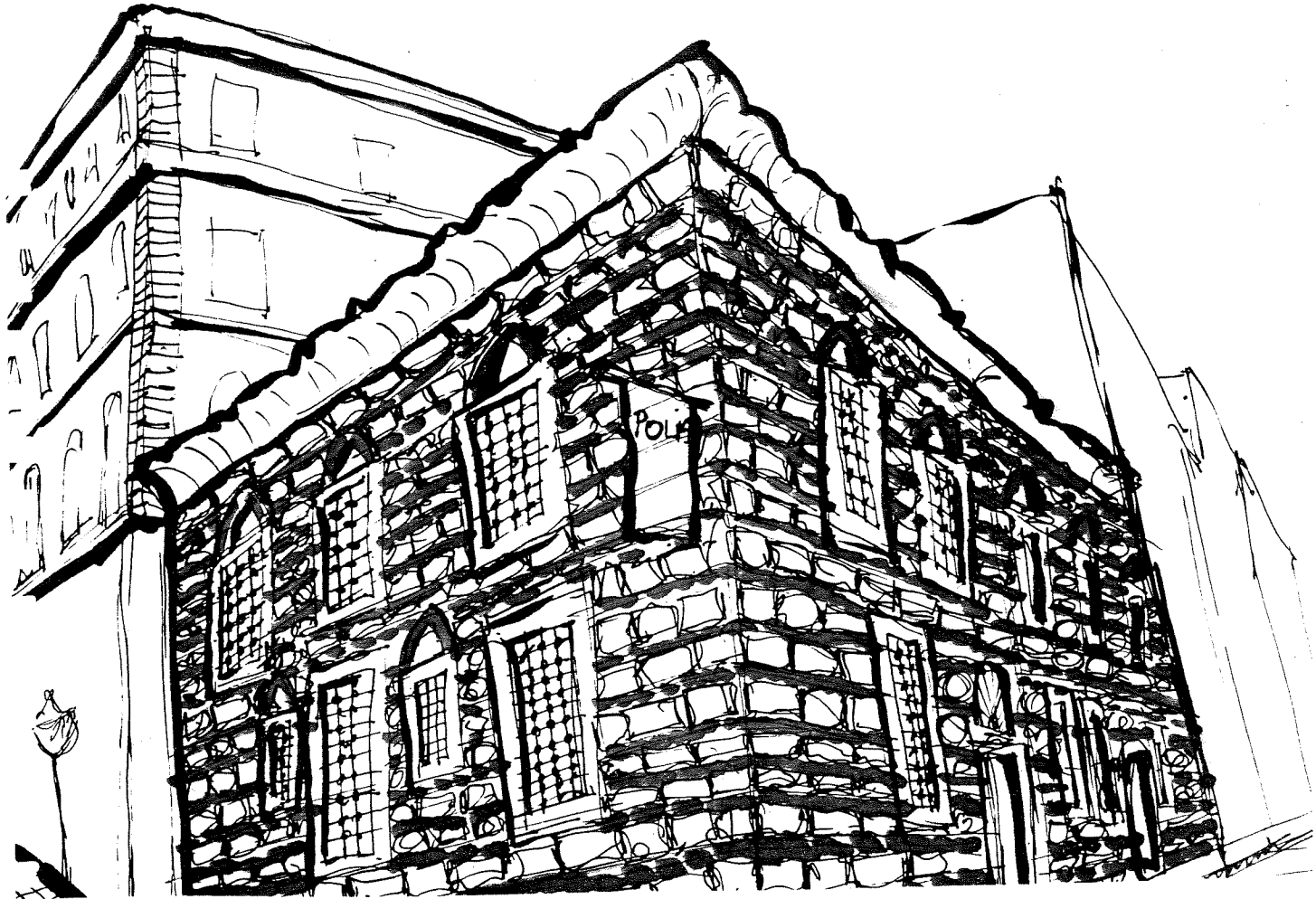




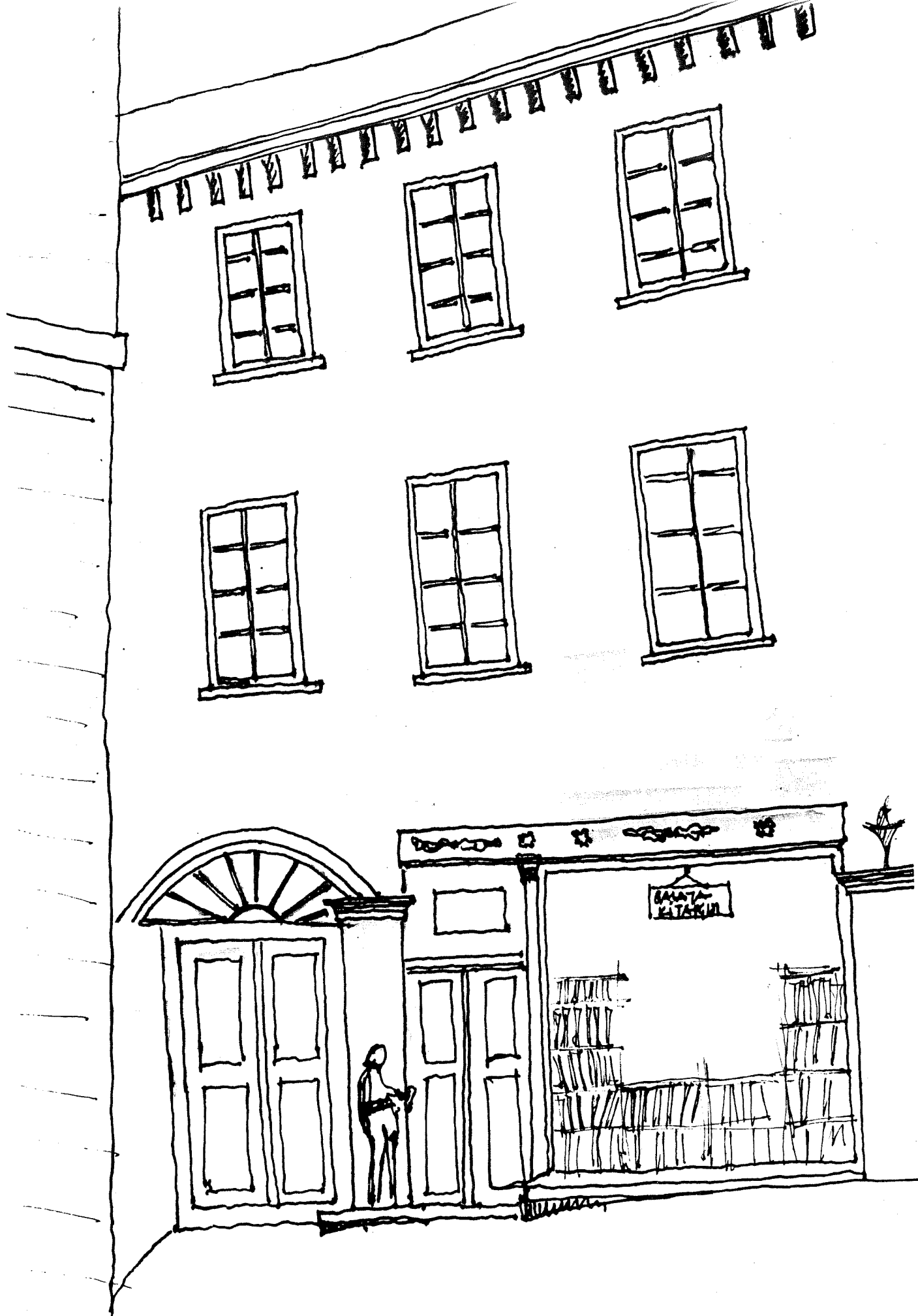
NEW TRAFFIC PATTERN
PROPOSAL











V. Conclusion and Future Vision

The plan we propose is just one of several possible permutations that would fulfill our stated guidelines and goals. The guidelines are crucial as they have been crafted to preserve the historic buildings, streetscape, and the district as a whole, while encouraging the Galata district to develop into a vital center of activity.

The preservation and restoration of historical elements is a central part of this plan. This district has a rich history that has played an important role in the development of Istanbul. In the recent past many of the physical remnants of this history have been destroyed, a goal of this plan is to ensure that remaining culturally significant fabric is not lost. As existing structures are highlighted and made accessible to the public, awareness of the cultural importance of this area will increase. This understanding of an historically rich past will bring more people to visit and settle in Galata.

The main axis studied in this project is an area that is full of history and resources. Unfortunately the present accelerated rate of development and its lack of planning for the area as a whole have overlooked these strengths. The intent of our preservation plan is to emphasize the existing elements and characteristics to create a dynamic axis.

The creation of a purely pedestrian axis is a radical proposal that will provide a continuity from the Galata tower to the waterfront and connect the diverse areas of the axis and thus allow residential, educational, and retail activities to function in their highest capacity. The absence of cars will bring an influx of people willing to stay in this pedestrian friendly neighborhood. The emphasis and restoration of a residential use in the Upper Zone will attract potential buyers and therefore establish ownership and more cohesive community that is vital for a successful neighborhood. Amenities such as small shops, a hospital, schools and religious buildings already exist and can thrive with the presence of a community that sustains them.

The Central District is more commercial in character and the introduction of a self-sustaining academic institution with a potential to expand and incorporate a

variation of activities from administrative offices to art and crafts workshops and living quarters for students. Such a co-existence between the present commercial activity and the academic institution enables the area to retain its diversity of functions and buildings while ensuring a future. The flexibility of the District in its use and in the needs that will develop over time allow the area to have a future.

In the recent past the Waterfront Zone was densely populated with buildings and boats. The plan to restore this density and commercial activity is based on the accumulation of past streetscapes and building typologies. The addition of retail and commercial activity within this already active area is a way of diversifying the Waterfront Zone so that it can sustain both day and night life: by day the commerce for the waterfront and the water traffic will dominate with some cafes for local workers and tourists, and by night the cafes and restaurants can remain open and markets on weekends can also attract a different crowd, allowing more diversity and more chance for continued activity.

Each of the three Zones, the Galata Tower, the Central District and the Waterfront, will therefore each have a different character within the larger context of the axis. Our goal is to create each area as a self-sustaining microcosm of a larger and richer entity. Each Zone functions both within itself as well as with the support from the others to create a diversity of activity with an awareness of the rich resources for which Galata has always been unique.