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Re-Functıonıng of Pembe Yalı: Evaluatıon Wıthın the Scope of Turkey Archıtectural Herıtage Conservatıon Charter and Prıncıples for the Conservatıon of Wooden Buılt Herıtage

Pembe Yalı'nın Yeniden İşlevlendirilmesi: Türkiye Mimari Mirası Koruma Bildirgesi ve Ahşap Mimari Mirasın Korunması İçin İlkeler Kapsamında Değerlendirme

Abstract: It is known that Pembe Yalı, located in Beykoz District of Istanbul Province, was built in the 19th century. The building has the importance of being one of the 366 mansions in the Bosphorus, which are historical monuments. The aim of the study was to evaluate the project in the context of Icomos Turkey Architectural Heritage Conservation Charter. While preparing the study, the general scanning model and the documentary scanning model from qualitative research methods were used. By using the documentary scanning method, the old and new projects and photographs of the Pembe Yalı, which is the subject of the research, were accessed. The restoration process of the building, whose projects were prepared by the author and her team, was compiled from project and application experiences. Using the documentary scanning model, the Turkey Architectural Heritage Conservation Charter was examined and the Principles for the Conservation of Wooden Built Heritage were also taken into consideration. The findings were evaluated using the content analysis method. In the research, it is aimed to evaluate the structural problems, the methods used and the analysis and the refunctioning process of the Pink Mansion in the design phase.

Keywords: Bosphorus Mansions, Icomos, İstanbul Mansions, Pembe Yalı, Re-functioning.

Öz: İstanbul İli, Beykoz İlçesi'nde bulunan Pembe Yalı'nın 19. yüzyılda inşa edildiği bilinmektedir. Yapı, İstanbul Boğazı'nda bulunan ve tarihi eser niteliğinde olan 366 yalıdan biri olması bakımından önem taşımaktadır. Çalışmanın amacı, projeyi ICOMOS Türkiye Mimari Mirası Koruma Bildirgesi bağlamında değerlendirmektir. Çalışma hazırlanırken nitel araştırma yöntemlerinden genel tarama modeli ve belgesel tarama modeli kullanılmıştır. Belgesel tarama modeli kullanılarak araştırmaya konu olan Pembe Yalı'nın eski ve yeni projelerine ve fotoğraflarına ulaşılmıştır. Projeleri yazar ve ekibi tarafından hazırlanan yapının restorasyon süreci, proje ve uygulama deneyimlerinden derlenmiştir. Yine Türkiye Mimari Mirası Koruma Bildirgesi belgesel tarama modeli kullanılarak incelenmiş ve ayrıca Ahşap Yapılı Mirasın Korunmasına İçin İlkeler dikkate alınmıştır. Elde edilen bulgular içerik analizi yöntemi kullanılarak değerlendirilmiştir. Araştırmada, Pembe Yalı'nın tasarım aşamasında yaşadığı yapısal sorunlar, kullanılan yöntemler dikkate alınarak yeniden işlevlendirme sürecinin değerlendirilmesi amaçlanmıştır.

Anahtar Kelimeler: Boğaziçi Yalıları, Icomos, İstanbul Yalıları, Pembe Yalı, Yeniden İşlevlendirme.

Introduction

Following the Westernization period of the Ottoman Empire, in the 18th century, the growing city borders of Istanbul extended over the Bosphorus and the Golden Horn. Before the industrial revolution, the Bosphorus was awe-inspiringly beautiful place with its building layouts, environmental components and aesthetic values. Trees rose behind the rows of mansions on the Bosphorus, which was generally a residential area where the ruling class lived[1]. As the increasing population of the Bosphorus and Üsküdar led to the need for new settlements over time, it is known that the number of seaside palaces and mansions built in Üsküdar with the new

[1]Şenay Alsan. "İstanbul'un ve Boğaziçi'nin Kentsel Niteliği ve Sorunları [Urban Qualıfıcatıon And Problems Of Istanbul And Bosporus]". *Uluslararası Beşeri ve Sosyal Bilimler İnceleme Dergisi* 2, 2 (2018): 4-19.(Alsan, 2018)

construction operations of the time reached one hundred[2]. During the Westernization period, interest increased in transportation, which was seen as a symbol of civilization. In addition to the steamship imported for the first time during the reign of Mahmud II, the first steamship production was started in the Shipyard (Tersane) in 1838. In the first half of the 19th century, the maritime transportation company, which was founded under the name *Fevaid-i Osmaniye*, organized its first trips to Üsküdar[3]. The architectural style that changed with Westernization was reflected in coastal palaces, mansions. The architectural style adopted in the construction of these structures, the number of which increased with the development of transportation, sometimes deviated from the traditional style. It is a fact that mansions stand out as very important components of the cultural heritage of the valuable Bosphorus. The writings of Şehsuvaroğlu about the life in the mansions were recorded in the archive of the Cumhuriyet Newspaper in 1959 as follows:

> "Built according to the architectural taste of comfortable and lively days, the mansions had good days with the people of the old times, had their fill of music and pleasure, and, one day, they lost their skirts to the water and migrated from our world."[4]

The review of related research suggests that Pembe Yalı (Pink Mansion), the research subject of this study, was built at the end of the 19th century. Mirroring important historical periods, these structures have been a bridge between generations of Istanbul, a city which has hosted various civilizations, witnessed numerous important events. However, preserving Türkiye's numerous historic houses is challenging, as the vast majority are no longer in use. But preserving and using these structures ensures both preservation and sustainability in the urban landscape[5]. Buildings such as palaces, mansions and waterside residences, which are primarily used as residences, can also be considered among monumental cultural assets due to the extensive programs they contain, privileged architectural solutions and similar reasons[6]. Mansions and waterside residences are large, programmatic structures belonging to the elite. With these characteristics, they constitute a distinctive group of residential structures reflecting diverse lifestyles[7]. However, one way to meet the changing and developing needs as a result of social, cultural and societal influences is to change the functions of buildings[8]. Rather than demolishing these places or leaving them to a passive conservation approach, keeping them alive by giving them a new function is considered a universal approach with a sustainable conservation strategy[9]. It is also stated in the Convention for the Protection of the European Architectural Heritage as follows:

> "In order to preserve the architectural and historical characteristics of the cultural heritage, the use of protected assets should be supported in a way that takes into

[2] Doğan Kuban. *İstanbul 1600 Yıllık Bir Müzedir.* Istanbul: YEM, 2021.(Kuban, 2021)

[3] Doğan Kuban. *İstanbul 1600 Yıllık Bir Müzedir.* Istanbul: YEM, 2021.

[4] Vedat Özgül. "19. Yüzyıl Boğaziçi Rumeli yakası yalılarında mimari üsluplar ve korunmuşluk analizleri [A research on the historical changing process of the coastal settlement of the Bosphorus and its conservation methods, Ortaköy Kuruçeşme Coast]." (master's thesis, Maltepe Üniversitesi, 2020), 81.(Özgül, 2020)

[5] Ercan Aksoy. "Preservation and Adaptive Re-use of Historical Buildings: Fitnat Hanım House." *PLANARCH - Design and Planning Research* 8. 2 (2024), 295.(Ercan Aksoy & Evi, 2024)

[6] Ahmet Turhan Altıner ve Cüneyt Budak. *Konak Kitabı.* İstanbul: Tepe Yayınları, 1997.(Altıner & Budak, 1997)

[7] Gül N, Asatekin. *Kültür ve doğa varlıklarımız neyi, niçin, nasıl korumalıyız?* Ankara: T.C. Kültür ve Turizm Bakanlığı DÖSİMM Basımevi, 2004. 38.Asatekin (2004)

[8] Aylin Gazi ve Elvin Boduroğlu. "The Effects of Re-functioning to the Historical Houses." *Megaron* 10, no.1 (2015), 57-69, 58.Gazi and Boduroğlu (2015)

[9] İrem Bekar ve Tolga Cürgül. "Evaluation Of User-Building Interaction In Refunctioned Traditional Houses Through Online Comments: Trabzon Ortamahalle Example". *Karadeniz Araştırmaları Enstitüsü Dergisi* 10, no:21 (2024), 77-93, 78.(Bekar & Cürgül, 2024)

account the needs of contemporary life and, where appropriate, the adaptation of old buildings to new uses."[10]

The objective of this study on the Pembe Yalı, repurposing project of which was conducted by the author, is to contribute to the existing literature through the examination of such a special and rare structure. Additionally, the aim of the study was to evaluate the project in the context of Icomos Turkey Architectural Heritage Conservation Charter (2013). And also Principles for the Conservation of Wooden Built Heritage (2017) were taken into account.

"The International Council on Monuments and Sites (ICOMOS; French: Conseil international des monuments et des sites) is a professional association that works for the conservation and protection of cultural heritage places around the world."[11]

The ICOMOS recommendations contain Principles, where the basic concepts of conservation are presented, and Guidelines, where the rules and methodology that a designer should follow are discussed[12]. The general approach to repurposing is to preserve the building with minimal intervention, without disrupting its authenticity, and to ensure that any interventions are reversible. A new function is merely a means to maintain the continuity of the historic building; the primary goal is to preserve its historical value[13]. The study was deemed necessary due to the documentation, transparency and evaluation requirements as stated in all these regulations and declarations.

1. Methodology

The study employs qualitative methodology. The general survey model was used to gather information on and visuals of Istanbul, the historical city that is home to the Pembe Yalı. The findings that form the basis of the research were obtained through the documentary scanning model. The new and old projects of the structure presented here were obtained from the archive of the author who conducted the repurposing project of the Pembe Yalı. It was again examined Turkey Architectural Heritage Conservation Charter by using the documentary scanning model and also Principles for the Conservation of Wooden Built Heritage were taken into account. The findings were evaluated using the content analysis method. "Content analysis, which is an important methodical tool in understanding, evaluating, interpreting and explaining social reality, is of indispensable importance for research carried out at the textual level"[14]. Content analysis:

a. classifies signs,

b. reveals what judgments these signs contain,

c. in the light of clearly formulated rules,

d. enables the judgments put forward by the researcher to be evaluated as a scientific report[15].

[10] İstanbul Büyükşehir Belediyesi Koruma Uygulama ve Denetim Müdürlüğü (KUDEB) (2009-2011) "Restorasyon ve Konservasyon Laboratuarları [Restoration and Conservation Laboratories]", İstanbul.(DENİZ, 2009)

[11] Wikipedia. "International Council on Monuments and Sites." International Council on Monuments and Sites - Wikipedia.(Wikipedia)

[12] Paulo B. Lourenço. "The ICOMOS methodology for conservation of cultural heritage buildings: Concepts, Research and Application To Case Studies." *REHAB 2014 - International Conference on Preservation, Maintenance and Rehabilitation of Historical Buildings and Structures*. 2014. 946.Lourenço (2014)

[13] Ayşegül Turanlı ve Burhan Satıcı. "Tarihi Yapıların Yeniden İşlevlendirilmesi: Hayriye Hanım Konağı Örneği [Refunctioning Of Historical Buildings: Hayriye Hanım's House Example]." *İstanbul Ticaret Üniversitesi Teknoloji ve Uygulamalı Bilimler Dergisi* 4, 1 (2021): 73-95, 74. Turanlı and Satıcı (2021)

[14] İsa Demir. "İçerik Analizi Tekniğinde Yargı Cümlelerinin Analizi [Analysis of Judgment Sentences in Content Analysis Technique]." *Sosyoloji Notları 3 Aylık Yaygın Sosyoloji Dergisi*. No. 4-5 (2008): 71-73. 71.(Demir, 2008)

[15] Irving L. Janis. "The Problem of Validating Content Analysis." *The Language of Politics: Studies in Quantitative Semantics.* (New York: George W. Stewart, 1949).(Janis, 1949)

Numerical information is crucial for research today. Therefore, while findings are still presented quantitatively, the tables presented allow for a qualitative assessment of the entire topic[16].

The rest of this study is structured as follows: First, background of the Pembe Yalı which was chosen as a sample project is presented. Information about the building was obtained from the archives of the Conservation Board and through desk research on the Istanbul mansions. Then, the principles followed throughout the repurposing project are explained. Drawing on the observations and experiences of the author who conducted the restoration project and followed the implementation process closely, the third section explains the restoration process, the design and the implementation of the project. Then, the Icomos Turkey Architectural Heritage Conservation Charter and Principles for the Conservation of Wooden Built Heritage principles examined in this research were examined.

The 'Icomos Turkey Architectural Heritage Conservation Charter' was accepted in 2013 and took its final form as a result of the national architectural protection experts' meetings held between 30 May 2012 and 17 March 2013 and the revision of the Icomos Turkey National Committee. Principles For the Protection of the Wooden Architectural Heritage were adopted at the 19th ICOMOS General Assembly held in in Delhi, India in December 2017[17]. In the study, both declarations were examined and a ten-item table was created (Table 1). Taking this table into consideration, the restoration and re-functioning of the Pink Mansion was evaluated.

2. Background of the Pembe Yalı

> "The image of Istanbul was formed in a way associated with the sea in the memory of the world. Byzantinetion, Constantinople, Istanbul, Marmara, the Golden Horn, and the Bosphorus are cities defined by virtue of the sea. Prior to becoming densely populated as of 1960s, Istanbul preserved its character as sea city for 2600 years. The yalı (mansion) is a symbol of life brought to this sea city by the Turks."[18]

The Pembe Yalı is located in the 5th parcel, 62nd block, 10th map section in the Anadoluhisarı Neighborhood in Beykoz district of Istanbul province. It is located by the sea on the east side of Anadoluhisarı. One of the historical villages of the Bosphorus, the neighborhood of Anadoluhisarı is surrounded by Kandilli and Kanlıca neighborhoods in the south and north. It is the narrowest point of the Bosphorus, the region where the Göksu Stream flows into the sea.

> "The *Hisar* (Castle), which is the oldest surviving structure built by Ottomans in Istanbul, is an important defensive fortress built against the Byzantine State in order to control the crossings through the Bosphorus and prevent the entrance to the Göksu Valley. Anadoluhisarı differs from the other Bosphorus villages due to its strategic location."[19]

Amcazade Hüseyin Paşa mansion, built by Hüseyin Paşa between 1697 and 1702, is known as the oldest wooden mansion in Istanbul[20]. Located in Toplarönü square, the Pembe Yalı is in

[16] Abdullah Koçak ve Özgür Arun. "İçerik Analizi Çalışmalarında Örneklem Sorunu [The Sampling Problem In Content Analysis Studies]." *Journal of Selcuk Communication* 4, 3 (2013): 21-28, 23. https://doi.org/10.18094/si.51496(Koçak & Arun, 2006)

[17] Icomos, International Council of Monuments and Sites. (2017). "Principles for the Conservation of Wooden Built Heritage", Icomos Türkiye(Sites), 2017)

[18] Şenay Alsan. "İstanbul'un ve Boğaziçi'nin Kentsel Niteliği ve Sorunları [Urban Qualıfıcatıon And Problems Of Istanbul And Bosporus]". *Uluslararası Beşeri ve Sosyal Bilimler İnceleme Dergisi* 2, 2 (2018): 6.

[19] Berna Sayar. "İstanbul Boğazı Anadolu Yakasındaki Kıyı Yerleşmeleri [The coastline settlements of the Anatolian Side of the Bosporus of İstanbul]." (master's thesis, Mimar Sinan Güzel Sanatlar Üniversitesi, 2010), 104.(Sayar, 2010)

[20] Süleyman Faruk Göncüoğlu. *Osmanlı İstanbul'unun İlk Yapıları, Hisarlar ve Mahalleleri.* İstanbul: Mega Basım Yayın Sanayi ve Ticaret A.Ş. 2016.(Göncüoğlu, 2016)

the front line of the Bosphorus coastline, and it is in the 2nd group immovable cultural heritage and protected areas. The main street, which was built in 1928 and passes through the Anadoluhisarı coast, is still in use and the Pembe Yalı is reached via a sloping road accessed from this street[21].

The building is neighbor to other mansions which are Talat Efendi Yalısı on its adjacent parcel in the northeast, and Komodor Remzi Yalısı in the southwest. The entrance façade of the building faces the Toplarönü square. In the map and internet data, the building is named 'Pembe Köşk'. However, it is also called 'Pembe Yalı' in some sources.

Drawing on the literature research, it has been concluded that the building was built at the end of the 19th century, because the building is seen in a photograph taken on July 22, 1900 (Figure 1), yet it is not seen in the old photographs taken until 1885. There are different photos of the building dating back to different periods after this year. Sedat Hakkı Eldem also confirms this information in his description of the houses of Istanbul between 1926 and 1928: "Most of the houses we can see and survey in Istanbul are structures dating back to the end of the 19th and 18th centuries. The number of older ones does not exceed 5 or 6"[22].

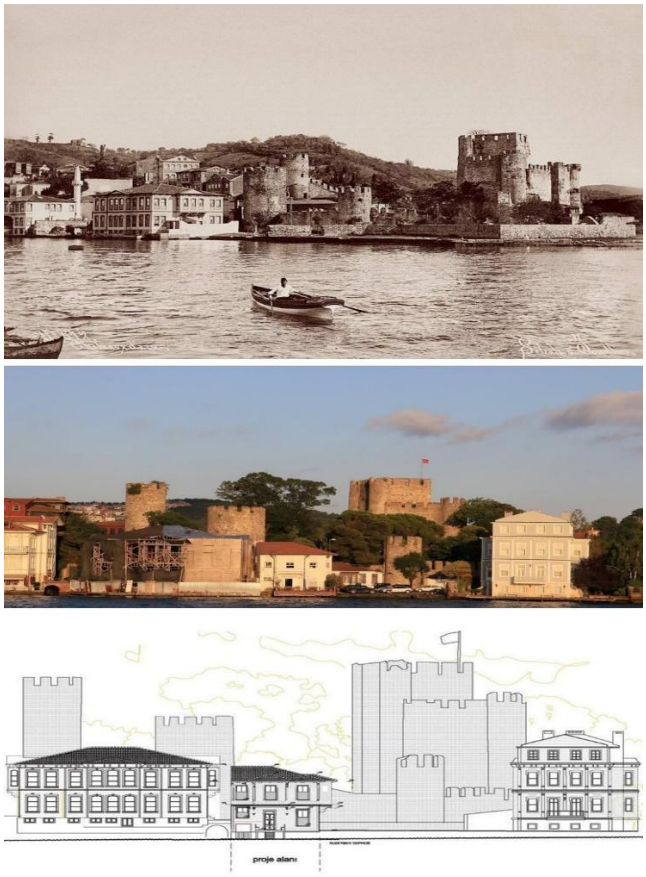

Figure 1. Anadolu Hisarı Silhouette.

From the past to the present, there has not been a major change in the residence area and gauge of the building. The mansion is a two-storey wooden structure and has a two-storey annex. It has a ground floor, a first floor, and a mezzanine floor with a room. There are two bay windows on the entrance façade and on the façade on the seaside. After the architectural contract was

[21] Berna Sayar. "İstanbul Boğazı Anadolu Yakasındaki Kıyı Yerleşmeleri [The coastline settlements of the Anatolian Side of the Bosporus of İstanbul]." (master's thesis, Mimar Sinan Güzel Sanatlar Üniversitesi, 2010).

[22] Reha Günay. *İstanbul'un Kaybolan Ahşap Konutları.* İstanbul: YEM, 2021.(Günay, 2014)

signed, it was determined that the room at the entrance of the building, the hall, and most of the first floors were weathered. Having a detached building, the structure has a simple plan scheme and simple façade features. However, the plan scheme was reworked in the process of repurposing and small rooms were combined to obtain larger spaces. The annex is located at the back of the main building. Its land area is 143.15 m². The drawing of the building's layout is available on the German Blues maps.

The Pembe Yalı was built as a modest Bosphorus mansion and has gone through certain changes since then. Several photographs of the building, whose construction date is unknown, were found in the archive of the Board. Based on these photographs, it is seen that the roof covering of the building was replaced with Marseille tiles, rainspouts and two chimneys were added, and a door was placed in the windowed façade of the annex.

Reinforcement was made with steel columns, joists, reinforced concrete columns at an unspecified date after 2000. At the same time, the floor of the living room on the ground floor and the bathroom on the first floor has been covered with concrete. The pier, which looked like a small balcony at the time it was built, was later expanded and extended toward the sea. In an elevation and section plan in 2001, the pier is seen in its expanded form.

Pembe Yalı, has a void form of approximately 110 cm in its foundation under the ground. The wooden load bearings were damaged and decomposed to a great extent. The walls of the wooden load bearing system are plastered. There are neatly cut laths on the walls (Figure 2). While some parts have straw added lime plaster, some parts have been intervened with cement[23].

Figure 2. Rotten Wood Prop, Baghdadi Cement Over Lath, Pembe Yalı Interior, Damage Caused by Reinforced Concrete and Steel Columns Added to the Structure for Strengthening (Author, 2017).

The plan of the Pembe Yalı is a type of plan also known as the 'house with inner sofa', created with the addition of a series of rooms outside the sofa. This plan, which we see on the first floor in an organized way, was created in a more dispersed manner on the ground floor. The installation of the wooden ceiling ornamentations, which survived to the date of the repurposing project, provided data for restitution and was useful in this regard (Figure 3). The ceiling ornamentations were attached great importance by the Ottomans, which can be attributed to the

[23] İstanbul Municipality Archive. (2014). "Pembe Yalı".

usage of ornate tent covers. Even in Japan, where the wood-making technique is intensively used, ceilings are not as decorated as those of the Ottomans. In fact, there are even cases that ceiling cannot be seen[24].

Figure 3. Pembe Yalı Interior (Author, 2017).

The entrance to the plot is made through a double-leaf wooden door under the coping tiled in Turkish style. Then, the building can be reached by passing through the open-air stony ground. On the left side of the northwest façade of the building is boathouse, which was considered a necessity by the owners of the mansion at the time it was built. The annex is located at the back of the mansion and consists of a ground floor and a first floor. The ground floor was built with quarry stonework, and the first floor with a wooden load bearing system. While the stone wall was unplastered on the outside, it was observed that there were plastered walls inside.

The mansion has a free-standing wooden roof with 5/8 rafters and 10/10 purlins. It is covered with Turkish-style tiles. No chimney was seen in the oldest photograph of the building to be found. The building changed owners in 2013. The survey-restitution and restoration projects were prepared by the author and the projects were completed in 2015. The restoration projects of the building, whose former function was a residence, were prepared according to its repurposing as a restaurant, at the request of the new owner. The occupancy permit for the repurposed building was obtained in 2017 and the mansion opened its doors as Pembe Yalı Restaurant in 2018.

2.1. Restoration Process And Requirements

Upon starting the recording and reparation of the structure, it was found out that most parts of the main building were weathered (Figure 4). In addition, no record of the architectural and historical properties of the building (approved survey and restitution projects, recording and approval drawings related to simple repairs) could be found in the archives of the Directorate for Foundations. Hence, detailed survey drawings of the building were drawn based on the principles set forth in Article 16 of the Venice Charter and the declaration of ICOMOS (International Council of Monuments and Sites) titled "Principles for the recording of monuments, groups of buildings, and sites" and the structural elements preserved in their original form and the adscititious elements are indicated. During the recording process, the integrity of the building was

[24] Reha Günay. *İstanbul'un Kaybolan Ahşap Konutları.* İstanbul: YEM, 2021.

protected and the original and potentially damaged parts of the building were taken under protection.

> "The condition of the structure and its components, including previous works, should be carefully recorded before considering any action. All relevant documentation, including samples from the structure or dismantled parts that are no longer usable, and information on traditional crafting skills and technologies should be collected, catalogued, stored in a safe place and made available as appropriate. Explanations on the reasons for choosing the materials and techniques used in conservation studies should also be included in the documentation." [25]

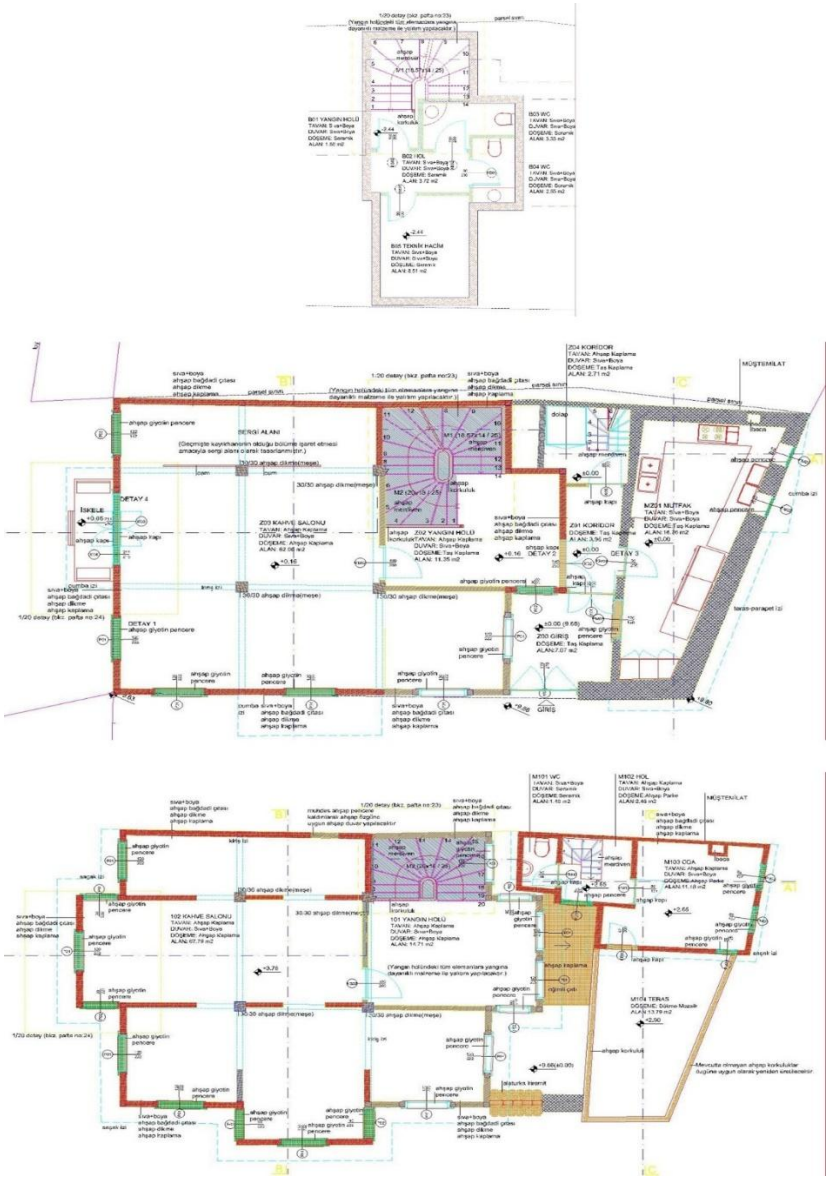

Figure 4. Basement Floor Plan, Ground Floor Plan, 1. Floor Plan (Author, 2017).

Based on the inspection and recording carried out, it was concluded that the load bearing of the structure was significantly damaged due to the factors below, which also led to the collapse of a part of the structure:

[25] Icomos, International Council of Monuments and Sites. (2017). "The Venice Charter", (ICOMOS, 1965)

• The load bearing system of the building was damaged through the removal of the partition walls of the building,

• The steel and reinforced concrete column which replaced the removed partition walls do not function in accordance with the wooden structure,

• The building load was increased because of the concrete laid on the decaying floor of the bathroom.

• The foundation, wooden covers, and bearing elements of the mansion were exposed to and damaged by environmental factors including highly abrasive sea water, rainwater, insects, etc.

• In addition, it was observed that no protection and repair work was carried out during the period when the considered structure was weathered due to the abovementioned effects.

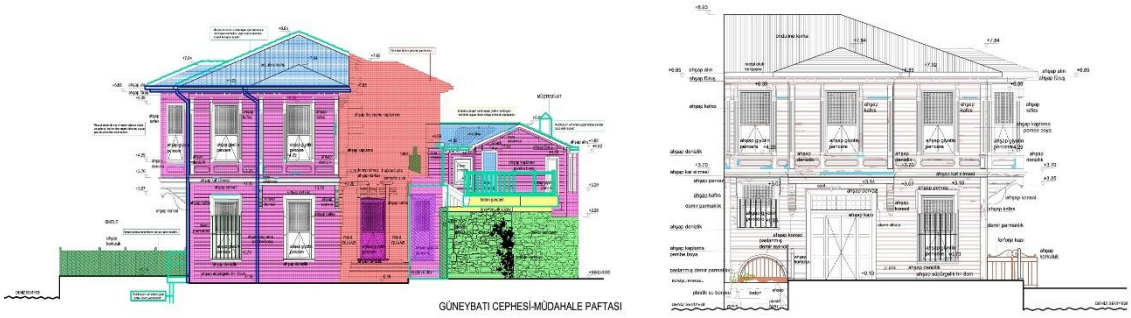

Figure 5. Southwest Front, Sea Front (Author, 2017).

Besides, recording of the structure by way of photographs displayed that the bearing level of the surviving part of the structure gradually decreased due to the natural conditions. Even during the two-month period between the start of the recording of the building and the approval of the projects, it was observed how fast the load bearing of the building was decaying. The borders and the gauge of the main building and the annex have been preserved to be the same as the restitution data. The project was designed and implemented in accordance with the original wooden frame construction technique. During the first stages of the construction, a basement floor was added to the main building with a lifting system, and the wooden frame system designed with original materials and techniques was placed on the reinforced concrete.

In accordance with the original state of the building, oak has been chosen to be used in the wooden frame. The floors have been made of timber, the walls have been built on the main posts, clad with laths, and plastered. To reinforce the load bearing capacity of the building, which decreased due to the absence of partition walls, oak columns have been placed at certain places, referring to the first plan scheme. The building system has been designed by examining both the existing structure and the documents related to the wooden construction system of the period. The roof is a free-standing wooden roof and it has been covered with Turkish style tiles. The masonry wall of the annex has been repaired, and the walls of the 1st floor have been re-designed to be of timber as they were in their original form.

The ground floor of the building consists of the entrance, the anteroom, and the coffee hall. The entrance unit, which provides the connection to the main building, the annex, and the corridor through which one can enter the building, is covered with glass. The 7.07 m² floor has been clad with terracotta and stone in accordance with the original state of the building. The wooden double-leaf entrance door has been repaired and placed.

The anteroom is the area where the entrance unit, the coffee hall, and the ground floor of the annex open into and the staircase of the annex is located. The 10.27 m² floor has been clad with terracotta in accordance with its original state, and the ceiling has been covered with glass with a slope to one side.

The area planned as a coffee hall is 78.00 m². There is a transition from the anteroom to this hall. A wooden door in the coffee hall leads to the pier. There are two timber sash windows facing the entrance area, three facing the entrance façade, two facing the northwest façade. The decaying adscititious windows have been remanufactured using pine boards. The pine flooring has been made with reference to the book of the Bureau of Protection, Implementation, and Inspection on timberwork, the dimensions have been considered as 8x200 cm, measured in certain parts of the building. The ceiling of the coffee hall is decorated with wood trims. The wooden ornamentations on the ceiling refer to the old plan type of the building.

The staircase, which is the vertical circulation tool of the building, provides ascent to the first floor and descent to the basement floor. The stairs are wooden. The location and form of the staircase on this floor has been changed in accordance with the new function of the building. Two structures built in the same period as the Pembe Yalı, which are Nigar Hanım Konağı and Yusuf Izzettin Efendi Köşkü, have been taken as reference to locate and design the form of the new staircase. In these examples, it has been seen that the stairs in the 19th century buildings were leaning against the walls of the façade near the entrance. For the remanufacturing of the balustrade, which the building lacked at the time of the repurposing project, the engraved balustrade and banister were drawn based on the old photographs and the desk research conducted by the author.

The pier, which is one of the most distinctive parts of the mansions, can be reached through the ground floor. It has been decided not to perform any large-scale interventions to the existing state of the pier, yet only to replace the broken and decaying wooden covers.

Figure 6. Post Restoration Entrance Facade (Author, 2020).

The cash register, cloakroom, prayer room, corridor, and toilets have been placed on the ground floor of the annex. A masonry wall has been constructed to form the outer contour of the ground floor, and the masonry walls of the building have been reinforced. Besides, in order to reinforce the foundation of this structure and to provide insulation, the perimeter of the foundation has been opened from inside and outside. The entire foundation has been surrounded by protective wall, and the excavated parts have been filled with compacted soil after waterproofing.

Designed to be used as cash register and cloakroom, the floor of the 5.85 m² area has also been clad with terracotta stone. The entrance to this unit is at the same elevation as the anteroom. The doors opening to the prayer room and the corridor facing the toilets are in this area. The 4.96 m² floor of the prayer room is clad with terracotta stone. Based on the research conducted on the wooden sash window facing the entrance, it has been ensured that the window has been

remanufactured from pine to its original state. The floor of the corridor unit of 2.88 m² is clad with terracotta stone. It provides a transition to the cash register and the cloakroom. The 2.78 m² and 2.32 m² floors of the toilets are clad with terracotta stone. They are furnished with washbasins and toilet bowls. Two wooden windows facing the southeast façade have been organized to ventilate this area.

The ground floor of the building consists of the units explained above. On the first floor of the main building is also coffee hall. This coffee hall is 85.56 m² and can be reached through a wooden staircase in the hall on the ground floor. There are also wooden sash windows facing the sea, the entrance façade, and the southeast façade in this hall. The windows on this floor share the same type as those on the ground floor. There are wooden bay windows to the northwest and southwest. Partition walls have been removed to enlarge the space. The ceiling covering of this floor is wooden, referring to the plan type in the past.

The first floor of the annex consists of rooms and terrace. The area of the rooms which is 14.12 m² is accessed via a wooden staircase from the corridor downstairs. With its wooden bay window, this area sits on the masonry wall downstairs. It has two windows facing southeast and southwest façades. The floor and ceiling coverings are wooden. The wooden door of the room opens to the 14.50 m² terrace. The terrace unit is on the same elevation as the room and has a terrazzo floor. It is surrounded by wooden balustrades. Because the current adscititious wooden staircase leading up to this floor was not suitable for its scale, a new wooden staircase was designed, suitable for both its scale and the new function of the building.

In the basement of the building are kitchen, warehouse, plant space, staff room, and toilets. The 7.62 m² kitchen is accessed via a wooden staircase from the living room on the ground floor. Other spaces on the basement floor are also accessed from this unit. Its floor is covered with ceramic tiles. Ventilation is provided via the areaway between the annex and the main building. The floor of the 3.87 m² storage area is clad with ceramic tiles. When going down to the basement floor, the entrance is on the left side opening to the kitchen. The floor of the plant space of 12.66 m² is covered with ceramics and can be accessed from the kitchen. The floor of the staff room, which is 15.81 m² in size, is covered with ceramics, which can be accessed through the kitchen. The toilet unit can also be accessed from this area. The floor of the toilet unit of 2.57 m² is also covered with ceramics and this room can be accessed from the staff room.

The exterior façade coating of the Pembe Yalı is wooden, in accordance with its original state. 27 cm wide, 2.5 cm fluted timber blocks with a surface of 11 cm have been used in coating. The timber blocks have been painted pink and the research conducted suggests that the material is pitch pine. The color of the painting has been prepared in the original tone, drawing on the samples obtained from the façade coating. The occupancy-vacancy rates on the façades, which were almost the only preserved feature of the building, have been preserved. The locations and sizes of the windows have not been changed. The door opening to the pier was designed as it was in its current state and it has not been restored to its restitution.

The glass of the unit which was used as boathouse in the past, was restored to its original state and the arched part has been removed. This part has been planned as fixed glass. While the mezzanine of the building has been removed considering the new function of the building, the mezzanine and boathouse windows on the façade have been preserved.

In the annex, the top of the masonry wall has been plastered as in the restitution project. The first floor, whose wooden cover shares the same qualities as that of the main building, has the occupancy and vacancy rates preserved. The weathered balustrades of the terrace have been remanufactured according to the restitution.

Figure 7. Restoration Scaffolding Section (Author, 2020).

The roof is a free-standing roof that rises above the timber joists. The details of the roof have been determined by observing its surviving part and examining various sources. The mutules in the building have been reproduced in accordance with both the samples taken from the building and the drawings. The roof coating which was previously changed to Marseille tiles has been converted to its original form and covered with Turkish style tiles. Because there were no traces of rainwater downpipes in the building, these have been added through the examination of historical examples.

2.2. Pembe Yalı As A Restaurant

With view of the Bosphorus and Fatih Sultan Mehmet Bridge, the Pembe Yalı began its service as restaurant-cafe in 2018 and has been active with its new function, presently. The project design was started by conducting surveys of the surviving parts of the building. In light of the archive research of the buildings of the period, the survey projects were prepared and submitted to the Istanbul Number 6 Regional Board for the Conservation of Cultural and Natural Property. After the approval of the survey projects, presentation boards of intervention and restitution projects were prepared and submitted to the Conservation Board for approval. After the approval of the projects that were evaluated at the Ordinary Meetings of the Conservation Board, the

restoration projects were designed according to their new function, taking into account the principles of repurposing, and the opinions of the Conservation Board on conservation approaches. After obtaining the necessary approvals from the Conservation Board, the projects were submitted to and approved by the Bosphorus Development Directorate and the Beykoz Municipality, respectively. After these approvals were obtained from the official authorities, the construction process started, and the mansion was made available again for use by using new techniques. After the completion of the construction, the occupancy permit was obtained and the Pembe Yalı opened its doors as a restaurant.

Electrical, mechanical, and static projects were developed in coordination with architectural projects and official approvals were received. In this process, the priority has been to adapt the new regulations to the old structure and not to move away from its original state. The interior and exterior lighting has been given particular importance by researching which exterior lighting system is suitable for historical buildings. Distinguishable in the silhouette of the Bosphorus and a neighbor of Anadoluhisarı, the Pembe Yalı has been aimed to remain in harmony with the historical texture and its aesthetic value has been tailored in accordance with its new function. In the restoration project and construction, the façade ratios, grades, the balance of occupancy and vacancy rates, the construction technique, and material originality of the building have been preserved.

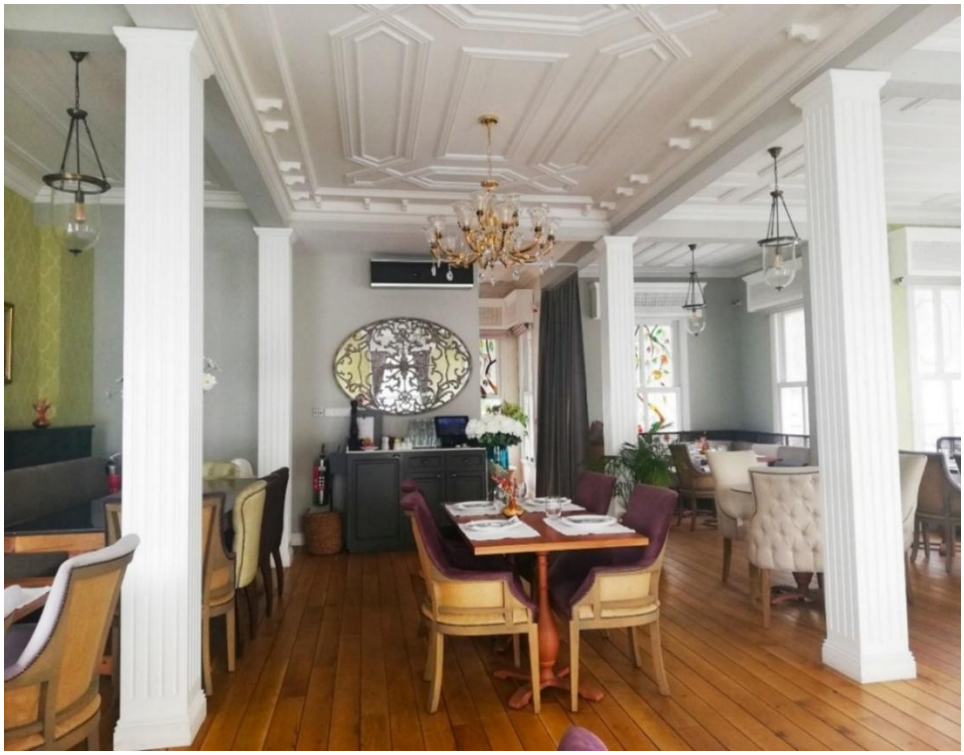

Figure 8. 1. Floor after Restoration (Author, 2021).

To determine the interventions to apply statically, it was decided to conduct independent research on the load bearing of the structure. Upon our request, a technical report on the current state of the building was prepared by the Directorate of Earthquake Engineering and Disaster Management Institute of the Rectorate of Istanbul Technical University. This report suggests that "Due to the heavy structural damage to the entire wooden and structural system in the main building and the annex, pursuant to the resolution numbered 660 of the High Council for the Protection of Cultural and Natural Property dated 5.11.1997, it has been concluded that it is not possible to reinforce it and it is inevitable to renovate it to its original state." The report, which consists of physical experiments, measurements, and expert opinions, was submitted to the

Istanbul Number 6 Regional Board for the Conservation of Cultural and Natural Property. According to the resolution numbered 2408 of the Regional Conservation Board dated 11.03.2015, it was decided to 'prepare the restoration project for the surviving part of the building and the reconstruction project for the weathered part of the building'. The surviving part of the building (the entire northwest façade and most of the southwest and northeast façades, the ceilings and floors surrounded by these façades, and the roof covering these façades) was lifted, and the carriers, which largely lost their bearing capacity due to factors such as decay and infestation, have been put through repair, partial repair, or renewal. The foundations, weakened by sea water on the muddy surface, were deepened to be placed on the soil. It has been reinforced through a protective wall and new waterproofing. The space formed as a consequence of deepening the foundation has been converted into a basement floor and the rigidity of the foundation has increased.

The pier of the Pembe Yalı, which changed over time, has been redesigned in accordance with the restitution drawings. Its dimensions have been adjusted to the restitution data. The wooden door opening to the pier has been designed in its current form. Two tables have been placed for customers in the pier section, which can be accessed on the ground floor. These tables, which are for two, are generally used for coffee and tea services.

The annex has also been restored by adhering to the expert report. The masonry walls of the building have been reinforced, the cladding of the wooden first floor has been removed, the bearing timber elements have been repaired, and then these parts have been impregnated and painted. The old terracotta floor cladding has been removed and cleaned, blockage and reinforced concrete flooring have been applied on the compacted soil and the existing stone cladding has been applied on-site. Broken and stained coatings have been replaced with new ones. The plaster and laths have been removed from the interior walls. The reconstructed laths have been plastered and painted. An important part of the annex facing the façade is the terrace. From the remains it was inferred that the terrace floor had been clad with terrazzo, yet the terrace was rubble filled and thus the floor cladding was weathered. Therefore, the terrace has been ornamented with mosaics in accordance with its original. The timber balustrades, which were not present in the building, but can be seen surrounding the terrace in the old photographs obtained during the restitution, have been produced from pine material and mounted according to their original.

Figure 9. Stairs After Restoration and 1st Floor (Author, 2021).

The location and form of the adscititious wooden staircase that ascends to the first floor and descends to the basement floor has been changed according to the new function of the

building. In addition to its location and form, material and detail drawings of this staircase have been researched.

There are wooden bay windows on the northwest and southwest façades. Partition walls have been partially preserved to refer to the previous units of the building, and a large space suitable for the new function of the building has been obtained via the walls removed. Unlike the ground floor, the pine flooring has been preserved. The coatings on this floor have been cleaned, the usable ones have been painted and polished, and the unusable ones have been replaced with new ones. Skirting boards have been cleaned and placed. The unusable skirting boards have been replaced with new ones that were produced based on their original state. The wooden ornamentations on the ceiling refer to the old plan type of the building. These wooden ornamentations were dismantled while the floors of the remaining part of the building were reinforced, their lathes were cleaned, and they have been mounted in their previous places. The weathered trim strips have been partially renewed.

There are wooden sash windows facing the sea, the entrance façade, and the southeast façade on the ground floor and the first floor. As on the ground floor, the wooden sash windows on the surviving façades on this floor have also been repaired after scraping, then impregnated and painted. The windows in the weathered part have been reproduced with original details and materials in accordance with their original state and mounted in their original places.

3. About The Repurposing

Historical buildings are documentations of cultural heritage and public memory. In addition to the construction techniques and architectural approaches adopted back at the time, they convey both geographical and social tips on the daily practices and education level of their period. The connection between an architectural space or city and time is very strong, serving as a manifestation and reflection of cultural heritage. Its connection to the past, its environment, and the future is also very strong[26]. Carrying many cultural, social, and even economic data throughout the years that they have survived, they become living proof of the period in which they were built. However, structures may have been destroyed by humans or may have ended their life due to physical reasons. In this case, they should be restructured to either their original state or the closest alternative and reintroduced to society. This way, they can be transmitted to future generations and the construction of public memory is ensured in a healthy way.

The first official steps regarding the protection of immovable historical monuments in Turkey were taken in the legal regulations made immediately after the proclamation of the Republic. The repurposing approach came to the fore in the 20th century after the great destruction and important social changes caused by World Wars I and II. When the concept was first coined, the term 'revaluation' rather than 'repurposing' was used to define the process.

> "Revaluation is a concept that emerged after World War II. With the adoption of the conservation of the historical structure as an economic attitude, this concept turned into a historical environmental and conservation planning in the 1970s and began to be described as repurposing.[27]"

Afterwards, both in Turkey and in the rest of the world, renewal has been a reasonable option when a historical building is no more functional, or it is completely abandoned. It has been understood that repurposing is a sustainable choice for buildings that have physically completed their useful life. The buildings, which have witnessed a certain historical period, ensure

[26] Zehra Kaya. "Şehir Medeniyet Etkileşimi Bir Mekânsal Çözümleme Örneği: Anadoluhisarı [A spatial analysis of the interaction between city and civilisation: A case of anadoluhisari]." (master's thesis, Marmara Üniversitesi, 2019), 14.(Kaya, 2019)

[27] Seçil Uğursal. "Tarihi Yapıların İşlevlendirilmesi: İzmir Sümerbank Basma Sanayi Yerleşkesi Örneği [The re-usage of the historical buildings: The case of Izmir Sümerbank Printed Cloth Plant Factory campus]." (master's thesis, Dokuz Eylül Üniversitesi, 2011), 1.(Uğursal, 2011)

sustainability by responding to the needs of today and the future. Besides offering an insight into the period they were built in, these buildings have a richer architectural value because they possess elements from the period when they are repurposed. However, it is worth noting that the original elements of the structure should not be damaged and its cultural value should not be destroyed. From this point of view, the concepts of conservation and repurposing have been put into a framework drawing on the work of experts and the examination of successful examples in different countries. Investigating the laws and regulations in Turkey, the framework of the concept of protection and repurposing has been determined and relevant practices have been followed. "The legal regulation on protection in Turkey was made in the 1980s and put into force on July 21 1983, under the name of the Law on the Conversation of Cultural and Natural Property"[28].

These laws and regulations aim to sustain the social identity by ensuring the correct preparation and implementation of the restitution or restoration projects of the buildings. In this regard, the laws require interventions to be reversible. However, it is seen that these concepts are interpreted in different ways in different countries and the distinctions in the approaches are reflected in practice.

> "It is seen that the material used in practice is preferred to be distinguishable in examples abroad in order not to reflect the artistic and historical witnessing improperly, while in our country, to prevent the destruction of historical buildings, the use of materials and construction techniques specific to reconstruction is stipulated in the conservation laws."[29]

Approaches to the conservation of the buildings vary according to the history and geographical conditions of the regions, as well as the antiquity of historical buildings, and many other factors. For Türkiye, this declaration took its final form in 2013 with the revision of the ICOMOS Türkiye National Committee[30]. The principles of intervention in architectural heritage are clearly stated in this declaration. In the research, a table was prepared based on the declaration. Additionally, since the sample structure was made of wood, ICOMOS Principles for the Conservation of Wooden Built Heritage was examined.

> "This document seeks to apply the general principles of the Venice Charter (1964), the Declaration of Amsterdam (1975), the Burra Charter (1979), the Nara Document on Authenticity (1994) and related UNESCO and ICOMOS doctrines concerning the protection and conservation of the wooden built heritage."[31]

The principles under the interventions heading of this declaration were taken as basis and added to the table. These principles, which were prepared for the protection of architectural heritage, were tabulated and the compliance of the Pink Mansion with these principles was evaluated (Table 1).

[28] Seçil Uğursal. "Tarihi Yapıların İşlevlendirilmesi: İzmir Sümerbank Basma Sanayi Yerleşkesi Örneği [The re-usage of the historical buildings: The case of Izmir Sümerbank Printed Cloth Plant Factory campus]." (master's thesis, Dokuz Eylül Üniversitesi, 2011), 10.

[29] Arzu Karahan. "Ethem Paşa Konağı Rekonstrüksiyon Projesi Ve İrdelenmesi [Reconstruction project of Ethem Pasha Konak and its scrutiny]." (master's thesis, İstanbul Teknik Üniversitesi, 2010), 89.(Karahan, 2019)

[30] Icomos, International Council on Monuments and Sites. (2013). "Turkey Architectural Heritage Conservation Charter", (ICOMOS, 2013)

[31] Icomos, International Council of Monuments and Sites. (2017). "Principles for the Conservation of Wooden Built Heritage", (ICOMOS, 2017)

Table 1. Evaluation of Pembe Yalı.

NO	İCOMOS TURKEY ARCHITECTURAL HERITAGE CONSERVATION CHARTER (2013)	PRİNCİPLES FOR THE CONSERVATİON OF WOODEN BUİLT HERİTAGE (2017)	PEMBE YALI	
1	Data from one culture (or period) should not be destroyed to reveal data from another culture unless necessary.	The intervention strategy should take into account prevailing cultural values.	✚	✚
2	Policies should be developed to protect cultural assets by maintaining their original functions as much as possible and keeping the living in them in their places.	The original function of a structure should be maintained or restored except in cases when the intervention would be too extensive and prejudicial to the authenticity of the structure.	▬	▬
3	Before any intervention, the construction technique, material and load-bearing system features of the cultural asset should be investigated; the causes of deterioration and problems should be examined accordingly.	The strengthening of the structure needs using traditional or compatible materials and techniques.	✚	✚
4	Interventions should not mislead future research and studies, and should be carried out with removable and/or renewable techniques without damaging the original structure as much as possible.	Not prejudice or impede future conservation work should this become necessary.	✚	✚
5	Interventions should not damage the structure; care should be taken not to destroy or alter traces that are historical documents; the integrity of the structure should be preserved.	Access to evidence that is subsequently discovered and incorporated into the construction should not be denied.	✚	✚
6	In cases where the existing load-bearing system of the structure cannot adequately fulfill its function, the support to be provided to the damaged structural components may involve different intervention techniques in practice.	If the deformation of the structure is so great that it prevents the carrier system from returning to its normal behavior, dismantling of part or all of the structure is not prevented.	✚	✚
7	Aesthetic and artistic value includes the understanding of the design and ornamentation features of the cultural asset, the level of appreciation and quality reached in the period.	Colouring the replaced members to match the current colour of the original may be permitted in specific cases when not doing so would unacceptably impair the aesthetic understanding and cultural significance of the structure.	✚	✚
8	These are applications that aim to preserve the original form of the building, transfer it to the future and maintain the life of the building; they do not require changes in design, materials, structure and architectural elements (roof transfer, gutter repair, painting, etc.).	n the case of interventions, the historic structure should be considered as a whole. All materials, including structural members, in-fill panels, weather-boarding, roofs, floors, doors and windows, etc, should be given equal attention.	✚	✚
9	New materials and techniques that must be used together with original materials and techniques should not be used without performing tests specific to the relevant project and demonstrating their compatibility with scientific data.	Present-day materials and technologies should be chosen and used with the greatest caution and only in cases where the durability and structural behaviour of the materials and construction techniques have been satisfactorily proven over a sufficiently long period of time.	✚	✚
10	In current use, structures that cannot meet contemporary comfort conditions and have therefore lost their value should be repaired and supported with contemporary equipment, while preserving their architecture.	Utilities should be installed with respect for the tangible and intangible significance of the structure or site.	✚	✚

The table will be evaluated in the results section but it is seen that the project complies with 9 of the 10 items in the table.

Additionally, it should be noted that due to the historical and geographical importance of the Bosphorus, the *Boğaziçi İmar Müdürlüğü* (Bosphorus Development Directorate) was established in 1984 in order to prevent this region and its structures from being exposed to wrong interventions. These implementations are inspected by the Bosphorus Development Directorate that operates in the 'Bosphorus Front Side Coastline'. Pembe Yalı is located on the front side of the Bosphorus coast. Therefore, in preparing the restoration project of the building, the approval and opinions of the Bosphorus Development Directorate in addition to Beykoz Municipality and the Protection, Implementation, and Inspection Directorate of Istanbul Metropolitan Municipality were received.

Conclusion

The Pembe Yalı restoration project has been finalized in line with the opinions and approvals of the official institutions. Renewable physical parts and units of the building have been renewed, and the original parts have been reproduced in accordance with their original state. It has been ensured that there are no differences in material, color, and style between remanufactured and old pieces. The surviving parts of the building have been reinforced with contemporary construction techniques, and the weathered parts have been reconstructed taking into account old documents and photographs. All parts of the building were evaluated as a whole and environmental factors were not ignored. Upon obtaining the occupancy permit, the building has been put into use. No technical problems due to the design and implementation have been encountered. For these reasons, the structure is compatible with 9 of the 10 items in the prepared table.

There does not appear to be any compliance with item number 2 (The original function of a structure should be maintained or restored except in cases when the intervention would be too extensive and prejudicial to the authenticity of the structure). It was considered that the building would remain in its original function, but for various reasons it was not decided to continue as a residence. The project evaluated in this study is a repurposing project. Due to the increasing population of Istanbul and the number of tourists, the increase in unplanned construction has multiplied the value of the limited number of mansions. These valuable buildings, including the Pembe Yalı, are widely seen to be repurposed. The Pembe Yalı, too, has been repurposed as a restaurant-cafe. In preparation of the projects, the principles of repurposing were carefully examined. The old function of the building, its architectural qualities, and the indications of the period when it was built can be seen in the renovated building. The principle indicating that 'the building should be able to be returned to its former function without damaging the original texture', which is considered an important point in repurposing projects, has been taken into consideration in the Pembe Yalı.

While preparing the Pembe Yalı project, it was considered as a cultural heritage, keeping in mind that the structure is an important center for social memory. In the Pembe Yalı repurposing project, the combination of contemporary methods and the original texture of the building has been attached importance, and thus it has been concluded that this project can be considered as a successful example of repurposing.

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