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A Refunctional Traditional Housing; Kula Zeynep Onbaşı House

Araştırma Makalesi
Research Article

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ABSTRACT

By maintaining their current functions or by providing them with new ones and utilizing them, historical and cultural heritage buildings can be transferred to the future. While maintaining the continuity of our historical structures, it is crucial to ensure that the buildings that continue to serve their original purposes adapt to the comfort levels of the time and that the structures that have been given new purposes include the structural arrangements required by the function. Traditional homes are now largely employed for new purposes because they can no longer accommodate changing family dynamics and spatial requirements. This study, whose objective is "to address the benefits of refunctioning and the adverse consequences it may create," has been assessed in relation to Zeynep Onbaşı House, which is situated in the heart of Kula's city and within an urban protected area. The traditional home that is the focus of the study is currently a boutique hotel. In this context, a broad description of Zeynep Onbaşı's house was given before an explanation of the building's architectural elements. Later, the new role assigned to the house was examined after the good and bad aspects of the new function were analyzed. In light of this, it was determined that the refunctioning project, despite having tolerable drawbacks, was largely effective.

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Yeniden İşlevlendirilen Geleneksel Bir Konut; Kula Zeynep Onbaşı Evi

ÖZ

Tarihi ve kültürel miras kapsamındaki yapıların geleceğe aktarılması; barındırdıkları işlevlerin sürekliliğinin sağlanmasıyla ya da yapılara yeni işlevler verilerek kullanılmalarıyla mümkün kılınmaktadır. Özgün işlevlerini sürdüren yapıların günün konfor koşullarına uyum sağlar hale getirilmesi ve yeni işlev verilen yapıların da işlevin gerektirdiği yapısal düzenlemeleri içermesi, tarihi yapılarımızın sürekliliğini sağlarken gelecek nesillere aktarılmasına yardımcı olmaktadır. Günümüzde değişen aile yaşamına ve mekânsal isteklere cevap veremeyen geleneksel konutlar çoğunlukla yeni işlev verilerek kullanılmaktadır. Amacı; "yeniden işlevlendirmenin sağladığı yararları ve neden olabileceği olumsuzluklara değinmek" olan bu çalışma, Kula kent merkezinde ve kentsel sit alanı içerisinde bulunan Zeynep Onbaşı Evi bağlamında değerlendirilmiştir. Çalışmanın konusunu oluşturan bu geleneksel konut günümüzde butik otel olarak kullanılmaktadır. Bu kapsamda, Zeynep Onbaşı Evi'ne yönelik genel bir tanımlama yapılmış, ardından yapının mimari özellikleri anlatılmıştır. Daha sonra konuta verilen yeni işlevin olumlu ve olumsuz yönleri analiz edilerek yeni işlevin değerlendirilmesi yapılmıştır. Buna göre yeniden işlevlendirme projesinin kabul edilebilir olumsuzlukları olmasına rağmen genel olarak başarılı olduğu sonucuna varılmıştır.

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INTRODUCTION

Cultural identity and living conditions of the time have altered as societies continue their continuing historical evolution in direct proportion to changes in socio-cultural

and socio-economic aspects. On the other hand, due to technological advancements and people's rising standards of physical comfort, structures that were designed for their time period were unable to serve their intended purpose and satisfy human wants. Studies done on national and

international platforms have increasingly embraced the preservation/reuse of traditional structures within the context of architectural heritage (Yıldız, 2020; Genç and Karadayi Yenice, 2022). Integrating ancient buildings into modern life and use while maintaining their original architectural integrity and continuity has become more important as they are of significant historical, cultural, social, and structural value (Kıasf, 2018). Maintenance and repair of such structures are necessary in order to reintroduce historical buildings to society in their existing state and to ensure historical-cultural sustainability (Bahar and Kurak Açıcı, 2021).

Reuse is regarded as a conservation approach for historic structures in the modern day, both for the present and for future generations. The most noticeable components of cultural heritage are traditional homes, which are described as functional changes in historical buildings by Ahunbay (2009). In this context, functional change is classified as a contemporary conservation method. In order to increase its lifespan and preserve the document's quality, it can be incorporated into the usage process with refunctioning (Yıldız, 2020). In this process, with the support of cultural continuity, the environment can transmit historical environmental awareness into society by transferring historical environmental traces into the future (Tekeli, 1989).

The concept of "reuse," which refers to the reuse of historically significant structures with a new function because their original use or functions have been outgrown, also benefits the buildings' urban, economic, social, and cultural environments. As a result, a frequent expropriation procedure led by local governments emerges as a conservation strategy for historic homes that have been abandoned or are no longer in use (Yıldız, 2020). Before it was designated as a protected area, Kula, a city rich in traditional architecture and sociocultural elements where Greeks and Turks coexisted for many years, consisted of homes that were at risk of losing their value. Thanks to the city's rapid restoration efforts following its designation as an urban site, it has emerged as one of the major tourist destinations in the area. The analysis covered both the previous and current uses of Zeynep Onbaşı House, which the Manisa Metropolitan Municipality expropriated and gave permission to be utilized as a boutique hotel.

REFUNCTIONING

Giving new functions to structures that lose their original roles in order to serve other purposes from the ones for which they were designed is referred to as "refunctioning" in accordance with the changing needs of society, which is constantly developing and changing (Eraybat, 2011). Historical structures still in use today frequently repurpose their spaces. Refunctioning is a technique for preserving old buildings (Ahunbay, 2009). The reuse of architectural heritage that has lost its original function, based on the altering demands of society over time, is referred to as refunctioning, which is one of the methods of preservation

of historical buildings (Eraybat, 2011; Plevoets and Van Cleempoel, 2011; Bahar and Kurak Açıcı, 2021).

By converting the structures into new uses as they lose their utility through time, become unpopular in a new way of life, and hence lose their function, continuity of use is assured (Tangülü and Yıldız, 2021). These buildings exhibit the building techniques, production methods, architectural designs, etc. of the time in which they were created and put to use (Öztürk et al., 2022). The realization of the building's original character, even if intervention is necessary, and the compatibility of the newly installed function with the original structure are therefore the two most crucial considerations when offering structural transformation (Gazi and Boduroğlu, 2015; Şekerci and Akiner, 2021; Engin, 2009). Consequently, it is accepted as a form of protection to adapt historic buildings that can't be changed to fit modern needs while maintaining their original purpose (Sevgi and Eskici, 2020). In order to ensure the sustainability of the structures with cultural significance, their adaptation to the local environment, and the preservation of their historical values, it is crucial. One of the most crucial aspects of the conservation function is maintaining these buildings' original state and using them in a way that meets modern needs (Tapan, 2007). Repurposing buildings to use them means increasing their usability value (Özgüven, 1994). Reuse serves as a means of preserving the cultural property's historical, aesthetic, and original values (Ahunbay, 2013). The main goal of conservation in this instance is to use and maintain the structure with a new function while taking into account the values it represents and its surrounding area as a whole (Yaldız and Asatekin, 2016).

The design process and approach choices should be made before beginning the design process for the re-functionalization of buildings. Then, the intervention's parameters should be established, and the implementation should be made clear. These modifications allow the structure to be re-functionalized, regaining the structural impetus it had previously lost while accommodating modern conveniences (Süphanoğlu et al., 2022). Following the interventions utilized in the refunctioning process, the methodologies employed are another crucial element. These methods involve strengthening, finishing, renovating, rebuilding, adding, cleaning, moving, removing, and (if necessary) adding contemporary additions.

The reuse of historical buildings by giving them contemporary functions aims to remind the society's established ties with its own past and history. Refunctioning of historical buildings and bringing them into use with their former functions or functions such as museums, restaurants, and hotels also contribute significantly to the country's economy (İnan, 2013).

Refunctioning plays a major role in the sustainability of historical buildings. Because the structures that have survived from the past to the present, lose their functions over time due to some reasons. Factors such as population growth, urbanization, and comfort cause historical

buildings to lose their functions. It becomes difficult for these derelict structures to survive due to both natural causes and human destruction. It is of great importance that the buildings are presented to the use of people by refunctioning, even for other purposes, by applying correct restoration techniques, without damaging their historical texture (Tangülü and Yıldız, 2021).

GENERAL INFORMATION ABOUT KULA ZEYNEP ONBAŞI HOUSE

Zeynep Onbaşı House is located in Manisa Province, Kula District, Taş Neighborhood, 41th Street, block number 39, parcel number 6, and covers an area of approximately 319 square meters.

The structure within the urban site includes a registered two-story house on the south, a registered two-story house on the west, and two two-story residential buildings on 41 Street in the east. The building consists of a three-story section located in the north of the parcel, the main room on the east of the parcel on the first floor of this section, and a two-story outbuilding on the west of the parcel.

The changes that the building underwent during its historical process and its current state were investigated throughout the study, which was conducted in the form of literature and field research.

Historical and Architectural Features of The Building

The house's exact construction date cannot be determined. The house's first owner was a Greek jeweler. The house was constructed in tandem with the structures on the seven parcels to the west. Following the exchange, the house was divided in two, and Mehmet Ali Köseoğlu was given ownership of the portion that is currently under construction. The house was later passed down through inheritance from Mehmet Ali Köseoğlu to Abdurrahman Karagöz. Süleyman Onbaşı purchased the house in 1995 and transferred ownership to his wife Zeynep Onbaşı in 2000 (Manisa Metropolitan Municipality, Directorate of Historical Social and Cultural Projects Branch).

The house has undergone radical transformations over the years. During the exchange period, the first change was made by dividing the house in two. The house was used as a hospital in the 1950s and 1960s, which resulted in the second set of changes. The most recent modifications were made around 1975, when the house was owned by Abdurrahman Karagöz (Manisa Metropolitan Municipality, Directorate of Historical Social and Cultural Projects Branch).

Kula's buildings were constructed using local materials and traditional construction techniques of the time. As a result, the architectural features of the houses that have a special place in the traditional architectural heritage are similar. One of them is the Zeynep Onbaşı House, with its wooden system setup and adobe filling; the outer walls on the ground floor were built of stone, and on the upper floor by raising the stone wall with wooden beams on the ground floor and installing a wooden skeleton construction system filled with adobe (Bozer, 1988). All floors are hardwood,

while the roof is covered with Turkish-style roofing tiles. The home's doors are all made of wood, and some of the staircases are made of wood and some reinforced concrete. The structure has two storage rooms on the ground floor, a basement, an anteroom, two rooms, a kitchen, a hallway, a bathroom, and a shower on the first floor.

Construction Techniques and Use of Material

The building's structural system has been examined under the headings of walls, flooring, ceilings, and roofs, taking into account the materials used.

Walls

There are two different types of wall construction systems used in buildings: masonry and wood carcass systems. On separate walls of the same room, as well as on the floor walls, different building methods and materials are used.

The building's masonry components are made up of brick and stone walls and rubble stone masonry. Rubble stone masonry involves the basement's load-bearing walls that are 80 cm thick, as are the walls enclosing the ground floor from the street and five parcels, the walls of room 106 on the first floor, the roughly 70 cm-thick walls of the courtyard, and the walls enclosing the outbuilding portion from the south and west.

The brick masonry parts are the parapet walls added between the pillars of the ground floor and the first, the wall built to separate the 7 parcels in the hall, the wall between the toilet and shower volumes formed in the ground floor anteroom and the partition walls of the toilet and shower spaces formed in the first-floor anteroom, the parapet between the first-floor hall and the kitchen observed on the wall. In addition, the dividing walls of the outbuilding ground floor hall and the second-floor dividing walls are all made of brick masonry. The walls made in the wooden frame system include the dividing walls between the ground floor rooms and the kitchen, the walls of the rooms facing the anteroom, the walls of the rooms on the first floor facing the anteroom, the walls of the part of the anteroom protruding towards the street, the northern and eastern walls of room 103. Köfeki (fossiliferous limestone) stone and haired mortar were used as fillings on these walls.

The dividing walls of the hall, which are created in the ground floor anteroom and provide access to the toilet and shower, as well as the east walls of the ground floor toilet and shower, and the dividing wall of the hall and kitchen, which are located in the first-floor room 103, are all made in a wooden carcass system but are not filled.

Flooring

The flooring of the basement floor hall is made of slate stone. The other areas of the basement floor's flooring were left as compacted soil.

All of the floor coverings of the main building are wooden carcasses. On this floor, an average of 20 cm wide wooden cladding was installed on 8.5/12 cm cross-section wooden floor beams placed north-south. Only in the toilets,

showers, halls, and kitchens have a cement-reinforced screed coating been leveled.

The first floor of the main building is wooden carcasses, as does the ground floor. The beams are oriented north-south, as on the ground floor, and are covered with wood that is approximately 23 cm wide. The width of the veneer board in the main room, on the other hand, increases to 45.5 cm on the first floor, a cement-reinforced screed coating has been leveled on wooden carcass flooring in the toilet, shower, and kitchen areas.

On the ground floor of the Outbuilding, wooden cladding was used in the rooms, slate stone cladding in the hall and cement-added screed cladding was used in the toilet, sink, and shower areas. The floors of first floor of the outbuilding were made using a wooden frame system. However, cement-reinforced screed coating has been leveled in all places except room 111. The courtyard floor is made of slate stone.

Ceilings

On the ceilings of the basement floors, there is a wooden coating on the wooden beams that make up the flooring of the ground floor.

The main building's ground floor ceilings are classical wooden ceiling coverings divided by 4.5 cm laths. Only the beaming and wooden cladding of the uncoated first floor can be seen in the toilet and shower areas.

Except for the main room (102), room 103, and the shower area, the first floor of the main building has a classical wooden ceiling divided by 5 cm laths. The same system and material are used to cover the roof eaves. In the main room, a cored recessed ceiling was made by using plaster profiles. The plywood veneer ceilings in room 103 and the shower area were introduced later.

Except for the sink and shower area, the outbuilding ground floor ceilings are traditional wooden ceiling coverings divided by 4.5 cm slats. The washbasin section includes an uncoated first-floor joist and wooden lining. There is a reinforced concrete ceiling at a lower level in the shower section.

The outbuilding's first-floor ceilings are classic wooden ceilings divided by 4.5 cm slats. The same system and material are used to cover the roof eaves.

Roof

The building's roof structure is a hipped roof made of wooden trusses. The roof, which has a 30% slope, is supported by irregularly shaped drop beams with a diameter of approximately 36 cm and spaced 135 cm apart, resting on the north-south walls. The rafters are carried by struts with a diameter of 12 cm that are placed at 90 cm intervals on these drop beams. Laths with a diameter of 8 cm were placed perpendicular to the rafters at 25 cm intervals on top of these rafters. These laths are covered in finely chopped wood. The wooden coating is covered with Turkish-style roof tiles.

The Outbuilding's roof is a hipped roof constructed of wooden trusses. The roof has a 25% slope and is supported by irregularly shaped drop beams with a diameter of approximately 32 cm that are 120 cm apart and rest on the east-west walls. The rafters are carried by struts with a diameter of 12 cm that are 50 cm apart and rest on these drop beams. Laths with a diameter of 6 cm were placed at 32 cm intervals perpendicular to the rafters on top of these rafters. These laths are covered with wood veneer, which is then covered with Marseille-type roof tile.

Alterations

The modification that has been made to the house over time are classified as Spatial Alterations and Component Alterations.

Spatial alterations

In terms of usage, spatial changes in the building are additions that are required over time. Additional space representations were created alongside their constituent elements.

The ground floor sofa's hall, toilet, and shower spaces were added later as brick masonry and wooden carcass. The floor coverings are screed, and the walls are plastered with cement. The doors are made of wood joinery.

The shower and toilet areas on the first-floor anteroom were later built using brick masonry walls. Their floors are covered with screed. The ceilings are made of plywood in the shower area and wooden coating in the toilet area.

The kitchen and hall were built using a wooden frame wall on the first floor, room 103. A screed floor in the kitchen, a concrete countertop, and a transom window on the north wall are among the spaces accessible through wooden doors.

The hall leading to the rooms on the ground floor of the outbuilding, as well as the room in the northwest corner, were constructed of brick masonry. The room has alum-covered flooring, wooden cabinets, and a wooden ceiling.

The first floor of the outbuilding was introduced later on.

Component alterations

Component alterations are classified as introduced, transformed, closed, and missing elements.

The Introduced elements are as follows: On the east façade, the street-to-first-floor staircase and the wooden door leading to the staircase; The iron door and concrete steps leading from the street to the ground floor anteroom; The screed floor in the ground floor kitchen area, the north wall's brick wall and iron window built into the doorway, the south wall's door, and the west wall's jamb niche made of marble; The brick masonry wall, wooden windows, and wooden door constructed between the ground floor pillars and the first-floor anteroom; Hearth covers made of wood for rooms Z03 and 106; The concrete sink for the first-floor ablution facility, the plywood covered ceiling of room 103, the main building to the northwest of the

courtyard and the outbuilding are the stairs that serve the first floors.

The Transformed elements are as follows: The window converted from the cupboard east of the hearth in room Z03 on the ground floor, as well as the window converted from the door on the north wall of the kitchen area on the ground floor. The changes that were made to two cabinet structures which were converted from the window on the north wall of room 106 on the first floor.

The Closed elements are as follows: The window in the southeast corner of ground-floor room 102; The fillings between the pillars in the ground and first-floor anterooms; A skylight on the east wall of first-floor room 103 and the windows and skylights on the north wall.

The Missing elements are as follows: The wooden staircase to the west of the anteroom leading from the ground floor to the first floor; Wooden railings between the anteroom pillars; Wooden shutters on the windows on the south and west walls of the main room (102); A wooden shutter on the window in the middle of room 103; Wooden wings of the anteroom windows opening to the street.

Structural Damages and Material Deterioration

Damages discovered solely through observations in a building that has not been used in a long time are classified as Structural Damage and Material Deterioration.

Structural damages

The most important structural damage in the structure is the deviation of the main room (102) flooring from its horizontal axis. Another structural damage observed in the building is the collapse of the wall above the courtyard entrance door.

Material deterioration

The main building damages observed are material loss, plant and biological formation, cracks, aging/decay, shedding on the plaster, flaking on the plaster, surface deterioration, and contamination.

The following are the material losses observed in the building: The slate floor covering in the basement hall space's northwest corner; Iron railings on the doors and windows leading from the basement hall to the courtyard; One of the wooden covers in storage B02's window; A wooden beam on the ceiling of storage B03; Slate pavement in the northeast corner of the courtyard; Marble decorations on the ground and first-floor quarries; The staircase connecting the ground and first floors; Partially wooden tables in the cabinets of rooms Z02 and 102; The wooden shutters on the windows on the main room's south and west walls (102); Partial losses in the main room's (102) plaster ceiling; Losses in the main room's roof eaves; The wooden cabinet door in the ground floor kitchen space; The lower part of the exit above the doors providing entrance from the street into the building; The inlaid wooden slats of the courtyard entrance door.

The lower levels of the basement floor west walls, the wooden pillars of the ground floor toilet area, and the upper parts of the first-floor ablutions have biological formations.

The parts where flaking is detected on the plaster are as follows: Cracks in the main room's walls and plaster ceiling, on the north wall of room 106, on the main room's south and east facades, on the east facades of the anteroom and room 103; Shedding in layers of haired lime plaster in the East façade on the ground floor, under the window to the northeast of the first-floor anteroom (101), under the window to the southwest of the main room (102), and on basement walls, the plasters on the basement floor walls, the plasters on the first-floor wall where the ablution is located, the lower parts of the walls of the outbuilding space wet volumes.

Decaying wooden elements are as follows: The Ghush room (bathing cubicle) flooring in the northeast corner of room 102 on the ground floor, the floor and ceiling wood coverings on the first-floor section of the ablution area, the courtyard entrance door sills, the sills surrounding the skylights and some parts of the wooden eaves.

Corrosion has been detected on the iron window railings and iron shutters in the building, as well as superficial deterioration on the wooden elements exposed to the elements.

Pollution from moisture on the wooden door, window, floor ceilings, and the west and north walls of the basement floor caused by dust and paint was also detected.

Causes of the damages

The structural damage and material deterioration observed in the building were caused by deliberate actions, neglect, and settling.

The building's spatial and material additions were intentional.

Deterioration in wooden roof elements and deterioration in facades were due to neglect. Rainwater caused the partially observed decay in roof elements, roof eaves, and first-floor ceilings. The deterioration of the basement floor wall surfaces is thought to be caused by moisture rising from the ground.

The damage to the main room floor is thought to be caused by a settlement on the floor where the pillars carrying the floor are located.

ANALYSIS AND EVALUATION OF THE NEW FUNCTION

The analysis of the new function given to the structure is covered in detail under three headings: Justification for Protection, New Function, and Necessary Interventions for Structural Damages and Material Deterioration.

Justification for Protection

This building, which has been registered as a cultural property, possesses important features as well as values gained by these features. The new function to be given

should take these values into consideration in order to ensure both its continuous maintenance and its transfer to the future with the new function. In this context, considering Kula's accommodation needs, it was deemed appropriate for it to function as a boutique hotel at the owner's request. The conservation approach used by the architect in the project for this purpose is as follows: "In order to make it suitable for its new function, it is not necessary to completely renovate the building, but to protect and exhibit the building and every object and feature that it has as a requirement of its original function, by revealing the original states of the phases it went through."

New Function

In line with the reason explained above, it is planned to establish a heating center in the east of the basement hall of the building. The storage area in the northeast was planned as a laundry room, while the other parts of the basement floor were found suitable to maintain their original storage function.

Additional spaces in the anteroom (Z01) on the ground floor of the building were removed and it was designed to

Table 1: Zeynep Onbaşı House

function as a lobby. The west of the Anteroom was arranged as the hotel reception.

The kitchen space on the ground floor was reorganized as an office. Other rooms were arranged as sleeping units and bathroom areas were included. A transparent space was created with wooden partition walls under the first-floor main room (102) in the northeast of the courtyard, and this space, which can be accessed from the courtyard and the anteroom, was planned as a multi-purpose room.

The later additions on the first floor of the building were removed and the rooms were repurposed as sleeping units. Bathroom areas have been added to the sleeping units.

The Outbuilding section was designed as a single story, with the hall removed and the spaces opening directly to the courtyard. The original rooms were converted into kitchens, and the addition to the western part of the outbuilding was incorporated into the kitchen's cooking section. Personnel toilet-shower and toilet areas were added to the north of the outbuilding. A "Variable Refrigerant Flow (VRF)" air conditioning unit has been planned for the outbuilding's eastern edge.

Figure 1. / Figure 2. Zeynep Onbaşı House and Its Close Surroundings (Url 1)



Figure 3. Front Facade (Entrance Facade), Figure 4. Courtyard Facade (Url 2)

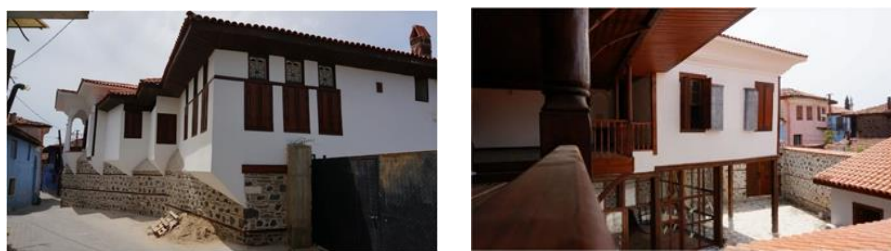


Figure 5. Basement Floor Plan, Figure 6. Ground Floor Plan, Figure 7. First Floor Plan, Figure 8. Roof Plan

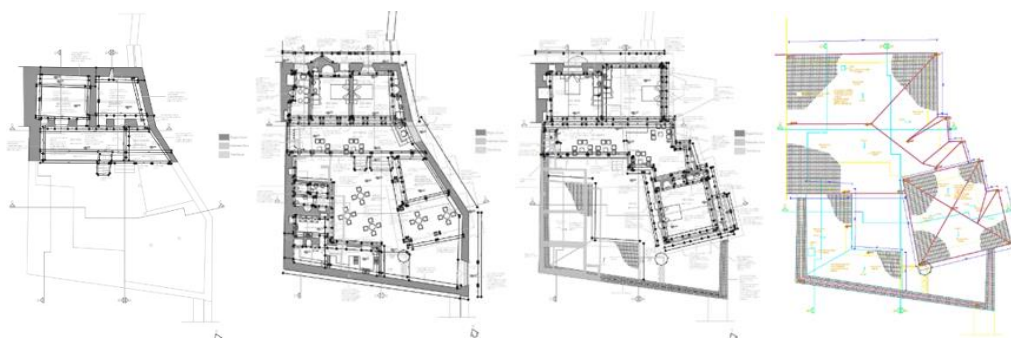


Figure 9. A-A Section, Figure 10. B-B Section

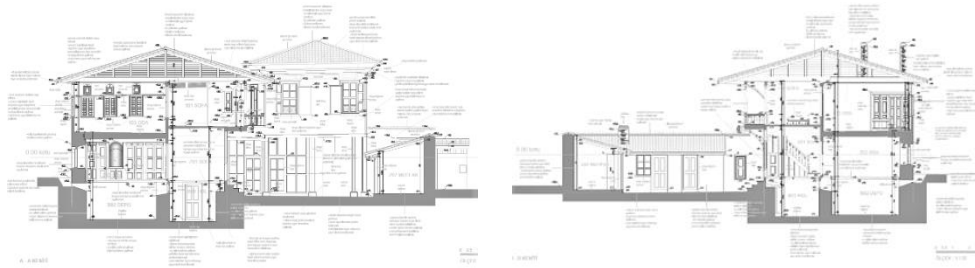
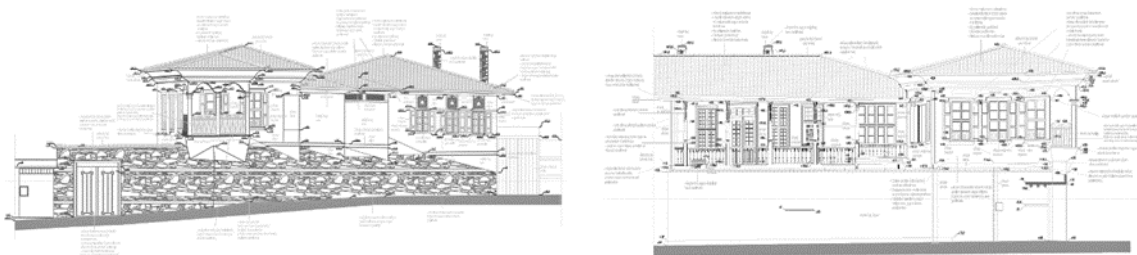


Figure 11. Front Facade (Entrance Facade), Figure 12. Courtyard Facade



* Restoration projects in figures 5, 6, 7, 8, 9, 10, 11 and 12 were obtained from Manisa Metropolitan Municipality Historical, Social and Cultural Projects Branch.

Necessary Interventions for Structural Damages and Material Deterioration

In accordance with the new function, the interventions required to eliminate the negatives determined by detailed analyzes of the building's physical condition and defined by its characteristics are grouped under seven major headings. These are Reinforcements, Completions, Renewals, Rebuilds, New Additions, Cleanups, and Removals.

Reinforcements

It was proposed that the main room floor, which has shifted from its horizontal axis, be suspended by telescopic struts and reinforced with steel beams. Because the existing slope level is safe, it was decided to keep the floor on the same slope and strengthen it. Steel beams that will be used for reinforcement will be treated to prevent corrosion.

Completions

These are the interventions to be applied by using original materials and techniques on the building elements, some of which are present and some of them have disappeared. These are as follows:

- Anteroom area 101 - a later stairwell,
- Main room (102) area plaster work - missing parts on the ceiling,
- The roof of the main room no. 102 - missing parts in the Baghdadi (timberwork) eaves,

- Main room (102) - marble profile on the balcony floor. Mortars and plasters for the completion will be prepared based on the compositions determined by the analyses, the wooden elements will be baked and impregnated, and protective chemicals and water-based varnish will be applied.

Renewals

This is the type of intervention to be used on architectural elements that have been damaged to the point where they can no longer be saved.

- Decayed parts of wooden elements (doors, windows, moldings, wood frame wall and floor),
- Wooden moldings on the south and west façades of the main room no. 102 (the decaying parts will be removed without damaging the healthy parts of these elements and will be renewed by using the original materials with appropriate methods. Care will be taken to use the good parts of the existing elements in the renovations to be made on the wooden elements.)
- Covering the hall B01 with slate stone,
- Covering the courtyard floor with slate stone (Parts in good condition will be reused when covering the slate stone),
- Plasters on basement floor wall surfaces,
- The wall surface over the courtyard entrance door, on which the collapse was detected,
- Paint motifs on the west wall of room 101,
- Turkish-style tiles and metal gutters on the roof (It will be renewed with materials of original composition).

Rebuilds

These are the parts of the building that have been completely destroyed and must be rebuilt using original materials and techniques:

- The door and wings of area Z02,
- The southeast window of area Z02,
- Wooden stair railings and handrails serve from the ground floor to the first floor,
- The door leaf on the south wall of area Z04,
- Covering the floors of the stairs removed from the courtyard and the outbuilding areas with slate,
- Decorating the quarries of Z03 and 106 areas with marble,
- Railings on the room 102 balcony,
- Wooden shutters of the windows on the south and west walls of room 102,
- Windows with wooden socket railings, wooden shutters, and plaster skylights on the north wall of room 103,
- Paint motifs on the south façade of room 101,
- Natural stone chimney for the main structure and outbuildings (it will be rebuilt with original materials and techniques).

Metal elements will be applied with two coats of anticorrosion and semi-matt oil paint. The wooden elements will be baked and impregnated, and protective chemicals and water-based varnish will be applied.

New additions

These are the additions that must be made using new materials and techniques because of the structure's new function:

- Adding a brick masonry wall and wooden door to B01
- Adding a step to the staircase that serves the B01,
- Waterproofing the basement floor and walls,
- Adding natural stone cladding to the central floors of the heating centers created in B02, B03, and B01,
- Bathroom areas added to the sleeping units,
- Toilet and kitchen areas in the outbuilding,
- Ceramic coatings on outbuilding floors,
- Multi-purpose room (wooden partition wall, wood veneer flooring) built in the northeast corner of the courtyard, under area no. 102 on the first floor,
- Wooden cover to be added to the closet used as a bathroom in area 101,
- Roof insulation for heat and water (to be made with new materials and techniques).

Cleanups

Cleanups recommended as part of the repair are as follows:

- Applying protective chemicals and water-based varnish by cleaning the pollution and surface deterioration on the wooden elements,
 - Cleaning the dirt on the floors and plaster surfaces,
 - Cleaning of biological formations and vegetation,
 - Cleaning the rust on the iron railings and elements and applying two coats of anti-rust and semi-matte oil paint.
- The cleaning process will be thorough, but impurities will be left in place if cleaning causes damage to the material.

Removals

The following are the removal procedures used in the structure:

- Adjusting the basement floors to a project-appropriate level,
- The filling material in B03's closed window,
- Installed wall and applied screed to cover the floors of the toilet, shower, and hall, which were built later on the ground floor,
- The screed coating on Z04's floor, the door leaf on the south wall, the filling and concrete bench in the north wall's closed doorway
- Opening the closed window and modified door wings in Z02,
- The wall, door, and windows on the closed of Z01's south wall,
- Wooden stairs, wooden partition walls, wooden doors, iron doors, screed flooring, and concrete steps in the southeast of Z01,
- Concrete and wooden stairs from the courtyard to the first floor and outbuildings,
- Wooden hearth covers in rooms Z03 and 106,
- Functionless iron railing on 102's balcony,
- The wall, door, and windows on room 101's closed south wall,
- Toilet and shower installed in room 101,
- Wall and screed coverings installed in the kitchen and hall of 103.
- Functionless chimneys on the northern facade of the building,
- Hall and toilet in the outbuilding ground floor,
- Outbuilding's first floor and roof.

During the removal process, every effort will be made to avoid damaging the original material as much as possible.

Other suggestions

The electrical cables that will be used to meet the building's new use will be made of fire-resistant material and will be passed between the floors.

Variable Refrigerant Flow (VRF) will be used to meet the building's heating and ventilation needs.

The building's clean water requirements will be met by drawing from the existing city network and distributing it to the units via the heating center.

The existing septic tank will be investigated and determined to be responsible for the building's dirty discharge before being reused after the necessary improvements.

It is recommended that a sufficient number of fire extinguishers be placed in suitable visible locations to protect the building from fire.

The tables below present an analysis of the new function assigned to traditional housing. These analysis tables explain general information about the house (Table 2), as well as which spaces in the original use of the house have been transformed into spaces in the new function (Table 3).

The new function was then evaluated in terms of its positive and negative aspects under three different titles: Environmental, Structural, Spatial Availability, and dimensional Availability (Table 4).

Evaluations were made on the basis of structural elements such as meeting spatial needs, the adequacy of space

dimensions and capacity, the functional relationship between spaces, close environmental compatibility with function and structural elements such as disabled access, the needs of the city, and the choice of function that respects the structure and the environment (Pehlivan, 2018) (Table 5).

Table 2: General information about Zeynep Onbaşı House

| Transformation from a Residential Function to a Boutique Hotel | | | |
|--|---|------------------|------------------------------------|
| Description | Past Function | Present Function | Functions of Surrounding Buildings |
| Name: Zeynep Onbaşı House | <ul style="list-style-type: none"> • Housing (Initial Function) • Hospital (1950s) • Housing | Boutique Hotel | Housing, Boutique Hotel |
| Construction Date: Unknown | | | |
| Style: 19th Century | | | |
| Plan Type: Exterior Courtyard | | | |
| Number of Floors: 2 | | | |
| Materials: Stone + Bricks+ Slate | | | |
| Construction Technique: Masonry | | | |
| Ownership: Directorate General of Foundations | | | |

Table 3: Zeynep Onbaşı House - Spatial analysis of boutique hotel

| Part of the House | Original Function | New Function | Intervention |
|---------------------|-----------------------------------|------------------------------------|---|
| Garden | Courtyard | Outdoor Restaurant | Landscaping |
| Outbuilding | Outbuilding (2 stories) | Z06 Personnel Shower-Toilet | Arrangement of the Building to be a Single Story One, Removal of the Hall, Adding Personnel Toilet-Shower and Bathrooms, Physical Repairs |
| | | Z07 Kitchen + Dishwashing Area | |
| Basement | Hall | B01 Hall + B04 Heating Center | Adding the Heating Center by Dividing the Hall, Physical Repairs |
| | Room 1 (Storage) | B02 Laundry | Physical Repairs |
| | Room 2 (Storage) | B03 Storage | Physical Repairs |
| Ground Floor | Anteroom + Hall + Toilet + Shower | Z01 Lobby + Reception | Removal of Additional Spaces, Physical Repairs |
| | Room 1 | Z02 Sleeping Unit + Bathroom Space | Adding Bathroom Space, Physical Repairs |
| | Room 2 | Z03 Sleeping Unit + Bathroom Space | Adding Bathroom Space, Physical Repairs |
| | Kitchen | Z04 Office | Physical Repairs |
| | Room 3 | Z05 Multipurpose Room | Adding a Transparent Space Using Wooden Partition Walls, Physical Repairs |
| First Floor | Anteroom + Hall | 101 + 105 Waiting Area | Physical Repairs |
| | Main Room | 102 Sleeping Unit + Bathroom Space | Removing Later Additions, Adding Bathroom Space, Physical Repairs |
| | Kitchen | 104 Sleeping Unit + Bathroom Space | Removing Later Additions, Adding Bathroom Space, Physical Repairs |
| | Room 1 | 103 Sleeping Unit + Bathroom Space | Removing Later Additions, Adding Bathroom Space, Physical Repairs |

Table 4: Zeynep Onbaşı House - Conformity of the new function to the structure

| New Function's Compatibility With The Structure | | | | |
|---|--|---|---|---|
| | Positive Features | | | Negative Features |
| | Environmental | <ul style="list-style-type: none"> • In the city center for people coming for accommodation. • Easily accessible by public transport • It is an easily perceptible structure • It contributes to the business economically • Materials suitable for historical texture are used • Includes historical and culturally sustainable data • It contributes to the development of the city while preserving the urban appearance • Protects the unique texture of the city • Reinforces the aesthetic integrity of the city | | |
| Structural | <ul style="list-style-type: none"> • Increase in indoor use efficiency • Restoration is done by adhering to the traditional facade characteristics of the house • Extending the life of the building • Selection of materials compatible with traditional texture in reinforcements • Ensuring the continuity of the traditional cultural makeup • No structural damage to the building during the refunctioning processes • Protection of external body walls during major changes in the building | | | <ul style="list-style-type: none"> • The necessity of resolving the units that require infrastructure in a separate place • Restricting the flexibility of the use of architectural building elements |
| Spatial Availability | Garden | Outdoor Restaurant | <ul style="list-style-type: none"> • Outdoor restaurant will allow patrons to have conversations with each other | <ul style="list-style-type: none"> • The courtyard, a defining feature of the interior, retains its role as a transition area as in its previous function, albeit as a restaurant in its new function |
| | Outbuilding | Z06 Bathroom Personnel Toilet - Shower | - | <ul style="list-style-type: none"> • The placement of the staff and guest restrooms in the common hall is not a good design choice |
| | | Z07 Kitchen + Dishwashing Area | <ul style="list-style-type: none"> • Kitchen - Dishwashing Area relationship has been established correctly | <ul style="list-style-type: none"> • The narrow and long trapezoidal form of the kitchen area limits the spatial behavior of those working in the kitchen |
| | Basement | B01 Hall + B04 Heating Center | <ul style="list-style-type: none"> • It is the right decision to have the technical room, laundry and storage room in an out of sight but accessible part | - |
| B02 Laundry | | | | |
| Ground Floor | Z01 Lobby + Reception | - | <ul style="list-style-type: none"> • Because the rooms open directly into a hall, privacy has remained in the background. Furthermore, factors such as noise may cause discomfort to guests. • The facade of the place was left open as it was in its original form, but a sheltered place against bad weather conditions could not be created for the Lobby and Reception areas. | |

| | | | | |
|-------------|--|------------------------------------|--|---|
| | | | | <ul style="list-style-type: none"> Lobby – Waiting areas are places that are directly linked to restrooms, which are also general usage areas. However, toilets serving only the halls were not designed in the building |
| | | Z02 Sleeping Unit + Bathroom Space | <ul style="list-style-type: none"> There was no need to make any changes to the rooms that would detract from the building's character. The original reinforcement elements have been preserved. The wooden shuttered window layout allows for adequate natural lighting | <ul style="list-style-type: none"> There is no bathroom area inside the rooms in the original plan of the building, and the installation of plumbing has harmed the building's authenticity |
| | | Z03 Sleeping Unit + Bathroom Space | | |
| | | Z04 Office | - | <ul style="list-style-type: none"> Although reception and the office are directly related, the relationship between these spaces in the building has remained weak due to the distance |
| | | Z05 Multipurpose Room | <ul style="list-style-type: none"> It was created using materials that complemented the character of the building. The concept of a Multi-Purpose Room where guests can gather socially, functionally, and culturally is appealing. | It meets the needs at a basic level. |
| First Floor | | 101 + 105 Waiting Area | - | <ul style="list-style-type: none"> Because the rooms open directly into a hall, privacy has remained in the background. Furthermore, factors such as noise may cause discomfort to guests. The facade of the place was left open as it was in its original form, but a sheltered place against bad weather conditions could not be created for the Lobby and Reception areas. Lobby – Waiting areas are places that are directly linked to restrooms, which are also general usage areas. However, toilets serving only the halls were not designed in the building. |
| | | 102 Sleeping Unit + Bathroom Space | <ul style="list-style-type: none"> There was no need to make any changes | <ul style="list-style-type: none"> There is no bathroom area inside the rooms in the original plan of the building, and the |
| | | 104 Sleeping Unit + Bathroom Space | | |

| | | | | |
|---------------------------------|--------------|------------------------------------|---|--|
| | | 103 Sleeping Unit + Bathroom Space | <p>to the rooms that would detract from the building's character.</p> <ul style="list-style-type: none"> The original reinforcement elements have been preserved. The wooden shuttered window layout allows for adequate natural lighting. | <p>installation of plumbing has harmed the building's authenticity.</p> |
| Dimensional Availability | Garden | Outdoor Restaurant | Sufficient | - |
| | Outbuilding | Z06 Toilet Personnel Shower-Toilet | Sufficient | - |
| | | Z07 Kitchen + Dishwashing Area | Sufficient Sufficient | - - |
| | Basement | B01 Hall + B04 Heating Center | Sufficient | - |
| | | B02 Laundry | Sufficient | - |
| | | B03 Storage | Sufficient | - |
| | Ground Floor | Z01 Lobby + Reception | Sufficient | - |
| | | Z02 Sleeping Unit + Bathroom Space | Sufficient | - |
| | | Z03 Sleeping Unit + Bathroom Space | Sufficient | - |
| | | Z04 Office | - | <ul style="list-style-type: none"> The size of the room is not enough to be an office |
| | | Z05 Multipurpose Room | - | Insufficient |
| | First Floor | 101 + 105 Waiting Area | Sufficient | - |
| | | 102 Sleeping Unit + Bathroom Space | Sufficient | - |
| | | 104 Sleeping Unit + Bathroom Space | Sufficient | - |
| | | 103 Sleeping Unit + Bathroom Space | Sufficient | - |

Table 5: Zeynep Onbaşı House - Evaluation of the new function

| Evaluation Criteria / Result (Yes, No, Partially) | | | | | |
|--|------------------|---|------------|--|------------|
| Structural Elements | | Environmental Elements | | Benefits | |
| Are spatial needs met? | Partially | Is the function appropriate for its surroundings? | No | Is there any cultural benefit? | No |
| Are the dimensions and capacity sufficient? | Partially | Are the needs of the city being met? | Yes | Is there a societal benefit? | Yes |
| Is there a functional relationship between the spaces? | Partially | Has a function that is considerate of the building and the environment been selected? | Yes | Is there a monetary benefit? | Yes |
| Is it accessible to those with disabilities? | No | | | Is corporate image and prestige secured? | Yes |

EVALUATION AND CONCLUSION

Traditional houses have begun to lose their originality and environment as a result of population growth caused by mass migrations and poor urbanization. As a result of this change and transformation experienced, wear and burnout are observed in traditional housing patterns. To prevent these structures from disappearing, they are now subjected to a change of use with a new function. It is remarkable to lose its function in the past and reuse the original features of the building in accordance with the needs and conditions of the day because it will bring the past to the present.

Traditional houses in cities with high tourism potential are increasingly being converted into boutique hotels, where the majority of tourists will stay. In Kula's city center, a few traditional houses have been converted into boutique hotels. By taking on this function, traditional architecture is transformed, limiting the use of these structures by society and their participation in urban life.

The study discusses Zeynep Onbaşı House, which was used as a house by its owners and as a hospital for a time before being used as a boutique hotel to meet the needs of constantly changing users such as tourists. The observation and research of the building, which was converted from a traditional house to a boutique hotel function, was carried out in the study carried out in order to evaluate the refunctioning of this structure, which could not continue its function and was abandoned. The current state of the building, as well as its original architectural values, were determined and photographed using modern methods. The fact that these traditional houses, which cannot meet today's housing expectations, are evaluated with modern social use is significant and valuable in terms of preserving the structure's existence and presenting the city's construction features.

The study focuses on a building that functions as a boutique hotel to meet the needs of ever-changing guests such as tourists, rather than examples that turned into a shelter function in the refunctioning of the owners'

traditional house. Following an examination of the building's refunctioning, the following goals were set:

Transforming some of the storage areas in the basement floor to heating centers, others to laundry rooms, and retaining the original storage function of the remaining areas; Removing the extra spaces on the ground floor anteroom and converting these into lobby and reception area, the kitchen area, and the other rooms into a sleeping unit by adding bathroom volumes; Providing a multi-purpose room by creating a transparent space for the area under the main room, which is carried by wooden pillars in the right corner of the first-floor anteroom; Removing the later additions on the first floor and transforming the rooms to serve as sleeping units with included bathroom areas.

The outbuilding section, on the other hand, was established as a single-story one, the original rooms were arranged as kitchens, the additional kitchen was included in the cooking section of the later kitchen, and showers and restrooms were created for the personnel in one section, and the air conditioning unit system was considered in the other. The hall portion was also removed, allowing the spaces to open directly to the courtyard. Within the scope of the new function brought to Zeynep Onbaşı House, located around a single courtyard, a multi-purpose room was created by creating a transparent space under the lobby and pavilion room in the ground floor anteroom. In this way, common spaces have been produced that will allow the development of social communication and interaction among guests.

The architectural plan of the building and the spatial arrangement was preserved during the functioning. However, there are some disadvantages to functioning. Electricity, water, and heating installations, as well as the internet and telephone, are used in the refunctioning to provide today's comfort conditions. Infrastructure is necessary. The interventions made for this purpose have slightly harmed the building's originality value. Another issue is the addition of toilet-shower areas to each room

after it was converted into a boutique hotel. These are unqualified attachments that detract from the structure's originality. Furthermore, because the building's original function was for accommodation, its new function as the accommodation does not exactly match the building's original situation. Attempting to adapt to different building forms with different functions in buildings undergoing function transformation causes some usage issues. As a result, it should not be forgotten that any intervention for functional change, no matter how minor, reduces the originality value of the building. Traditional houses can be preserved and transferred to the future by continuing to live in them or by giving them an appropriate function. For the continuation of life in traditional houses, it is first necessary to correctly establish the balance between protection and use and to meet the user's current needs and wishes.

It is clear that Zeynep Onbaşı House, which is discussed in this study, has lost its original function as a house, and as such, it must be transformed into a boutique hotel, which is one of the region's dominant functions, to ensure the traditional houses in the Kula region to survive and be passed down to future generations. The use of a traditional house as a boutique hotel or for any other purpose is without a doubt a common occurrence. In general, traditional houses in cities with a high tourism potential are converted into boutique hotels to meet the accommodation needs of tourists. However, this understanding of transforming traditional architecture into boutique hotels restricts society's use of these existing structures and participation in urban life. In this way, even if the boutique hotel concept is not used in the formation of small-scale enterprises (businesses), the issue of anonymity arises in traditional houses that are repurposed as boutique hotels.

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