

Evaluation of Urban Conservation Project in Terms of Operation Plans: Izmir History Project, Turkey

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Abstract: - Every city show different physical, social and economic growth throughout history. Some regions in the cities lose their urban importance in the transformation process. In this context, historical city centers tend to social, economic and cultural collapse lack of integration to modern life. İzmir as a multilayered city has begun to lose its identity and historical fabric for 1950s. It is vital to protect cultural heritage, convert collapsed areas into dynamic areas and provide sustainable urban development. To achieve this, İzmir Metropolitan Municipality has carried out a multidisciplinary "İzmir History Project" in historic city centre. The main purpose of the project is making dwellings more interested in history of their city. In addition, it is determined to rehabilitate collapsed areas with physical, social and economic improvements. Focusing on this aim, operation plans were made by the help of participants' demand. This paper aims to evaluate operation plans of project according to participants' role. It is examined how the operation plans make and carry out in process. The results of this research shows that arranging operation plans with participants is the best way and make urban conservation projects more efficient.

Key-Words: - Urban conservation, historical city center, İzmir History Project, participation, operation plans

1 Introduction

İzmir has been one of the important coastal settlements of Turkey. It established about 8500 years ago and has ruled by different civilizations throughout history. Every civilization with different cultural and social context has formed city and given it a multi-layered character. However, İzmir gained its importance under the rule of Ottoman Empire between 15th and 19th centuries. Especially after the 17th century, the city became the largest external trade port not only in Ottoman lands but also in the east Mediterranean. As a result of the developing economy, İzmir had a cosmopolitan society consisted of the Muslim Turks, Jews, Armenians, Greeks and Levantines. The traces of trade system, cultural structure, ethnic diversity and urban growth are reflected by historical heritage. There have been important alterations in socio-political and socio-

economic conditions after 1950s in İzmir because of rural-urban migration. During this period, historic city centers faced with urban sprawl and illegal housing because most residents started to move out new developing area of city and the slopes of Kadifekale, traditional residential site of the city, inhabited by the migrants (Fig. 1). In addition, city has begun to lose its identity and historical fabric. For instance, Kemeraltı has been the traditional trade center of İzmir for years, but after 1930s new trade buildings were constructed. Today although Kemeraltı is still the commercial and tourism center of city, many buildings are in a bad condition. There are many vacant buildings and security problem during nights. The other important area is Agora of the ancient city of Smyrna. The archaeological excavations have continued since 1932 but integration of the remains into modern life is still a problem. Also İzmir city center is a historical region

that has a lot of religious buildings such as synagogues and mosques that reflect cosmopolitan society and different religions. Synagogues as a symbol of this variety located in Havra Street and its surroundings are inert and ruined. According to these reasons renovation and revitalization works should be prepared in Havra District. It is important to emphasize the global Jewish identity and faith tourism. At the same time Emir Sultan Tomb that is an unique example of the Turkish-Islamic art in İzmir is substantial for faith tourism, too. These examples are a small part of İzmir's potential in cultural heritage and most of them have same conservation issues. Here are the main reasons why İzmir Historical City Center needs a new conservation and utilization approaches:

- The absence of detailed legislative protection for historic city center
- Lack of infrastructure and construction works in urban areas
- Lack of interdisciplinary study
- Wrong planning decisions
- Lack of financial resources
- Lack of public participation
- The absence of dialogue between the local administrations and associations



Fig. 1 A view of İzmir from Kadifekale

As mentioned above, today there are a lot of issues about urban planning, urban archaeology, conservation and refunctioning in the traditional center of İzmir. Besides, there are different chances and alternatives to provide sustainable urban development. For achieving this, İzmir Metropolitan Municipality has been carried out İzmir History Project with different participants.

2 Izmir History Project, Turkey

İzmir was a small port town that located on the outskirts of Kadifekale till 16th century. The city developed as an important harbour city after the 17th century and expanded towards the coastline. In the 19th century, development of the city continued (Fig.

2). İzmir became cosmopolitan city that consisted of the Muslim Turks, Jews, Armenians, Greeks and Levantines (Fig. 3).



Fig. 2 A panorama of the İzmir in 1818 [1]

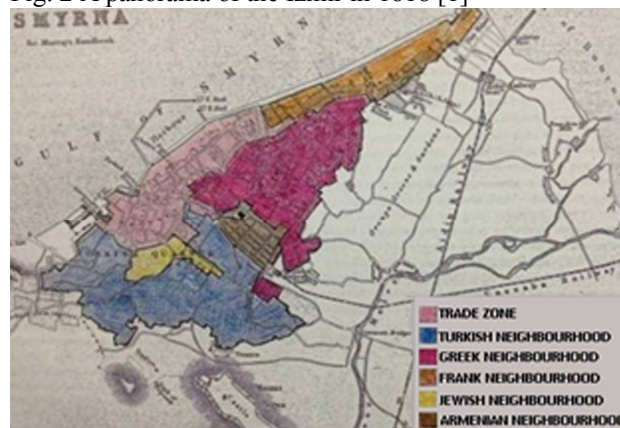


Fig. 3 Locations of neighbourhoods in 19th century in İzmir [2]

İzmir took place a fire in 1922 and it made a widespread damage to urban areas of İzmir. After the 1922 Great Fire, housing demand increased and reconstruction of damaged areas took primacy in planning. In 1950s, urbanization process of İzmir started. İzmir's city identity and culture is affected badly because of the rapid development of city (Fig. 6). These rapid and uncontrolled developments still causes a lot of urban problems such as the decaying areas, lack of infrastructure, vacancies in historic buildings, damages in archaeological areas, transportation and parking problems. Recently İzmir Metropolitan Municipality show positive efforts for sustainable urban development in historic city center.

Historical Environment and Culture Assets Directorate was founded by İzmir Metropolitan Municipality in 2002. After the establishment of this institution, a lot of conservation projects have been carried out by local governments. In 2007, a large area was declared "Renewal Area" by the 5366 numbered decision as a result of the joint study of İzmir Metropolitan Municipality and Konak Municipality. İzmir Metropolitan Municipality started İzmir History Project for this area in mid-2013. It is a long-term project and including a large area. İzmir History Project is bordered by Fevzipaşa Boulevard and Gaziler Street in the north, Konak Square in the west, Ballıkuyu Urban Regeneration Area in the east and Kadifekale Urban Regeneration Area, Ancient Theatre and Cicipark in the south and

is about 248 hectare (Fig. 11). There are about 1500 listed buildings and 8500 offices in this region (Fig. 7). The aim of project is both revitalization of Kadifekale-Agora-Kemeraltı historic axis, and so making dwellers more aware of their cities' history and heritage [7].

Izmir History project needs a strong transportation facility for becoming successful in a long period. Izmir Metropolitan Municipality works for continuous transportation lines from Selçuk to Bergama because Ephesus and Pergamon are in UNESCO world heritage list (Fig. 4). Accessibility to these areas from city center is important for visitors.



Fig. 4 Transportation network from Izmir city center to Pergamon and Ephesus

3 Analysing the Project

3.1 The Operation Plans

After Izmir History Project started in 2013, two workshops have arranged in 2014 and 2015. First workshop included 2. sub-region Havra District, 5. sub-region Hotels' District and 11. sub-region Anafartalar Street Second Stage. Second workshop included 1. sub-region Agora, 13. sub-region: First Housing Fabric, 14. sub-region Second Housing Fabric and 16. sub-region Kadifekale-Ancient Theatre. There were three sessions for both workshops: Identification of condition, mapping and route map. These sessions' result form the operation plans of project. Participants' attendance also have great importance in workshops. There were 136 invited and 123 attended people in first workshop. For the second workshop, 75 people were invited and only 44 of them attended whose professions are different (Tab. 1).

Profession	Invited	Attended
Academician	12	10
Local administrations	10	9
Professional chambers	6	3
Civil public institutions	13	6
Other public institutions	8	5
Neighbourhood administrations	14	4
Tradesmen and users	8	3
Financier	4	4
Total	75	44

Tab. 1 Number of invited and attended people for second workshop [5]

3.1.1 General Process of Operation Plans

Operational plans occurred as a result of workshops in a systematic way. Information that are obtained from participants demands evaluated and formed detailed operation plans. Strategic approaches in the operation plans involve all areas in the related sub-region. It is expected spontaneous improvement for areas that out of the related sub-region with the influence of other areas. Detailed operation plans have six main phases (Fig. 5).

1. Targets for region

First phase includes determination of main features, values, strengths and weaknesses of the region. In this context, targets can be clearly identified.

2. Operations to be carried out for more than one unit

Projects that have comprise only a single building could not be sufficient to reach determined targets. Instead, region needs more complex project that include more than one unit together.

3. Microoperations

There are many single building project or public space project proposals. This phase aims reusing buildings with a new or authentic function.

4. Operations to be carried out for whole region

Suggestions that related with whole region is determined by participants. These suggestions focus on preservation oriented plan, transportation, lighting, infrastructure and traffic.

5. Inspection

It is evaluated that targets in first phase whether achieved or not. This is a control phase and aims constant dialog with actors.

6. Monitoring

Feedbacks are one of the most important elements of the project. Monitoring the process and determining problems that hinder the project are the last but most efficient phase [5].

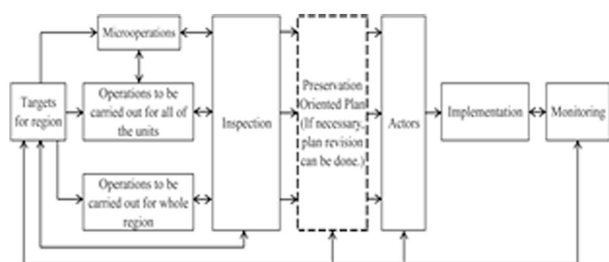


Fig. 5 Operation plan working scheme [5]

3.2 The participant role

Main aim in the project is not only the conservation of İzmir historical city center and also revitalization of the original functions, habits, lifestyles. In addition, project aims economic development in the region by tourism and trade. The most important features of this project are multi-disciplinarity and participation. These features differ the project from other conservation approaches that don't have an opportunity to public for contribution in process. However, in this process there are a lot of participants: local administrations and central public institutions in leadership, the private sector and fund provider institutions with their investments, civil public institutions with their supports, the architects, the archaeologists, planners and sociologists with their specialties, as well as the local community. The project couldn't accomplish without any participation from the public of the region. The main actors of the İzmir History Project can be listed as:

- Local administrations (İzmir Metropolitan Municipality and Konak Municipality)
- Central public institutions (Ministry of Culture and Tourism, Ministry of Development, Ministry of Economy)
- Local public institutions (Universities, İzmir Regional Directorate of Foundations, İzmir Culture and Tourism Directorate)
- Civil public institutions (İzmir Chamber of Commerce, Kemeraltı Tradesmen Association, Union of Chamber of Merchants and Craftsmen, Associations and Foundations etc.)
- Private sector (TARKEM-Historic Kemeraltı Construction Investment Trading Joint Stock Company etc.)
- Supporter&Fund provider institutions (National and International Funding, Embassies, İzmir Development Agency.)
- Participants (users, dwellings, children) (Fig. 10) [6]



Fig. 6 Views from a) 10. sub-region b) 13. sub-region

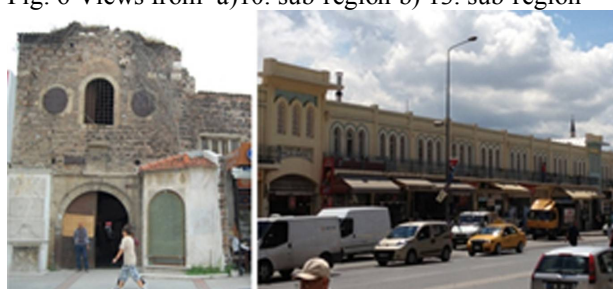


Fig. 7 Views from a) 3. sub-region b) 4. sub-region

Local administrations in Turkey have had an important attempt about conservation especially for a decade. İzmir Metropolitan Municipality is one of the most productive administrations and it has been carried out a lot of a conservation projects recently. In addition to planning preparations, institutions that related about historical conservation was founded by both İzmir Metropolitan Municipality and Konak Municipality. And also these institutions provide cooperation between different disciplinaries and economic support. Expropriations are the most vital stage in renovation–revitalization works. İzmir Metropolitan Municipality carried out numerous expropriations in İzmir historical city center to start and develop İzmir History Project. Advertising works have arranged and workshops were organized by local administrations to inform public about project.

Universities also have an important role in the process such as prepare the planning activities, restoration projects and doing researches etc. Studies are done with the students about conservation areas and it is a big chance for brainstorming that is useful producing projects. İzmir Regional Directorate of Foundations and İzmir Culture and Tourism Directorate as a local public institutions take a responsibilities about historical fabrics and monuments. Public and civil public institutions participating in the project also have an important impact. For instance Kemeraltı Tradesmen Association which was founded voluntarily by tradesmen, İzmir Chamber of Commerce and Union

of Chamber of Merchants and Craftsmen etc. Kemeraltı Tradesmen Association was founded several times before. It always aims to be a symbol of a tradesmen's problems and requests, and also it provides a relationship between local administration and tradesmen. The association contributes to advertise of Kemeraltı.

TARKEM as a private sector support is a multi-partner joint stock company that was found by 116 partners to preserve and develop urban assets of İzmir. It started its studies on 19 November 2012 to regulate, preserve and hand down to the future generations. The main aim of the company is production of the necessary rehabilitation-renovation policy, contribution to increase living standards and improving space quality depending on the area of the space character with evaluating the investment and resources effectively. The other purpose is introducing İzmir to "Old Town" concept that European cities such as Prague, Budapest, Lisbon have [11].

It is a pioneer and a unifying institution which intends to improve cooperation and dialogue between public, private sector and civil public institutions. The mission of the TARKEM is very similar to the mission of the traditional community engagement form-lonca system; to provide a collaborative link between users and local administrations. It is an important step because especially in Turkey, conservation and revitalization works cares about how to conserve the physical structure and how to provide financial support. The same importance doesn't given to social structure and users of region. Local community's participation is the most distinguishing feature of the project. That's why İzmir Metropolitan Municipality restored a historical house building near the Hatuniye Square to arrange workshops with the participation of the users of region in 2015. Location of workshop building was chosen for easy transportation of dwellers. A lot of multi-disciplinary workshops have been organized so far and dwellings have chance to express themselves (Fig. 8). In addition especially workshops that arranged to children are very successful for the future of region. Agora My Playground Project is one of the most outstanding project that carried out by İzmir History-Design Workshop, İzmir Konak Municipality and teams of Participation Workshops. Main actors of project are children who play in Agora Playground. İzmir Metropolitan Municipality and Konak Municipality are as local administrations, Participation Workshops have members from different universities as a local public institutions and children as participants in Agora My Playground Project. Firstly, children played a lot of games related

with workshop in the region (Fig. 8). They decided to what kind of playground they want. They proposed different types of playground design with sketches and constructed their project themselves.



Fig. 8 A view of workshop in İzmir History Project Workshop Building [7]



Fig. 9. A view of Agora My Playground Project [8]

As mentioned above, integration of the project with public is one of the prior decisions. Therefore, selection of administration and workshop building's location is prior, too. Ahmet Ağa Mansion that is restored by İzmir Metropolitan Municipality within the context of Kemeraltı Anafartalar Street Façade Renovation Project was chosen for center of İzmir History Project. It locates in the middle of Kemeraltı and provides great convenience to reach from Kemeraltı and its surroundings.

İzmir History Project area has a special protection status because of multi-layered cultural feature. It has 3rd Degree archaeological site and urban site, 1st and 2nd Degree archaeological site and natural site as well as about 1500 listed buildings that are mostly residential buildings. Also, project area contains the high potential of urban archaeological resources. Therefore, region was divided into nineteen sub-regions each sub-region has an important role for project. Then, prior regions were determined for constructions by way of workshops that can participate everyone. In addition, there has been a lot of restoration, renovation, regeneration and expropriation works for years before İzmir History Project started. Here is the nineteen sub-regions of project and completed and intended conservation works in İzmir (Tab. 2).

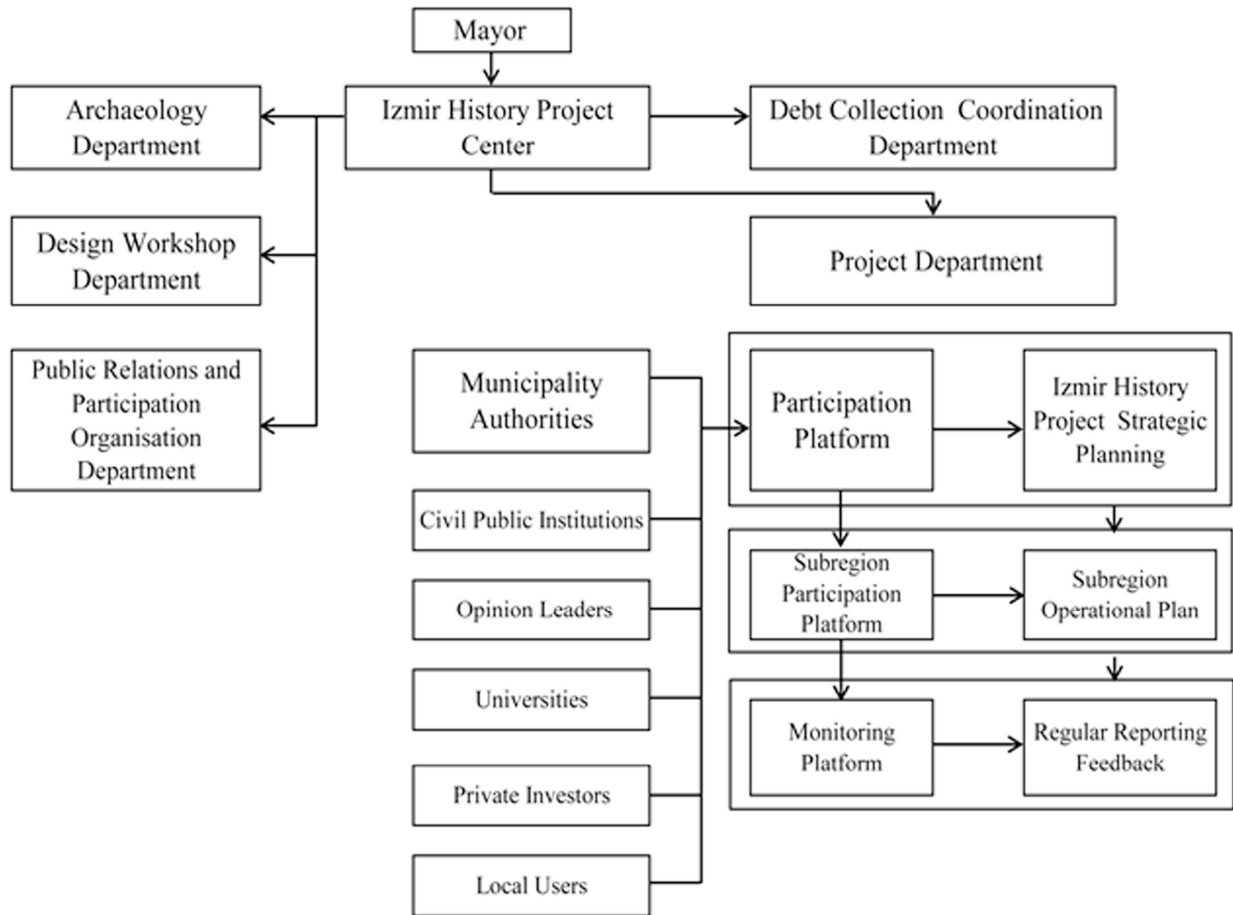


Fig. 10 Izmir History Project organization scheme [6]

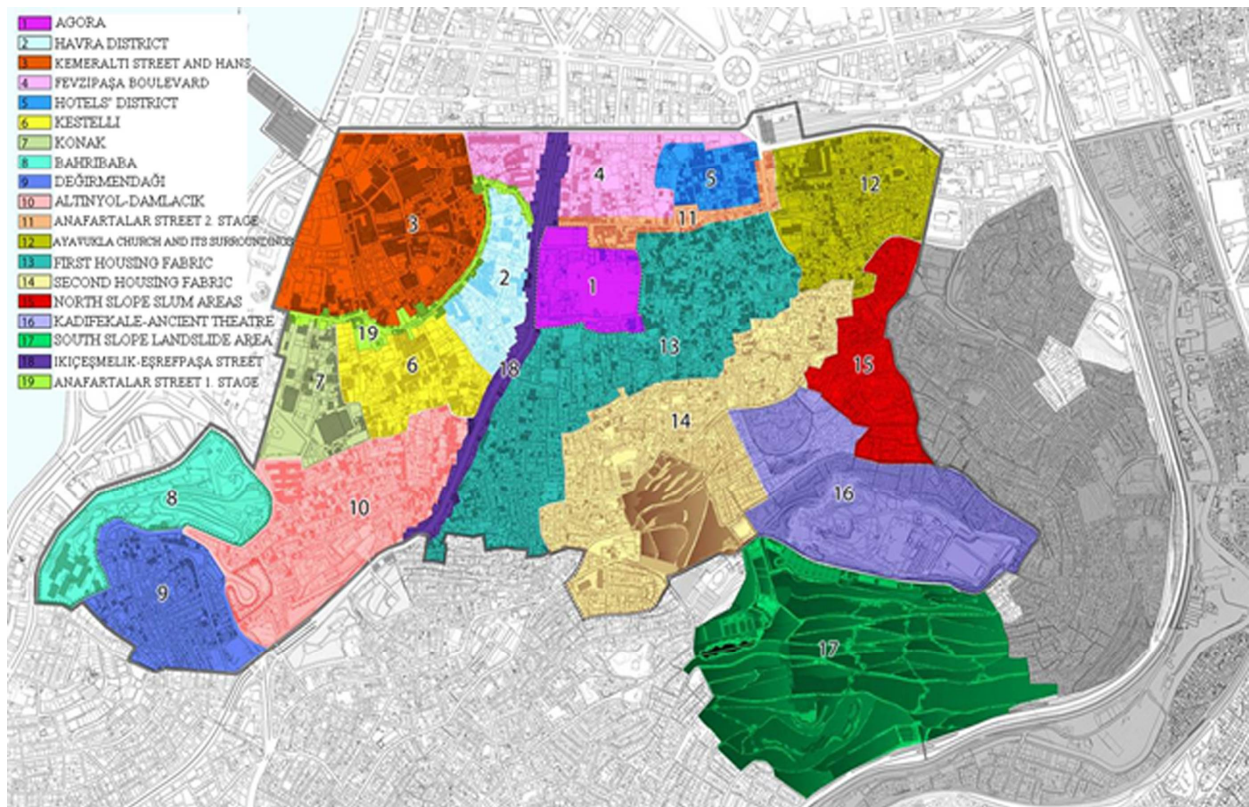


Fig. 11 The nineteen sub-regions of project [7]

	COMPLETED PROJECTS	UNDER CONSTRUCTION
1. Sub-region: Agora	Conservation and Regeneration Project of Agora - 2001 Agora Excavation House Restoration - 2012 Ancient Wall Restoration Entrance Building and Security Wall Project of Agora - 2015	Agora Museum and Exhibition House Namazgah Bath Restoration Agora Archaeological Excavations
2. Sub-region: Havra District	Beit Hillel Synagogue Restoration -2013 Abacıoğlu Han Restoration-2007 926 Street Rehabilitation	Jewish Community Archives
3. Sub-region: Kemeraltı Street and Han Buildings	Gaffarzade Public Fountain Restoration - 2006 Kızlarağası Han Restoration - 1993 Şülkran Hotel Fountain Restoration	Fishermen Square Project Mirkelamoğlu Han Restoration Çakaloğlu Han Restoration Büyük Demir Han Restoration Selvili Han Restoration Dalan Soap Museum
4. Sub-region: Fevziye Boulevard	Kavaflar Passage Restoration - 2009	Cevahir Han Restoration
5. Sub-region: Hotels' District	Oteller Street Façade Renovation Project - 2005 Basmane Public Center Restoration-2007 Basmane Woman Museum Restoration-2014 Fettah Mosque-2013	
6. Sub-region: Kestelli		
7. Sub-region: Konak	Ahmet Ağa Mansion Restoration - 2013	
8. Sub-region: Bahribaba	Şato Restaurant Restoration-2010 Konak Tunnel Works-2015	Tekel Building Restoration Kızılay Building Restoration
9. Sub-region: Değirmendağı		
10. Sub-region: Altinyol-Damlacık	Ayla Ökmen House Restoration-2008 Saadet Mirici Public Center-2009 İzmir Toy Museum-2010 Kılcı Mosque Restoration-2007 442-834 Street Rehabilitation	Cicipark Recreation Project
11. Sub-region: Anafartalar Street Second Stage	Kemeraltı Anafartalar Street Façade Renovation Project - 2008 Dönertaş Public Fountain Restoration - 2006	960 Street Rehabilitation Akhisar Hotel Restoration
12. Sub-region: Aya Vukla Church and Its Surroundings	Aya Vukla Church Restoration - 2009 Altınpark Archaeological Excavations Kumrulu Mosque Restoration	Aya Vukla Church's Surroundings Rehabilitation 1282/1273/1276 Street Rehabilitation Altınpark Protective Shelter Altınpark Archaeopark Bıçakçı Han Restoration
13. Sub-region: First Housing Fabric	İzmir History Project Workshop Building Restoration -2015 Altınordu Sports Club Restoration - 2007 Emir Sultan Tomb Restoration - 2011 Radio and Democracy Museum -2013	Kadifekale Agora Kemeraltı Transportation Master Plan Carfi Mansion Restoration Kadifekale Agora Kemeraltı Lighting Project
14. Sub-region: Second Housing Fabric	Destruction and Afforestation Works After Expropriation	
15. Sub-region: North Slope Slum Areas		
16. Sub-region: Kadifekale-Ancient Theatre	Kadifekale Walls Restoration - 2015 Expropriation and Destruction Works in Ancient Theatre -2014	Aegean Civilization Archaeology and History Park Ancient Theatre Excavations Cistern and Mosque Restorations Alanya Mansion Restoration
17. Sub-region: South Slope Landslide Area	Destruction and Afforestation Works After Expropriation	
18. Sub-region: İkiçeşmelik-Eşrefpaşa Street	Police Memory House -2005 İkiçeşmelik Street Façade Renovation Project - 2015	
19. Sub-region: Anafartalar Street First Stage	Kemeraltı Anafartalar Street Façade Renovation Project - 2007	Kemeraltı Shelter Project

Tab. 2 Completed and under construction works in sub-regions

3.3 Projects

3.3.1 Conservation and Regeneration Project of Agora and Its Surroundings

Agora and its surroundings are one of the most important focus points for İzmir History Project. It is situated in the historical center of the city and has different layers (Fig. 12). The excavations continue under the leadership of Dokuz Eylül University. Traditional houses were restored and converted into Agora Excavation House in 2012. Sebatay Sevi house is under construction for being a museum. Entrance Building and Security Wall Project of Agora was constructed in 2015 (Fig. 13). The main purpose about this sub-region is building “Agora Archaeology and History Park” [5].

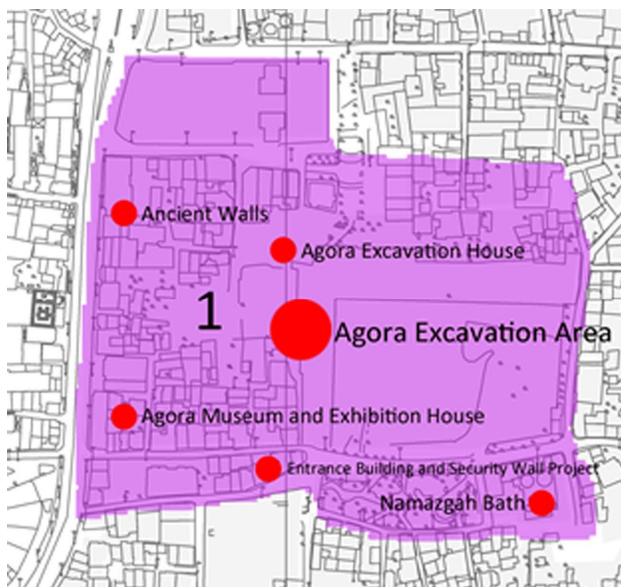


Fig. 12 Location of 1. sub-region and important projects



Fig. 13 a) Agora b) Agora Excavation House c) Museum and Exhibition House d) Namazgah Bath

3.3.2 Beit Hillel Synagogue Restoration Project

There are more than ten synagogues in Havra District and today most of them are not functioning and in

ruins (Fig. 14). Beit Hillel Synagogue is an important building in the Havra District because it was both a house of Rabbi Haim Palaci who is an important religious person and it is the only example of house-temple typology that has survived today. It was built in 17th century and converted into a synagogue in 1840. Synagogue lost its original function and it was heavily damaged by the fire twice (Fig. 15).

Beit Hillel Synagogue Restoration Project was drawn by Dokuz Eylül University Faculty of Architecture with the financial support of İzmir Special Provincial Directorate of Administration in 2013. According to the restoration project, its new function will be a museum to enhance İzmir's cultural life [10].

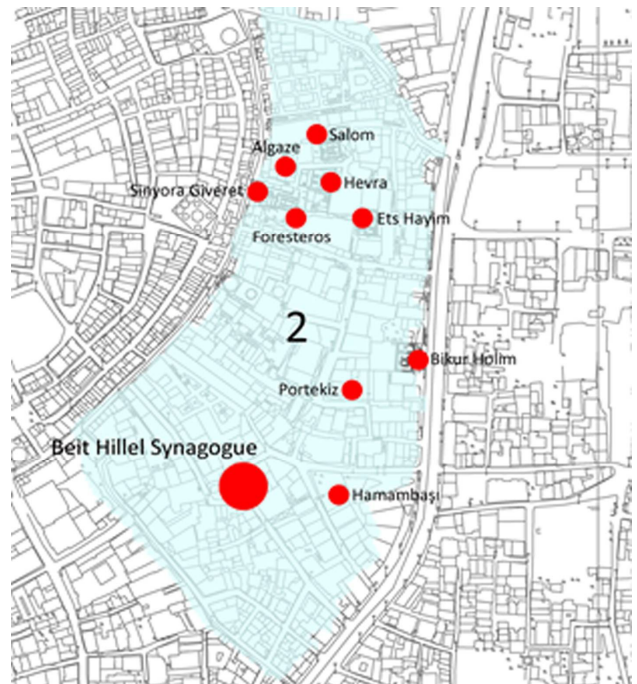


Fig. 14 Location of 2. sub-region and synagogues



Fig. 15 a) Beit Hillel Synagogue before restoration [10] b) Portekiz Synagogue

3.3.3 İzmir History Project Workshop Building Restoration Project

İzmir History Project Workshop Building is located in Pazaryeri Neighbourhood near the Altınordu Sport Club (Fig. 16). It was built in 1850s and was donated to İzmir Metropolitan Municipality by owner of the house who grew up in this house. Three brothers

donated their house providing that the building will use for education. Restoration project was prepared by Kordon Architecture with the contribution of İzmir Metropolitan Municipality and completed in February 2015. Today, it is the center of workshops that arranged for İzmir History Project (Fig. 17). Because inhabitants are one of the main actors in the process, its conservation and sustainability; and they know the requirements of the place better than the people outside [12].

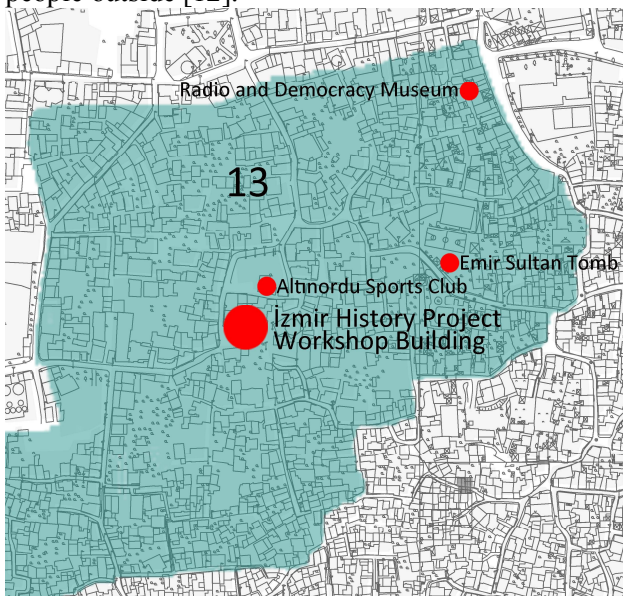


Fig. 16 Location of 13. sub-region and important projects



Fig. 17 a) İzmir History Project Workshop Building [12]

3.3.4 Kadifekale Walls Restoration Project and Ancient Theatre

Kadifekale was the acropol of Smyrna in Hellenistic and Rome Period. It was built by Great Alexander's order. Smyrna was an important port town with ancient theatre, stadium, bouleterion, temples, aqueducts and city walls. Today, the city walls mostly belong to the medieval and restoration work has continued within the scope of Conservation and Development Project of Kadifekale and Ancient Theatre since 2011. Cistern and small mosque in the

castle also will be restored (Fig. 18). In addition, Kadifekale's surrounding area was determined as a dangerous are because of landslide. 2000 buildings that was built in late period was expropriated and pulled down in south slope landslide area. Dwellings were moved to Uzundere TOKİ houses by İzmir Metropolitan Municipality in 2013. After the expropriation, afforestation work began to create recreation areas in Yeşildere.

It is known that Smyrna had an ancient Rome theatre whose capacity is 16000 people. However, theatre was under the slum in Kadifekale. Location of the theater was found as a result of archaeological surface surveys. Then Kadifekale 1rd Degree archaeological site was extended and now involves in ancient theatre and its surrounding. İzmir Metropolitan Municipality expropriates a huge area and became destruction of the slums in this area [7]. Today, the remains of theatre can observe and in the future, theatre will be restored to use cultural activities (Fig. 19).

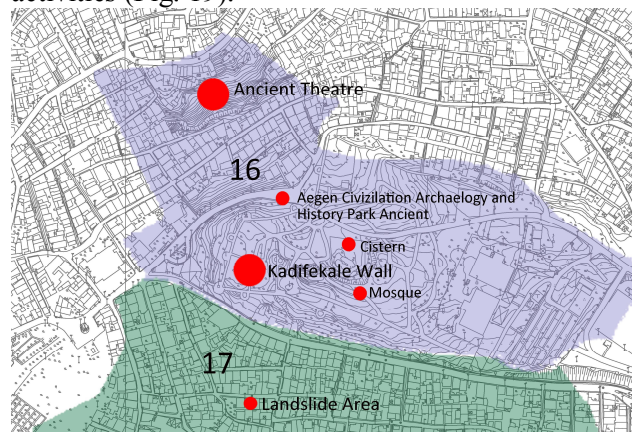


Fig. 18 Location of 16. and 17. sub-region and important projects



Fig. 19 a) Ancient theatre excavations b-c) Kadifekale city walls d) Landslide area

4 Conclusion

Izmir has a historical city center that have been revitalized in order to create a new brand city. İzmir Metropolitan Municipality started İzmir History Project in mid-2013. TARKEM as a private sector support is a multi-partner joint stock company that was found in 2012 to preserve and develop urban assets of İzmir. In addition, urban, cultural and economic developing master plans are extremely interconnected for project. The main goals are protection of residential feature of the region. This is important because if a process do not controlled, it could lead to the expulsion of inhabitants and residents in favor of new social categories, causing negative effects on the cost of housing and use of public land for private interests. İzmir is playing an guiding role in Turkey about urban regeneration project based on participation. The relationship between local governments and public is the main factor that makes project different from other projects. At the beginning of the project, organization scheme has been prepared. This scheme includes all participants form major to local users. Participants are related actively in all stages of projects. As a result of participation activities, operation plans have formed and have been carrying out succesfully. Determining targets for region and sub-regions is important phases. Microoperations also support targerts and give an identity to the sub-region. In this way, sub-regions revitalise and make the region more powerful in a physical, social and economic way. Inspection phases also essential for process. Actors have a chance to design and change the operation plan. It is noted that if necessary, plan revisions can be done. The last phase is monitoring which is the most vital in the process. Feedbacks are necessary in terms of understanding mistakes and right approaches. After implementations, evaluating the process with feedbacks is the main part of urban conservation projects for future projects' success.

This timetable or urban conservation projectsin the world shows us it has a long-termed project process. İzmir is at the beginning now and has about twenty years to achieve some fundamental purposes. In addition, İzmir has been eager to register their cultural heritage zones to UNESCO World Heritage List because it brings recognition and prestige. This is also a big step for becoming a brand city. It makes city an international touristic attraction and provides financial benefit to sustain conservation works. Being selected as a world heritage site also encourages residents to participate cultural heritage projects. In this context, Ephesus and Pergamon as a UNESCO world heritage site are vital for the city. İzmir Metropolitan Municipality aims continuous transportation potentiality from Selçuk to

Bergama. Today, most of this route completed. This is also a big chance for visitor and local people. As a result of these processes İzmir can become local and international brand especially in terms of preservation of cultural heritage.

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