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## HOUSING DEVELOPMENT IN TURKEY SINCE THE REPUBLIC'S ANNOUNCEMENT

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### **Abstract**

Housing is a physical space where man finds himself from the moment a person comes to the World, the first steps are taken in the development of personality and selfness, the rules of social relations and social values are acquired and reproduced. It is the most important place to eat, to sleep, to get personal needs, shortly, to live in [1]. From the former time to daily time, these places are changing and developing day by day with many effects such as living conditions, environmental conditions, political interactions, aesthetic, climate conditions and population increase. In terms of political interactions, after the declaration of the republic in Turkey, radical changes in the meaning of housing in the country had come to happen. The fact that Turkey is entering a new turn has led to some question marks on the minds. Among them, they like such as whether or not to be taken as an avant-garde, reformist or being in evolutionary attitude. While some architects are accepting the avant-garde style, some had wanted to follow the traditional forms. However, many factors within the country have lost the closeness to traditionalism and modern housing has begun to take its place. These, which have both positive and negative features in many ways, started to influence since the republican period and the present day. Sedat Hakkı Eldem, who created the typology of traditional Turkish architecture, designed both functional and modern structures combining the features of republican architecture with the functionality of past structures. The architect, who is close to the views of Frank Lloyd Wright, effected the period. Besides this, many architects carried out the ideas of the reflects architecture style of the republican period up to date. This study examines how today's housing structures are shaped and developed and what things provide superiority or negative features modern buildings to traditional.

**Key Words:** *Housing development, architecture in Turkey, republican period, traditional housing*

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### **1. Introduction**

Human is an entity who feels a need for sheltering until his death from the birth. People are always in search of place both keeping their lives and supplied other necessities except dwelling. The desire to provide these requirements that have been continuing since the first man to than now through various processes. If we explain them, it is depend on many factors such as life conditions, environmental conditions, political interactions, aesthetics, climate conditions, population growth and so on, which are essential for the survival of human beings. If we consider these conditions, it is possible that housing structures designed today are different from traditional housing structures that pass through various stages and reach daily in adaptation of the human being to the environment.

Essentially, Housing is a frame that provide by showing of the date's feature. At the same time, it is the place where reflects the opinions of the people who live in, provides their needs, gets their preferences, and can expresses themselves, people feel possessives feelings [2]. In other words, this places where individuals feel themselves in peaceful and safety manner; they can be socialized, beyond protection and shelter.

In the formation of the houses, geographical influences are reflected. Many styles in terms of building material and construction techniques are seen to have their own style. In addition, economical and technological development, and global factors have either positive or negative impact on the housing change process.

Traditional housing has mirrored the past in the housing development process, which is based on different factors such as environmental conditions and culture. In this study will be dealt with the situation of the housing structures which have undergone many changes from the past to the present day and are still developing.

## **2. Turkish Housing during the republican period**

### *2.1 Housing design*

In the housing culture, many radical changes have begun in the early 20th century along with the Ottoman society entered the process of westernization. With the declaration of the Republic, social, cultural and economic developments started to take place on the country. It is seen that many foreign architects, with certain laws, have come to Turkey and made works carrying Turkish-European traces with the permission of working in our country [3]. Thus, traditional housing buildings that serving for a period will change and start to differentiate after a while.

Eldem, determining the common features of the houses in Turkey based on the plan, emphasized the importance of the sofa and the room and determined the typology on traditional houses before the Republican period [4]. Traditional Turkish houses have that the rooms around the sofa where have functions such as sitting, lying, eating, drinking, resting, running and even bathing, for multiple functions. At the same time, the sofa is reflected a place where family live and socialize.

After Tanzimat edict the result of the structural realized started to be formed as apartment in the early republican period. However, while this process is continuing, the influence of the tradition in Anatolia continues on the other hand. Although it has undergone a process of structuring towards westernization, together with using of sofa in plan schemes, it seems that traditional style's influence continues [5]. However, because of the continuation of economic changes, population increase, urbanization, living conditions, passing of the family model to the core family from the fatherland, and the fact that the woman becomes active in many areas, traditional Turkish house traces have been wiped away. In addition this, the apartment was seen as a means of modernization.

Apartment forms were started first in 1870 Akaretler row houses in a different way for palace members in Istanbul and in 1918 Harikzedegan (Tayyare) houses for the ones who lost their homes in the large fire of Aksaray in Laleli [6].

In the society that cannot be faced to the westernization movements, the more sophisticated society looks more moderate and accepted the apartment building. These outward facing apartment buildings are being built in the most prestigious locations of the city. However, these structures have not been adopted by many architects.

If we look at the facade from the point of view of character, the movements that are not seen in the traditional houses have taken place in the modern buildings facades. For example, there are balconies instead of console at traditional houses (fig.1); there are also some radical decisions about places as a room in the house such as toilets, kitchens. Moreover, while the built-in cupboard and bathroom have same functions in past, it was created separate room for bathroom nowadays (fig.2). Sofa concept turned into salon where large and unnecessary rooms, when the guests come was used, and valuable items are exhibited. In salon there was also a salamander concept, which consists of two separate sections that provide a passage between the seating area and the dining area.

Window ratios on the facades have changed, and differentiation has occurred on the roof. Street and garden relationship has been redefined, neighborhood size has been renewed.



Fig.1. Console at traditional houses



Fig.2. Built-in cupboard

## 2.2 Types of houses built

Eldem, one of the architects traditionally blended the architectural features of the Republican period, designed both private and apartment buildings. One of the most important structures of the period was Ceylan Apartment, designed by Eldem in 1933. The building that located in the corner has basement, ground floor shops, six apartments and terrace floors. The most interesting place of construction is three-faced salon. The façade is made up of large windows with square shaped repeats. This layout changed by the balcony entrance [7]. When viewed on plan level, this structure differs from tradition's influences and reflects modern lines. However, the situation where the salon is most dominant around the house is parallel to the spatial characteristics of the sofa in the traditional houses.

One of the buildings designed by the same architect and prominent in this period is Ağaoğlu House. The Ağaoğlu house was designed by Eldem in 1936 (fig 3-4). The house has two floors and has been built as three independent family houses. On the ground floor of the building are two departments with three rooms, kitchen and bathroom. These apartments were placed symmetrically to the right and left of the entrance. On the top floor, there is a single apartment with kitchen, bathroom, salon and five rooms. In this part reached by the main stairway in the middle a living room with an oval plan in front of the entrance and a dining room connected to it. The bookcase in the symmetry of the dining room is not linked directly to the salon but is directed to the view such as the other dining and living room sections. In this way, it is seen that the 'having medium sofa' which is surrounded by the rooms on all four sides of the salon is formally influenced by the type of Turkish house plan. The building, built on the ground floor walls of an existing wooden masonry, is a reinforced concrete carcass, reminiscent of a Turkish house with its wide fringes and console. The harmony in the oval room, the niches in the wall, the stair plan that reminiscent of Turkish character has gained a modern identity [8].

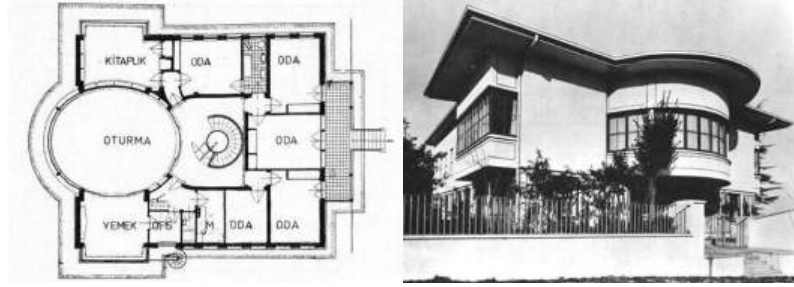


Fig.3-4. Ağaoglu house plan and exterior view

Within the reinterpretation studies of the Turkish house which made the lead of Sedad Hakkı Eldem, Traditional housing concept has been tried to be continued in the historical process. The closeness of the traditional dwelling to the modern dwelling was influenced by the architects' house insights such as Le Corbusier and Frank Lloyd Wright [9]. When Wright's Winslow house is examined it is seen to be similar to the Turkish house. It is understood that the harmony with the surroundings, the roof fringes, the residence structure, that is to say, looks like a traditional Turkish house in terms of form (fig.5).



Fig.5. Winslow house

After 1950's, when the need for increased housing in cities cannot be answered by the state, new forms of housing have begun to develop. Cooperative houses and the first mass housing emerged during this period. In addition, because of reasons such as industrialization, immigration, population increase, interest in housing problem has shifted to slum. In this period, even though various development plans and laws were enacted, distorted construction could not be prevented [2]. When you look at mass housing; a term used to describe many housing units with social and physical infrastructure [10].

The first examples of mass housing and cooperative building are the Akaretler family houses in Beşiktaş in Istanbul and Harikzedegan (Tayyare) apartments in Laleli (fig.6).



Fig.6. Harikzedegan apartments

Since 1980, following an outward open policy has caused the change of housing stock and large scale projects have started to be done through cooperatives. Security, comfort and prestige become the priority in the society, causing the change of living spaces and the emergence of gated communities. The presentation of new lifestyles that are snug, safe and

luxurious have increased the demand for such houses, many gated communities have been produced in different types and sizes.

### **3. Nowadays Housing**

In the following years, state with new legal instruments and institutions released the Mass Housing Act in 1984 to ensure the implementation of large-scale projects by providing loans to cooperatives and contractors. The main aims of this law are; to encourage multi-storey housing construction, to produce housing for the low and middle income, to make the designed housing in the status of 'social housing', to control the intensity of the city center through the housing, to provide that the users live in their homes as a homeowner, not as a tenant [12].

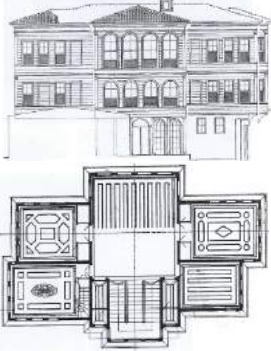


In the post-2000 period, urban transformation projects started to be done. These projects changed the texture of the city, its development and people's living conditions. In this period, the Toki (the houses that state has built to make low-income people home) has spread over a wider area. The property of these buildings is that they can be constructed in every region and are constructed by neglecting the geographical and cultural characteristics of that region. In addition, apartment buildings, luxurious residences and residences have increased along with crooked constructions.



#### 4. Sample Buildings

In this chapter, the traditional Turkish houses, an apartment building from the republican period and recently built housing have been examined in İstanbul (table 1).

Table 1. Evaluation of buildings according to periods

Housing information	View and Plan	Comment
<p>Name: Kahvecibaşı House</p> <p>Location: İstanbul</p> <p>Period: 19.century</p>		<p>Different designs for each locality, Multiple functions in one room, Less privacy, Having organic forms, Facades have aesthetic qualities, Integrated with street, Using local materials.</p>
<p>Name: Ceylan Apartment</p> <p>Location: İstanbul</p> <p>Period: 20.century</p>		<p>The salon is multi-purpose and the other rooms serve only one purpose, Combination of traditional and European style, Definition of salon salamander instead of sofa, Starting to be designed corridor.</p>
<p>Name: Toki Apartments</p> <p>Location: İstanbul</p> <p>Period: 21.century</p>		<p>Monotype construction, Rooms serve only one purpose, More privacy, Having nonorganic forms, Non-aesthetics on the façade, Non-directly connected to the street, Non-local material used as construction technique.</p>

#### 5. Conclusion

In Turkey, which is known for its geographical riches, the structure of housing has changed with many factors from past to present. These factors affected both voluntarily and involuntarily housing structure.

Today, new construction systems have developed together the development of science and technology. As a result, differences were observed in the materials used and in the construction techniques compared to the past. This differentiation in terms of planimetric and facade has distinguished the present-day housing with a certain line of tradition.

Reinforced concrete replaced construction techniques such as half-timber wall, carcass, and masonry wall used in the past gradually.

Most of the houses produced with reinforced concrete construction technique consist of high and boxy buildings which are similar to each other, have no cultural characteristics, are not functional in plan scheme, and do not reflect Turkish culture.

Innovations in residential design and construction are significant to facilitate life. However, the fact that the construction of houses based on financial matter and lack of consideration of moral values effect the psychological health of the individuals living in the dwelling. Individuals who live in residence can become infelicitous with their lives in places that are built without consideration of peace, security, privacy and flexibility. In terms of evaluation of facade, esthetic worries and designs do not provide integrity can adversely affect human life. In traditional dwellings, it can be seen that the respect of houses, unobstructed sight and the attitude that does not obstruct the sun aforementioned subjects are insufficient in new structures. Today, the separation of high-rise buildings from the soil reduces the relation between people and nature. Children were playing in courtyards, in gardens or on the streets of the houses but they are lonely in high-rise apartments nowadays.

In the Ottoman period, the neighborhood was a family function, the problems are solved jointly, the mutual affinity was increased by intimate conversations, and children are not observed and looked after by elderlies of family that not experienced today. By transforming from a patriarchal family to a small family, large families have left their place to the family structure of parents and children.

In the past, traditional Turkish houses that responded to many functions were replaced by modern houses where each place had separate functions. The room of traditional houses was providing function of eating and drinking, lying, sitting, guest hospitality and even bathing, on the other hand there are no rooms that have a place to meet all functions today. Concepts such as a living room, a bedroom, a dining room, a guest room, a bathroom and a ante-room are available in today's residences. All these units are not able to covered more than one function also has non-functional areas.

The ceilings of traditional houses are usually wood. Even more dense wood ornaments are visible on the sofas. Sometimes in these houses ceiling decorations are painted. These ceilings with geometric patterns increase the depth of the room and provide a beautiful appearance. The ornaments applied on the ceilings of the houses of today are made of plaster rather than wood. Instead of settee as furniture, displaceable or even portable furniture is used. In a traditional room, while bed mattress is taken out from constant cabinet and laid low, in modern house, we can see a sleeping area with bed in bedroom. In the furniture used after the Republican period are not seen traditional effects. Previously, while eating on the floor table, later, this function is provided by tables in living room or kitchen.

In traditional dwelling, multifunctional usages are provided opportunities to spend time together and socializing among individuals. On the contrary side, each individual is lonely with his / her own room in today's constructions. The salon-sofa relationship cannot be established clearly; it is observed that dining room is used only when the guest arrives. On the other hand, it is observed that the level of privacy in young people is at really low in traditional houses contrary to what is believed. A young individual does not have a room and not have personal space due to he/she needs to use common space.



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