Gentrification in Cihangir and Analyses of Built Environment

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CP 501

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Outline

- Historical Evaluation of Physical Environment
- Analyses of Built Environment in Cihangir Today

✓ Peripheral Characteristics

✓ Architectural Features

✓ Phsical Conditions

✓ Floor Analyses

✓ Solid-Void Analyses

✓ Land Use

✓ Ownership Distribution

✓ Roads

17th Century

- A dense residential neighborhood since 17th century.

1930s-1940s

- Lost its cosmopolitan identity as minorities started to move out.

1950s

- Liberal government policies
- Negative effects on historical housing stock with Urban rehabilitation programs

1960s

- Displacement of Greek minorities
- Changing urban structure and internal migration
- Decline of Cihangir in the urban hierarchy

1970s-1980s

- became a lower class residential area
- a locale for small-scale manufacturing businesses and employee
- underground prostitution businesses

1990s

- 1990's can be considered as a milestone for the change in Cihangir especially for built environment
- In late 1980s, a massive project was undertaken to rehabilitate the Beyoğlu district by mayor Bedrettin Dalan which play important role on transformation of Cihangir in terms of both social and built environment
- Members of the various sub-cultures represented in the area (transvestites and transsexuals) were forced to move out

Analyses of Built Environment in Cihangir Today

Peripheral Characteristics

- There are important triangulation points surrounding neighborhood which make it more attractive in central district of İstanbul Beyoğlu

These are:

- Galatasaray High School
- İstanbul Museum of Modern Art
- Taksim Gezi Park
- İtu Gümüşsuyu Campus
- İtu Taşkışla Campuses
- The Marmara Hotel
- Galata Tower

İTU TAŞKIŞLA CAMPUS
TAKSİM GEZİ PARK
THE MARMARA HOTEL
GALATASARAY HIGH SCHOOL
İTU GÜMÜŞSUYU CAMPUS
GALATA TOWER
MİMAR SİNAN UNİVERSİTY OF FINE ARTS
İSTANBUL MUSEUM OF MODERN ART
1:7,500

Architectural Features

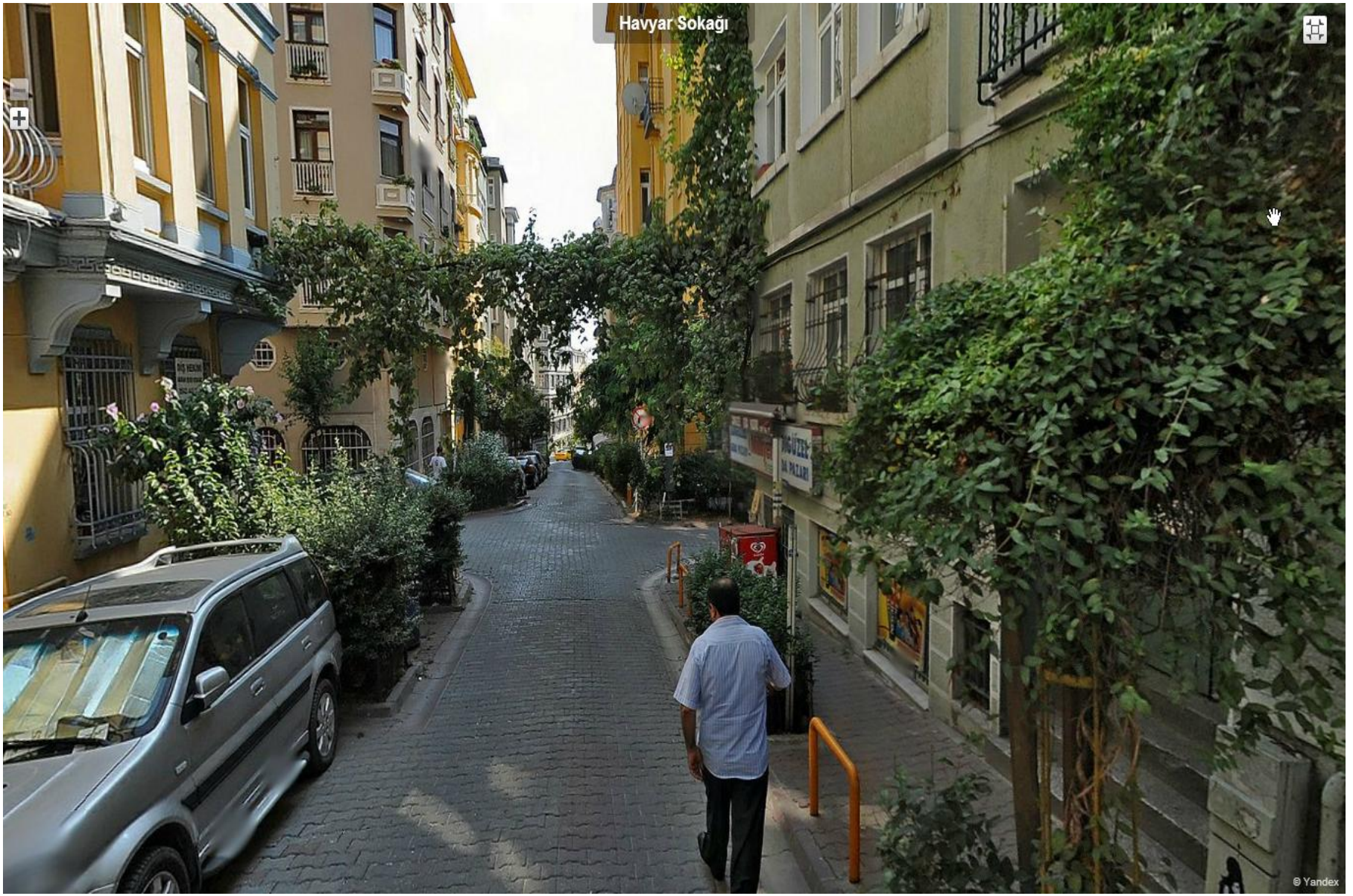
- Built environment of Cihangir dominated by 4-6 storey apartments with significant historical building stock
- Significant historical building stock
- Majority of historical wooden Ottoman houses from 17th century had disappeared between 18 th and 19 th centuries.
- İmportant part of the historical buildings were made by Greek and Italian and Parisian architects invited to İstanbul in late 19th century in the Art Nouveau style and beginning of 20th century in the Art Deco style
- These new designs (with their gates directly opening into the street) ground floors sharing the same plan with the upper floors, usually built on a narrow parcel - represented a radical break from the traditional wooden Ottoman houses with two-stories, and their introvert plans designed as a single-family dwelling (İlkuçan,2004)

Phsical Conditions

- Most of the buildings in the area have good physical conditions because of the renovation activities in the neighborhood
- Most of these renovation activities were undertaken by individuals
- The refurbishing activities became more organized in 1995, when the Cihangir Beautification Foundation was set up
- This organization works for the rehabilitation and reconstruction of Cihangir with community participation to improve living environment

Havyar Street Project

- Turn point which improved the built environment
- Renovating architects, who have moved their office into the apartment house they bought in the neighborhood, have launched a project called "Integrating streets into the urban design and the life of the city starting Havyar Street" where their office is located. (Keleş, 2003)
- Street architecture project turned a theoretical investigation into a practical workshop


Havyar Sokağı
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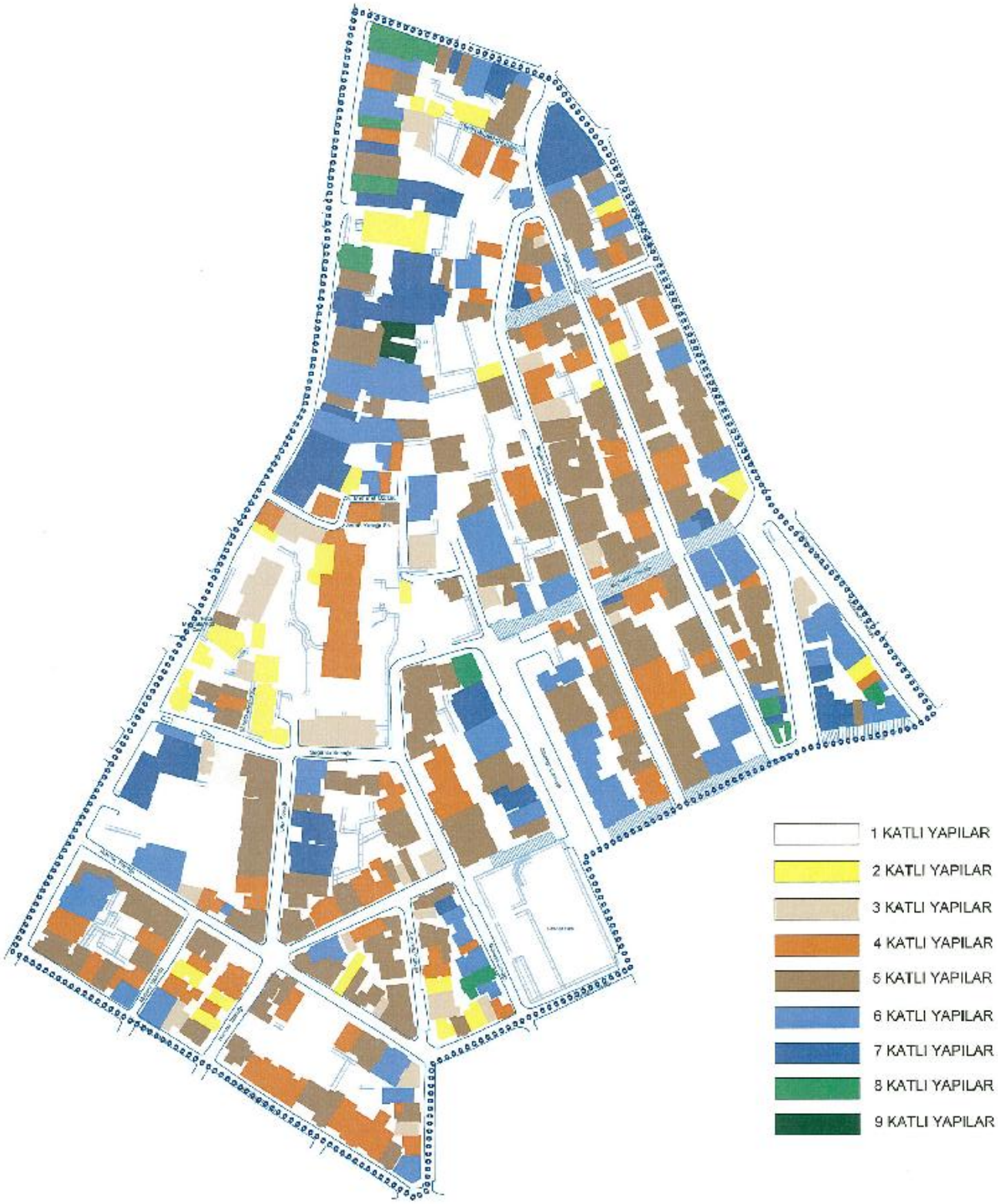
Floor and Solid-Void Analyses

There are approximately 477 buildings in the areaDistribution of buildings according to number of storey and percentage of specific floor number in the total number of buildings can be listed as:

Storey	Number	Percentage (%)
1 storey buildings	10	2, 10
2 storey buildings	32	6,736
3 storey buildings	27	5,684
4 storey buildings	97	20,421
5 storey buildings	188	39,578
6 storey buildings	74	15,578
7 storey buildings	34	7,157
8 storey buildings	12	2,526
9 storey buildings	1	0,210
Total	475	~100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5 KATLI YAPILAR
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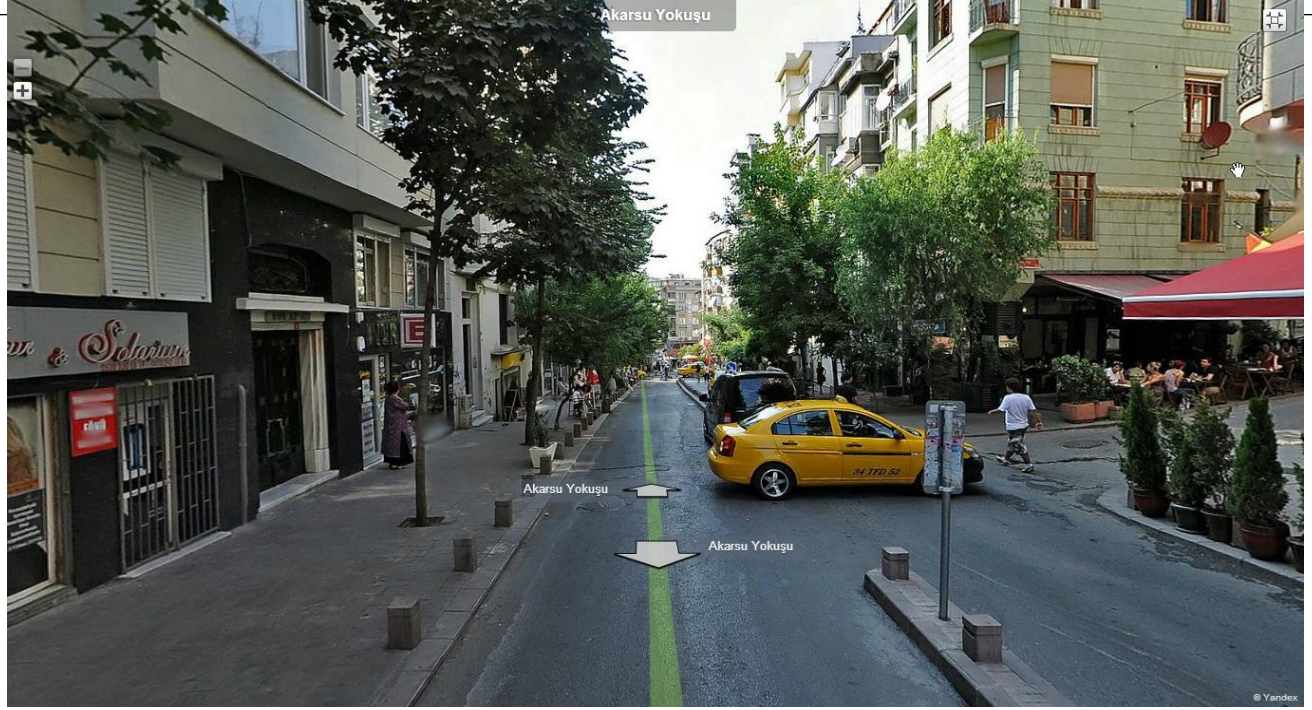
7 KATLI YAPILAR
8 KATLI YAPILAR
9 KATLI YAPILAR

Cihangir Caddesi
Cihangir Parkı
Güneşli Sokağı
Kumrulu Yokuşu
Boğancı Sokağı
Oda Sokağı
Başkurt Sokağı
Purtelaş Sokağı

Land Use

- General land use of the Cihangir is formed by the mixed use of residential and trade function
- Important part of buildings has trade function at the ground level.
- Trade function-especially cafes and restaurants concentrated on the Sıraselviler, Firuzağa Camii and Defterdar Streets
- There are important Consulate General of Romania, Consulate General of Belgium and State administrative buildings, German and Italian Hospitals, prestigious hotels and small hostels

OTEL BINALARI
KULTUREL_BINALAR
SAGLIK BINALARI
FINANS-BANKA-SIGORTA BINALARI
AKARYAKIT BINALARI
GARAJ-OTOPARK BINALARI
EGITIM TESISI BINALARI
YURT BINALARI
PAZAR VE FUAR BINALARI
YUZME HAVUZLARI
TRAFO BINALARI
MESKEN BINALAR (KONUT)
RESMI BINALAR
IS YERI BINALARI
ARSA
BOS BINA
DINI TESIS - MEZARLIK BINALARI
KONUT+ISYERI
KONUT+RESMI BINA
ISYERI+RESMI BINA
SPOR TESISI BINALARI
FABRIKA-IMALATHANE IDARI/SOSYAL
TR
EN
Aramalar
İmar Durumu
Nöbetçi Eczaneler
En Yakın Önemli Yer
Yer İmleri
Lejantlar
Yardım


Akarsu Yokuşu
Akarsu Yokuşu
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Akarsu Yokuşu
Akarsu Yokuşu/Defterdarlar Yokuşu/Fıruzağa Camii Sokağı/Sıraselviler Caddesi
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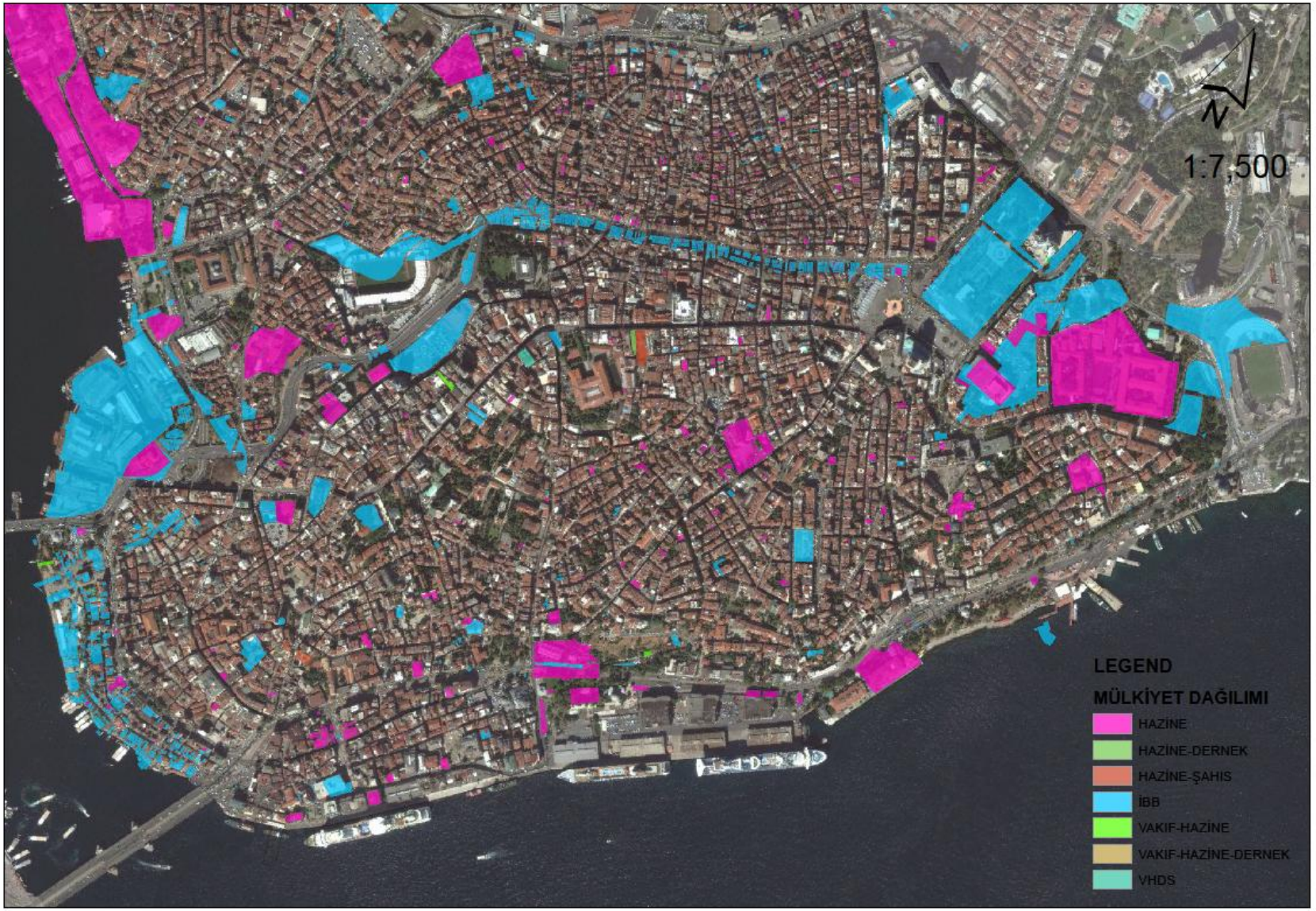
Ownership Distribution



- Cihangir locates the central location of the city
- There are important transportation arteries and railroad links around the neighborhood which provide the strong connections with other parts of the city
- Roads inner part of the neighborhood are inadequate and characterized by narrow streets. This situation makes car parking an important problem for the area

Transportation Arteries in Cihangir

N
1:7,500
METRO LINE
NOSTALGIC TRAM LINE
METRO (UNDER CONSTRUCTION)
FUNICULAR
FUNICULAR
TRAM LINE

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Thank you for your kind attention ☺