

The Evaluation of Street Rehabilitation Project Processes in the Case of Isparta Üzüm Bazaar

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Abstract

Isparta Üzüm Bazaar is a historically and culturally important bazaar located in the city center of Isparta. This area, which was declared an urban protected area in 1992, has faced various significant problems as a result of unconscious and unauthorized structural interventions. In this context, the process of improving the area aims to eliminate these problems and both protect the historical heritage and ensure integration with the present day. The basic elements of the rehabilitation project include restoration of the shops that make up the bazaar, infrastructure improvements and environmental arrangements, while these processes aim to improve the aesthetic and functional aspects of the bazaar. The restorations and infrastructure improvements have increased the quality of life in the region, but have also created various difficulties for tradesmen. Increasing real estate prices and rents have negatively affected small tradesmen in particular and have caused some businesses to close or move to other regions. In addition, it has been emphasized that environmental elements, social structure and economic activities should be taken into account in street rehabilitation projects. Rapid and unconscious rehabilitation processes have led to the emergence of some structural and functional problems. For example, the removal of the bazaar's upper cover has made the bazaar more open to climatic conditions and has negatively affected the circulation of the bazaar. Despite the improvements made in the bazaar, it is seen that some functional deficiencies continue. The lack of seating areas on the streets, the inadequacy of garbage bins and the shrinking areas of some shops are among the factors that make the activities of tradesmen difficult. In addition, there is still a need for improvement in street lighting. As a result, as seen in the Üzüm Bazaar rehabilitation process, it has become clear that in addition to the aim of preserving and modernizing the historical values in the region, more measures should be taken to protect the tradesmen in rehabilitation projects. In addition, the preservation of the street identity and the active participation of the local people in these projects will increase the success of the rehabilitation process.

Keywords: Isparta Üzüm Bazaar; Street Revitalization; Rehabilitation; Restoration

1. INTRODUCTION

Historical city centers are significant indicators of the transformation of a city from past to present, carrying the cultural identity and collective memory of a society through their historical fabric and social living patterns. In Ottoman-Turkish culture, bazaars located in city centers are an integral component of urban life. Bazaars are not only commercial spaces but also important public areas where social interactions take place. During the Ottoman period, bazaars played a vital role in the traditional Turkish urban pattern, supporting economic activities while also reinforcing social ties and societal roles. Although the spatial configuration of traditional Turkish bazaars, which reached its final form in the 16th century, began to undergo transformation in the 19th century, the most significant changes occurred in the second half of the 20th century (Uysal, 2010). With the proclamation of the Republic, a new urbanization approach was adopted, initiating a

process in which traditional bazaars were replaced by modern shopping centers. During this period, bazaars were restructured, and new bazaar spaces were built with more planned and centralized arrangements (Görücü and Berkmen, 2022; Uysal, 2010).

Today, the spatial configuration of bazaars has evolved into a new dimension with the construction of shopping centers. The structural characteristics of bazaars have undergone transformation in parallel with social and economic changes. In traditional Turkish cities, bazaars were important focal points where different segments of society met, fulfilling various roles. In traditional urban structures, bazaars were not only marketplaces but also social spaces and areas for the production of culture and identity (Eray and Kutlu, 2021). The communication between shopkeepers and citizens went beyond commercial activities, contributing to cultural exchange, knowledge sharing, and the strengthening of social bonds. Therefore, the architectural design of Ottoman bazaars incorporated a planned layout and spatial organization to fulfill these functions. One of the most distinctive features of this organization was the hierarchical arrangement of spaces, structured in a functional manner.

With the modernization movements that emerged during the final period of the Ottoman Empire, traditional bazaar structures were gradually replaced by more organized, planned, and functional spaces (Keleş Eriçok, 2014). This transformation provided opportunities for shopping in larger and more spacious areas (Akar, 2009; Ertuğrul, 2009). Along with this change, both spatial organization and commercial activities began to exhibit variability.

Starting from the 1980s, under the influence of globalization and neoliberal economics, the Turkish bazaar tradition entered into a completely new phase. During this period, the popularization of shopping malls led to a significant transformation in the spatial structure and function of traditional bazaars. Shopping malls offered all the functions that traditional bazaars provided, yet they were unsuccessful in fulfilling the socio-cultural roles of historical bazaars. Shopping malls have reduced the social interaction, cultural exchange, and sense of community that traditional bazaars once offered, instead becoming spaces that provide a more homogeneous, individual shopping experience. However, it is also possible to observe that the significance of traditional bazaars has not disappeared, and in some cases, they have experienced a revival. Particularly, bazaars that are significant for tourism continue to exist as elements that form the identity of cities, preserving their historical fabric and cultural richness.

However, factors such as rapid urbanization, population growth, and economic changes can lead to the deterioration of historical areas and the loss of their existing functions. In this context, street revitalization projects emerge as a preferred intervention method aimed at preserving historical areas and reintegrating them into societal life by rendering them functional once again. While street revitalization projects enable the recovery of historical fabric, they also aim to meet the social and spatial needs of urban life. However, for these projects to succeed, factors such as social acceptance, interaction with the local community, and economic sustainability, in addition to restoration efforts, must also be taken into consideration. The purpose of this study is to analyze the street revitalization project carried out in the Historical Isparta Üzümlü Bazaar located in the city center of Isparta. By examining the project and its implementation processes, the study seeks to identify spatial and social problems encountered and propose potential solutions.

1.1.Traditional Commercial Structures

The term *bazaar* originates from the combination of the Persian word *Cihar* and the Arabic word *Suk*, meaning "four streets." Bazaars held a significant place in the cultural and social life of the Ottoman Empire (Şahinalp and Günel, 2012). Similar to the settlement patterns of the Seljuk period, the main axis of Ottoman cities was structured around fortresses, which were considered key elements of security. However, following the decline in the

importance of fortresses after the 16th century, Ottoman cities became increasingly focused on bazaar-centered layouts (Kejanlı, 2010).

At the core of Ottoman cities were central (grand) mosques and *bedestens*. *Bedestens*, which formed the nucleus of commercial centers, were secure locations where money and valuable items were stored and traded. Other commercial structures such as *hans* (inns), *arastas* (marketplaces), and shops were positioned in proximity to the *bedesten* according to their value and significance (Karacalı, 2009). The commercial center consisted of a cluster of smaller shops gathered around *bedestens* and *hans*. Bazaars emerged as the arrangement of shops—the smallest commercial units—encircling *bedestens* and *hans*, and aligning along covered or open streets (Akar, 2009).

Bazaars in Ottoman cities can be classified into three categories: *bedestens*, covered bazaars (*kapalı çarşı* in Turkish), and open-air bazaars (Gündüz, 1998). The term *bedesten* is derived from the Persian words *bezzasistan* or *bezistan*, meaning "fabric" or "a place where spoils are stored." *Bedestens* were first constructed in the late Anatolian Seljuk period and further developed during the Second Anatolian Beyliks period. In the Ottoman Empire, as the functions of *bedestens* expanded, their significance and numbers increased accordingly (Gündüz, 1998; İnan, 1996; Mortan and Küçükerman, 2007).

Bedestens, used for trading, tax regulation, and the safekeeping of valuable goods, were designed with an emphasis on durability and security. Constructed using ashlar or a mix of stone and brick, these structures featured limited window and door openings (Şahinalp and Günel, 2012; Halaç and Ergün, 2020). Covered bazaars, typically found in cities where trade flourished during the Ottoman period, were enclosed commercial structures designed to protect against weather conditions (Kurt, 2020).

Arastas were structures where shops selling specific product groups were located. Shops in *arastas* were of uniform height and size, aligned opposite one another on a single plane. The streets within *arastas* could be fully covered, open, or semi-open. The shops, initially constructed from wood with basements, were later rebuilt as masonry structures due to fires. Their facades were secured at night with double shutters: the lower shutter opened outward during the day to serve as a counter, while the upper shutter, when raised, functioned as an awning (Akar, 2009; Üstünes et al., 2017). Shops, with facade widths ranging from two to four meters, allowed customers to view products displayed on *peykes* (platforms) without needing to enter the premises (Çevrimli and Haştemoğlu, 2020).

In the Ottoman Empire, inns (*hans*) were constructed in two types: roadside inns, also known as *caravanserais*, located outside cities, and urban inns within city centers. The number of urban inns, typically found in commercial cities, corresponded to the city's commercial activity. Urban inns were primarily structures where merchants conducted trade and met their accommodation needs.

With the loss of the accommodation function in some urban inns, commercial inns emerged, leading to a functional distinction between inns: *traveler inns* and *commercial inns*. Architecturally, inns generally featured rooms surrounding a courtyard on the ground floor, which served as storage spaces, while the upper floor, surrounded by colonnades, housed merchants' offices. The shops located on the facades of inns were planned to open directly onto the street for sales purposes (Gülenaz, 2011).

1.2. Street Revitalization Projects

One of the most significant developments in the preservation of historical buildings and environments in Turkey was the introduction of the concept of "site (area protection)" through the Antiquities Law No. 1710 in 1973. Furthermore, the enactment of the Cultural and Natural Heritage Protection Law No. 2863 in 1983, which replaced the term "antiquities" with "Cultural and Natural Heritage," expanded the scope of the conservation

discipline (Eraslan and Koş, 2022). During this period, when urban site designation and registration efforts intensified to place historical environments under protection status, Conservation-Oriented Development Plans (Koruma Amaçlı İmar Planları, KAİP) began to be prepared (Çelimli, 2016).

However, the individual restoration of historical buildings by property owners often led to outcomes incompatible with the holistic perception of urban fabric (Çelimli, 2016). The need for a more integrated and comprehensive approach to conservation was first introduced in the Venice Charter of 1964. This charter emphasized not only the preservation of significant monuments and structures but also the inclusion of relatively simpler structures that had gained cultural significance over time. It also advocated for considering the environment surrounding these buildings. This broader understanding of conservation (Eraslan and Koş, 2022) led to the emergence of street revitalization practices.

The concept of street revitalization in Turkey was first included in the Investment Program of the General Directorate of Cultural and Natural Heritage Preservation in 1995, with the first regulation prepared in 1996 (Çelimli, 2016). Street Revitalization Projects and Applications are defined in the additional article 648/41 of the "Cultural and Natural Heritage Protection Law" as follows: "In urban conservation sites and protected areas, the preservation and documentation of immovable cultural assets requiring conservation, along with all the elements that define the original street fabric, including other structures on the street, through the preparation and implementation of surveys, restitution, restoration, urban design projects, and all types of engineering projects required in these fields" (Cultural And Natural Heritage Protection Law, 1983).

The technical specification prepared within the framework of this law states that the purpose of the Street Revitalization and Urban Design Project for Streets Requiring Conservation is: "To ensure the preservation, revitalization, and integration into contemporary life of the facades of registered and unregistered immovable cultural assets facing the street and open spaces/courtyards connected to the street, as well as courtyard walls, annexes, fountains, and other architectural elements, together with the original street fabric and urban furniture within the boundaries approved by the relevant conservation region board. Additionally, the goal is to obtain surveys, restitution, restoration, urban design projects, and all kinds of engineering projects required for the preservation and documentation of all elements defining the street fabric" (Ministry of Culture and Tourism,).

As can be observed in Table 1, 9% of the projects and 7% of the applications related to maintenance, repair, restoration, and miscellaneous works carried out or supported by the Ministry of Environment, Urbanization, and Climate Change between 2019 and 2023 were focused on street revitalization (General Directorate of Cultural Heritage and Museums, 2024).

Table 1. Street Revitalization in Completed Maintenance, Repair, Restoration, and Miscellaneous Works (General Directorate Of Cultural Heritage And Museums, 2024)

| | Projects | | Implementations | |
|-------------|--------------------------------|----------------|--------------------------------|-----------------------|
| | Street Rehabilitation Projects | Other Projects | Street Rehabilitation Projects | Other Implementations |
| 2019 | 2 | 22 | 6 | 38 |
| 2020 | 4 | 35 | 3 | 96 |
| 2021 | 3 | 35 | 4 | 75 |
| 2022 | 3 | 22 | 5 | 85 |
| 2023 | 1 | 38 | 9 | 107 |

2. METHODS AND TOOLS

The study area, Isparta Üzüm Bazaar, is an example of traditional Ottoman civil architecture and a commercial center (bazaar) with the status of an urban conservation site. The bazaar consists of 109 buildings, 16 of which are registered cultural assets, housing businesses with various functions such as spice sellers, silversmiths, jewelers, drapers, and watchmakers. Isparta Üzüm Bazaar is located in Kaymakkapı Square, the city square of Isparta Province, and its immediate surroundings are characterized by urban memory spaces. The bazaar's vicinity, designated as a "historical site," includes significant structures from the Ottoman Period, such as the Firdevs Bey Bedesten, Mimar Sinan Mosque, Ulu Mosque, baths, as well as the Governor's Office, a structure from the Republican Period (Fig. 1) (Isparta Cultural Inventory, 2009).



Figure 1. Location of Isparta Üzüm Bazaar in the city center (Created by the authors using Google Maps)

This study employed a multidisciplinary approach, including a literature review, analysis of the architectural revitalization project, on-site observations, and survey studies, to evaluate the spatial transformations experienced during the street revitalization process of the bazaar and their impacts on users. 3 street functions ("physical fabric", "exchange" and "real estate") determined by using the Street appeal: Value of Street improvements study published by Carmona et al. (2017) were analyzed and discussed. "Movement" included as the 4th Data series in Carmona's study was excluded from the scope.

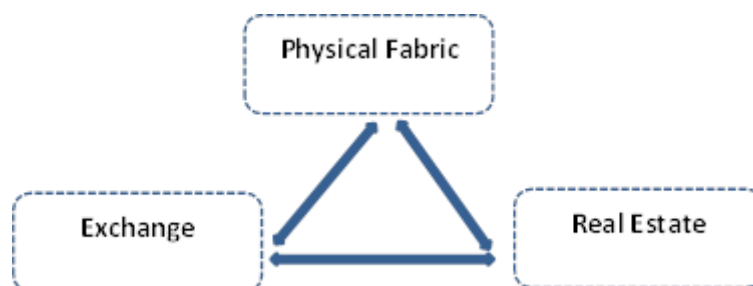


Figure 2. The 3-part holistic framework for analysis (Adopted by the authors from Carmona et al., 2017)

While the analysis target, content and methods were discussed, the market was examined in terms of spatial and perceptual changes. The spatial transformations were analyzed through comparative spatial analyses, encompassing the pre-revitalization, implementation, and post-revitalization (current) phases of Isparta Üzüm Bazaar (Table 2). Spatial transformations were analyzed through comparative perceptual analyses covering the pre-revitalization, implementation and post-revitalization (current) stages of the Grape Market (Table 2). These analyses were conducted using data derived from literature reviews, architectural project evaluations, and detailed on-site inspections. The user-oriented implications of these spatial changes were examined through structured and

semi-structured interviews with users (shopkeepers) and on-site observations, addressing functional, technical, aesthetic, and economic dimensions.

Table 2. Structure of Analysis (Adopted by the authors from Carmona et al., 2017)

| | Analysis Target | | Analysis Content | Analysis Method |
|-------------------|-----------------|-----------------------------------|--|--|
| Spatial Change | Public space | Streets Exterior facades | Structural change Functional change | Literature review Project of the study area Field research |
| | Private Sector | Streets Exteriors Interiors | | |
| Perceptual Change | Primary user | Tradesman (property owner/tenant) | Positive perception Negative perception | Field research Semi-structured interviews |

3. RESEARCH FINDINGS

3.1. Isparta Üzüm Bazaar Before the Rehabilitation Project

Although the exact construction date is unknown, the first shops are believed to have been built during the Ottoman period, similar to other structures in the vicinity. According to the Isparta Cultural Inventory (2009), it is reported that the market was constructed in 1561 by Firdevs Bey, located between the covered bazaar (bedesten) and the Sinan Mosque, to generate income for the mosque. Until the 1950s, Isparta Üzüm Bazaar predominantly consisted of wooden structures, which were later replaced by two- or three-story reinforced concrete frame buildings (Figure 3) (Çevrimli and Haştemoğlu, 2020; Yakartepe and Gökarslan, 2012). The market's name, "Üzüm Bazaar," is thought to have originated either from the sale of grapes and salt in the market historically established in the area or from the presence of grapevines over the streets, similar to other open-air Ottoman markets (Çevrimli and Haştemoğlu, 2020).

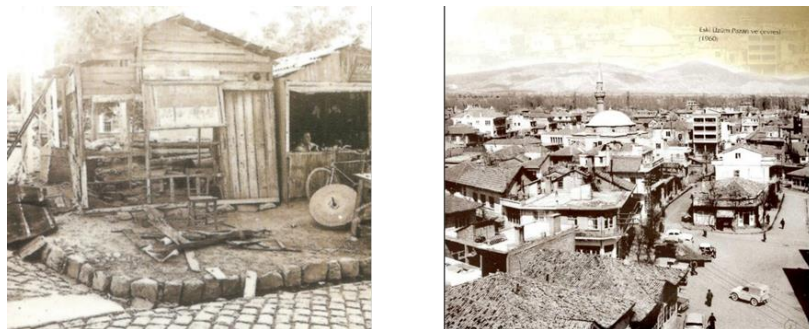


Figure 3. The wooden structures located in Isparta Üzüm Bazaar (on the right); The bazaar and its surroundings (on the left) in the 1960s (Isparta Governorship, 2001).

With its design adhering to the form of a traditional Turkish bazaar and incorporating original stone structures, the area represents a significant example of both traditional commercial hubs and civil architectural heritage. On July 28, 1992, the Antalya Regional Board for the Conservation of Cultural and Natural Assets designated the site as an "urban conservation area" under Decision No. 1495, registering 16 stone-built shops as protected structures (Cultural Inventory, 2009).

Üzüm Bazaar comprises 16 officially registered stone buildings distributed across eight urban blocks, alongside 98 unregistered reinforced concrete structures (Çevrimli and Haştemoğlu, 2020).

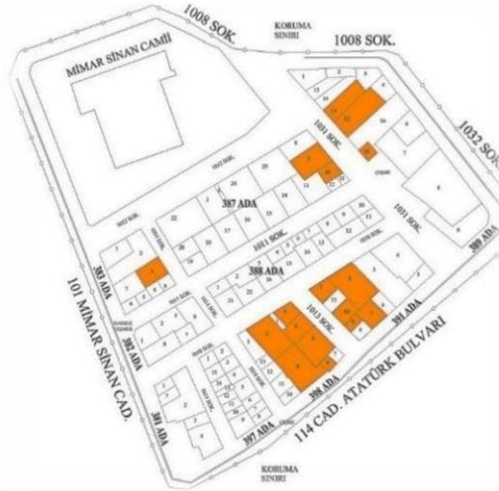

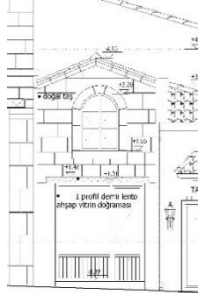


Figure 4. Isparta Üzüm Bazaar Layout (Isparta Municipality Archive, 2020)

The registered buildings are constructed using the ashlar technique with local köfke stone, consisting of three single-story structures and the remaining ones being two-story buildings with a basement level (Cultural Inventory, 2009). Typically, the ground floors of these shops are used for sales, while the basement and first floors serve as storage areas. With the exception of two corner shops, the buildings are single-fronted and adhere to a row arrangement, being attached on three sides (Çelebi Karakök and Gökarslan, 2017). The shops feature gable roofs covered with traditional Turkish tiles ("alaturka") or flat roofs, and their upper floors include arched windows with iron shutters (Table 3) (Çevrimli and Haştemoğlu, 2020). These rectangular-plan structures vary in size from 2.5 m² to 34 m², with facade widths ranging between 50 cm and 250 cm.

Table 3. Historical photographs and measured drawings of the registered structures in Isparta Üzüm Bazaar prior to restoration (Çevrimli, 2017; Isparta Municipality Archive, 2020)

| | 1990's | Before Restoration | Survey Drawings |
|-----------------------------|---|---|---|
| Single facade (Main Street) |  |  |  |
| Single facade |  |  |  |



The unregistered reinforced concrete structures are one, two, or three stories high, most of which have flat terrace roofs. The floor areas of these reinforced concrete buildings range from 2 m² to 50 m², while their facade widths vary between 60 cm and 5 m (Figure 5).



Figure 5. Images from the bazaar before the rehabilitation work (Kültür Portalı,2024)

Before the implementation of the street rehabilitation project, the challenges facing Isparta Üzüm Bazaar were analyzed in relation to infrastructure, climate control, parcel dimensions, security, and visual perception-aesthetic considerations (Figure 6) (Çevrimli, 2017).



Figure 6. Factors that negatively affect visual perception in the bazaar before restoration (Çevrimli, 2017)

In 1995, the Municipality of Isparta installed a covering system over and around the streets of Üzüm Bazaar without obtaining permission from the Antalya Regional Board for the Conservation of Cultural and Natural Heritage, funded through contributions collected from the market shopkeepers. This covering system was constructed at the level between the first and second floors, made of polycarbonate material in a vaulted form (Çelebi Karakök and Gökarslan, 2017).

In its official correspondence dated 13.12.2007 (No. 2010), the Antalya Regional Board for the Conservation of Cultural and Natural Heritage decided to maintain the status of Isparta Üzüm Bazaar as an Urban Conservation Area, to remove the covering system from the streets, and to require the Municipality of Isparta to develop a street regulation project. In line with this decision, the Municipality of Isparta prepared a street regulation project for the bazaar, which was approved by the Antalya Regional Board on 27.03.2008 (Decision No. 2261).

Within the scope of this project, the shop roofs were renovated, the street pavements were covered with andesite, and lighting fixtures were installed. However, the shopkeepers of the market reacted negatively to the removal of the covering system (Haber32, 2013) (Figure 7).



Figure 7. Top cover before the rehabilitation work

In an effort to find a solution to this issue, design proposals for a covering system for Üzüm Bazaar were developed during the MASS 2015 workshop, organized in 2015 by the Architecture Departments of Süleyman Demirel University and Akdeniz University, under the theme "Contemporary Interventions in Historic Fabric" (Çelebi Karakök and Gökarslan, 2017).

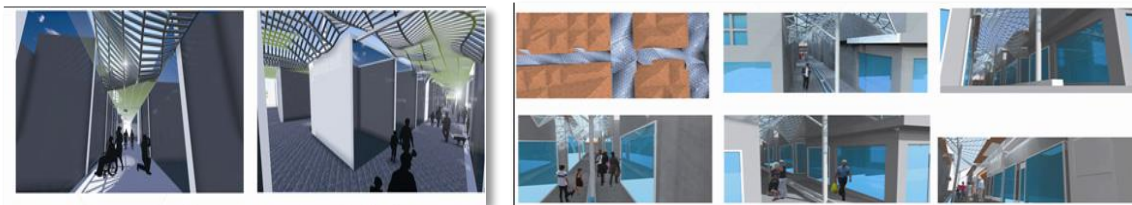


Figure 8. MASS Workshop activity group studies (Çelebi Karakök and Gökarslan, 2017)

3.2. Isparta Üzüm Bazaar Rehabilitation Project and Implementation Process

Upon the request of the Antalya Regional Board for the Conservation of Cultural and Natural Heritage, the Municipality of Isparta commissioned Haştemoğlu Architecture Ltd. to prepare the Isparta Üzüm Bazaar Restoration Project in 2019.

The project entailed the removal of the existing covering system. Andesite cladding was selected for the pavement, and rainwater drainage channels were integrated into the design. Given that the majority of the buildings in the bazaar consist of ground-level structures with a single upper floor (ground+1), all non-registered buildings (excluding basements) were converted to a ground+1 configuration to harmonize their heights. The facades of the registered buildings were restored in accordance with their original appearance. The designs of the unregistered (reinforced concrete) structures were addressed in a manner that referenced traditional architectural styles. Fixed-height signage spaces were allocated above the entrance doors of the unregistered buildings, with tile-covered eaves added above. Sash windows were incorporated on the upper floors. The roofs of all structures within the market were redesigned as gable or hip roofs. To enhance the facades, authentic wall-mounted appliques were installed (Figure 9).



Figure 9. Üzümlü Bazaar Survey and Restoration Facade-Proposal 1 (Isparta Municipality Archive, 2020)



Figure 10. Visuals prepared by Isparta Municipality Project Research Directorate (Haber 32,2020)

The historic bazaar was restored by the Municipality of Isparta within the framework of street rehabilitation projects, with contributions from the Ministry of Environment, Urbanization and Climate Change and the Provincial Special Administration. The implementation works, which began in 2020, were completed in 2023. The process was carried out in four phases, during which temporary wooden shops were allocated to the vendors whose shops were under renovation, allowing them to continue their commercial activities for periods ranging from six to ten months. These temporary shops were situated adjacent to Üzümlü Bazaar, between the governor's office and the covered bazaar (Figure 11).

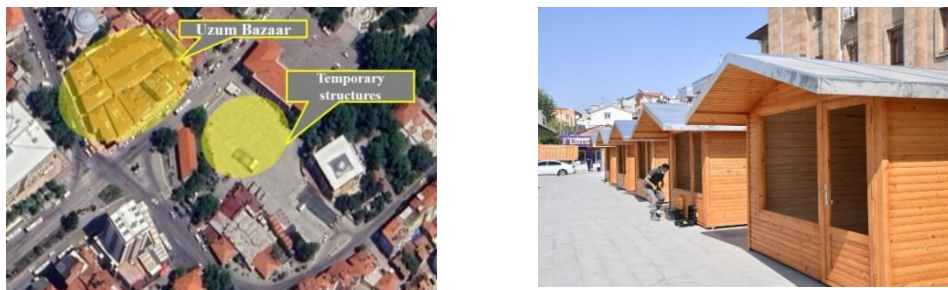


Figure 11. Temporary Structures (Haber 32, 2020)

3.3. Analysis of the Üzümlü Bazaar Street Rehabilitation Project

The Üzümlü Bazaar Street Rehabilitation project is an initiative aimed at improving the physical, psychological, and economic aspects of the marketplace. This project is designed to enhance the quality of life, ensure environmental sustainability, improve transportation infrastructure, and promote social interaction. Street rehabilitation projects are not only

seen as a means of contributing to the aesthetic and functional qualities of urban areas, but also as a significant step toward improving the health and well-being of communities.

3.3.1. Physical fabric

The traditional bazaar possesses a unique structure in terms of its physical fabric. The open spaces within the market are of particular importance. The physical layout of the bazaar is divided into sections such as sales areas, walkways, and passageways. These elements form parts of both a functional and aesthetic whole. The bazaar is a space where local culture, socio-economic structure, and daily life are reinforced through its physical components, serving as both a shopping and social experience area.

a. Structural change: The failure to restore Block 389 of it as part of the street rehabilitation project has negatively impacted the visual perception of the bazaar, particularly on 1031 Street (Figure 12).

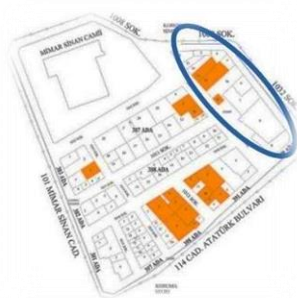


Figure 12. Block not included in the Isparta Üzüm Bazaar Street Rehabilitation Project

It has been observed that the implementation of roof solutions for certain buildings deviated from the architectural plans and visuals prepared by the municipality. This discrepancy has prevented the standardization of building heights, thereby causing harm to the physical fabric of the bazaar (Figure 13).


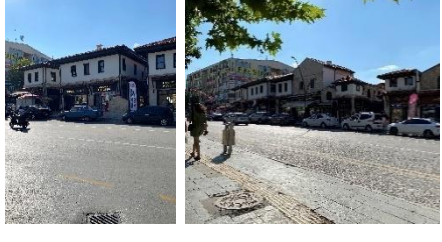
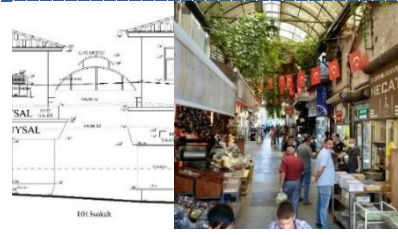


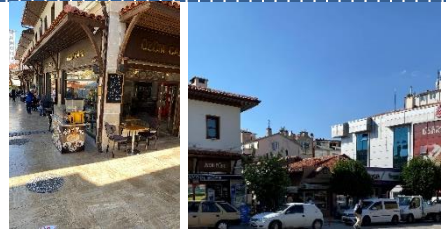



Figure 13. Roof applications that are not suitable for the project

Similar to other street rehabilitation projects carried out in Turkey, the treatment of reinforced concrete structures in a manner that emulates traditional architecture can be regarded as insufficient in terms of highlighting the uniqueness or authenticity of the it's architectural heritage.

The removal of the covering system is significant for increasing the visibility of the historic structure. However, even after the rehabilitation works, it has been observed that some vendors, in order to protect their displayed products, themselves, and their visitors from external factors, have employed fabric awnings in their shops (Table 4).

Table 4. Structural Change Analysis of Isparta Üzüm Bazaar Street Rehabilitation Application




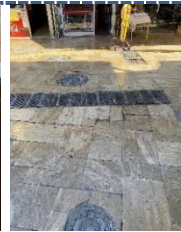






| | | Before Rehabilitation | After Rehabilitation |
|---|--|---|--|
| Equalization of building elevation heights | |  |  |
| Increased visibility | |  |  |
| Compatibility between registered and non-registered structures | | There is a partial disharmony in the bazaar due to unrestored buildings. |  |
| Compatibility with historical texture | | Revealing the historical texture of registered buildings and handling reinforced concrete structures in accordance with traditional architecture were evaluated positively. | |
| Originality of the place | | When evaluated in terms of revealing the originality of the place, its similarity to other rehabilitation works was evaluated as neutral. | |
| Unity in facade materials | | The different facades in unrestored buildings partially prevent the unity of materials. |  |
| Prevention of sign pollution | | Unrestored buildings partially create visual pollution in the bazaar. |  |
| Removal or concealment of details that create facade pollution (cable, antenna, air conditioner, chimney, etc.) | | Although the fittings that caused visual pollution on the facade have been largely removed, the supply of natural gas to the bazaar after the rehabilitation partially causes visual pollution. |  |

| | | | |
|--|--|--|---|
| Need for shading elements | | The awnings that some shop owners use on their facades due to the need for shade damage the visibility and visual harmony of the buildings. |  |
| Sustainability of façade materials (use of local, natural, non-toxic, durable materials) | | In reinforced concrete structures, local materials such as travertine cladding have been used at the ground floor level. However, the use of artificial materials that simulate wood through painting, instead of natural wood, on signage and canopies has led to deformation. Despite the fact that the application was recently completed, it now requires repairs. |  |
| Usability (ergonomics) of facade / interior materials | | There is not enough space left in the joinery to place the door handle. It is seen that the direction of the door handles is changed by some tradesmen because it is not ergonomic. |  |
| Roof replacement | | There are roof applications that do not overlap with the project. | |
| Roof related problems | | Water problems occur indoors and outdoors due to roof solutions that are not suitable for the project and roof-gutter related problems. | |
| Heating / cooling (air conditioning) solutions | | After the rehabilitation work for heating, a natural gas line was laid in the market. However, no solution was provided for air conditioning use. | |
| Workmanship | | Workmanship in the roof, gutters, signs and joinery is poor. | |
| Lighting of the structure | | After the rehabilitation, the illumination of the buildings enabled the historical bazaar to be highlighted even in the dark. |  |
| <div> <div>Unresolved</div> <div>Partially resolved</div> <div>Largely resolved</div> <div>Resolved</div> </div> | | | |

In Isparta Üzüm Bazaar, due to the particularly small size of the shops, the display of products in the streets and the functionality, comfort conditions, etc. of the shops have been excluded from the scope of the street rehabilitation works and, as such, are not included in the assessment.

b. Environmental change: Environmental change, both in natural and structural terms, refers to a situation that impacts the physical characteristics, operation, and social life within the space of the bazaar. These changes can be transformed physically through the rehabilitation project, as well as reshaped economically and socially. The transformations occurring in the bazaar through the rehabilitation project have been evaluated in terms of urban furniture, paving materials, accessibility, circulation barriers, street identity, dynamism, and security, as shown in Table 5.

Table 5. Environmental Change Analysis of Isparta Üzüm Bazaar Street Rehabilitation Application

| | | Explanation | Photograph |
|---|--------------------|--|--|
| Street furniture | Unresolved | There are no seating units within the market; however, seating areas are available around the Mimar Sinan Mosque, which is located immediately adjacent to the market. Apart from the main street sides, there are no waste bins within the market. The market contains two fountains, one of which is historical (the Karpuz Fountain). In terms of lighting, aside from the building illuminations, there are no additional lighting elements within the market. |  |
| Shadow and shell | Partially resolved | The use of fabric awnings by some of the shop owners within the market indicates a need for a protective covering or shading element. The announcement made by the Mayor, during an event with the shop owners following the rehabilitation project, regarding the planned work on the overhead cover further suggests that the shop owners have struggled to adapt to the removal of the covering (Isparta Municipality, 2024). |  |
| Floor coverings | Unresolved | Due to its porous structure, the high water absorbency of the ground has led to the formation of abrasions. Irregularities, such as indentations and protrusions, are present in the paving, likely due to the workmanship or material quality. Although a material with high slip resistance has been chosen, the sloped nature of the streets, combined with the lack of direct sunlight, contributes to freezing, increasing the risk of slipping and falling. |   <p>Warning sign-"Caution, sloped road, may slip"</p> |
| Accessibility for all | Unresolved | The slope of the ramps within the market is not suitable for use by wheelchair users or individuals with strollers. Moreover, the tactile surfaces within the market lack continuity. Additionally, the slippery and uneven nature of the ground presents an accessibility barrier for all individuals. |   |
| Street occupations | Partially resolved | Although the issue of street occupation due to product displays has been partially addressed, it persists to some extent. |   |
| Living Street | Largely resolved | The active use of the street by the vendors in the market, along with the cafes and shoe shiners across from them, preserves the characteristic of a lively street. |   |
| Security issues | Partially resolved | Security cameras are installed throughout the entire marketplace. In the rehabilitation works, shutters have been placed on all the shops. While the facades have been illuminated as part of the rehabilitation efforts, the street lighting remains insufficient. | |
| Preservation of identity | Unresolved | Isparta Üzüm Bazaar's street identity has largely been preserved. | |
| <div> <div>Unresolved</div> <div>Partially resolved</div> <div>Largely resolved</div> <div>Resolved</div> </div> <div> <div></div> <div></div> <div></div> <div></div> </div> | | | |

c. Infrastructure: In conjunction with the ongoing rehabilitation works, significant improvements have been made to the area's infrastructure. One of the key upgrades includes the incorporation of previously exposed electrical lines into the underground infrastructure system, ensuring better safety and aesthetic integration. The water and sewage lines throughout the area have been fully renewed, improving the overall sanitary conditions and capacity of the infrastructure. Furthermore, as part of the project, natural gas services have been introduced to the region, with gas lines installed to meet the energy needs of the local businesses and households. In addition, a stormwater drainage system has been developed to better manage rainwater runoff and reduce flooding risks. However, despite these improvements, a site visit revealed that the stormwater control within the marketplace itself has not been effectively managed, and shop owners have reported that rainwater runoff still poses significant challenges, particularly during heavy rainfall. This ongoing issue suggests that the stormwater infrastructure may require further enhancement or adjustments to effectively address the specific needs of the marketplace.

3.3.2. Change (perceptual change)

As part of the comprehensive evaluation of the rehabilitation project, semi-structured interviews were conducted with vendors at bazaar to assess how they perceive the changes brought about by the project. The interviews aimed to gather insights into the general profiles of the shop owners, including their length of time operating in the market, their ownership status (whether they own or lease their premises), and their overall satisfaction with the changes. Participants were also asked about how the alterations to the marketplace have impacted their business operations, particularly in terms of customer traffic, market accessibility, and overall profitability. The responses from the participants provide valuable insights into the broader effects of the rehabilitation process on the local business community and are presented in Table 6, which outlines the demographic and operational details of the vendors.

Table 6. Distribution of the bazaar residents

| Situation | Year | Ratio |
|------------------|--|-------|
| Operating period | Less than 1 year (After restoration) | %5 |
| | 1-3 years (During the restoration process) | %15 |
| | 3 years and above (Before restoration) | %80 |
| Property status | Tenant | %85 |
| | Property owner | %15 |

The responses to the question regarding the perceived advantages of the rehabilitation project for Üzüm Bazaar, as provided by the market's users, are summarized in the table (with multiple responses allowed). A significant majority of 85% of the participants indicated that the rehabilitation project has indeed brought tangible benefits to the market, while a smaller portion, 15%, expressed the view that the project has not resulted in any meaningful improvements. Among the reported advantages, the most frequently cited benefit was "visual improvement," with 80% of participants acknowledging the aesthetic enhancements made to the marketplace, which they felt contributed to a more attractive and welcoming environment. This was followed by "increased recognition of the market," mentioned by 25% of participants, suggesting that the rehabilitation project has enhanced the market's visibility and appeal, possibly attracting more visitors and shoppers. Additionally, 20% of the participants noted a "growth in commercial activities," indicating that the revitalization of the market has positively impacted business operations, leading to an increase in transactions or customer footfall. Finally, 15% of respondents highlighted the "increased value of the shops," suggesting that the physical improvements and overall modernization have contributed to a rise in the market value of the shops within the bazaar. These insights reflect a predominantly positive response from the market users, with particular emphasis on the aesthetic and commercial benefits stemming from the rehabilitation project.

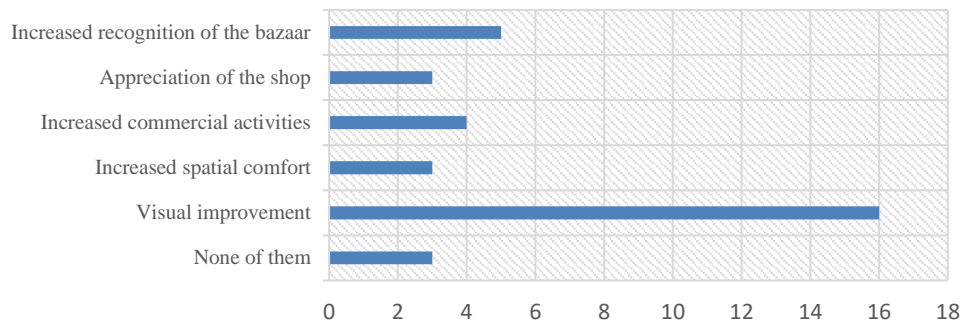


Figure 14. Advantages of the rehabilitation project

When examining the users' opinions regarding the disadvantages created by the rehabilitation project for the Üzümlü Bazaar (with multiple responses allowed), it is evident that the primary concern is the increase in rent, with 65% of participants expressing dissatisfaction. Due to the ongoing effects of the rehabilitation process, some participants reported experiencing "financial loss" (45% of participants) and a reduction in "social interactions" (30% of participants) (Table). The "other" disadvantages mentioned by participants include issues related to the process itself, the need for a covering system, problems with the flooring, stormwater issues in the shops and streets, the use of artificial materials, poor workmanship, and the loss of the physical fabric of the market.

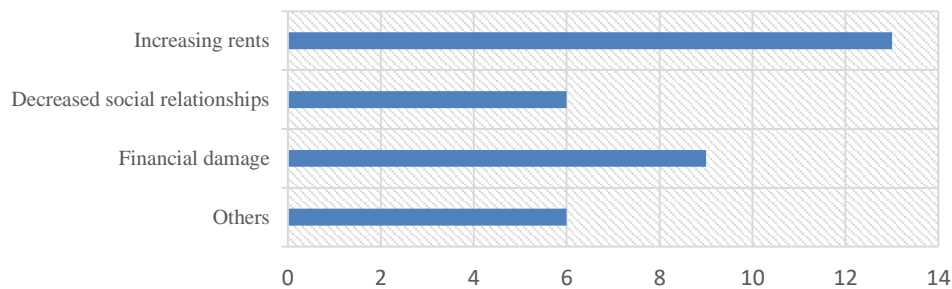


Figure 15. Disadvantages of the rehabilitation project

When participants were asked, "Are you generally satisfied with the street rehabilitation project?", 65% expressed satisfaction, while 35% indicated dissatisfaction. This feedback highlights a majority endorsement of the project's outcomes, but also points to areas of concern among a significant portion of the participants.

In response to the query, "Are there any parts of the rehabilitation project that you find faulty or incomplete? If so, what are they?", participants primarily identified issues related to environmental design and structural adjustments. When examining the physical concerns mentioned by participants through the lens of structural, environmental, and infrastructural categories, the following distribution emerged: "environmental adjustments" accounted for 70%, "structural adjustments" for 40%, and "infrastructural adjustments" for 15%. These concerns underscore the complexity of implementing a holistic urban revitalization, where seemingly minor issues in one domain can have cascading effects across other elements.

a. Structural issues: The primary structural concerns included changes in the number of floors, with some participants noting that the adjustment of shop windows in relation to the building's new height altered their visibility and functionality. Additionally, issues such as rainwater infiltration into interiors, the use of artificial materials in the construction, and inconvenient door handles were raised. These issues point to a potential gap between design intentions and practical application, where certain aesthetic or functional features may have been compromised during execution.



b. Environmental issues: Participants highlighted the need for a proper covering system to protect both vendors and customers, especially from weather-related disruptions. Furthermore, concerns about the flooring system—ranging from the risk of slipping to premature wear and tear—were prevalent. Participants also noted problems with gutters, which prevented rainwater from being properly channeled into the infrastructure, leading to localized flooding and disruption in some areas. These issues underline the importance of a comprehensive approach to environmental design that not only meets aesthetic goals but also ensures long-term functionality and safety.

c. Infrastructure issues: In terms of infrastructure, participants reported that the renewal of the infrastructure occurred multiple times—specifically, four times during the implementation process. This raised concerns about the lack of a cohesive, well-coordinated plan. The fragmented nature of these upgrades may have contributed to the perception that the rehabilitation process was not executed in a streamlined or effective manner, complicating the overall transformation.

3.3.3. Property Value

The street rehabilitation project has had a profound and multifaceted impact on the property values in the bazaar area. Structural and environmental improvements implemented during the rehabilitation process have led to noticeable changes in the real estate market, with both positive and negative outcomes. To assess the effects of the rehabilitation, interviews were conducted with 16 tenants, who were asked about their rental rates before and after the restoration. By comparing the legally indexed annual inflation increase with the post-restoration rental increase, a clear picture of the impact of the restoration on rental prices was established.

a. Restoration of buildings and infrastructure improvements: The restoration of buildings, along with significant upgrades to the infrastructure, is one of the most crucial aspects of the street rehabilitation process. These interventions not only improve the aesthetic appeal of the area but also contribute significantly to enhancing the quality of life for its residents. The restoration process involved the repair of old buildings, which included upgrading roofs, floors, and facades to make them more resistant to external elements, while maintaining the architectural integrity of the original structures. The standardization of facades has also helped unify the visual identity of the area, contributing to a more cohesive urban fabric.

Simultaneously, the modernization of the infrastructure has been another vital element of the rehabilitation process. Key services such as water, electricity, natural gas, and sewage systems have been updated and improved, which has not only increased the functionality of the area but has also enhanced its appeal to both residents and businesses. These physical improvements have resulted in a significant increase in the aesthetic and practical value of the area, thereby elevating the overall living standards.

As a result of these structural and infrastructural improvements, the real estate market in Isparta Üzümlü Bazaar has experienced a notable increase in property values. The renovated buildings, newly designed streets, and the enhanced environment have caused both rental and sale prices to rise considerably. Property owners have seen the value of their investments increase substantially, leading to a surge in profits. However, the rising property values and rental prices have not been without their drawbacks for local tenants. Many long-standing small shopkeepers, who have been operating in the area for years, have expressed concerns over the rising rents. These increases have caused significant financial strain for businesses, particularly those whose revenues have not kept pace with the increased costs of renting commercial space.

b. Impact on business sustainability: The escalating rents have raised operational costs for shopkeepers, which in turn threatens the sustainability of their businesses. According

to 2023 Consumer Price Index (CPI) of Türkiye, while the legal annual maximum increase rate was 67.86% (CPI, 2023), the average increase in rent after the restoration project was 226%. Thus, some tenants have expressed that, due to the rising rental prices, their ability to continue operating their businesses in the area is in jeopardy. This situation could potentially lead to the closure of several businesses or force them to relocate to more affordable areas. As these small businesses struggle with increased costs, the economic stability of the area may be further undermined, as local economic dynamics depend heavily on the viability of these businesses. In the long term, the closure or relocation of these businesses could lead to a reduction in the diversity of commercial offerings in the area, ultimately affecting the neighborhood's character and attractiveness.

Table 7. Property value changes

| Rent Before Restoration | Rent After Restoration | Increase Rate |
|--------------------------------|-------------------------------|----------------------|
| ₺7.000,00 | ₺25.000,00 | 257,1% |
| ₺5.000,00 | ₺30.000,00 | 500,0% |
| ₺7.500,00 | ₺20.000,00 | 166,6% |
| ₺7.500,00 | ₺15.000,00 | 100,0% |
| ₺1.800,00 | ₺10.000,00 | 455,5% |
| ₺2.300,00 | ₺4.000,00 | 73,9% |
| ₺6.000,00 | ₺6.000,00 | 0,0% |
| ₺4.000,00 | ₺17.000,00 | 325,0% |
| ₺7.000,00 | ₺20.000,00 | 185,7% |
| ₺5.000,00 | ₺20.000,00 | 300,0% |
| ₺60.000,00 | ₺150.000,00 | 150,0% |
| ₺5.000,00 | ₺15.000,00 | 200,0% |
| Average increase rate | | 226,2% |

4. CONCLUSION

Although the historical Isparta Üzüm Bazaar and its surrounding area were declared an urban protected site in 1992, the haphazard urbanization that has developed over time has become a significant issue (Haştemoğlu, 2020). However, the region is located at the heart of Isparta, both physically, culturally, and economically. In this context, restoring the historic marketplace and allowing it to return to its original functions requires a comprehensive approach to the changes made in both the historical and spatial context, which facilitates the integration of the city's historical heritage with modern life. Therefore, this study has carefully examined the socio-economic and spatial transformation processes that overlap in the area, thus scrutinizing the restoration process and revealing the primary problems encountered during the rehabilitation of the marketplace. These problems include:

- The inability of rapid rehabilitation processes to provide full protection,
- Uninformed rehabilitation works,
- The neglect of restoration rules in order to intervene in more buildings within a short time frame,
- The consideration of street rehabilitation works only at the street level, leading to the disregard of structural, environmental, and infrastructural needs.

The rehabilitation projects of historical Isparta Üzüm Bazaar provide a concrete example of the problems encountered in the design, implementation, and usage processes. The marketplace is more than just a commercial space for the local population; it serves as one of the centers for social interactions, cultural exchanges, and identity building. The preservation of historical sites should ensure that the authentic character of the space is

not compromised, while also offering a functional environment that accommodates the daily lives of the people.

Moreover, it is crucial to take into account the existing social structures, lifestyles, and economic activities in the area during the implementation of street rehabilitation projects. Otherwise, such projects may face resistance from the local population, spatial changes could lead to social conflicts, or economic activities might be disrupted. Therefore, during the design and implementation phases of rehabilitation projects, establishing effective communication with the marketplace traders and ensuring their participation is critical to the success of these projects.

The general consensus among users is that the removal of the roof after the restoration has had a negative impact on the functionality of the marketplace. It has been reported that the roof previously provided a protected environment, contributing to the marketplace's circulation by shielding it from adverse weather conditions. However, the size of the canopies installed on the façades after the restoration is considered insufficient to fulfill this function. Additionally, the small size of the shops in the area forces vendors to display their products outside, making the regulation of sunlight and rain more critical for the market's sustainability.

Furthermore, the absence of the roof leaves the marketplace exposed to climatic conditions, with increased exposure to sunlight accelerating material degradation. Additionally, the sloped nature of the terrain hinders pedestrian movement. In order to address these challenges, it is essential to enhance the friction resistance of the materials, and apply specific surface treatments to vulnerable areas. The proposed use of andesite cladding in the project would have been an appropriate choice; however, this material was not incorporated into the restoration. Therefore, when restoring buildings to their original forms, consideration must also be given to alternative means of protecting them from climatic influences.

One of the most prominent climate-related issues in Isparta Üzüm Bazaar is the problem of heating and cooling. The majority of the shops resolve this issue through the use of air conditioning units. However, the placement of air conditioning unit motors on the façades has contributed to visual pollution in the area.

While the restoration efforts have improved the region aesthetically and functionally, the resultant increase in property values and rental rates has created advantageous conditions for property owners, while posing significant challenges for tenant vendors. Consequently, it is crucial that supportive measures be incorporated into street rehabilitation projects to protect tenants and ensure the long-term sustainability of these initiatives. The challenges posed by rising rental costs can disrupt the local economy's dynamism, which highlights the need for these issues to be addressed in order to ensure the restoration process progresses in a more equitable and balanced manner.

Alongside these challenges, there have been several positive developments throughout the process:

- An increase in the region's tourism value,
- The preservation and enhancement of the structural integrity of buildings, ensuring their longevity,
- A heightened awareness of the local community regarding cultural heritage.

These developments are intricately linked not only to the adequacy of physical and spatial arrangements but also to the public's reception of these projects. The success of rehabilitation efforts is thus determined not only by structural improvements but also by the acceptance of these projects by the public, the responses of local communities, and the processes of social participation involved.

Certain vendors have expressed the view that, prior to the restoration, the marketplace had lost its distinctiveness compared to other traditionally restored commercial buildings in different cities. They contend that it has lost its original texture and warmth, resulting in a homogenized appearance. As a result, visitors strolling through the streets are unable to perceive the dilapidated essence of the buildings hidden behind the newly renovated façades.

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