

Revitalization of Kemeraltı Historic City Center (İzmir)

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SUMMARY

Cities, like other living creatures, are under constant change and evolution. Changing conditions have caused serious deformations in the living conditions of the city centers in the last 20-30 years. Such areas which once witnessed a dense circulation of money and people have now been transformed to devastation. They now attract low-income citizens and degrade in every sense. Negative socio-economic changes lead to physical devastation whereby historic and touristic values become impossible to conserve.

İzmir's old commercial and cultural center is now faced with a variety of problems and has been taken as the case study area. In this direction, the experiences of Kemeraltı are explained as well as some national and international examples. Thus, it has been possible to point out how success can be reached through urban revitalization.

This paper studies and documents the Kemeraltı region and it also realized on interviews made with retailers. Information and proposals were also obtained from the team members of The Conservation Plan of Kemeraltı approved in 2003.

As a result of all this research, it is now clear that apart from architecture and urban planning, a multi-disciplinary approach involving organizational, financial, administrative and managerial disciplines are inevitable for a successful result. When compared to the foreign countries, our national deficiency seems to lie in the absence of a multi-disciplinary approach.

Whatever proposed in this paper might also be applicable in other Turkish cities as such are proposals might be applicable in many other similar areas in Turkey.

Keywords:

Kemeraltı, Traditional City Center, Degraded City Centers, Revitalization.

INTRODUCTION

Cities are geographical spaces which consist of various complex systems like sanitation, utilities, land usage, housing and transportation. (<http://en.wikipedia.org/wiki/City>) Besides being a geographical concept, it also a complex structure with some other attitudes like culture, history, economy and demography. Throughout the years, with the help of those notions, cities are turned into reservoirs of culture and history which form their identities. Historical city centers have significant roles while forming the identities of the cities as being the core of the functions.

While forming their identities, both cities and historical city centers change and evolve in time simultaneously from past to today along with the developments through the life. As

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the center of cities' identity, while historical city centers are being affected from the developments of the daily routines, they cannot be accommodated to these progressions in terms of their spatial properties and the requirements of the evolvments.

Especially in last 20-30 years, city centers were faced with some vital deformations because of the changing living conditions. Eventually, historical city centers in which visitors and money flew in the past turn out to be degraded city centers in terms of physical, economic and social aspects (Zeybek Çetin, 2012). Conversely to their past reputation and prestige, they degraded and are attracted by the low-income citizens which is one of the most indicators of economic degradation in city centers. In conjunction with this economic degradation, socio-economic collapses also lead to physical devastation. Both salesman and consumer profile changed in a negative way whereas also some issues related to the economy gave way to the things and the way that they are sold. In this process of devastation also makes the protection of historic and touristic values impossible.

Throughout the past 20 years, for re-adding the values of historical city centers, revitalization projects were started to be applied in the degraded historical city centers especially in foreign countries. While applying those revitalization projects, re-arrangements in the centers both physically and socially, recruitments in the landscape, improvements in the historical buildings, re-thinking about public spaces and pedestrianization are considered for obtaining more valuable both historical and hodiernal city centers (Zeybek Çetin, 2012). The principles that guide these applications are renovation of monumental structures for increasing international value, renovation of infrastructure for making the city center continuously living area, renovation of social infrastructure, improvements in economy and management, intellectual renovation and comeback to traditions (Licher & Breznoscak, 2007). There are 3 most important examples in abroad in terms of revitalization projects of historical city centers: Stiavnica, France; Lyon and Brazil; Porto Alegre (Zeybek Çetin, 2012). All these 3 projects are not interested in the physical aspects of revitalization only but the cultural and social aspects. In Stiavnica, technical infrastructure renovation, social infrastructure enhancement with the help of the spaces in the surrounding, improvements in economy of the city with some new job opportunities and intellectual revitalization with the educational facilities openings were made for the revitalization project. In France; Lyon, a bit different form Stiavnica, revitalization project was much more designed in urban scale. In this project, designing art objects that reflect the identity of city in urban scale, proposing public places plan, integration of protection aspect for urban projects, considering the ideas of citizens and continuous communication with community. The last revitalization project example is the one which is most gravitated towards social issues in Brazil, Porto Alegre. The enhancements in landscape and streets, forbidding the vehicle traffic in Saturdays, exhibitions at street, some cultural activities like dance shows; fairs; local performances, renting a tourist guide for the city center and enhancements in economy were mostly taken into consideration for the revitalization. As it is obvious, in foreign countries, the revitalization projects are not only deals with physical restoration issues but also the social and economic aspects also.

This paper analysis how and which type of revitalization project can be conducted for Kemeraltı as the historical city center of İzmir (1st part of the "Kemeraltı Koruma Amaçlı İmar Planı-Geleneksel Kent Merkezinin Tekrar Canlandırılması"). Not only the physical aspects are thought, but also social and economic issues were taken into consideration like in the international examples for obtaining a living historic city center at the end of the proposal.

HISTORY OF KEMERALTI

Kemeraltı, the historical commercial center of İzmir, in spite of various transformations and interactive relations which had been inflicted from the cosmopolitan structure of the city, is still an urban area which continued and preserved its Islamic cultural bazaar form successfully.

In 1566, Ottomans had conquered Sakız Island and afterwards as they controlled sea commerce firmly, commercial transportation through this island became harder. The foreign consulates in the island had started moving to İzmir. After the conquest of Cyprus Island in 1571, Ottoman held all the control of commercial transportation in East Mediterranean. The superiority of Halep in commercial life had become to an end with the conquest of the city by Ottoman in 1680 and İzmir Harbour gained importance. East road had been changed and East Silk had been started to be sent through passing İzmir to European countries.

As a conclusion of these developments, the commercial life at İzmir had gained an important intention in the second part of XVII. Century. The long commerce way which started from the center of Asian throughout the 17. Century had turned toward İzmir and eventually the importance of the city had been increased. Since Ottoman widening and European capital started flowing to foreign markets, new commercial styles had been raised (Altay, 1998, p.37). An important part of Iranian silk, some wool of camel and various chemical items which hold an important part in these commercial relations had been transported through İzmir to Europe.

As seen on the gravures about 1638 on the center of the settlement plan of İzmir just about in the same years, there was an inner port at the right of Hisar which also named the Mosque Hisar. The construction date of this inner port which had also been defined in the Kitab-I Bahariye that belongs to Piri Reis, is about AC 1. Century when Roman Empire domination was observed. In order to defend the entrance of the inner port by Castle Kemeraltı was firstly emerged. İzmir port castle had been constructed by Constantinople in about 12. Century which was positioned just in the entrance of the port. It had been very important both for the inner security and also the city defense.

Both the castle and the inner port had taken an important role in the forming of the characteristic features of Kemeraltı. Since the Kemeraltı Bazaar had been constructed according to an old settlement area guides which was the inner port pier in the Constantinople period, it had an arc form. Both its wards and streets followed for forming the bazaar which settled again and again since the coast line had been refilled several times through its history. The streets' radial shares of the main street reached to Gaziosmanpaşa Avenue by various ways. The five mosques; Şadırvanaltı, Kestanepazarı, Başdurak and Kemeraltı; which were just on the main pedestrian axis were on the corners of the parallel streets and radial shares.

Since there was a dense commercial activity in that region, the mosques were designed over and higher than the road level. The open spaces which became a whole with the mosques and fountains, developed as crossing points for merchants for their gatherings and distribution of their items.

Commercial activities mainly had become intense on the city center and along the inner port which the castle protected. Since the commercial activities reached to extended dimensions, the physical developments of the city gained new dimensions. Ottoman government obtained construction of a new custom building and a new covered bazaar. By this way, it was aimed to make a more useful commercial activities flow line.

Population of İzmir reached to about 100.000 at the end of the 18. Century. İzmir became the most important port city of East Mediterranean with its new form. Because of the developments in the commercial area, new accommodation places had been needed. Many new public houses had been constructed in the 17. Century, especially from the beginning of the 18. Century to the beginning of the 19. Century. Most of these inns had been settled on the north line of the port. Evliya Çelebi had mentioned about 82 inns and has named 18 of them. One of the most popular of these is the Vezir Inn which had been constructed by Kara Mustafa Paşa in 1600 (Arıkan, 1992, p. 59-69).

Some of the leaders in Anatolia in this period have come into prominence at İzmir by their capitals. When the government resembles its power with Vezir Inn and Kızlar Ağası Inn (1744), these Anatolian leaders made themselves similar to İzmir with some buildings like Karaosmanoğlu or Arapoğlu Inn. All these constructions had been gathered at the same region (Atay, 1998, p. 37)

Most of the inns which had been constructed in this period were involving two functional buildings; both accommodation and commercial activities. So that, the buildings were generally two floored with an atrium. The inns in İzmir could be classified mainly in two types: with an atrium or passage type.

In this period, the center of İzmir was composed on a main part of Kemeraltı and there were no other settlement places except shore besides. If the parcel of land is analyzed, it can be observed that there were settlements besides Beyler Streets, Kestelli Avenue and Arap Fırını Street (which became as commercial placements nowadays).

There were two kinds of parcel order around the Hisar mosque. First of them was widely extended personal or founded and especially inns encapsulated large parcels, the other was just the opposite of the first; small shop parcels just for retail commerce. While the traditional building types like mosques, inns and grand bazaars were directly affected from the structural development of the commercial center, the shop lines were developed on the narrow and small central parcels which had relatively higher prices. The organic structure which was identified with intensity, crowd and chaos was sub-sectioned under a traditional guild system in an Ottoman Bazaar order just like Kantarcılar Bazaar, Kuyumcular Bazaar, Keresteciler Bazaar. Since, in this system only items transportation and selling were in progress, consequently Kemeraltı functioned only as a commercial place.

Towards the end of the 18. Century, a new kind of activity came into existence. New offices were needed for the Armenians, Greeks and Jewish Ottoman citizens who were the business followers of the Europeans. Accommodation rooms of the traditional inns started to turn into offices. The product marketing system had also changed and atriums of the inns were not used for marketing anymore but at the marketing place of the production were started. As the quantities of the products were increased new storage places in the city were needed.

Commerce in the city spreaded to a new region afterwards the western merchants started to settle in İzmir. This north-east development was influenced from the order of the Kemeraltı and involved service sector by keeping the same complicated order in the physical place.

This new part got more improved after the 18. Century. Port activity and new custom order moved to the inner port which was being fully occupied. As a consequence of the inadequacy and squalidity of the inner port for the ships, it became necessary to fill it up. Stone made storages were built on the filled-up area and as a result of this unplanned and partial storage place was formed. People who continued local economy developed around the mosques along the Kemeraltı Street.

As Kemeraltı had been insufficient for all these activities, in a period that improved after the half of the 19. Century; a movement had started to a new region called Frenk Bazaar at the north. By the moving of the foreign who couldn't find a place for themselves in Kemeraltı or preferred a new place in there; some places at Kemeraltı became empty and Turkish merchandises and craftsman started settling down. In these years, the wide properties which were abandoned had been parceled and turned into small shops to make able Turkish people buy them who have small capitals. The root cause of much proprietorship in the inns that continues today is from this reason.

Some foreign merchants and wealthy minority bought storage buildings in the new developed areas of Kemeraltı after 1867 law. After the construction of the new port, Kemeraltı started to lose its importance and became a place where products stored cheaper. In this place, products were packed and processed, the prices of the lands became cheaper and Kemeraltı turned into a place where cheap and easy products were made so it lost its importance. This economic labefaction of the region continued until 1922.

After the fire in 1922, the prices of the lands at Kemeraltı was increased, although the commerce towards export was decreased, the region gained importance in the name of the commerce. The period that took place in the first half of the 19. Century was repeated and the big storage buildings have been divided into two or three parts.

Whereas the front facades of the structures in which good entry and exit was made and being used as storage areas at the physical changing process were located over the main axis which directed to the sea; those structures composed the parcels which deeply went through to the back from the façade. This physical composition was ended at the end of the 19. Century and came until today without changing; new streets and squares didn't composed.

After 1922, the commercial demand for acorn, grape and fig was decreased and production of cotton in Aegean was also negatively affected by the voice of the USA. As a result of these, İzmir wouldn't keep its importance as an export center. This deep crisis caused many storage buildings at Kemeraltı to be closed.

Until the end of the 1950's, Kemeraltı kept on being a place where small merchants and buy-sell processes took place. Since there were no empty places for physical development and limited transportation opportunities, development took place on the land by and some old buildings had been repaired ascendantly. This constraint caused land rent. Underqualified products were another result of the constraint. The buildings ascendantly developed and more income expecting owners couldn't meet the needs of the customers who preferred shopping without stairs. These confused relations which still continue today were the signs of a period that caused Kemeraltı to be preferred as a second plan.

During the republican period, more modern commercial buildings such as shopping passages and office blocks started to be seen at Kemeraltı. Especially, the various types of commercial buildings at the historical city configuration of Kemeraltı were built after 1950's. Although most of the new buildings were designed in a modern way, they continued the social and stylistic tissue of Kemeraltı.

The Oska Passage which connects Anafartalar Street with Birinci Beyler Street was in a linear axis arrangement through shops. Havuzlu Bey Bazaar involved a gallery and designed shops around a pool. Salepçioğlu Office Complex and Commercial Structure had an inner atrium with shops around it at the basement and offices at flats.

While the unofficial economy like street vendors started to be effective on the commercial activities at Kemeraltı, also the postmodern consumption culture started to involve into Kemeraltı by the new shopping centers like Kemer Plaza and Piriç Center.

Today, İzmir Historical Kemeraltı Bazaar involves more than 10.000 merchants, 14482 shops and offices, more than 800.000 various products with 230 types of sector on a land about 270 hectares and continues its 7000 years commercial life without any interruption. The Bazaar is the most important connecting point of the east and the west after İstanbul with its 75.000 workers, daily minimum 150.000 and maximum 750.000 visitors which involves most of the cultural and historical heritage of İzmir.

“KEMERALTI PROTECTION AIMED CONSTRUCTION PLAN-REVITALIZATION OF TRADITIONAL CITY CENTER”

As being the most and rare historical city centers in Turkey and being the traditional shopping area of İzmir, Kemeraltı calls many people’s attention with its 5000 years history. Mainly, architects and landscape architects are the ones who lean over this issue starting from 2000’s for re-adding its value. From the very beginning of the revitalization projects, Kemeraltı was not tackled only as architectural issue but also as social, economic, touristic and cultural subject.

Although the first project which aimed to protect Kemeraltı was İzmir Kemeraltı Tarihi Kentsel Sit Alanı Koruma İmar Planı (1984), the most comprehensive project on Kemeraltı was “Kemeraltı Protection Aimed Construction Plan-Revitalization of Traditional City Center” which was started in 2000’s (Aydoğan & Kılıç, 2009). This project was decided to be applied in 1998 with some several studies after mentioning that Kemeraltı started to be destroyed (Taner, 2001). In the year of 2003, project was started officially with the proof of İzmir Metropolitan Municipality. Whereas Kemeraltı Protected area is 270 hectare between Fevzipaşa Street and Gaziler Street from north, Kadifekale from southeast and İzmir Kız Lisesi from southwest; only a partial area was taken as 1st step. This whole area (270 hectare) was being also 3rd degree archeological protected area besides being urban protected area.

It was aimed in this project to make a project from the eye of revitalization like in the foreign examples rather than handling this issue only from the protection perspective (Ecemiş Kılıç & Aydoğan, 2006). Thereby, the main aim was not to protect the current structures and buildings but to revitalize the original situation. Provision of cultural reservoir, continuity of planning activities with the help of special organizations, economic refreshment and awareness of historical buildings importance in society are some of the other aims of this project. Referring to this, in the 1st step of the project which was between the coast and İkçeşmelik Street, land usage in terms of parcel, building quality floor numbers, texture properties, street qualities, the usage of transportation and car parks, documents about parcel and wards were completed (Taner, 2001). The main idea of that project was that the physical protection can only become a fact by giving social insight. By referring to this idea, this protection plan studied Kemeraltı regarding the socio-economic aspects also. In addition to this, because that Kemeraltı is special with its features, the plan is specifically prepared and applied according to these properties.

The preparation and brainstorming process of that project also took a long time as much as with the technical application of the planning’s. Some of the most important outcomes of the brainstorming process can be listed as below: the participation of the community, encouragement of protection with additive elements to planning and the motivation provision for revitalization (Ecemiş Kılıç & Aydoğan, 2006). For making the community a part of this project; starting from the decision-making step; ideas and requests of the shopkeepers were asked and included in the planning period. In addition to the protection of such a historical value and archeological elements only with regulations and

prohibitions, it was accepted and discoursed that some economic reinforcements should be enhanced also. Those economic enhancements were thought to be helpful for ensuring the continuity of the protection and revitalization. Moreover, it was thought that it was required to ensure the landholders that they won't be suffered through this project and a motivation was provided to overcome a bias and encouraged them. For this reason, some small scaled applications were implemented to show the landholders that this project also affect them positively and make them to believe to this process. In addition to those outcomes, some other approaches to this plan are proposing a common vision, improving alternative schemes regarding the requests, integration of some organization comities, providing an attractive environment for enterprisers and making Kemeraltı Project as international matter of debate (Ecemiş Kılıç & Aydoğan, 2006). In reality, in 2002; Kemeraltı was listed as one of the city centers which needed to be protected in international perspective by WMF but it didn't resound that much and take attention. However with the help of those guides and applications, "Kemeraltı Protection Aimed Construction Plan-Revitalization of Traditional City Center" will be a guiding spirit for other studies for all historical city centers with same properties.

CASE STUDY

As a case study, Kemeraltı was analyzed as İzmir's historical city center. For conducting a detailed analysis, 1st stage that was studied in "Kemeraltı Protection Aimed Construction Plan-Revitalization of Traditional City Center" was chosen. The selected area was observed in depth and documented with the photos taken. In addition to this, shopkeepers' and clients' opinions were asked. Both aspects of the revitalization project like social, economic, cultural, touristic and architectural were deeply analyzed. Moreover, information and suggestions of the "Kemeraltı Protection Aimed Construction Plan-Revitalization of Traditional City Center" projects team members were obtained.

SITUATION ANALYSIS OF KEMERALTI & PROBLEMS THAT MAKES REVITALIZATION ESSENTIAL

Although "Kemeraltı Protection Aimed Construction Plan-Revitalization of Traditional City Center" was a comprehensive project for revitalization, there are still some problems and troubles in Kemeraltı. When it is looked to the current situation, some identification can be easily made which demonstrates that Kemeraltı needs some further proposals. First problem that makes revitalization essential and crucial can be listed as cultural differences from past to today. In the past, Kemeraltı was a city center mainly for upper classes with its intercultural profile. There were some famous shops which could be named as landmarks like hat makers, confectionary, pastries and bag makers, upper class citizens came here to make shopping from these famous shops. However nowadays, this client and shopkeeper profile changed in a negative way. Minority people from east were immigrated to west was started to live in Kemeraltı. While living here, they all became shopkeepers in the city center. Because that Kemeraltı became their daily living environment, they also integrate their culture to that area. They either sell their vernacular foods or talk their own language. With the integration of those cultural changes, minorities feel themselves safe and don't want to leave Kemeraltı anymore. Owing to these cultural changes, client profile is also affected and Kemeraltı turned out to be a city center which addresses to lower income people, and Kemeraltı is still the center of liveliness despite the quality started to decrease in all aspects. Security problems are also the result of these cultural changes and the decrease in the quality of living conditions. Missing of the control mechanism also feeds the security problems in Kemeraltı.

Moreover, Kemeraltı was one and the only city center at past in İzmir. However, nowadays; city centers are divided into several areas like Balçova, Alsancak and Bostanlı. This separation of city centers and diminishing in importance of Kemeraltı also cause

Kemeraltı as historical city center to attract attention as much as at the past. The integration of shopping malls into our daily lives also a reason for proposing a revitalization project. Because that Kemeraltı cannot compete with the shopping malls due to its physical incapability, some relevant suggestions and solutions should be offered.

In addition to those cultural and social deficiencies and problems, there are also some physical and architectural constraints. Firstly, there are some utility problems in Kemeraltı like problems of water outlet system which cause floods, cracks in the floor covering which cause citizens to fall. Secondly, there was an order of disorder of the shops at the past which made Kemeraltı to look complex and intense. However, in those days, shops were big and same functioned shops were located next to each other which still give an ordered view. When it is analyzed in today's situation, we can see that shops get smaller and shops with different functions located juxtaposed. Referring to these reasons, the level of complexity, intensity and complex perception more start to increase. Furthermore, some buildings in Kemeraltı were restored while others were not which caused a visual pollution. The following part tries to solve those problems by proposing some suggestions to make Kemeraltı more livable like in the past and re-adding its value.

PROPOSALS

By the virtue of the problems in Kemeraltı which are physical, social and cultural; some proposals are offered to obtain a better historical city center. Rather than addressing the physical requirements again which was mentioned at the "Kemeraltı Protection Aimed Construction Plan-Revitalization of Traditional City Center" project in a detailed way; proposals are generally related to develop the economics of Kemeraltı which will enhance physical, social and cultural needs and problems relevantly.

Thus the economic enhancement is one of the most important elements for Kemeraltı's revitalization; some chain stores can be opened. For example, if one well known brand purchase a building and restore this; it gives good impression to all the shopkeepers and clients. This type of application can presumably affect other chain stores in a positive way for coming here and open their own brand stores in Kemeraltı. Also, it can help for attracting upper-class citizens' attention also. Through this, economics might improve and cash will flow much as it was in the past.

Both as an organizational and economic discourse, a foundation can be established for obtaining a fund for Kemeraltı's revitalization project. By organizing some special nights and balls; or taking fees from the foundation members, a specialized fund can be established in which all this money can be used for improving and revitalizing Kemeraltı. It can work with a great and working foundation, especially composed by the volunteers.

With the help and guidance of this foundation, the small shops can be reorganized into big ones or similar functioned shops can be gathered in the same street. A special management strategy for this application can be proposed both with the ideas of shop keepers and the foundation. Dismissing peddlers from the street can also be beneficial for both improving the economy and the general view of the streets of Kemeraltı. While making this, the shopkeepers profile can also be reviewed for obtaining more qualified and sophisticated environment.

It can be easily understood that, it is not a short-term project. It probably takes a long period of time for totally enhancing and revitalizing Kemeraltı. One management's period of being in a power doesn't enough for completing this project, so the sequent management should follow and continue from where the previous one leave for succeed.

While improving the economy, it is also important re-adding Kemeraltı's touristic value back. For making this, some several resolutions can be proposed. For instance a tourist bus can be organized to make tourists get through from one point of Kemeraltı to another from the surrounding. There can be some bus stops for this transportation proposal also for getting citizens and customers from these points. As some social activities, some activities like exhibitions, fairs and shows can be organized for attracting attention towards Kemeraltı. Proposing some new job opportunities in Kemeraltı for the citizens can help the economy enhance positively and help the money flow. Establishing some educational facilities in the city center can also be helpful for making students come to Kemeraltı much more. This can also guide to the liveliness of Kemeraltı in a positive way. As another example, in some days like at Saturdays or Sundays, Kemeraltı can be closed to vehicle traffic for making pedestrians more likely, easily and comfortably go through. Some cultural and historical buildings in Kemeraltı can be adaptively re-used as hotels, restaurants or museums. This re-functioning makes Kemeraltı not only living in daytimes but also nighttimes. Especially, inns can be appropriate for this adaptation in which upper stairs can be hotel rooms whereas lower stairs can be restaurants, cafes and gift shops. All the buildings along Anafartalar street can be discussed not only by painting their facades but also restored and revitalized by making their main characters open with a detailed study. Shops with which different functions serve together can be revitalized as it was in the traditional Ottoman culture's chamber system like candies, coppersmith market for contributing to culture of Kemeraltı. Historical buildings which were lost with new additions, corroded or abandoned should be revitalized and make livable again. Furthermore, the street in Fevzipaşa Avenue should be taken down which guide the inns that were demolished through ride to be renovated. This space can be combined with Mimar Kemalettin Avenue and a public space can be obtained in between. The empty lands in Kemeraltı can be expropriated and turned into green areas which serve for the citizens. Through this, some recreation places and squares in where citizens can breathe can be composed and gained.

Those proposals can be increased considering the demands of the citizens. Starting from the projects which are relatively easy to put into operation, they all take citizens and tourists attention and make them to visit Kemeraltı more frequently. Within a composed "Kemeraltı Action Plan", some connection axes should be operated for providing the integration between Kemeraltı and other historical and cultural centers in İzmir.

In these areas which are important in terms of "Urban Memory", some activities which attract citizens' attention can be provided by composing some "Focal Areas".

Intervention 1: Some vanished traces in the axis of Kemeraltı-Agora-Kadifekale can be re-bringing into open. With proposing some urban open areas above the traces of mosques and synagogues, some integration can be supplied with the traces of old and the new ones.

Intervention 2: The points of inns at Kemeraltı can be made more visible by the enhancement of the current walking axis and revitalizations of these existing buildings with new functions by their integration to their surroundings.

Intervention 3: The re-functioning of the existing housing stock with new functions like boutique hotel, house, museum, gallery at Kemeraltı-İkiçeşmelik-Tilkilik especially and bringing into open of the histories of the important families of İzmir's history provide the a strong relation between the cities' history.

Intervention 4: Some "focal areas" which provide citizens to come together and make common sharing can be composed at Kemeraltı and Kemeraltı related axis. At these axis and areas, some spaces that contribute to the city memory like digital boards, museums that contribute to the city memory, cafes, shops in which some products which are peculiar to İzmir is sold.

RESULTS

Referring to the literature review and the case study which was conducted in the 1st stage of Kemeraltı, it is obvious that physical and architectural renovations are not enough for revitalization of the city centers in all aspects. For making a historical city center a hodiernal city center, there should be co-working with some several disciplines together. "Kemeraltı Protection Aimed Construction Plan-Revitalization of Traditional City Center" can be the first step for "interdisciplinary" revitalization but some further studies and applications should be done with a more detailed point of view adapted according to today's current situation. First of all, guidance about economics should be provided by specialists on this issue. There should be some organizational support also to handle all issues exactly. Consultancy about the management strategies should also be offered. They all above should be co-operated for revitalizing the city centers. The reason behind why most of the national revitalization projects are not successful enough is they are seen as restoration projects and handled as architecturally and structurally only. However, if we want to revitalize city centers totally and successfully as in the international examples, an interdisciplinary co-working process should be provided between architecture, landscape architecture, interior architecture, engineering, economics, management and organizational authorities.

Although all city centers are evaluated referring to its vernacular properties in principle like location, history, culture, citizens, economics and management; all results of this study can work as a guide to other city center revitalization projects both in Turkey and other countries.

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