



# The Documentation and Restoration Proposal for Zaimzade Kamil Efendi Mansion Located in Eskişehir Province Sivrihisar District

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## ABSTRACT

Zaimzade Kamil Efendi mansion located in Eskişehir province, Sivrihisar district is one of the examples of civil architecture which considerably preserves its unique features within historical environment and embodies authentic construction technique, original space formation and architectural elements of traditional Sivrihisar houses. The mansion, settled in by the groups prone to vandalism, has entered into a fast deterioration process as it is open to atmospheric effects. Within the scope of this article, the formation of the mansion, authentic architectural elements and construction system is defined; the current situation is documented with the problems, dated, recommendations given in connection with restitution and restoration recommendations have been presented in both graphic and vectorial with their stages

**Keywords:** Zaimzade mansion, Sivrihisar, restitution, restoration, conservation

## 1. INTRODUCTION

Sivrihisar district is the biggest district of Eskişehir. Being located on Royal Road “Kral yolu” that is along from Iran to Aegean sea, it hosted several civilizations and has been a major habitation that had a voice in commercial activities since the beginning of history. Importance of the city, that was called “spalia” (spania)

during Hittites period, increased when Pessinus (Ballıhisar) Antique city 15 km away from city centre became cult centre of Kybele in BC 8th century. The cult centre lost its significance when moved to Rome in BC 204 and gained its importance again when Byzantine Emperor Justinianus built Pessinus with its original name

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in AC 6th century in the region where Sivrihisar is located today. City was named Justinianopolis and after that fell under domination of Byzantine, Seljuk, Mongol and Karamanoğulları, in 1415 dominated by Ottoman Empire [1,2,3]. However, city lost its significance gradually during the last years of Ottoman Empire. Despite being on the highway intersections of Ankara-Eskişehir-Afyonkarahisar and close to big city centers such as Ankara and Eskişehir, it could not have many possibilities to develop.

Historical structure of the city has been conserved significantly, monumental and civil architecture works survived in their unique forms until today as a result of city's failing to find a development opportunity. However, during the process until the conservation aiming implementation plan came into force in 2011, abandonments and unconscious modifications occurred as a result of wrong conservation policies, financial problems, lack of education and income and accordingly problems such as loss of authenticity and rundowns in historical structure and mansions have occurred. Zaimzade Kamil Efendi mansion has entered into the process of obsolescence resulting from abandonment. It is of importance as it is one of the buildings that has the civil architectural features of Sivrihisar and conserves its uniqueness.

Zaimzade Kamil Efendi mansion has been chosen within the scope of the study as it is located near the city centre, buildings close to it are unique and within the traditional environment, bearing the civil architectural features within itself, conserving its authentic features with location in conservation aiming implementation plan and elements, with its service spaces such as "harçevi"(cellar) and "tandirevi"(tandoor). However, apart from these it has major problems and listed as below.

- Mansion was abandoned after its last owner died approximately 10 years ago, during this process it has been dwelled in by homeless groups prone to vandalism. Mansion, of which qualified wooden parts were burnt for heating has entered a very rapid deterioration process.

- Authentic "harçevi"(cellar) and "tandirevi"(tandoor) in the garden of the mansion destroyed as a result of natural conditions and vandalism, some parts were demolished. Garden is neglected and covered with tall plants. Some of the garden walls were also demolished and access to the mansion became easy by unwanted groups.

- Some parts of the authentic top cover elements, original entrance doors, window joints and glasses of the mansion were destroyed. Physical and chemical deteriorations have started resulting from atmospheric conditions.

Determinations of the potentials and problems of the mansion have become possible with a study began with the comprehensive documentation of the mansion, building surveys, analysis and evaluations. The measured drawing completed with using both traditional surveying and optical techniques, and the establishments about the immediate traditional environment is finished at the fieldwork. A comprehensive literature search is conducted after the project process for the data obtained

at the fieldwork. Intervention types, restitution and restoration recommendations have been developed with the findings within the scope of this study.

## 2. DESCRIPTION OF ZAIMZADE KAMİL EFENDİ MANSION

### 2.1. History and Location

Zaimzade Kamil Efendi Mansion is located in Eskişehir province, Sivrihisar district, Yenice district Elmas street; 11th lot, 16th parcel on number 6-8. It is registered as II. group cultural asset to be conserved with judgment no 4627 dated 16.12.2010 by Eskişehir Regional Conservation Council [4]. The oldest documents related to the history of the mansion is a title deed record and shows that was registered under the name Zaimzade Kamil Efendi as "timber frame house with a yard" in December 1912-January 1913 (Before K. 1328) [5]. In addition, the existence of "şarapana" (Small pool used for pasting grapes and making molasses) confirms this argument, by knowing the existence of it, in the mansions built in between the late of 19th and the beginning of 20th century period (Zaimoğlu mansion, Bacacılar mansion, Boyacılar mansion and Yazıcıoğlu mansion) [7,10,11]. Since no oral or written source could be found before this date, the Zaimzade Kamil Efendi mansion is presumed to have been built in the beginning of 20th century with precautionary record.



**Figure 1.** Neighborhood analysis and Location of Zaimzade Kamil Efendi Mansion.

Mansion is located in conservation aiming implementation plan close to the west border of urban historical site in number 5, Special project field. On the northeast of the mansion, Zaimoğlu mansion and Şefik Sakarya mansion, on the southeast and southwest Elmas street, on northwest a courtyard-garden are located.

### 2.2. Plan Layout

Zaimzade Kamil Efendi mansion is located in an area of approximately 500 m<sup>2</sup>, on 16th parcel that is laid on northwest-southeast axis, in the middle of the parcel. When the reason for the mansions' being located as dividing the parcel into two was researched, information included in the commission report dated 9th November 1983 was reached that two parcels were joined long before 1956 and became one parcel[6]. Entrance to the mansion is from the southeast corner of the parcel. The ground floor of the mansion that divides the parcel in two as front and back yard and built as a rectangular in north-south direction covers 81.05 m<sup>2</sup> area. Garden located in

the east side of the mansion was planned as green and firm soil. In the garden part that is behind the mansion on the west direction, there are spaces for daily use such as "harçevi"(cellar), "tandırevi"(tandoor), fountain, poultry house and well; floor was designed as firm soil and green.

Outdoor elements:

There are poultry house(Fig.2e), "tandırevi"(tandoor)(Fig.2d), oven (Fig.2c), "harçevi" (cellar) and warehouse (Fig.2b), concrete fountain (Fig.2a) constructed next-door to the neighbour mansion in the garden, there is also a toilet built later next to the building. Poultry house is ruined. "Tandırevi", is an authentic structure used in Sivrihisar mansions and built in a suitable part in courtyard-garden or inside the building usually in every mansion. There are oven, warehouse and cupboards in these building used generally for baking bread[7]. "Tandırevi" in the mansion is in a bad condition. 2 furnaces-one big one small-, an oven added later on next to the tandoor survived until today(Fig.2ba). "Harçevi" just next to the "Tandırevi" is ruined and we have information related to the area it covers and its size from the traces on the garden and ground. Warehouse inside the "Harçevi" is existent today, deteriorated physically and chemically as a result of atmospheric conditions. Three cupboards on the garden wall that forms the three walls of the "Harçevi" survived until today, shutters of the two of these cupboards were removed(Fig.2.bb). There are concrete toilet and sink joined to the building later in the garden located in the east of the mansion.

The formation of the mansion:

After passing the garden gate; the entrance of Zaimzade Kamil Efendi mansion is from the entrance hall (Fig.2f), which was added after covering the bottom of upstairs balcony. There is a concrete toilet which was added later to the south of this place (Fig.2g). The entrance hall opens onto the "taşlık" (stonyground). On the southwest wall of "taşlık" (Fig.2h); there is a place called "izbe"(Dark space located in the basement or ground floors of the mansions-warehouse) used as an indoor cellar. Also on the same wall, there are stairs and door of the winter room; there is a "şarapana" with the furnace on northeast wall, which is covered with sheet metal, and there is a wooden cupboard on northwest wall, which was added later, with the door giving access to the garden. The surface of "şarapana" is covered with concrete based cement today and its originality has been distorted. The height of the ceiling of "taşlık", which covers 11.2 m<sup>2</sup> area is 2.30 meters. The ground of "taşlık" is covered with concrete based cement and the ceiling is covered with plywood today. The ceiling of "izbe", which covers 7.9 m<sup>2</sup> area from the southwest entrance of "taşlık", is 2.54 m height ( Fig.2i). Today; its ground is covered with cement while its ceiling is not covered. The wicker (hasır) upholstery, the rough-hewn timber girders and the timber covering boards of the first floor on this upholstery can be seen below the ceiling. The place under the stairs in the "izbe" has been closed by using wooden panels and it was used as a cupboard. The winter room, which is designed next to the "izbe", ( Fig.2j) covers 20 m<sup>2</sup> area and it has 2.39 m height. The wall on the northeast of this room is covered with a "yüklük"(closet)

which has a large part for beds and small lamp stands (lambalık-şiralık). "Güsulhane" (ablution niche) (Fig.2bi) was designed in a trapezoid structure on the southwest wall against the wall and its originality was distorted with the concrete based cement which is added to a part of ground and walls. The ground of the room is covered with timber covering boards and the ceiling is a lath-nailed wooden ceiling which is used on the rough hewn girders.

The stairs from "taşlık" to upstairs "sofa" (hall) is made of timber and it was designed as straight with 12 steps. "mamrak" (Staircase cover. Locked from above by covering and access to the upstairs is blocked from the staircase), which is seen in inside stairs in Sivrihisar mansions has disappeared; but the traces are still seen. The stairs is routed to the "sofa" upstairs. (Fig.2n). "sofa" covers 9.6 m<sup>2</sup> area and its height is 2.35 m. The ceiling of the hall is covered with plyboards today. The northeast part of the "sofa" which is designed as quite enlightened with several windows, was seperated with a wooden cabinet and was used as kitchen niche. Kitchen niche (Fig.2m) covers 5.6 m<sup>2</sup> area and there are original furnace and wooden shelves on the northeast part. The other shelves, mosaic sink and water installation was added to this part later. The floor of kitchen niche was covered with cement and its ceiling was covered with oil painted plywood plate today. From two doors opening to the "sofa"; two rooms are entered. The one on the southeast is 19 m<sup>2</sup> and its height is 2.24 (Fig.2r). The floor of the room is covered with original timber lining and the ceiling of the room; which was covered with lath-nailed wooden covering, is covered with plywood today. The wall on the northeast of the room is covered with "yüklük". The traces of the "sedir" (couch), which was designed to cover whole southwest wall of the room, are still seen today but it was removed. Different from the flooring applications in the mansion; "bulgurlama" (earth-filled) floor is seen under the "sedir".



Figure 2. Photographs of Zaimzade Kamil Efendi Mansion.

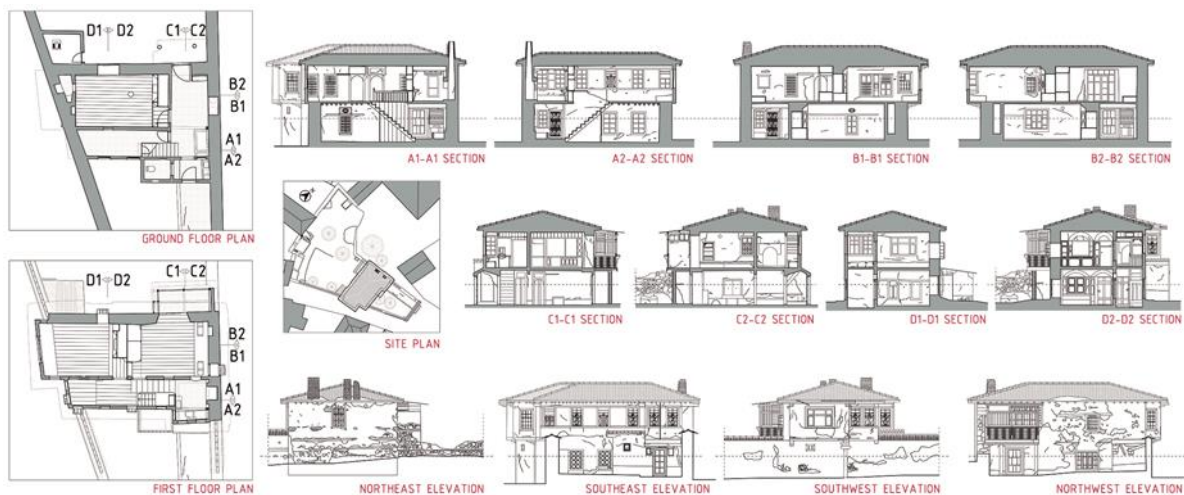


Figure 3. Measured drawing of Zaimzade Kamil Efendi mansion

The room on the northeast part of the first floor, which is opening to the “sofa”, (Fig.2o) is 18 m<sup>2</sup> and has 2.31 m ceiling height. The floor of the room is covered with original timber lining and the ceiling of the room, is covered with plywood today. There is a balcony on northwest wall which was added to the room later (Fig.2p). While adding the balcony; the windows were disassembled and it was converted to a door. The flooring of the balcony, which was added to the room, was created with wooden girders and there is not any information about the flooring due to the recent cement application.

### 2.3. Construction Technique

The Zaimzade Kamil Efendi Mansion is similar to the other mansions which consist of a closed outer hall, a gable roof which is covered with over and under tiles and dual saw type projection. The partition walls and courtyard facing exterior walls of the structure were built as mud filled timber frame construction, and the other walls are built as masonry rubble stone wall. At the same time; the north and south facades of basement walls function as garden walls. All the walls except the garden walls on the north are plastered and painted.





**Figure 4.** The photographs showing the construction system

As the basement floorings are covered with cement except the winter room; they are not known. The floor of the winter room is covered with timber linings; the wooden girders and compacted soil can be seen underneath. On the first floor; the width of flooring of the halls and rooms vary between 0,20m and 0,37m; and they are covered with timber linings on southwest and northeast direction (Fig.4e,g). The girders carrying the upstairs are rough-hewn timber. There is a wicker – straw upholstery between the timber linings and rough-hewn timber girders, which is widely seen in Sivrihisar. The ceiling of the “taşlık” in the basement is covered with plyboard. The ceiling of the winter room is original lath-nailed wooden ceiling and the ceiling of the “izbe” is original wooden girders with no covering. The ceiling of all the places on the first floor were covered with plyboard later ( Fig.4h). The top of the later added balcony, is covered with metal plates ( Fig.4i). The roof of the mansion is a gable roof with over and under tiles. The “tandırvi” in the garden of the building was constructed as stone masonry. The top cover is over and under tiles above the boasted wooden girders and straw upholstery can be seen on top of the girders. The furnace, which is adjacent to the “tandırvi” is brick masonry and plastered. “Harçevi” is ruined today. The masonry stone garden walls, which forms 2 walls of the “harçevi”, exist and the other wall is ruined. From the remains on the ground; it has been concluded that this structure is wooden framed. Some of the 20x20 cm terracotta tiles on the ground of the “harçevi” survived till now. The roof is damaged. The original materials, rough-hewn circular sectioned timber girders, straw upholstery and over and under tiles can be seen on the part of the roof which was destroyed. The fountain and poultry house; which are the other elements in the garden, were made of poor materials and they are not unique.

#### 2.4. Architectural elements

**Doors:** The double winged original courtyard door which provides access to the courtyard of the mansion from Elmas Street is original and painted with green oil-paint. The doors of the “taşlık” on the basement, the outer doors to the garden and the door of the toilet, which was added to the basement later, are not unique and they have been replaced later. The doors of the basement to the “izbe” and winter room are unique. There is a wooden arched veil in front of the winter room and there are wooden door pannels on both of this doors. They are formed by fine-hewn timber linings which are 3- 4 cm thick and constituted by locating them vertically next to each other.

These parts are fixed together by nails. The 2 doors on the first floor are unique and they are painted with yellow oil paint today which wings have disappeared. There is a zigzag engraved wooden veil in front of these doors and there are wooden door pannels on top of them. While it is understood that there are “kalemışı” (hand drawing) nature depictions inside these pannels; few of them survived till today.

**Windows:** The windows of the toilet and entrance halls have been added to the mansion later and they are unqualified. The windows on the southwest wall in southwest direction on the first floor and the garden facing window of the winter room on the basement were expanded by removing the windows on the northwest wall facing the garden. On the first floor; window on the Northwest wall was removed and door was added there for balcony entrance. All the other windows in the building are unique and in front of the outer surfaces, there is metal “şebeke” grid on the first floor and wrought iron fence on the second. The original windows are in 1.20x0.80m sizes.

**“Yüklük”(closet):** There are “lambalık-şıralık”(lamp stands) and closet parts in the “yüklük”s which exist in all rooms. The closet of the winter room on the basement and the room on the Northwest direction on the first floor are arched. A part of the closet of the room in the southeast direction on the first floor was organized as “gusülhane”. The covers of all the closets upstairs have been removed.

**Cupboards:** Excluding the shelves added to the places later; all the cupboards are inbuilt cupboards. The internal surfaces are wooden covered and shelved. The upper parts were designed as lamp stands which are covered with an engraved wooden veil board. The shutters of the cupboards of the winter room and the northeast room of first floor are exist today. But the rest of them are disappeared.

**“Gusülhane” (Ablution niche):**The first of the ablution niches is located in the wall on the southeast direction in the winter room on the basement. There is a grid gap outlet to Elmas Street and there is a drain to the facade. A part of the closet on the northeast direction of the room on first floor was organized as an ablution niche. This ablution niche is wooden covered and the drain is on the front facade again.

**Furnaces:** There are 2 furnaces in the building; one of them is on the northeast wall of the “taşlık” in the basement and the other is on the northeast wall of the “sofa” on the first floor. These furnaces are rectangular in shape and designed simple without any embellishments. The furnace on the “taşlık” is high from the floor and

bottom of it was designed to have a firewood part. Besides; the “tandırevi” and oven beside it, was used for cooking as well as the furnaces in the houses.

Ornamentation: “kalemişi” nature depictions on the wooden boards on top of the doors that are opened to first floor hall and the plant patterned engravings on the veil woods of the lamp stands compose the ornamentation in the mansion.

**2. STRUCTURAL CONDITION /**

**DETERIORATIONS AND CORRUPTIONS**

The structural condition of the mansion requires urgent intervention. Deteriorations and corruptions in the mansion were divided into those caused by nature and those made by people (Fig. 5).

**3.1. Deteriorations and Corruptions Caused by Nature**

Among the deformations from natural causes are; cracks in the wooden elements and plaster, corrosion in metal elements, deflection in wooden parts, loss and sliding in structural elements, vegetation, fracture and humidity in structural elements and color change caused by ageing (Fig.5).

**3.2. Deteriorations and Corruptions Made by Human**

Among the deformations caused by humans are; spaces and elements changed or added later, cement based material applications and oil paint application(Fig.5).



Figure 5. Deteriorations and corruptions of the mansion

**4.RESTITUTION APPROACH**

**4.1. Using Sources in Restitution**

Sources used for restitution study are evaluated in 3 different degrees(Fig.6).

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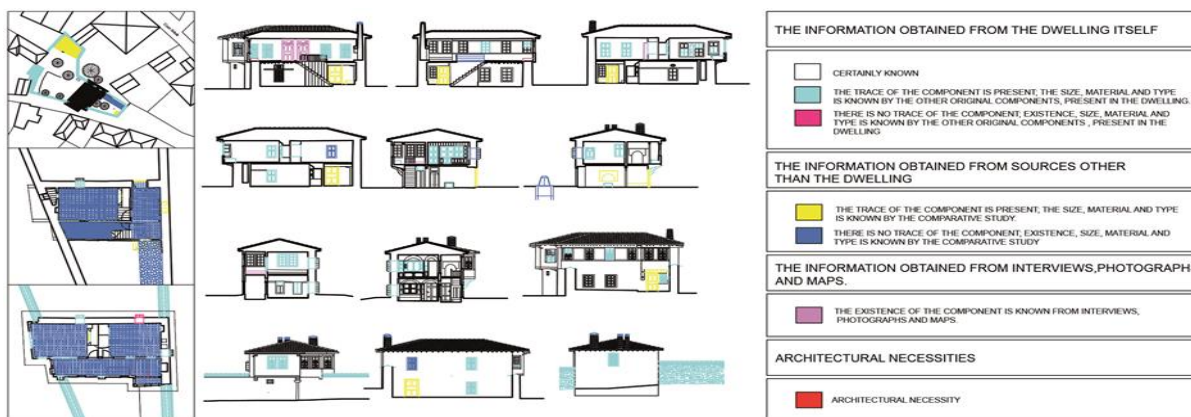


Figure 6. Using sources in restitution

1. First degree reliable sources: Authentic and existing space, surface and elements and data obtained from old photographs have been evaluated in this context. Preservation is proposed by strengthening and reconstruction in accordance with the information obtained. Among the elements completed within this context are; "mamrak", some parts of the windows, "harçevi" and some parts of "tandirevi", sofas, the ornamentation of cupboards and "kalemişi" boards.

2. Second degree reliable sources: Sources that have or have not traces in the building but all their features are known as a result of comparative study have been evaluated in this context. Authentic materials, completion with form and details have been recommended for them. Among the elements completed within this context are; doors, windows, cupboard shutters, floor and ceiling coverings.

3. Third degree reliable sources: This includes information regarding elements that do not have any traces on the building but that should be present in the building due to their original functions. This information is obtained from comparative study and oral resources. Integration with the original place and material but with different form and detail is proposed for these elements. Among the elements completed in this way are; well, winery, chimneys and doors.

#### 4.2. Comparative Study

Within the context of comparative study to have a source for restitution study, historical mansions located in Sivrihisar have been studied; the suitable ones based on sofa typology and construction period have been evaluated. Furthermore for the architectural spaces and elements such as "harçevi", "tandirevi", toilet, fountain, "şarapana", "mamrak", well and chimneys; additional study have been carried out (Fig.7).

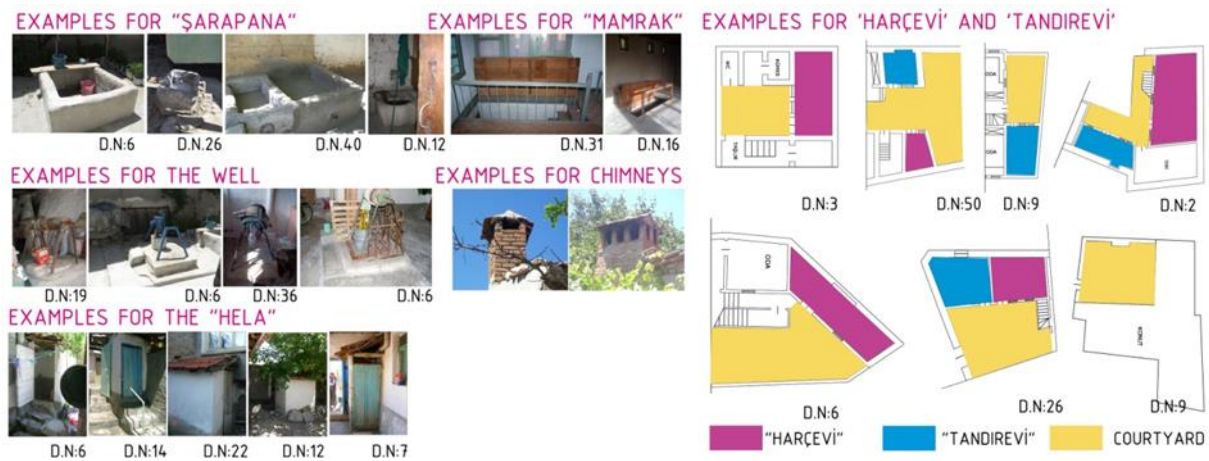


Figure 7. Comparative Study chart (D.N=Door Number)

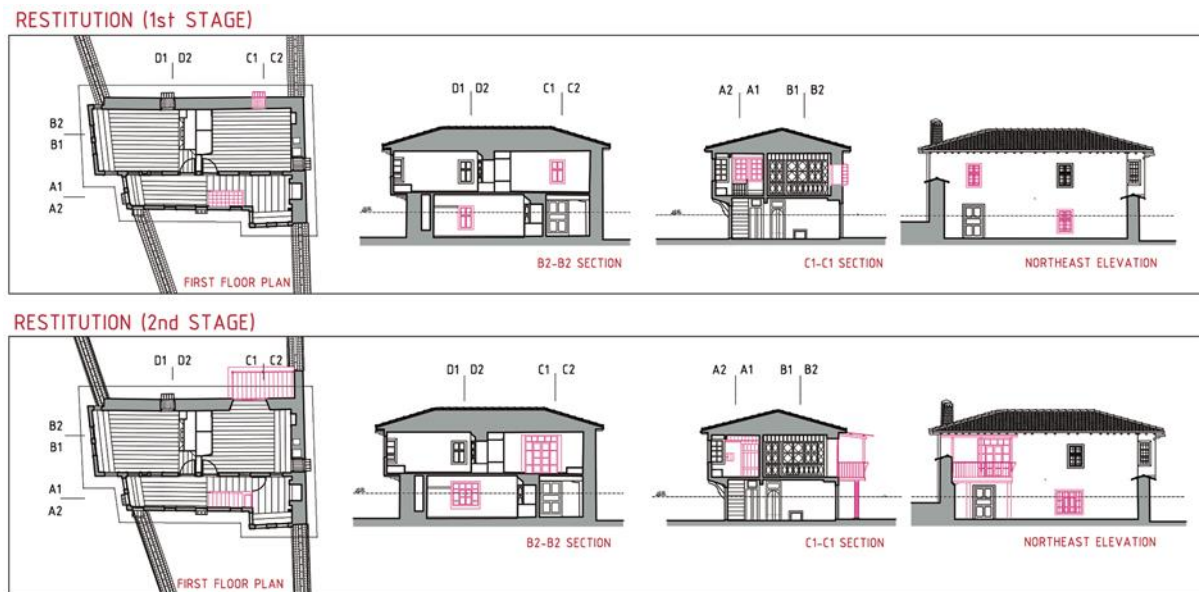
#### 4.3. Restitution Periods

Zaimzade Kamil Efendi Mansion have been undergone various treatments and changes-transformations in approximately 100 years since 20th century until today. These changes and transformations have not been on the basis of functional features of the building, only applied to additional space, dividing and changing the elements. Some of these treatments were completed in the past and they are qualified. Within this context are; removing small sized windows and replacing them with bigger sized windows, dividing the kitchen niche in the hall with the help of a wooden cabinet and building a balcony to the room on the first floor in northeast side. Some of the

treatments have been done carelessly with unqualified materials recently. Within this context are; iron safety rails around the balcony, addition of metal plate as a top covering on balcony, adding toilet and adding a hall to the entrance and side with briquette and brick piling. There is no written, visual or oral information regarding period of the changes and transformations the building has undergone. However, changes done with qualified material and craftsmanship; by studying the deformations in the wood, it has been decided that was carried out long time ago and considered to be worth protection and evaluated under the 2nd term restitution study (Fig.8).







**Figure 8.** The partial comparison of the restitution periods

## 5. RESTORATION APPROACH

One of the most significant requirements to provide Zaimzade Kamil Efendi Mansion to the next generations in good condition is reopening it after restoration. Building is within “ÖP-5” special project area in conservation aiming implementation plan. Conservation aiming implementation plan decision aimed at conservation within this context proposes to use all the authentic buildings located in this area as hostels or boutique hotels as transforming them into accommodation functions for the touristic purpose. Since the building is small and does not have sufficient space for guesthousing, it has been decided that it should maintain its function as a mansion. This decision is approved in terms of preventing the area to be unoccupied apart from the times when tourist volume is high, providing the care and protection of the area with the house owners constantly existent.

Transforming the building back to its condition during the 1st restitution and losing the qualified and authentic elements added during 2nd restitution is not a desired result. Therefore, and with reference to the Venice codes article 11 [8], it has been decided that windows, doors and balconies that were added to the building during the 2nd restitution period should be conserved provided that it reserves the qualified craftsmanship and period features within itself by removing its unqualified extensions.

Solution proposals based on restoration and restoration stages are summarized as below:

**1st Stage:** Removing all the unqualified spatial built-ons in the yard and garden and unqualified elements that built in the mansion later,

**2nd Stage:** Performing the drilling work in the ground against increasing humidity, solving the problem with a drainage system (by taking necessary precautions for the

walls) and insulating the walls that are in contact with the soil against water.

**3rd Stage:** Removing the original tiles from the roof without any damage to determine the deformations resulting from the rain water, reinforcing the roof by changing the decayed and deteriorated elements of roof structure, furring strips and eaves fascia, determining and replacing the original tiles that have not been deteriorated physically and chemically, replacing the deteriorated tiles and connecting the gutters and downpipes that were destroyed to the drainage system according to their originals,

**4th Stage:** Cleaning of the scaffold to be built and elements on the front of the mansion, repairing the elements that are needed to be repaired and removing the elements that cannot be used and rebuilding them, renovating and completing the deformations occurred in structure materials and structure elements where necessary by determining the suitable physical and chemical treatments,

**5th Stage:** Performing the necessary repairs and renovations on the floor and ceiling tilings of the building,

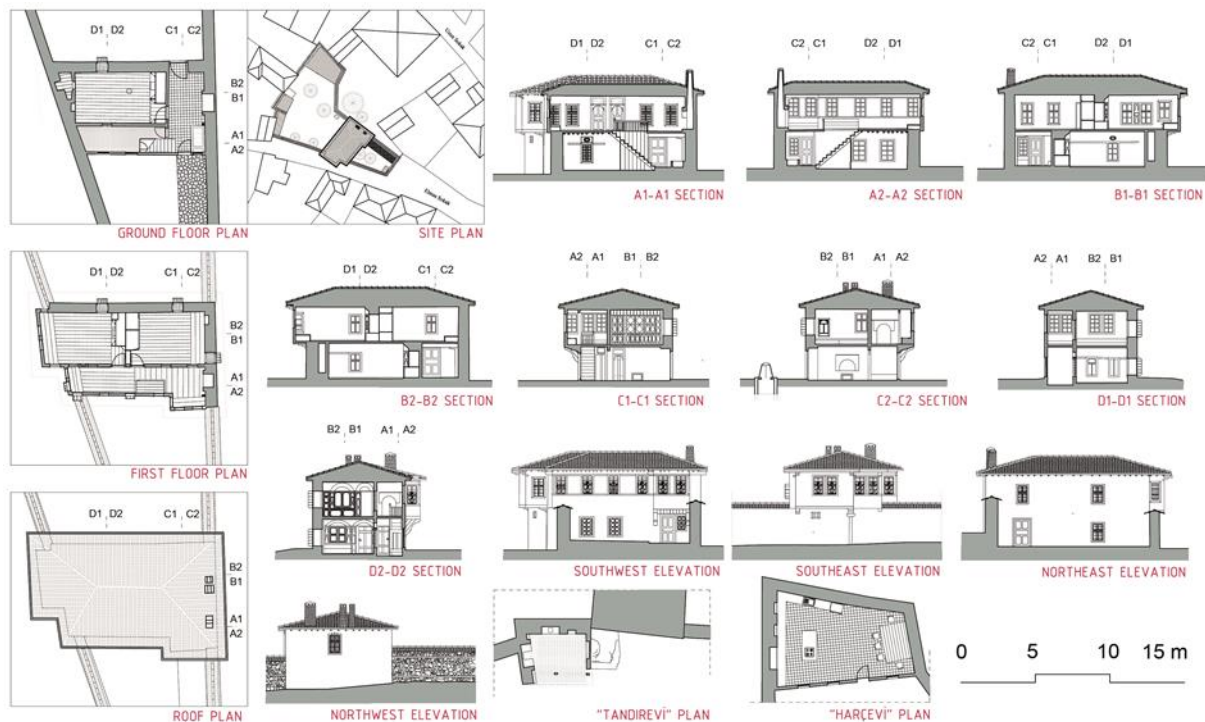
**6th Stage:** Renovating the toilet in the yard, poultry house, “tandirevi” and “harçevi” in the garden with authentic details after repairs of the garden and yard walls and rebuilding the garden wall,

**7th Stage:** Building the electricity, heating, communication and sanitary system of the mansion in accordance with the project prepared by a specialist,

**8th Stage:** Making yard and garden arrangements, doing the natural stone pavings of the yard,

**9th Stage:** Doing the furniture and decoration work included in the restoration project.





**Figure 8.** Restoration approach

## 6. CONCLUSION

Mansions, that are examples of civil architecture conserving their authentic features alongside monumental structures such as mosques, caravansarais, Turkish baths, madrasahs which are the significant elements of architectural and cultural heritage in Sivrihisar where many civilizations lived for centuries, attract attention as well. However, because of reasons such as lack of conservation precautions, abandonment, unconscious repairs, these mansions lose their authenticities or vanish. Not only government bodies but also the people are responsible for protecting, cherishing and handing down this heritage to the next generations. Therefore, first protection consciousness should be improved then sustainable conservation precautions should be taken. As a part of taking conservation precautions, conservation aiming implementation plan completed in 2011 is a significant improvement.

Zaimzade Kamil Efendi Mansion located in Sivrihisar Urban historical site and one of the examples of unique civil architecture bearing the features of the traditional features of Sivrihisar mansions, preserving most of its authentic features is a significant building. However, because of reasons such as abandonment, negligence, unconscious repairs and natural factors; it has lost some of its features and entered the process of becoming old. Mansion's being located in ÖP-5 special project area provides short or long term accommodation function according to the conservation aiming implementation plan. Venue set up of the mansion is not suitable for hostel or boutique hotel thus it is approved that the mansion function will be maintained.

Restoration and opening of Zaimzade Kamil Efendi Mansion will start a significant sequence of events that will cause user's and environment's transformation in

this process. Realisation of this recommendation is of great importance to transfer to the next generations in its unique form with a sustainable conservation understanding and to be an example for the studies to be carried out from now on. It should not be forgotten that; all the mansions in Sivrihisar like Zaimzade Kamil Efendi Mansion that make up the historical structure that have not been deteriorated yet with their plan type, hall, mansion-yard relation, window size, mansion-street relation are historical documents that carry the life style, habits and needs of the people from our past to today.

## CONFLICT OF INTEREST

No conflict of interest was declared by the authors.

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