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Second Home Tourism in the Eastern Black Sea Region of Turkey: Development Issue and Mobility Pattern*

Doğu Karadeniz Bölgesi'nde (Türkiye) İkinci Konut Turizmi: Gelişme Konusu ve Hareketlilik Deseni

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Abstract: *Eastern Black Sea Region is one of the most important regions in the development of second home tourism for the mountainous areas in Turkey. There is considerable literature gap on research about second-home tourism in the mountainous areas of Turkey. For this reason, in this study, we aim to determine the development issue and mobility patterns of second home tourism in the Eastern Black Sea Region of Turkey. The research population consists of seven provinces located in the Eastern Black Sea region. The sample of the study is thirty highlands in Eastern Black Sea Region. A multistage cluster sampling technique was applied at the sample selection. The primary data were collected by the use of questionnaire surveys conducted with a total of 900 second homeowner selected by convenience sampling during July 2010. A total of 60 digital TIFF format monoscopic aerial photographs were analysed by using Erdas Imagine LPS and ArcGIS 9.3 software for showing the second home increase in the area. At the sampling highlands, 2.830 dwelling units have increased in the last thirty years. According to the questionnaire results of the study, second homeowners generally come to the region in May and June. Most of them leave the area in September. Second homeowners spend mostly 91-120 days in the region. The beautiful landscape and weather conditions are main motivations to acquire a second home from the region. Second-home demand in the region is gradually increasing. Therefore, the determination of main motivation sources for the second home demand and movement pattern towards the second homes provide useful information for planning issues. The study is also a pioneer research about the second homes in the mountainous area at Turkey.*
Key words: *Second homes, second home tourism, mountainous areas, mobility pattern, Eastern Black Sea Region, Turkey.*

Özet: *Doğu Karadeniz Bölgesi Türkiye'de dağlık alanlarda ikinci konutların gelişme göstermesi bakımından en önemli bölgelerden biridir. Türkiye'de dağlık alanlarda ikinci konut turizmi konusu literatürde önemli bir boşluktur. Bu nedenle bu çalışmada Türkiye'nin Doğu Karadeniz Bölgesi'nde ikinci konut turizminin gelişmesi ve ikinci konutlara olan hareketlerin deseninin belirlenmesi amaçlanmıştır. Araştırma evrenini Doğu Karadeniz Bölgesi'nde yedi ilde bulunan yaylalar oluşturmaktadır. Araştırma örneklemi ise Doğu Karadeniz Bölgesi'nde bulunan 30 yayladır. Örneklem seçiminde çok aşamalı kümeleme tekniği uygulanmıştır. Birincil veriler Temmuz 2010'da, kolay ulaşılabilir durum örneklemesi tekniği ile seçilen 900 ikinci konut sahibine uygulanan anketlerle toplanmıştır. Bölgedeki ikinci konut artışının belirlenmesi için toplam 60 adet dijital monoskopik hava fotoğrafı, Erdas Imagine LPS ve ArcGIS 9.3 yazılımları kullanılarak analiz edilmiştir. Örnekleme giren yaylalarda son otuz yılda 2.830 adet konut artışı olmuştur.*

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Anket sonuçlarına göre ikinci konut sahipleri bölgeye genellikle Mayıs ve Haziran aylarında gelmektedir. Onların çoğu Eylül ayında bölgeden ayrılmaktadır. İkinci konut sahipleri bölgede çoğunlukla 91-120 gün geçirmektedir. Bölgeden ikinci konut edinmede başlıca motivasyon güzel peyzaj ve hava koşullarıdır. Bölgede ikinci konutlara olan talep giderek artmaktadır. Bu nedenle ikinci konut talebi için başlıca motivasyon kaynaklarının belirlenmesi ve ikinci konutlara yönelik hareketlerin deseninin belirlenmesi planlama konusu için faydalı bilgiler sağlamaktadır. Çalışma aynı zamanda Türkiye'de dağlık alanlarda ikinci konutlar konusunda öncü bir araştırma olmuştur.
Anahtar sözcükler: *İkinci konutlar, ikinci konut turizmi, dağlık alanlar, hareketlilik deseni, Doğu Karadeniz Bölgesi, Türkiye.*

1. Introduction

The roots of use of second-homes date back to Ancient Egypt, Greece, and Rome. People mostly preferred to spend their leisure time in rural areas to escape from the crowded urban centres. Experience of tiring urban life makes rural areas more fascinating (Müller, 1999: 31). Therefore, mountain areas became attractive for the development of second homes because of nature-rich and beautiful landscapes. . Especially after the Second World War, the demand for second homes increased in many countries with the migration of the population to urban areas and the emergence of the middle class (Müller, 1999: 31).

Second homes were preferred recurrently for centuries generally with the purpose of animal husbandry in the traditional sense, in old Turkish communities, which were nomadic, although not in today's sense. With the increase in temperatures at the beginning of summers, thousands of people left their villages (Qishlaqs) and seasonally migrated to mountainous areas with a cooler climate, where they could graze their herds. This seasonal migration is called transhumance (Alagöz, 1993: 1). The word "Yayla (highland)" was derived from the root "yay," which means summer in old Turkish and the verb "yaymak," which means grazing animals in an open area in a disorganized way. Accordingly, a highland is a summer place of residence, which is high, cool, and on top of the mountains and used for residence in summer. Therefore, most of the people who lived in villages and towns of Anatolia went to highlands in summer. For example, Ertuğrul Bey used to spend his summer months in the Domaniç Mountains together with his clan (Alagöz, 1993: 1). However, the meaning and scope of the word "yayla (highland)," which was known as the place resided by the Turkish clan in summer, changed over time. For example, it became a tradition in Istanbul to leave homes and go to "sayfiye" (summer house) apart from the grandees in the palace and city in the mid of the 19th century. "Sayf" is an Arabic word meaning "summer season." In dictionaries, the exact meaning of the word "sayfiye" is stated as "summer house." In rural areas, the phrase "going to highlands" is rather used (Alkan, 2014: 15-17).

Second homes started to develop in Turkey in the 1950s as a result of factors such as industrialization, urbanization, improvement of transportation facilities, an increase in spare time, and fashion (Emekli, 2014: 34). First, second homes in the modern sense began to develop, especially in Istanbul and its surroundings. Thus, many districts such as Yeşilköy, Florya, Küçük Çekmece, Kartal, and Pendik were summer places of residence in the past (Özgüç, 1977: 81). However, they have become permanent residential areas due to the expansion of the city. In Turkey, second home settlements started, especially in coastal areas, with the effect of mass tourism in the 1950s (Alkan, 2014: 15-16). In the 1960s, second home settlements increased in coastal areas for instead domestic tourism when the demand expected in foreign tourism could not be fulfilled (Kılıçaslan, 2006: 149). In the 1980s, intensive second home settlements emerged in coastal areas with the enactment of the Cooperatives Law numbered 1163 and the Construction Law numbered 3194. Doğaner (1992) describes second homes in Turkey as the descent of the "mountain house" down to the sea level. However, mountainous areas started to be preferred as the next unconsumed rural spaces due to settlements and population density on the coasts over time, even though coastal rural spaces were the first places preferred for second homes in Turkey (Somuncu *et al.,* 2012). As a result of the increase in second homes in coastal areas, mobility to these areas, urbanization of the coastal regions over time, and exceeding the bearing capacity from place to place as of the 1980s, mountainous areas began to be preferred. The period of 1980-1990 is the first period when tourism and recreation began to develop on highlands (Somuncu *et al.,* 2010: 115).

Consequently, the construction of second homes was also initiated in addition to hotels and boarding houses in mountainous areas during this period. Hence, second homes constructed closely to the birthplaces of city-dwellers or places to which they migrated within the city are interesting in terms of the development of second homes. This situation is similar to the case of many Parisian people who were born in the Massif Central and still live in Paris; they have got second homes in Aveyron and the Massif Central to use them for holiday purposes or in retirement (Özgüç, 1977: 84). During this period, corresponding to the period of the Sixth Development Plan (1990-1994), second homes developed distantly from the coasts and depending especially on family bonds; however, the highlight in the protection-usage balance increased in the tourism intended development on the coasts (Naycı, 2009: 92). For this reason, the development of second homes slowed down.

In Turkey, the mobility to mountainous areas for summer (summer house) led to second home settlements in a sense. Transhumance related to animal husbandry refers to the fact that people and animals head for highlands, stay there for a while and perform economic activities in summer, during the hottest months (Emiroğlu, 1977: 19). Therefore, settlement for transhumance in mountainous areas is an old phenomenon. Still, nowadays, settlements in mountainous areas have taken a different form with the decline in animal husbandry. Urban conditions and other driving factors, factors such as the desire for cooling in hot and dry summer months and family bonds, etc. have increased the construction of second homes in mountainous areas. On the other hand, the spread of services to rural and mountainous areas has enabled the diversification of activities in rural areas. In Turkey, individuals, who have migrated from the Eastern Black Sea Region to the nearby cities and other big cities since the 1950s, their children, and grandchildren, have got second homes by constructing summer houses or renewing and using the existing houses on the highlands and in mountainous areas which their ancestors used for the purpose of animal husbandry.

The Eastern Black Sea Region is among the prominent places where second homes are increasingly owned in mountainous areas. In the Eastern Black Sea Region, traditional transhumance activities were common before 1950. Between 1950 and 1980, migration from rural areas to cities increased in Turkey with modernization, an increase in transportation facilities, shrinkage of lands through inheritance, limited sources of income, and fascinating factors in cities, etc. The Eastern Black Sea Region, where economic resources were insufficient, was one of the regions that experienced the most intensive migration from rural areas to cities. From 1950 to 1980, the population decreased in many places in the Eastern Black Sea Region due to migration. Between 1980 and 1990, highlands started to be used for touristic and recreational purposes in the Eastern Black Sea Region. On the highlands, the construction of hotels, boarding houses, and three to four-storey second homes, which did not comply with the rural architecture, increased. In 1990 and afterward, 16 highlands in the region were announced as touristic centers with the Council of Ministers' Decision. On the highlands in the region, the demand for recreation and tourism is increasing with each passing day. This demand has caused the construction of second homes on highlands to gain momentum. This leads to a spatial and functional change in the highlands (Somuncu *et al.*, 2012: 73-75).

While the mobility to the highlands in the Eastern Black Sea Region was based on animal husbandry at the beginning, it occurs for relaxation and entertainment, in other words, tourism nowadays. People, their children, and grandchildren who migrated from the region in the 1950s and afterward cause an increase in the number of homes in the area by transforming their available homes on the highlands for protecting their family bonds, for peace, fresh nature, etc. or by constructing homes for recreational purposes. In this world, which is increasingly spatializing, holiday houses stand out in the sense of place and significance (Aronsson, 2004: 77). Since people have migrated from the region for years, coming together in their second homes has become a tradition for the local people nowadays.

1.1. Development of second homes in Turkey

In Turkey, second homes started to develop as of the 1950s. However, there are no statistical data available concerning second homes. According to the results of the study entitled "Second Home Inventory" and conducted by the Ministry of Tourism for coastal provinces in 1990, there were 102.400

second homes in total in Turkey during this period (Ministry of Tourism, 1990: 6). The province-based data on second homes are only for 1989; in other words, data are available in the study published by the Ministry in 1990. These data include only sixteen coastal provinces. The spatial pattern of second homes had already been formed, primarily until the 1980s. In 1989, second homes were mostly available in Muğla (20155), Aydın (17354), Mersin (12531), Izmir (11783), and Balıkesir (7902) provinces (Ministry of Tourism, 1990) (Figure 1).

Within the first ten years of their development, second homes concentrated around Istanbul, Bursa, and Kocaeli provinces, which are, in particular, the main big cities of Turkey. In the following periods, they developed around the main holiday destinations in the Aegean and Mediterranean Regions. On the Marmara coasts, mostly industrial activities were common; however, industrial activities always clashed with coastal tourism. On the Marmara coasts, second homes were observed in many settlements on the low coasts suitable for tourism (Doğaner, 1998: 28), (Figure 1).

However, not suitable climatic conditions for coastal tourism in the Black Sea Region, much more difficult transportation to the region, and its location far from the main cities creating a touristic demand were among the factors that caused the number of second homes in the region not to increase so much quantitatively.

However, in the Western Black Sea Region, there are second home settlements in Kerpe, Kovanağzı, Cebeci, Kumcağız (Kocaeli), etc., which are developing with the effect of big cities such as Istanbul, Ankara, Kocaeli, and Sakarya (Ministry of Tourism, 1990) (Figure 1).

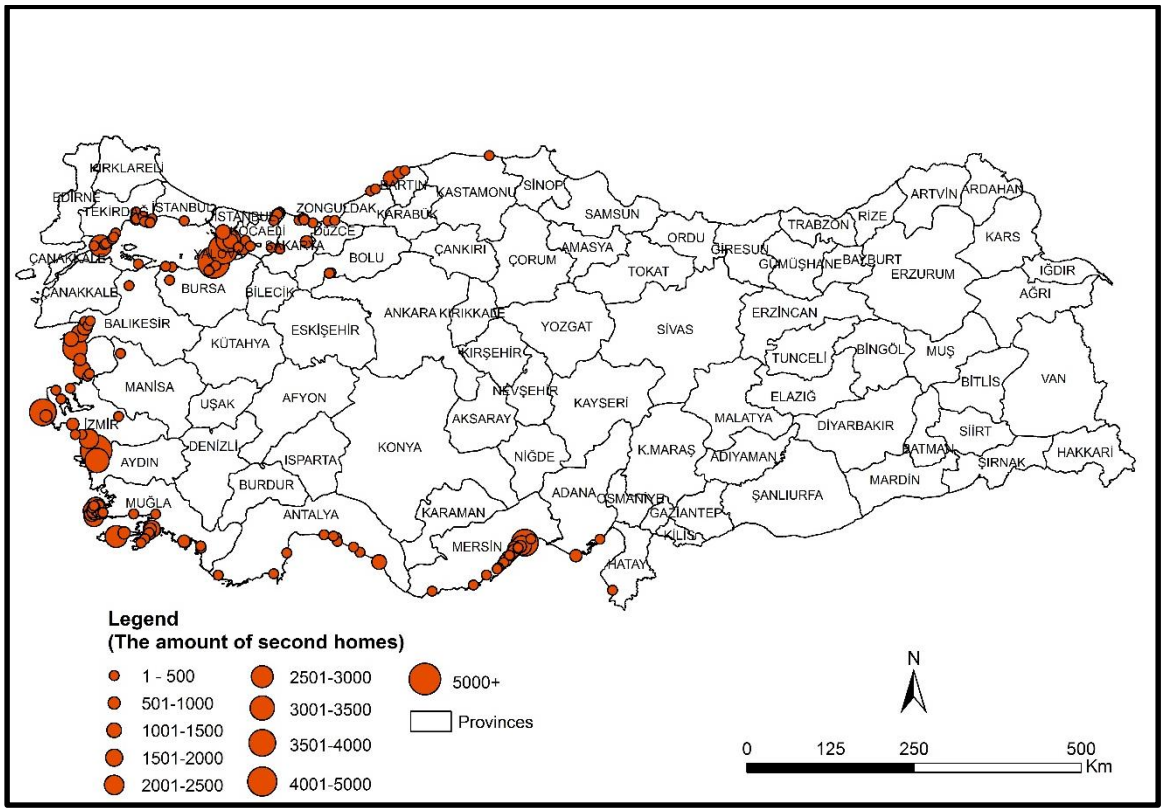

Figure 1. Distribution of second homes at the coastal settlements according to the amount, 1989.
Source: Ministry of Tourism, 1990 data were used for the mapping.

It is difficult to access an organized dataset. However, there were 546.454 summer-seasonal houses in 2008 and 559.934 summer-seasonal dwellings in 2013 in Turkey according to the digital data prepared by the General Directorate of Population and Citizenship Affairs (General Directorate of

Population and Citizenship Affairs, 2014). These data reflect the change on a regional basis although they do not show change at the level of provinces. Significant increases were also observed in some regions where there were fewer second homes in 1989 (Figure 2). However, smaller increases were recorded in other regions where there were relatively more second homes (Barke, 2007: 205). Second homes develop especially in regions where mass tourism is intensive. Since 1989, there has been a definite and significant increase in the number of second homes on the Mediterranean and Aegean coasts. Furthermore, in Turkey, second homes have developed around the provinces such as Istanbul, Bursa, Kocaeli, and Sakarya, where population accumulates significantly, in other words, in low areas on the coast of the Sea of Marmara.

As of the 1990s, the second home market has begun to develop in the Black Sea Region. In the 1980s, migrations occurred to big cities from the provinces in the region. During the 1990s, the regional population, which settled in big cities, started to construct houses in the region to maintain their family, relative, and friendship relationships, to spend time in their hometowns, to relax and to be far from the big city, etc. Therefore, the number of second homes started to increase in mountainous areas and on the highlands in the Black Sea Region during the 1990s. In the region, the number of second homes, which was 2.381 in 1989, increased up to 169.282 in 2008. Thus, the second home supply capacity of the Black Sea Region, which included 2.3% of the total second home supply, reached 31% in 2008 (Figure 2). It is quite challenging to determine the number of second homes on the highlands and in villages, and it is possible that they have not fully been reflected in statistical data. When second homes on the highlands and in villages are reflected on the statistical data, it is possible that a higher supply capacity will appear in the Black Sea Region.

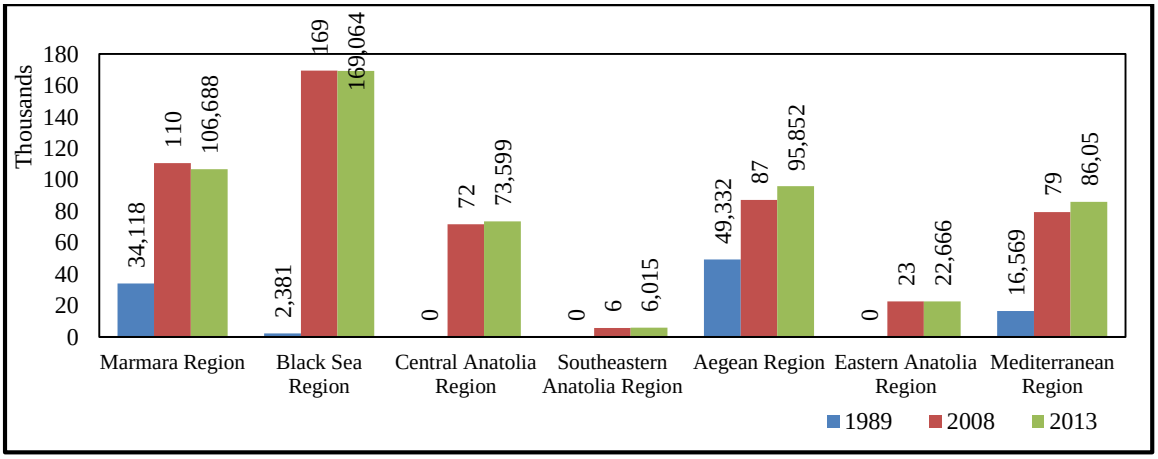

Figure 2. Regional distribution of second homes in Turkey
Source: (Ministry of Tourism, 1990: 6; General Directorate of Population and Citizenship Affairs, 2014) data were used.

Second homes that develop in the Eastern Black Sea Region are different from second homes on the Aegean and Mediterranean coasts. Here, family bonds have affected the development of homes. While old family homes were heavily transformed and used, an increase has been observed in homes built for holiday purposes recently.

The second home phenomenon in Turkey was specifically addressed within the context of coastal areas (Manisa and Görgülü, 2008; Okuyucu and Somuncu, 2015; Zoğal and Emekli, 2018; Küçük and Kılıç, 2018). However, the topic of second homes in mountainous areas has been a significant research gap. In general, migrants lead to an important tourism movement. On the contrary, their tourism constitutes an "invisible segment". Every year many of people return to take vacations in their hometowns for short or long leisure breaks to discover their cultural root. In the Eastern Black Sea Region, the increase in the construction of second homes is mainly related to the migrations of the region. The region experienced migration to big cities such as Istanbul and Ankara due to the increase

in rural unemployment as of the 1950s, shrinkage of lands through inheritance, the decrease in income obtained from animal husbandry and population increase, etc. People in the region who migrated to big cities and provincial and district centers nearby cause an increase in the number of homes in the area by transforming old family homes or constructing new homes due to reasons such as coming together with the family and relatives, relaxing, maintaining their traditions and rituals, etc. Additionally, people from the Eastern Black Sea Region living in metropolises such as Istanbul, Ankara, etc. and other cities noticed various values they had, especially the natural beauties, view, and air of their highlands. Hence, the increase in the number of second homes in the region has gained momentum. Visiting relatives and friends in the hometown of the migrant is a powerful driver for their housing acquisition. The fact that the development of second homes in mountainous areas was not addressed as a topic in Turkey was the main starting point of the study. Therefore, the study aimed to determine the reasons for the development of second homes in mountainous areas and put forward the pattern of visits made to mountainous areas in respect of second homes. More specifically, it was aimed in the study to specify the reasons for the development of second homes in the Eastern Black Sea Region and the pattern of mobility for touristic purposes towards second homes in the area.

2. Method

2.1. The study area: Eastern Black Sea Region

The study area is the Eastern Black Sea Region where located in the north-eastern corner of Turkey (Figure 3). The region with the mountainous shoreline covers 36,837 km² (4.7% of the country) and has a population of 2.6 million (2009 census). The Eastern Black Sea region consists of seven provinces, including five provinces of Ordu, Giresun, Trabzon, Rize, and Artvin, located along the eastern coast of the Black Sea, and two inland provinces of Gümüşhane and Bayburt. The border with the Republic of Georgia forms the eastern boundary of this region. It exhibits great diversity in geological structure, topography, climate and vegetation cover. Georgia forms the eastern boundary of this region. It exhibits great diversity in geological structure, topography, climate and vegetation cover.

Figure 3. Eastern Black Sea Region of Turkey

Within the region, high mountain ranges run parallel to the Black Sea coast in the north with an undulating plateau on the southern foot of the mountains. High ridges trending east-west rise abruptly

from the Black Sea coast, and the coastal plain is thus narrow. The mountain ranges get higher, narrower, and steeper toward the eastern area. Less than 50 km from the coast, the Eastern Black Sea Mountains rise to more than 3700 m, with a maximum elevation of 3932 m in the Kaçkar range, one of the steepest topography in the world (Japan International Cooperation Agency & State Planning Organization the Republic of Turkey 2000). The climate of the region is highly humid with an annual rainfall of 2000 to 2500 mm. Thus, country's densest forests grow in this area. In addition, the area is hard to access due to its distance from developed areas and harsh topographical conditions (Somuncu and İnci 2004). Cropping land is scarce in rural areas of the Eastern Black Sea Region due to its mountainous and uneven topography. For this reason, livestock husbandry has been an important economic activity for centuries. Seasonal migration between low lying villages and high mountain pastures has been an integral part of rural life in the region. Herders living in the region use the highlands for pasture and for haymaking for winter fodder. The Turkish word yayla (Alp; German: Alm; French: Alpage) refers to a place where farmers go to spend the summer; it is either a residence on a mountaintop or a summer pasture (Özden *et al.*, 2004). In fact, most towns and villages in the Eastern Black Sea Region have their highland, the upper limit for this being around 3000 meters. The transhumance begins with the hot weather that comes in early summer, and in those cool highlands, the herders will live in wood or stone cabins, to return again to their villages with the approach of autumn (Dubin and Lucas 1989; Somuncu 1989). There are over a thousand highlands in the Eastern Black Sea Region. This traditional transhumance system has experienced a great change since the 1950s to the present day (Somuncu, 2010). In Turkey, domestic migrations in the 1950s left important marks on the settlement, urbanization, and economic formation of the country. Due to the increase in domestic migration, the urban population in Turkey increased quantitatively. However, problems such as squatting, unplanned urbanization, infrastructure problems, unemployment, and an increase in crime rates, etc. emerged (Özdemir, 2012: 4). During this period, the Eastern Black Sea Region became one of the regions that experienced the highest level of migration.

2.2. Population and sample of the research

The population of the research is 1161 highlands in 7 provinces (Trabzon, Rize, Artvin, Giresun, Ordu, Gümüşhane and Bayburt) in the Black Sea Region. However, these highlands are not homogenous in terms of their functional characteristics. Therefore, with the information gained from the related authorities and from the fieldwork realized at the beginning of the research, the highlands in the region had been categorized in four groups according to their properties (Table 1).

Table 1. Highland groups and characteristics in the Eastern Black Sea Region

Group of highland	Properties of highland
1.Group of highlands	Access is difficult, partly abandoned and is being used as mountain pasture, mostly yaylas in high elevation (2000 m +).
2. Group of highlands	Access is good in some places, function as mountain pasture is partially altered, yaylas that are being used for livestock grazing and recreation by local people.
3. Group of highlands	Access is easy, function as mountain pasture largely lost and yaylas are being used as recreational purposes by local people.
4. Group of highlands	Access is easy, mostly low-areas, function as mountain pasture has completely lost; yaylas are being used for recreational purposes by local people as well as for tourist purposes.

The selection of the highlands as a sample of the research is based on the development level of provinces where these highlands are located. The seven provinces which the highlands locate take place in different socio-economic development levels according to the Socio-economic Development Index developed by the State Planning Organization (SPO) in 2003. The Index of SPO group the provinces of the country in five levels, where the most developed provinces take place in the first level. The determination of the sample according to the development index level provides to pursue the effect of different socio-economic development levels on the situation yaylas. The effect of development level has taken as an independent variable in the choice of sample, supposing the possible effects of social structure on human and natural environments.

The provinces in the Black Sea Region in which the highlands locate take place in third (Trabzon, Rize, Artvin), fourth (Ordu, Giresun), and fifth (Gümüşhane, Bayburt) level of development. From each level, one province has been selected as a sample in which there are more highlands than the others. Accordingly, Trabzon, Giresun and Gümüşhane are determined as the sample provinces. Then, the highlands of the selected provinces have been categorized in four groups according to their properties defined in Table 1. From these groups, the sample highlands have been selected. From each province 10 yaylas, totally 30 yaylas are selected from the four groups successively, one highland from the group which has the lowest number of highland, two and three highlands from the following groups, and 4 highlands from the group which has the higher number of highlands (Table 2).

Table 2. Sample highlands and their properties

Province	Highland (Alp)	Group of highland	Altitude	Area (Ha)
Trabzon	Geyikli Highland	I	2144	66.5497
	Eskale Highland	I	2058	498.2312
	Simene Highland	I	2080	114.2246
	Yaylabaşı Highland	I	2014	341.1813
	Işıklar Highland	II	1826	951.8532
	Düzköy Highland	II	1840	522.3378
	Alazlı Highland	II	1931	547.9534
	Karadağ Highland	III	1875	276.4843
	Hırsafa Highland	III	1712	261.6911
	Hıdırnebi Highland	IV	1404	381.921
Giresun	Göktepe Highland	I	2149	445.3004
	Pancarbeleni Highland	I	1980	672.1887
	Şeyh Highland	I	2025	558.7169
	Pazarsuyu Highland	II	2000	468.2634
	Göbel Highland	II	1965	607.6389
	Kurtulmuş Highland	II	1875	367.3957
	Eğriçarık Highland	II	1800	113.7474
	Bektaş Highland	III	2070	267.5985
	Kümbet Highland	III	1734	1.019.725
	Kulakkaya Highland	IV	1624	50.0468
Gümüşhane	Kazikbeli Highland	I	2335	545.023
	Alistre Highland	I	2208	541.1508
	Gölcüğez Highland	I	2225	218.7895
	Çekümce Highland	I	2224	300.0616
	Aktaş Highland	II	2187	168.4652
	Davunlu Highland	II	2212	711.8006
	Kadırga Highland	II	2292	1.084.71
	Şahmelik Highland	III	2200	431.8638
	Erikbeli Highland	III	1700	133.8021
	Dörtkonak Highland	IV	1950	228.8906
Total				12.897.6065

The Eastern Black Sea Region is the only region where highland-oriented rural tourism developed regionally in Turkey. Touristic and recreational activities in the region have led to a rapid increase in second homes over time. Furthermore, the Eastern Black Sea Region is the most important region, where traditional transhumance activities are still carried out in Turkey. Traditional transhumance activities include animal husbandry and rural production as well as relaxing, entertaining,

spending time with the family and relatives, attending festivals, and various activities on the highlands in summer. Therefore, those who use highlands within the context of traditional transhumance and those who go there only for relaxation were considered as second homeowners in the study. Second homeowners who use the highlands were classified into two categories as those (owning homes) who migrate to highlands for animal husbandry and those (owning homes) who migrate to highlands for relaxing and having a holiday. The population around the highland clusters of the provinces included in the sample constitutes the universe. Surveys were applied to homeowners in four different highland groups through the face-to-face interview technique. The determined highlands were accessed via the convenience sampling technique. The sample consists of 900 houses of second homeowners, who are the users of the highlands in the region (Table 3).

Table 3. Distribution of surveys according to highland groups

Type of survey	1.Group of highlands	2. Group of highlands	3. Group of highlands	4. Group of highlands	Total
Second home owners	352	348	116	84	900

2.3. Data and data collection instruments

The aerial photographs were used to determine the land-use changes that occurred in highlands during the course of time. The aerial photos taken on different dates were obtained from the General Command of Mapping (Turkey) in TIFF format. Out of these aerial photos the first one is in the scale of 1/23.000, and taken in 1973; the second one is in the scale of 1/35.000, and taken in 2004. Also, numerical land models were produced by using topographic maps that were in scale of 1/25.000. In order to rectify the aerial photographs, the coordinates of the checkpoints were calculated with local measurement methods. Erdas Imagine LPS was used in the rectification of the photos. ArcInfo GIS 9.3 was run to calculate areas of gains and losses and to determine land use/land cover changes between 1973 and 2004 in each of the highlands.

To investigate the changes that occurred between 1973 and 2004, three major land use/land cover categories were distinguished: pastures, forests, and highland settlements. In addition, changes during the years 1973 and 2004 were determined through characterization of building and road network as points and lines respectively on GIS medium. The present study consisted of the interpretation of aerial photographs supported by the fieldwork. All of the 30 highlands in the research area were visited thoroughly for on-site observations.

In terms of the research objectives, this is a descriptive and explanatory study. In the study, the quantitative research method was employed. Questions related to the general information about the home residents were first included in the surveys applied to the second homeowners in the area. In the following sections of the surveys, questions regarding the mobility to the area for touristic purposes, home characteristics, and duration of the area usage were included. The questions were prepared as closed-ended questions. The surveys were applied in July 2010.

2.4. Data analysis

In the study, Erdas Imagine LPS and ArcGIS 9.3 were used for the analysis of the data obtained from the GCM. The data were coordinated in the UTM coordinate system and compared to the maps obtained concerning the change in homes between 1973 and 2004. For the analysis of the surveys, SPSS 16 software was used. The descriptive statistical methods were used for the analysis of the data. The data were presented in tables and graphs.

3. Results of The Research

In this section, findings on the increase in second homes within the area, spatial findings, and findings obtained from the residents' surveys will be evaluated.

3.1. The increase in second homes within the area, 1973-2004

In thirty highlands, which form the study area, settlement areas expanded as a result of the increase in the demand for second homes. The change in settlement areas was determined by comparing the number of buildings and building areas. The number of buildings, building areas, and the change between 1973 and 2004 are presented in Table 4. 2830 buildings were added to the number of buildings, and 24230 hectares were added to the building areas from 1973 to 2004. The highest increase in the number of buildings and building areas was observed in Trabzon province, and the least increase was observed in Giresun province. Among the highlands included within the scope of the study, Işıklar and Düzköy (Trabzon), Bektaş and Kümbet (Giresun), Kadırga and Alistire (Gümüşhane) became the highlands with the highest number of homes between 1973 and 2004.

Table 4. The change at the settlements of highland between 1973-2004

		Number of building			Area of building (hectare)		
Provinces	Highland	1973	2004	Change	1973	2004	Change
Trabzon	Geyikli	46	112	66	0,322	0,883	0,561
	Eskale	278	450	172	1,946	3,408	1,462
	Simene	61	100	39	0,427	0,7585	0,3315
	Yaylabaş	119	159	40	0,833	1,173	0,34
	Işıklar	471	685	214	3,297	5,116	1,819
	Düzköy	423	715	292	2,691	5,443	2,482
	Alazlı	177	279	102	1,239	2,106	0,867
	Karadağ	166	263	97	1,162	1,9865	0,8245
	Rısafa	103	265	162	0,721	2,098	1,377
	Hıdırnebi	142	379	237	0,994	3,0085	2,0145
	Total	1986	3407	1421	13,902	25,9805	12,0785
Giresun	Göktepe	81	100	19	0,567	0,7285	0,1615
	Pancarbeleni	247	281	34	1,729	2,018	0,289
	Şeyh	118	223	105	0,826	1,7185	0,8925
	Pazarsuyu	165	252	87	1,155	1,8945	0,7395
	Göbel	65	135	70	0,455	1,05	0,595
	Kurtulmuş	74	127	53	0,518	0,9685	0,4505
	Eğriçarık	80	61	-19	0,56	0,427	-0,133
	Bektaş	560	653	93	3,92	4,7105	0,7905
	Kümbet	415	720	305	2,905	5,4975	2,5925
	Kulakkaya	174	111	-63	1,218	0,777	-0,441
	Total	1979	2663	684	13,853	19,79	5,937
Gümüşhane	Kazıkbeli	54	216	162	0,378	1,755	1,377
	Alistire	119	270	151	0,833	2,1165	1,2835
	Gölcüğez	123	135	12	0,861	0,963	0,102
	Çekümce	60	52	-8	0,42	0,364	-0,056
	Aktaş	222	391	169	1,554	2,9905	1,4365
	Davunlu	148	236	88	1,036	1,784	0,748
	Kadırga	484	613	129	3,388	4,4845	1,0965
	Şahmelik	115	163	48	0,805	1,213	0,408
	Erikbeli	36	34	-2	0,252	0,238	-0,014
	Dörtkonak	54	30	-24	0,378	0,21	-0,168
	Total	1415	2140	725	9,905	16,1185	6,2135
Total of three provinces		5.380	8.210	2.830	37,66	61,889	24,229

In the study area, there was a continuous decrease in transhumance activities after the 1950s. While a decrease was expected in the number of buildings in the area in this case, an increase was observed in the number of buildings (Figure 4). The increase in the number of houses in the highlands started in the 1980s and gained momentum in the 1990s. During that period, the increase in forestlands in the highlands, the decrease in the functionality of animal husbandry, and the development of recreational/touristic functionality instead of this led to the construction of new homes and touristic facilities (Somuncu *et al.*, 2012: 69). The increase in the number of houses on the highlands was affected

by the fact that people who had migrated from the region in the 1950s, their children, and grandchildren constructed homes in the region for relaxation and coming together with the family and relatives in the 1980-1990s. In addition, those, most of whom came from nearby villages, towns, and cities for the purpose of animal husbandry and relaxation, had an effect on the increase in the number of homes.

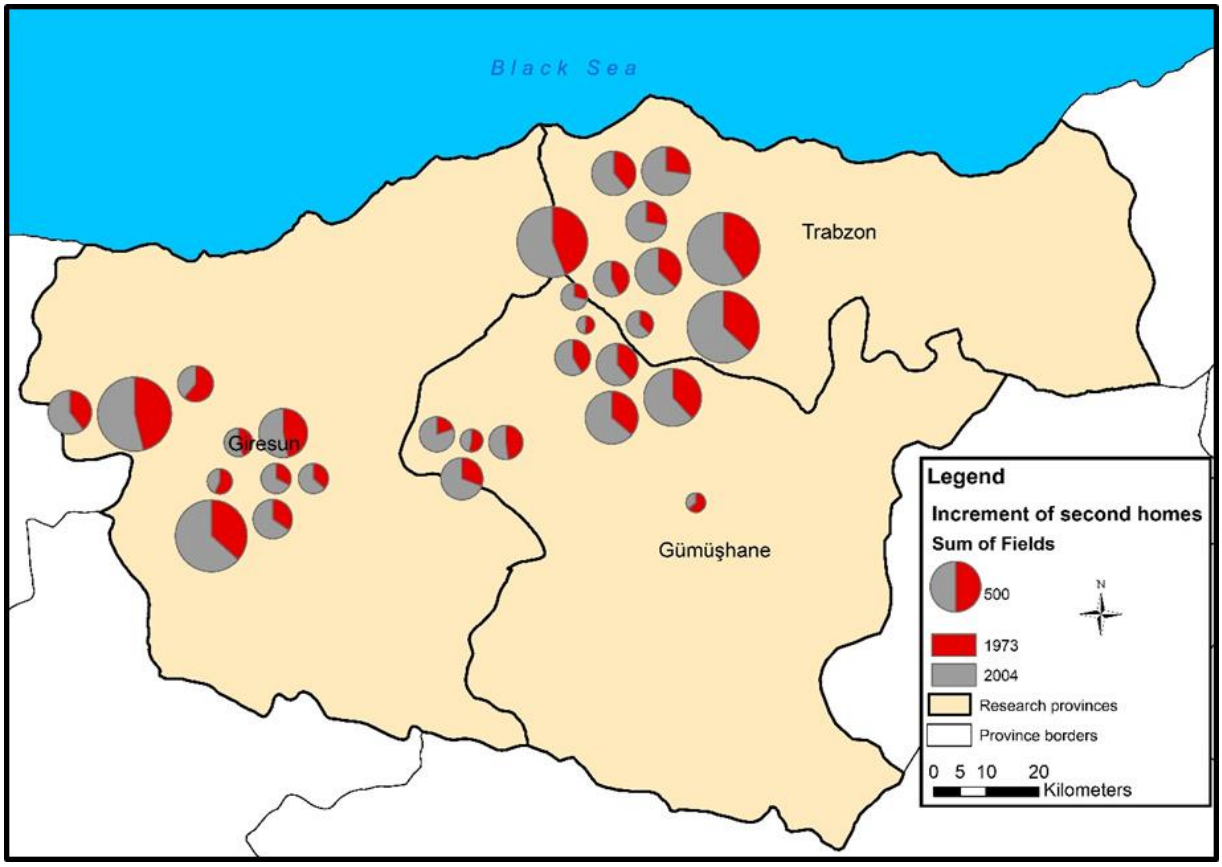

Figure 4. Spatial distribution of number of buildings at highlands settlements between 1973-2004

3.2. Second home owners on the highlands of the Eastern Black Sea Region

3.2.1. Demographic profiles of respondent

Surveys were applied to a total of 900 homes within the scope of the study. Of the participants, 72.2% were male, and 27.8% were female. It was observed that the group of people aged 65 and above was dominant in the area (33.8%). This was followed by the 55-64 age group (22.6%) and 45-54 age group (18.7%), respectively. Most of the interviewed people were primary school graduates (43.7%). When the employment status of the interviewed people is evaluated, the highest rate belongs to retirees with 33.7%, which is followed by farmers with 23.3% and housewives with 17.3% (Table 5).

While the highlands in the Eastern Black Sea Region were initially used for animal husbandry, they have been used especially for relaxation and recreational purposes for the last 30 years. The participants were asked about their real intention for getting homes on the highlands and for going to uplands. Of the interviewed people, 60.3% (543 people) gave an answer to a change of air and relaxation. Of the participants, 39.7% (357 people) stated that they were on the highlands for grazing animals (Table 6). According to this finding, the second homeowners in the region were evaluated in two categories in the following section as second homeowners who had homes for the purpose of animal husbandry and second homeowners who had homes for touristic and recreational purposes.

Table 5. Demographic profiles of second home owner at the region

Variables	Frequency	%
Gender		
Male	650	72.2
Female	250	27.8
Age		
18-24	47	5.2
25-34	80	8.9
35-44	97	10.8
45-54	168	18.7
55-64	203	22.6
65+	305	33.8
Education level		
Never went to school	210	23.3
Primary school graduate	393	43.7
Secondary school graduate	113	12.6
High school graduate	111	12.3
Graduated from a Universty	67	7.4
Master's and doctorate graduates	2	0.2
Other	4	0.4
Job		
Farmer	210	23.3
Public employee	38	4.2
Private sector employee	40	4.4
Retired	303	33.7
Student	19	2.1
Self-employed	106	11.8
Housewife	156	17.3
Unemployed	26	2.9
Other	2	0.2

Table 6. The main visitation purpose of the highlands

Answers	Frequency	%
Grazing of animals	357	39.7
Weather exchange, relaxation and holiday	543	60.3

3.2.2. Second home ownership and second home characteristics at the Eastern Black Sea Region

Second homes are classified as homes used for commercial purposes only, homes used personally, and, finally, second homes used for both commercial and personal purposes. Especially in significant holiday destinations, commercial use is performed by bigger companies (Müller, 1999: 145). In the Eastern Black Sea Region, 94.6% of the participants stated that they owned the second homes they used. In the area, commercial use is not common yet. Homeowners on the highland stated that they

mostly owned their homes for 1-10 years (32.5%) and 11-20 years (23.9%). This shows that the increase in the number of homes on the highlands occurred in the period following the increase in recreational use, in particular. Of the participants, 88.3% said that they owned the homes they used. Second homes develop in various forms. In addition to urban forms such as villa type, apartment block type, etc., it is possible to transform and use old rural homes. In other words, surplus homes in rural areas are transformed into second homes (Roca *et al.*, 2012: 50). Therefore, second home landscape typologies such as old transformed permanent homes and purposefully constructed homes emerge (Müller and Marjavaara, 2012: 54). In the study area, reinforced concrete (23.6%) and fired block bricks (21.7%) were mostly used in the construction of homes. However, wood (15.9%) and stone (15.4%) materials were used less. This indicates that there was an increase in industrial construction materials in the area together with the increase in second home construction in mountainous areas. Nevertheless, traditional homes complying with geographical conditions are decreasing in the area over time (Figure 5 and Figure 6). Nowadays, new buildings and old buildings are used as second homes in the area. These homes are generally not so big. The homes of the participants in the area were found to be mostly (57.2%) 50-100 m^2 (Table 7).

Table 7. Second home ownership and second home characteristics

Variables	Frequency	%
Second home ownership		
I have not got a home	49	5.4
I have a home	851	94.6
Total	900	100
Ownership period		
1-10 years	277	32.5
11-20 years	203	23.9
21-30 years	122	14.3
31-40 years	82	9.6
41-50 years	76	8.9
50+ years	91	10.7
Total	851	100
Property status of second home		
Own house	795	88.3
Belonging to one of your family members	66	7.3
Tenant	34	3.8
Other	5	0.6
Total	900	100
Construction material of the second homes		
Wooden	143	15.9
Stone	138	15.4
Wood-stone mixed	140	15.6
Reinforced concrete	212	23.6
Fired brick	195	21.7
Briket	65	7.2
Other	5	0.6
Total	898	100
Residential area		
0-25 m^2	26	2.9
25-50 m^2	272	30.3
50-100 m^2	514	57.2
100 + m^2	86	9.6
Total	898	100

Figure 5. Traditional highland dwelling

Figure 6. As a result of increasing industrial construction materials at highlands the changing landscape of the highlands, Bektaş Highland (Giresun Province)

3.2.3. The motivation for owning a home at the Eastern Black Sea Region

In this section, firstly, those who migrate to highlands during summer months were asked about their real intentions in this migration. The participants were asked, "What is your real intention in going to highlands during summer months?" Of the interviewed 900 people, 543 (60.3%) stated that they migrated to highlands during summer months for change of air, relaxation, and holiday. Of the participants, 357 (39.7%) stated that they migrated to highlands for grazing their animals during summer months (Table 6). The relationship of people with mountainous areas in Anatolia began when they went to highlands for animal husbandry activities in previous times. In the past, highlands were the areas used as grasslands, where animal husbandry was intensive. Over time, these places have turned into areas where tourism and recreation have developed, and second homes have heavily been owned (Somuncu *et al.*, 2012: 4-5). Findings on the real intention in the migration to using the highlands in the region during summer months show that the function of the highlands in the region is changing. Traditional transhumance activities are gradually decreasing in the Eastern Black Sea Region, and the demand for relaxation and having a holiday (60.3%), which is the basic motivation for the increase in the number of homes constructed on the highlands, is gradually increasing. The current data indicate that the second homeownership in the traditional sense in the region has decreased, and the region has turned into a modern mountainous holiday destination (Somuncu, 2010: 9).

There are not many scientific studies on second homes in the mountainous areas in Turkey. We have very few pieces of empirical evidence regarding what the motivation for the use of second homes in mountainous areas is and why people find these places attractive. In Turkey, second homes in mountainous areas were a significant cultural characteristic approximately 30 years ago. There was a tradition of going to highlands for grazing animals. With the effect of limited economic opportunities in mountainous areas, the decrease in primary sectors such as animal husbandry, modernization, and globalization, mountainous areas have lost a significant part of the population through migration. The use of second homes is a characteristic of modern developments. Second homes have been used in the Western communities for more than 100 years (Kaltenborn and Clout, 1998: 123). In Turkey, second homes in the modern sense have been used on the coasts approximately for the last 60 years; however, there have also been developments in this issue in mountainous areas. The most apparent example of this is the Eastern Black Sea Region. Factors such as recreational activities, establishing relationships with nature, social relationships, life stage, children, investment, and having a holiday can influence having a second home (Kaltenborn and Clout, 1998: 123).

Of the participants, 60.3% (543 people) stated that they migrated to highlands, in order words, they had second homes in the region for relaxation and holiday. Accordingly, touristic and recreational activities are the main factors in the increase of second homes in the region. Those who migrate to highlands for relaxation and holiday have different reasons to spend their summer months on the highlands. View and nice weather constitute the basic motivation for 261 (48.6%) of the 537 people who migrate to highlands for relaxation and holiday. Moreover, there are still those who go to highlands to maintain the tradition of migrating to highlands (Figure 7). View and natural living are the most significant source of motivation, especially for the use of second homes in mountainous areas in Norway (Kaltenborn and Clout, 1998: 126). Findings obtained from the study area support this fact.

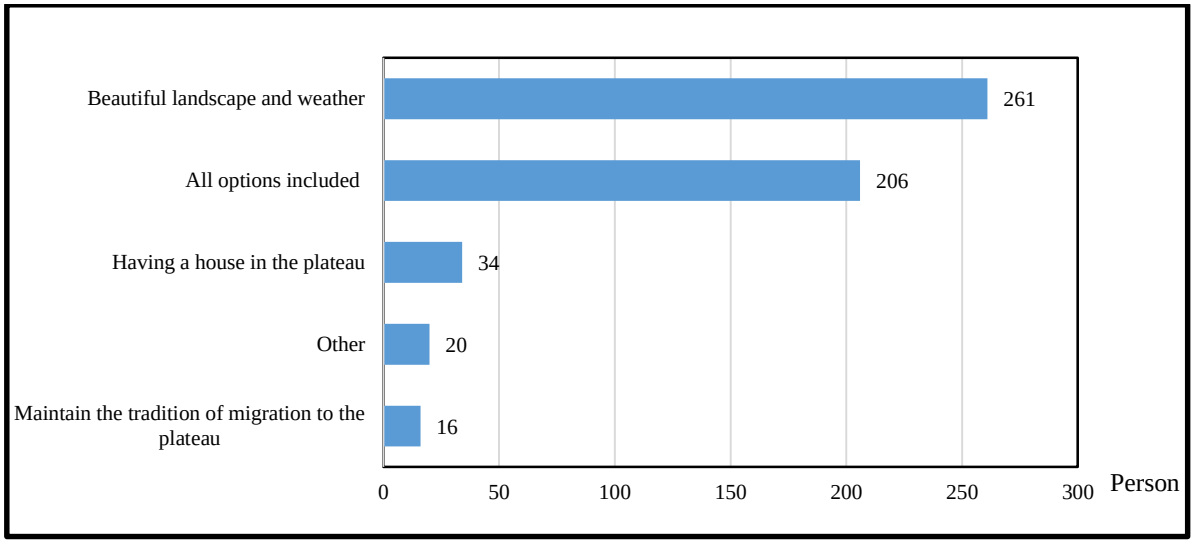

Figure 7. Motivation sources of second home ownership at the region
Explanation: (n= 543, Unknown: 6).

3.2.4. Characteristics of the second home usage and seasonality of the destination

Repetition in tourism is considered in two scales as time scale and space scale. The relationship between traveling time and distance affects the frequency and duration of the visit. For this reason, distance is important in the increase in second homes. For example, second homeowners, who are a few hundred miles away from their second homes, tend to visit less but stay longer (Jaakson, 1986: 369). Seasonal climatic changes such as the increase in temperature during summer months are also determinant in the development of second homes. Unbearable life in cities, desire to move away from high-rise buildings in cities, and recreational demands are among the factors directing families to look for alternative areas outside cities (Roca *et al.*, 2012: 38). The distinctive characteristic of the climate in the Eastern Black Sea Region is that the coastal region is humid and rainy. However, elevation rapidly increases in mountainous areas in the south by beginning from the coast. With the effect of elevation, temperature and humidity decrease. For the people of the Eastern Black Sea Region, humidity and temperature are overwhelming during summer months. Therefore, the local people build summer houses on the highlands to relax since highlands are cool in summer months. This situation indicates that the majority of the second homeowners in the region consist of people living in the cities and towns in the region. However, as of the 1950s, people in the Eastern Black Sea Region have migrated to big cities, particularly Istanbul. The continuation of the family and relative bonds of the people who left the region through migration has been effective in the increase of second homes in the region despite the distance factor. However, factors such as distance, climate, home conditions, etc. affect the seasonality in the use of these homes.

Of those who had a home on the highlands of the Eastern Black Sea Region for relaxation and holiday purposes, 48.6% (260 people) stated that they came to their second homes in June and 29% (155 people) in May. Among the participants, 6.7% (24 people) of the second homeowners, whose primary purpose is to graze their animals, start going to highlands in April following the increase in temperature and melting of snow, 40.3% (144 people) in May and 48.1% (172 people) in June (Figure 8). Accordingly, the usage characteristics of both groups are seasonal.

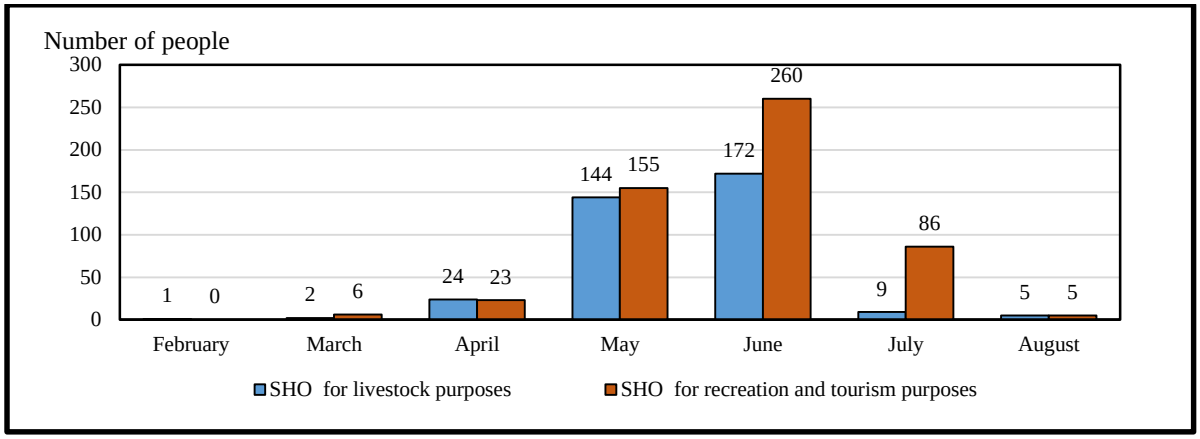

Figure 8. The months when the second homeowners (SHO) arrive to the region Explanation: SHO (Second home owner)

The climatic conditions of the region, working lives of families, responsibilities, and other requirements promote the seasonal use of second homes in the region. Seasonal use attracts attention although second home users in the region mostly consist of retirees (33.7%) (Table 5). In fact, the participants, who came to the region for recreational and touristic purposes, stated that they stayed in the region for 61-90 days (129 people) and 91-120 days (121 people) at most (Figure 9). Second homeowners, who come to highlands for animal husbandry, stay longer than those who come for recreational and touristic purposes. Those, who came to highlands for animal husbandry, stated that they stayed in the region maximum for 91-120 days (116 people), 61-90 days (92 people), and 121-150 days (73 people). Second homes in the region are inconvenient for winter use. Equipment deficiencies such as the lack of natural gas, the insulation of homes, etc. decrease the winter use and encourages the seasonal use of second homes in the region. Second homeowners in the region, most of whom are retirees, spend the cold season in nearby cities, towns, and villages where they reside permanently or in big cities with permanent residences such as Istanbul and Ankara. This situation shows that the usage pattern of second homes in the study area is seasonal. As a matter of fact, most of the participants leave the region towards the end of September.

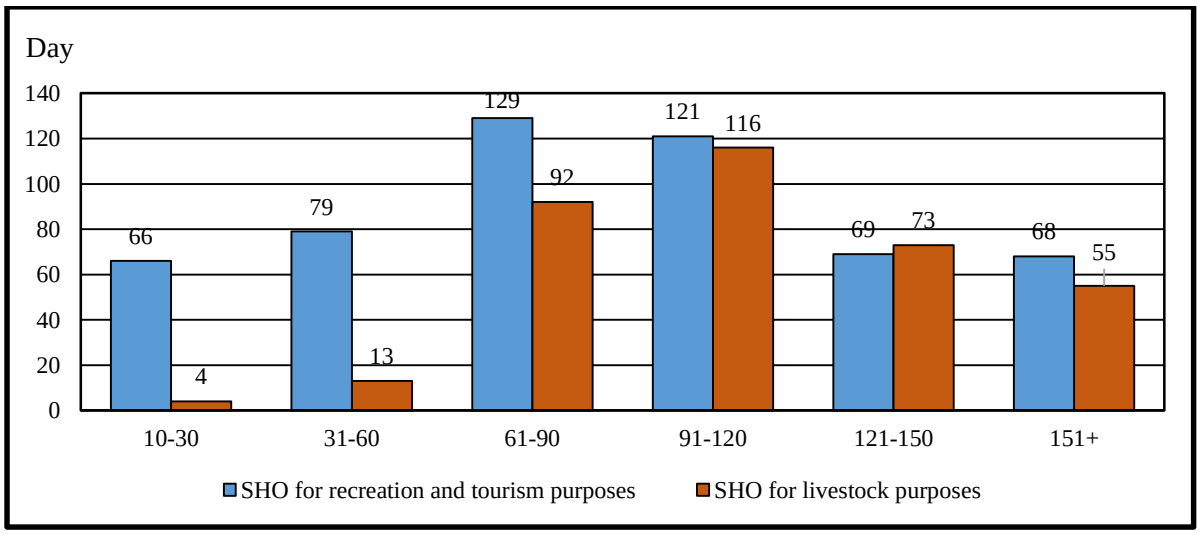

Figure 9. Usage period of second homes at the region
Explanation: SHO (Second home owner)

4. Conclusion

Mountainous areas are rebuilt in the natural, cultural, social, and economic context with the post-industrial period. This transformation negatively affects the original and sensitive mountainous ecosystem. Mountainous areas that allow limited economic activities are transformed from the production space to the consumption space due to the increasing leisure time and economic level of the population. Second homeownership and related spatial change are in the middle of this transformation. This study was conducted to examine and develop second homes in the Eastern Black Sea Region within the context of mobility. According to the findings of the study, second home ownership has rapidly increased in the last 30 years. The increase in second home ownership is considered to be related to the gradual liberalization of city-dwellers in site selection and the change in consumption patterns of the middle class with the post-industrial services. It was determined that second homeowners, who were mostly retirees, did not perform production activities while living in mountainous areas. This situation causes a gradual decrease in functions, such as agriculture, animal husbandry, and mining, which are primary economic activities.

It was observed that site selection was not coincidental in the return to rural areas and that coastal and mountainous areas were more preferred (Casado-Diaz, 2012; Cooke and Lane, 2015; Perlik and Membretti, 2018). Considering the occupancy rates of second homes in coastal regions in the world as of the 1950s and in Turkey as of the 1980s, it was detected that the mobility was directed towards mountainous areas (Travis, 2007; Ooi *et al.*, 2015). In this context, the rural space is opened for consumption by being rebuilt in accordance with the tastes of the second homeowner middle class (Bijker and Haartsen, 2012). The fact that reinforced concrete structures are built instead of traditional architecture supports this situation.

People want to spend the summer season away from pollution and cities. For local people, second homeowners are very important in generating income since traditional economic activities have lost their importance. In addition to the economic input of second homes, changes occur in land use and socioeconomic structure since producers, who carry out production activities in mountainous areas, sell their lands to second homeowners and abandon production. Second homeowners spend only the summer season in mountainous areas. The fact that most of the second homeowners are retirees and there is not enough infrastructure in the area for the winter season is effective in this case. Accordingly, when appropriate infrastructure conditions are ensured, the potential of second homeowners to use the area throughout the year increases.

The increase in mobility all over the world since the 1980s has also enabled its effects to be monitored. In this study conducted on changes in the highlands of the Eastern Black Sea Region, outcomes such as illegal settlement, waste problem, and social conflicts with the occupation of pastures in this region were determined. It was specified that the population, who abandoned transhumance and went to cities, used highlands as second home spaces afterward. Population and capital pressure on mountainous areas, in addition to demographic, functional, and spatial mobility, have many dimensions, such as providing infrastructure, access to technology, mass consumption, housing, transportation, society, and reproduction. Moreover, the rural-urban dichotomy loses its clarity, small businesses shift to rural areas, the potential of causing social conflicts occurs due to income inequality, house and land prices increase (Löffler and Steinickie, 2006), and environmental problems due to population increase emerge (Kondo *et al.*, 2012; Perlik and Membretti, 2018).

In addition to the existing problems, the determination and functional evaluation of the highlands in Turkey still cannot be performed completely. The Pasture Law numbered 4342 and dated February 28, 1998, defines highlands as areas where only animal-related activities are carried out. On the other hand, it has been reported that these areas cannot be used for any other purposes and their properties belong to the government (Somuncu *et al.*, 2012). Furthermore, the law regarding construction amnesty will affect controversial applications on the highlands with Article 16 added in June 2018 to the Construction Law numbered 3194 and dated 03.05.1985. It is mentioned that these areas, which cannot be transferred to private property, are transferred to private property within the

scope of Construction Amnesty. These developments experienced after 2004, which is the time limit of this study, rapidly change the number and characteristics of second homes on the highlands. Accordingly, depending on the motivation of people settling in the Eastern Black Sea Region in respect of having a second home, the function of settlements changes, and evolvement is experienced from the production space to the consumption space. When these developments are evaluated within the scope of the second home development trend in mountainous areas, it can be stated that the Eastern Black Sea Region is the most affected region. In addition to these, new topics such as individual, family structures, social harmony, solidarity, exclusion through alienating relationships, values system, belonging, environmental protection, participation, and integration should be investigated with new studies.

Since it is predicted that today's urban population will probably be more active and healthier in their retirement, their potential to own second homes will also be high (McMillan, 2006). Furthermore, it can be stated that the mobility from cities to rural areas will become easier with transportation and technology and the number of second homes will continue to increase with the effect of globalization in the coming years (Benson and O'Reilly, 2009). At this point, the fact that mountainous areas will be opened to consumption with their occupation by cities in the long term places this issue in the center of discussions.

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