



# CAPPADOCIA

## RESTORATION GUIDELINES

**ÇEKÜL - Çevre ve Kültüre Değerlerini Koruma ve Tanıtma Vakfı**

**ÇEKÜL – The Foundation for the Promotion and Protection of the Environment and Cultural Heritage**

ÇEKÜL strives to foster and build a nation-wide awareness and social network for the preservation and protection of Turkey's environmental resources and cultural heritage. Founded in 1990, ÇEKÜL conducts educational, community organizing, and promotional activities for environmental and cultural protection. We formulate specific programs and projects on afforestation, sustainable rural development, and the protection of biodiversity and cultural heritage. Each of these projects involves educational, promotional, and community organizing objectives alongside main project goals.

### **Cappadocia Architectural Restoration Educational Project**

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## How to Use This Booklet: A Note from ÇEKÜL

At the moment the region of Cappadocia is the scene of many restoration projects. A large number of simple maintenance and repair projects, as well as larger restoration projects are being conducted by the residents of Cappadocia without the assistance of an architect. If you are one such resident, then this booklet is for you. It will provide you with some basic information about how to do restoration work in Cappadocia, and will give some advice about how to avoid some commonly made mistakes that are negatively affecting the overall environment of Cappadocia. Basically, this booklet has been put together in order to provide you, the residents of Cappadocia, with some practical knowledge that you can use when doing simple maintenance and repair work on your homes, or when doing a major restoration project.

This booklet was prepared after 6 months of field work in Cappadocia, gathering practical information about restoration work by looking at a large variety of completed and on-going restoration projects. The information that was gathered is collected and presented here. It is available in both Turkish and English because there are a large number of foreigners carrying out restoration projects in Cappadocia and they can benefit from this information as well.

ÇEKÜL presents this not as a book that is a product of academic knowledge, but rather as a project in and of itself. It is not a booklet, but rather it is part of the process of the conservation of the valuable heritage of Cappadocia.

## CAPPADOCIA RESTORATION GUIDELINES

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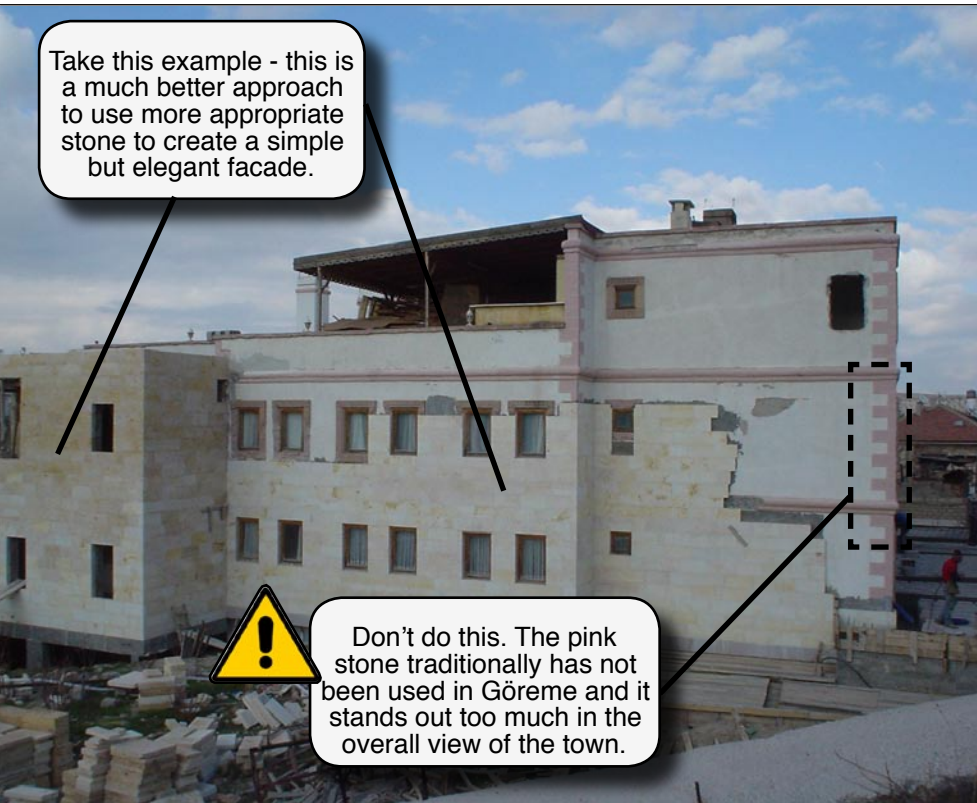
The region of Cappadocia is recognized as one of the most significant heritage sites in the world. One has only to look upon the amazing landscape of Cappadocia once in order to be entranced by the magical harmony that exists between natural forms and man-made dwellings. The region has a long and rich history, and has been inhabited by people since the 4th century who carved into the rock to create a number of special spaces such as underground cities and early Christian churches. However, most people agree that the most special characteristic of the Cappadocia is the architectural harmony that exists between man and nature. Each of the towns in the region has developed over time to express a unique style and expression.

But these days this unique balance and beauty is threatened by the many new buildings that are being built, and due to the old buildings that are being altered from their original forms. Because there are large numbers of tourists pouring into the region in the last several years, many things are being changed in the physical environment to accommodate tourism. But it is important that the beautiful cultural assets of Cappadocia be preserved for future generations to enjoy. The long history that led up to the present must be respected and it is in the hands of today's residents to ensure that this is carried into the future for our children and grandchildren to wonder at. This booklet is one tool that can be used by Cappadocia's residents to achieve this goal. It is being put into your hands to aid and guide you in taking care of your homes and businesses, and thereby the future of Cappadocia.

## EXAMPLES TO LEARN FROM

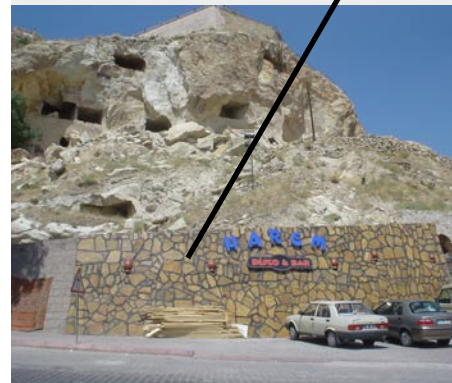
Take this example - this is a much better approach to use more appropriate stone to create a simple but elegant facade.

Don't do this. The pink stone traditionally has not been used in Göreme and it stands out too much in the overall view of the town.



This is a bad way to build a new exterior wall. The color of the stone and of the mortar are very different from those normally used in Ürgüp. It makes this wall look very artificial.

This wall is built in front of an old hillside neighbourhood of old rock-cut homes. This new wall ruins the view of this whole area because it distracts all of the attention away from the older homes.



## A Note About Inter-regional Differences

It is important to be aware of the fact that there are many differences that exist between the towns and villages located in Cappadocia. Each town has had its own unique historical development and exhibits its own special architectural features. For example houses located in Ürgüp and Mustafapaşa have exhibited decorative features of vernacular Anatolian Greek-style houses, whereas buildings in Göreme are very simply designed because they don't need to compete with the splendour of the fairy chimneys. Up until a few years ago, by looking at a photograph and seeing the decorative details on a house it was possible to understand which Cappadocian town this house was located in. But in these days it is becoming more and more difficult to tell the difference because new architectural projects are mixing and matching elements from different towns. Even though these projects may look nice, if this trend continues, in the future towns will lose their special, individual character. Therefore when working on your restoration project it is important to keep in mind that your town or village would benefit more, if you use native vernacular features.

## Types of Stone

**Kayseri Stone:** (this stone is commonly known as Kepez Stone in the Nevsehir region) This stone is much darker and harder than the stone that has traditionally been used in Cappadocia. Because it looks so different it shouldn't be used for building facades. But it is very hard, strong, and water-tight, so it is good to use this stone for foundations, exterior stairs, and also to top parapet walls.

## Types of Stone

**Esbelli Stone:** Esbelli stone has traditionally been used for building houses in Ürgüp, but now the quarry is closed, and it is difficult to find this stone to build with.

**Çavuşin Stone:** Çavuşin stone has traditionally been used for buildings in Çavuşin and Göreme.



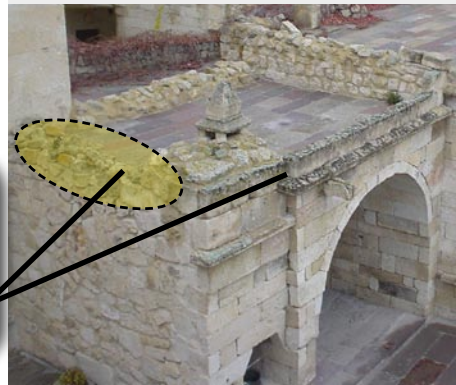
# WORKING WITH OLD STONE



At this building old stone is used to top the walls. You can see how it makes this newly built wall look much older

## Appropriate Sizes / Locations

- Used very old and weathered looking stone to cap the exterior stone walls (building walls as well as exterior garden walls). This will help the newly built wall blend in better with the old walls.
- Old stones that are reclaimed from buildings should be placed on the same side of the building. For example, a stone taken from the south side should be placed on the south side.



## Dampness Problems

- It can be risky to use old stones because they have been in the rain and snow, freezing and drying every year. These “wet” stones can’t be used any more because they erode away too quickly. After buying old stone, it is a good idea to keep it in storage for one year to test its performance.
- Use larger stones to span above door and window locations.



## General

- To create a unified rectilinear facade to an existing building, it is possible to build new walls with open arches in front of the existing cave walls beyond. This will create a straight facade, while at the same time preserving the original walls and interior spaces behind.

But be careful. You must first check if your building is a protected building. If it is, then making a new facade like this can be illegal!!



## WORKING WITH OLD STONE

### Interior Treatments

- Often the interiors of cave rooms can be very dusty. A good way to deal with problems from dusty cave conditions is to first clean the surface with a hard brush and then coat it with whitewash.



### Interior Treatments

- This dry brushing can be done to improve the appearance of the wall, and also to clean its surface so that it can breathe.



### Interior Treatments

- In order to “seal” the stone and avoid problems with dust you can use whitewash. It is even possible to use it on areas of stone that are damp. As time goes by the whitewash will come off of the walls, and you can repeat this procedure as necessary.

### Consolidation

- For consolidation of cave rock you can make a mortar from the dust of the cave rock, lime, and white cement. You can use this to make the wall stronger.

# WORKING WITH OLD STONE

## Exterior Walls

- Smaller and more irregular stones can be used for garden walls. This in line with the traditional building pattern for exterior site walls.

- In the past people used to fill in the joints between the stones with mud. But this is problematic because it washes out with the rains. Instead its possible to use a cement mixture because its more durable. In order to make it look more like the original mud, mix this with a yellow-ish dye, and also use yellow sand for this mixture, not black sand.

Keep trying until you get it right: These walls were built 3 times before they came out the right way. 1st they used new stone, then big blocks of old stone, then finally they broke the old stones into small pieces. Don't be afraid to knock down and rebuild.

## Filling in holes with new stone

- use matching stone
- To replace or create a new window division, put in a piece of stone and connect it with mortar.



This is a new piece of stone that was added to make 2 smaller windows instead of one large one

## Filling in holes with new stone

- mix some water with a powder made from the original rock (be careful about colors) and use this mixture to fill in the hole. Then later chisel this area to give it the correct texture.



## WORKING WITH NEW STONE

### Types of Stone

Kayseri stone is used at this parapet wall because of its strong water protection properties. This stone is good to use in small locations such as these, but it should not be used for a whole building facade.

- Kayseri stone is darker in color than stone traditionally used in Cappadocia, but it is very strong and water-tight. Therefore it is good to use this stone for foundations and exterior stairs & also to top parapet walls.
- İncesüyun red stone can also be used for building foundations.

### General

- It is more important to wait with new stones and keep them in storage for a while because sometimes after one winter season they will begin to flake. This is because of the method in which the new stones are quarried. Currently they are getting this new stone by carving through a mountain layer by layer. These different layers can have different physical properties. When you are dealing with an “inexperienced layer” of stone from the mountain it is best to wait before using it.
- It is best to use a stone that a stone mason has recommended to you so that you can know more about its performance.

### Colors

- When stone is cut it is white, but if left alone for a few years its color will change naturally. So you don’t have to worry about changing the color right away, it will happen naturally with time.
- Tea wash on white stone makes it look browner. After building the wall, boil tea until it is done, and then leave on stone for 15-20 minutes. If you’re using Tomarza or Esbelli stone then wash it off with a lot of water. This technique can be used on white stone to make it match with the surrounding houses.
- Another option is to make a mixture of dirt and water, and then “paint” the stone with a brush. This effect lasts for a long time.



## OTHER MATERIALS

### Wood

- Traditionally poplar wood was used because it is cheaper but now there are many other options. Many people are using new wood in restoration projects. A more interesting look can be achieved by finding old wood and then cleaning it.



### Wood

- If there are existing wood elements in your building you can sand the wood to clean the surface, and then replace only the sections that are badly damaged to achieve a harmonious appearance.



### Wood

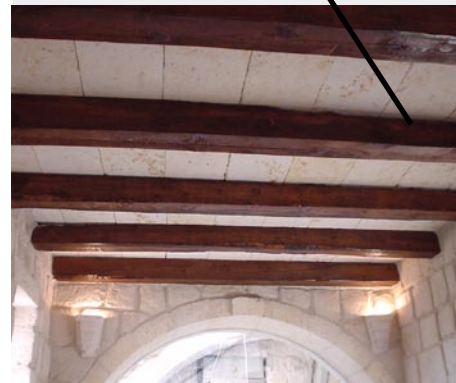
- See References section for some sources for old wood products.

#### IMPORTANT NOTE:

If you apply to the Ministry of Environment and Forestry 3 months before beginning the restoration project, it is possible that they might give you free wood materials for the restoration work.



Different looks can be achieved by altering the shape or the color of the wood, as well as by altering its spacing. You can try many different forms to get exactly the look that you want.



## OTHER MATERIALS

### Wood

There are other places that you can use wood items, other than just at the ceilings. You can also use wood pieces for stair or hand railings, for different floor finishes, and as decorative accents in a variety of places.



### Glass

- Be careful when using large amounts of glass in your building. Think about the placement of this glass and the effect of reflections on the landscape and views. Due to the nature of Cappadocia's topography be aware that it is possible for glass to be seen from the front, from the side, and even from above.



If you have interesting old pieces of decorated wood, you can find creative uses for them. For example here an old piece of woodwork is placed in the ceiling above a doorway.



# TOOLS

## Hand Tools

- Use only the sharp pointed tool for working in caves, because the other tool makes lines in the rock that don't look nice.
- For cave carving traditionally a pickaxe, iron wedge, and sledge hammer are used.



## Machine Tools

- Be careful when working with machine tools because their use can be dangerous for the rock and can cause cracking – especially when you are dealing with old and fragile stones, like in the case of fairy chimneys.



## Machine Tools

- Only use machine tools for really big jobs. Hand cutting tools are better because machine cut stone can look too perfect.
- Machine tools are good for working floors and for making new rooms



Stone blocks are used to prevent this cave-rock ceiling from collapsing. This is just a temporary solution, but it will help to preserve the building until a complete restoration can be done later.



## TEMPORARY SAFETY MEASURES

### Preventive Measures

- Even if you don't have the time or money to start the restoration right away, it is important that you take care of dangerous looking situations. For example if it looks like an archway or a ceiling of a room might collapse, you should build some temporary wood or stone supports to prevent this from happening.

Pieces of wood are used to provide temporary support for dangerous structural conditions.

### Cracks

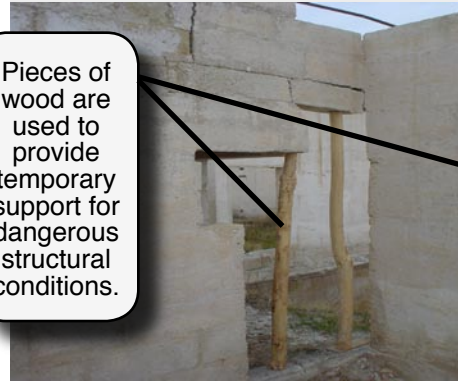
- You should consult an engineer about any cracks that look threatening before beginning any restoration work.
- When doing a structural analysis of your building – you must think about it as a whole structure, and think about where the loads are coming down.

### Cracks

- It is important to check what kind of cracks you are dealing with. Some are very old cracks and are not dangerous. But other newer cracks may be dangerous.

### Cracks

- Small cracks can be filled in with a mixture of a proper lime mortar and powder that is made from the original rock. This mixture looks like the stone that it is filling in.

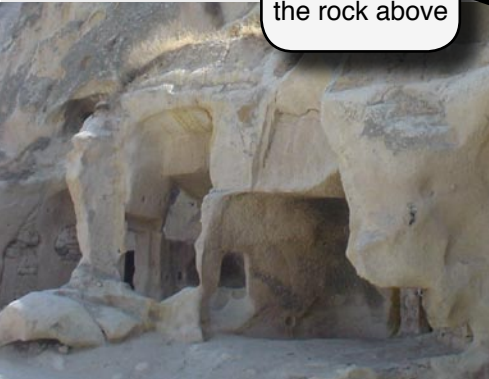


# STRUCTURAL PROBLEMS

## Supporting the stone above

- A situation that often occurs in the restoration of old cave homes is that it becomes necessary to support the rock above because it is in danger of collapsing. One method of dealing with this situation is to build a stone archway to support the stone above.

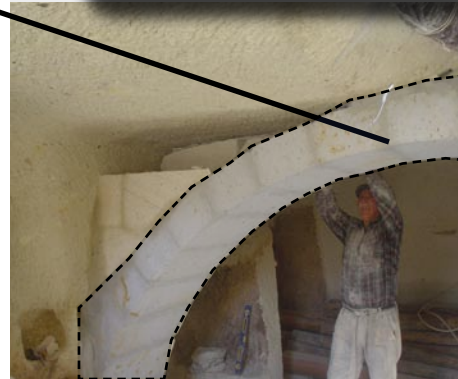
Build a new arch to support the rock above



## Supporting the stone above

- This is an acceptable way of dealing with this problem because this type of arched construction is typical and traditional for the Cappadocia region. So it solves the structural problem, and at the same time still fits in with the region.

Fill in the open space above the arch with stones and the previously mentioned mortar mix

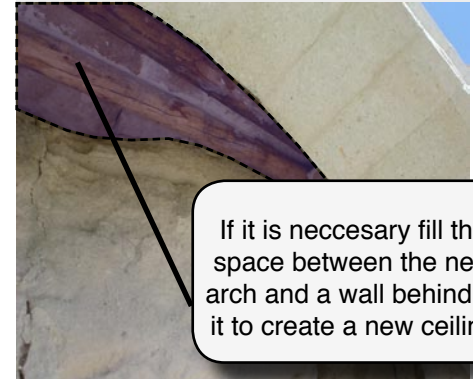


## Supporting the stone above

- In the past the stones that were used to build the arch were shaped to fit together perfectly, resulted in a structurally strong arch. Nowadays some people are constructing the arches with stones that are not shaped, but rather are separated by smaller stones. These arches are not as strong as the ones that were built in the past, and they are not recommended.



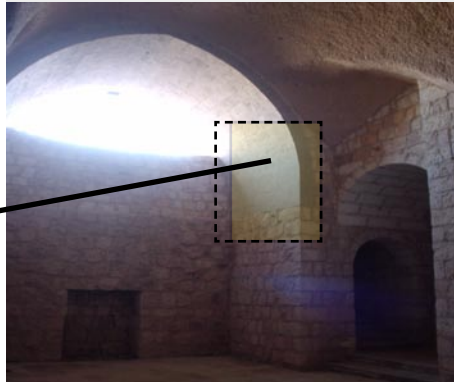
A new arch is built above an existing wall. Look at how smooth the transition is because of the type of stone that was used.



If it is necessary fill the space between the new arch and a wall behind to it to create a new ceiling

# STRUCTURAL PROBLEMS

## Bonding Walls Together

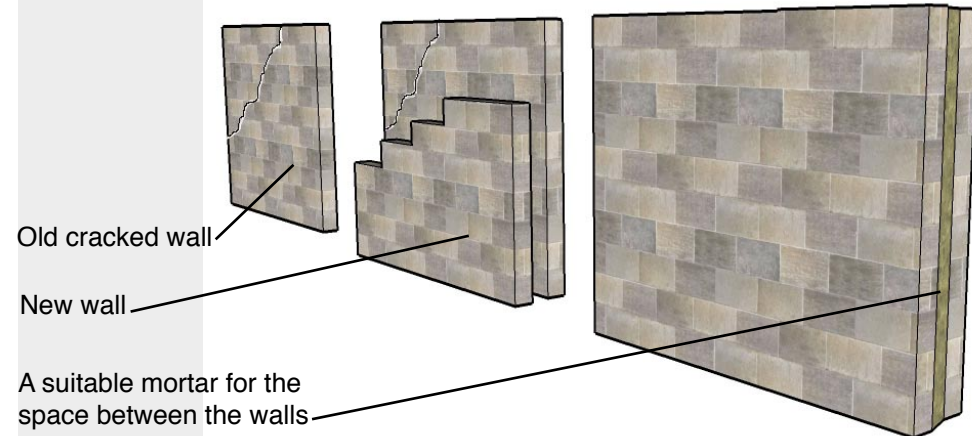


- If a wall has a serious crack in it, you have two options. One option is to knock the wall down and rebuild it. The other option is to build a secondary wall behind the wall with the crack. These two walls should then be bonded together.
- The space between the two walls should be around 5-10 cm. depending on the height of the walls. This space should be filled in with an appropriate mortar mixture.
- This second option is advisable because you will save the old wall, and you will have an easier time with getting permission from the municipality. (see legal note)

*\* This has been given only as an example. Different sub-regions and municipalities within Cappadocia have different rules and regulations. You must check the relevant conservation plans ("Kapadokya Koruma Amaçlı İmar Planı") or the relevant protected area conditions (Sit Alanı Geçiş Dönemi Yapılanma Koşulları").*

### LEGAL NOTE

If yours is a simple restoration project, then you will not need to submit drawings to the Belediye if you use this technique of bonding the old and new walls together. However, if you demolish the old wall and build a new one you will need to submit drawings.\*



# STRUCTURAL PROBLEMS

## Dampness in caves

- First look to see if you can find the source of the water and stop it. After this time you must wait for 5-6 months for the stone to dry out completely.

## Dampness in caves

- After the stone dries, the outer layer of the stone may start to peel or flake off, and this will look very bad. It may be necessary to build a new wall in front of the old wall.

## Dampness in caves

- Also its possible to leave 15-20 cm. of space in front of the original wall, and build a new wall in front of it. It is also necessary to create some air circulation in this space between the two walls, or the new wall will also later become damp. One hole on each side of this space is enough to achieve good air circulation.

## Dampness in caves

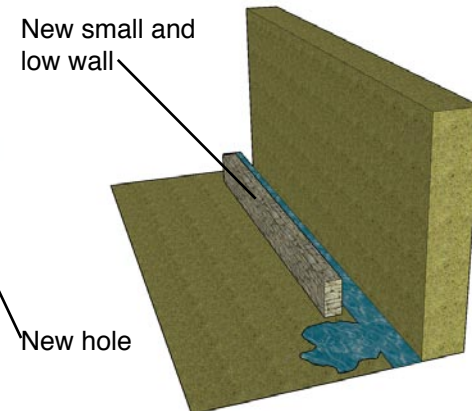
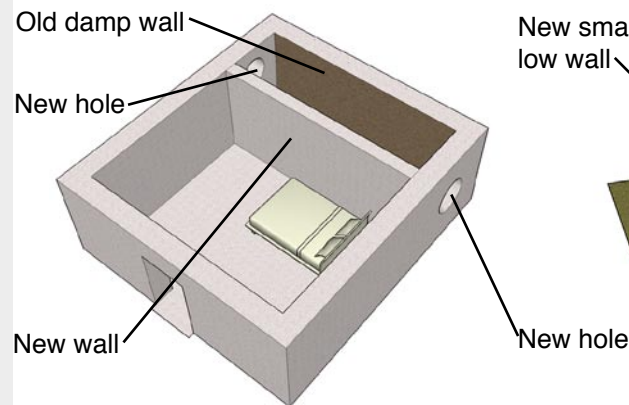
- If water is coming from upstairs build a small, low wall to create a channel for water to flow outside
- Once the roof is sealed well, it helps to avoid future dampness problems.

### NOTE : Housing Development Administration of Turkey (TOKİ)

At least 10% of the credits that will be given in accordance with “Mass Housing Law, numbered 2985”, which is added to the 12. article of the Law on the Protection of Cultural and Natural Heritage, numbered 2863 and entitled “Providing Aid and Contribution for Reparation of Immoveable Cultural Heritage” can be used for the maintenance, repair and restoration of registered immovable cultural heritage.

For more information on procedures concerning allocation, use and refunding of credits for maintenance, repair and restoration of immovable cultural heritage by TOKİ you can visit this website:

<http://www.toki.gov.tr/page.asp?link=html/krediler/restorasyon.html>



# STRUCTURAL PROBLEMS

## Dampness in caves

• When there are many underground rooms, another solution is to create a tunnel around the whole house - this allows for air circulation which helps to fight the dampness. This space can also be used for infrastructure pipes and wiring.

This “tunnel” was made to create better circulation, but now it is also used for running pipes for infrastructure.



## Ventilation

• Make a hole in the wall and add a pipe in the bathrooms. Then “clay” it in so that you can’t see it any more. You can run it through several rooms until it can come out again.

• A high ceiling is important for ventilation, 3 meter height is the minimum for good air circulation



### NOTE : Ministry of Culture and Tourism

“Regulation about providing aid from Ministry of Culture and Tourism for repair of immovable cultural heritage”: The aim of the regulation is to determine the procedures and rudiments of aid in kind, in money and technical aid for immovable cultural and natural properties that should be protected and owned by natural and legal persons.

#### Documents required for the projects:

Article 6- To Prepare the Project;

- Registry decision of the immovable property,
  - Report concerning the content of the project, completing period (the deadline of the work) and estimated cost of the work,
  - Photographs, not smaller than 9x13 cm dimension, which show the interior, exterior, and surrounding environment of the building clearly,
  - Çaplı tasarruf vesikası veya tapu örneği.
  - A copy of applicant’s official identification card with photograph.
  - Legal address of service
- If the building, for which you are applying for aid, is jointly owned, application by one of the co-owners is adequate.

<http://www.kultur.gov.tr/teftis/BelgeGoster.aspx?F6E10F8892433CFF060F3652013265D6658371B912254297>

<http://www.kultur.gov.tr/teftis/BelgeGoster.aspx?F6E10F8892433CFF060F3652013265D6413EC78939A1A8BB>

## INFRASTRUCTURE: HEATING, ELECTRICITY ETC.

### Location

- Telephone and electricity cables and water pipes are usually installed in “channels” in the floor
- Later these “channels” are filled in with a mix of mortar and a dust that is made from the original rock.



### Location

- If there is “tunnel” for air circulation (See section entitled Dampness In Caves) this tunnel space can be used to locate the external boxes of individual air conditioning units or other necessary equipment.



### Radiant Floor Heating

- Radiant floor heating is the same price to install as other heating systems and is more economical to run
- Radiant floor heating does not work well with wood floors, it works much better with stone

If you don't want the electrical wires to show, you can place them in the joints between the stones before putting in the mortar.

### Radiant Floor Heating

- Radiant floor heating is a low cost solution, but it is difficult to find workers who know to do this. Therefore many people advise against using this system for providing heat. If the system is installed incorrectly or if later there is a problem with it, it is very difficult to repair. You may have to tear up the whole floor in order to completely redo the heating pipe installation.
- See the references section at the end for some contractors who have experience with installing this type of system.

## INFRASTRUCTURE: HEATING, ELECTRICITY, ETC.

### Installing New Lighting

- Only put light fixtures in the ceiling if the ceiling height is high enough, otherwise use wall lights instead.
- You can carve the light fixtures out of stone. This looks great for both interior and exterior lights.

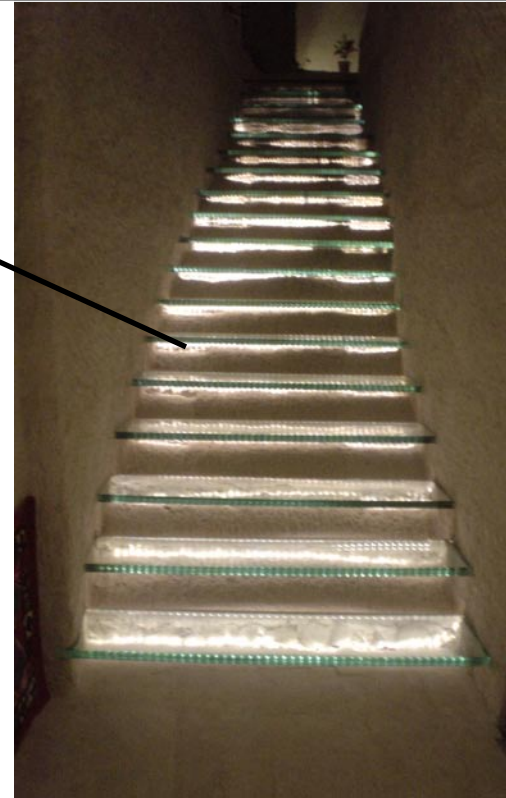


### Installing New Lighting

- If there are existing niches in the wall, you can put this lighting inside of them for a beautiful effect.
- Be creative with the location of the lighting. Use lighting to highlight the special features of the building. Spot lighting will draw attention to special details.



Creative locations for lighting: lights are placed in the stairway and small floor lights are used to shine lights on the stone columns.



# FINISHES

## Preserving Existing Features

If there are existing features in the walls, like niches, respect them and keep them. Don't get rid of them because they make the architecture more interesting. Some people doing restoration projects have made crooked or irregular niches or walls straight or symmetrical. But keeping them as they are makes the space more interesting because this is what is special about the architecture of Cappadocian cave homes. Straight walls, and perfectly square niches can be found in any apartment in any place in the world, but these unique features are special to Cappadocia.

## Preserving Existing Features

- Instead of covering existing tandirs in the floor, they can be covered with clear glass so that they can still be seen.
- Existing niches in the wall can be used for placing lighting, or can be covered up with new cabinet doors and used for storage.



## Finish style for natural stone

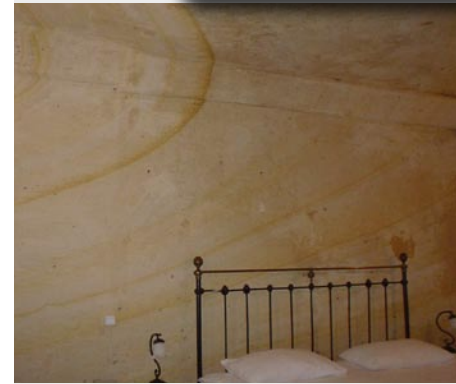
- If the old stone or cave walls are dirty they can be spray cleaned with water. Interior wall surfaces can be cleaned with a soft brush and water. Never use chemicals to clean the stone surfaces.



## Finish style for natural stone

- Rust-colored lines on the stone from water damage can be kept on the wall. Then make the surface of the wall smooth for a beautiful effect.

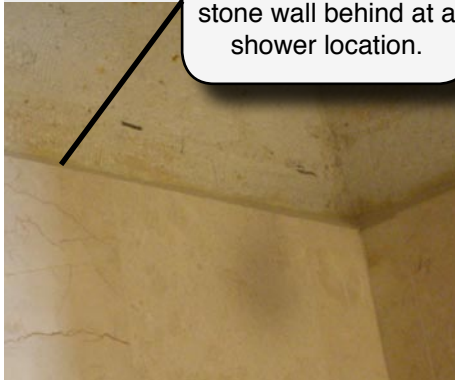
This round stone element was found in an old home before the restoration work began. Keeping it in its original shape and location makes the room more interesting.



## Bathrooms

- In bathrooms always use stones that are suitable for exterior use.
- A good stone to use in bathrooms is travertine
- A cheaper solution is to use cement with stone (mosaic)

Marble covers the stone wall behind at a shower location.



## Bathrooms

- Another cheap solution is to cover the floor and walls with a layer of concrete and a waterproof coating. If this concrete is colored with a dye it will look very nice.

A layer of colored concrete turns this room into a great hamam.



## Bathroom Fixtures

- If you are having trouble finding the perfect fixtures for your bathroom, it is possible that you can have them specially made by a potter. These sinks shown below were custom made, and then later installed in the same way as you would install a ready made sink.



## General

- Every intervention to the building should be reversible. This is very important to remember.



# FINISHES

## Doors /Windows

- It is best to use wood for doors and windows.
- If you don't use good quality wood for the windows, over time they can change shape from the change from hot to cold weather.



## Doors /Windows

- If you have old doors and windows, and if it is necessary, change the size of the existing opening a little bit to be the right size to fit the door.

These cabinet doors are new, but they use clues from traditional Cappadocian motifs.



## Cabinets

- Cabinet doors used to cover up existing niches can be old doors, or new doors created by taking clues from existing motifs and details used in traditional Cappadocian architecture. These existing motifs can be reinterpreted in order to find an appropriate way to build new elements.



## Cabinets

- If you have old shelves or cabinet doors, change the size of the existing opening a bit to be the right size to fit the doors or shelves. Or look for shelves that are a little bit smaller in size, so that they can fit easily inside the opening.



## Using Old Decorative Items

- If you have decorative elements that are made in the shape or style of old decorative elements such as columns, column capitals, fountains, or other carved pieces you can integrate them into your restoration project.



## Contemporary with the Classic

- It is possible to incorporate some contemporary elements into your restoration project if they can fit in nicely.



This fireplace has a contemporary design, but it fits in well with this old building because it is made from a material that is similar to the old stone and its design is simple enough not to overpower the existing elements of the building.



# SIGNS

## General

- If your restoration project is for a store, restaurant, or pension, you will need to put up a sign to advertise your business. However, you must be careful about how this sign looks. If it is too big or too colorful it can distract too much attention away from the building itself.



## General

- Not only do large signs distract attention away from the building, but many signs located all over place also distract attention away from the general environment and beautiful landscape of Cappadocia.

This sign is too big and too colorful. It affects the understanding of the building, and also the view of the overall landscape of the town.

Follow these examples instead. These signs are simpler and use materials and colors that don't clash with the buildings or the overall environment.

## Colors and Location

- Signs shouldn't use colors that are too bright or that are too mixed together. Use only a few colors, and try to keep the overall design simple.
- It is also important to think about the sign's location on the building. It should be small, but noticeable.



## General

- There are ways to make the signs noticeable without being too distracting. You don't need to make them too big or too colorful in order to be noticed. Instead you can draw attention to the sign by creating a nice border around it, or using interesting materials to construct it.



## Solar Energy

• Solar energy is great for the environment, and it should be supported. But it should be remembered that it has an effect on the architectural view. There need to be new strategies for incorporating this into the architecture of the building, and the installation of these panels should not be an afterthought.



## Solar Energy

• When installing solar panels think about their placement on the building – where will they be the least noticeable. It is not necessary to organize them in the same standard pattern. This pattern can be varied.



## Solar Energy

- Think about the views from other places onto your roof. Think about where you can hide these panels so that they are not seen from everywhere.
- If the panels are kept at a lower angle they can still work fairly efficiently and be less visible.

Don't follow this example. The solar panels are dominating the building and are easily seen from every angle.

Don't forget that solar panels can be seen from many directions, even from above. Take a look at this photo to see how the solar panels enter into the view.



# INFORMATION ABOUT REGIONAL CONSERVATION BOARDS

## General

If you are the owner of a registered building and you want to do maintenance, repair, renovation, or addition work to your building, or if you want to build a new building adjacent to a registered building located in a protected area then this information is relevant.

- Buildings commonly referred to as “Registered Buildings,” are legally referred to as “Immovable Cultural Assets.” Therefore this legal term will be used throughout this section.

- The protection of registered buildings is ensured by laws and regulations. Conservation is overseen by governorships, and municipalities. The highest authority, the Ministry of Culture and Tourism, are represented by the Nevşehir Regional Conservation Board (Nevşehir Bölge Koruma Kurulu) and the Conservation Directorate (Kurul Müdürlüğü).

- You must get approval from the Regional Conservation Board or the Conservation Directorate before doing any kind of maintenance, repair, or renovation projects (depending upon the size of the project). If you do work on or authorize such a project without receiving prior approval and permission you can be prosecuted in the “High Punishment” court. It will not be possible to pay a fine in lieu of any punishment that is received.

- In order to get permission for maintenance or simple repair projects for either a registered or a non-registered building, you must prepare the same set of documents. But for permission for work on a registered building you must apply to the Conservation Directorate (Kurul Müdürlüğü).

- In order to get permission for a more complicated project involving changes or additions to the structure you must prepare project documents for the application, and can only begin the project after receiving permission.

- If there is a Conservation, Implementation and Control Bureau (KUDEB)\* in your town, then you should apply to them for approval of your maintenance (bakım) or simple repairs (basit onarım) project. But, if there is no KUDEB in your town then you have to get permission for a maintenance project (bakım) from the Conservation Directorate (Kurul Müdürlüğü). You must get permission for basic repairs (basit onarım) from the Nevşehir Regional Conservation Board (Nevşehir Bölge Koruma Kurulu).

**These pages contain a list of the documents that you will need to prepare for the applications for permits for various types of repair & restoration projects :**

*At the time of publishing, the information listed in the following pages about the conservation boards was current and up to date. However, this information may have changed since then. This information is given only as a guideline, and it is your responsibility to check with the relevant agencies to make sure that this information is still current.*

\* Conservation, Implementation and Control Bureau (KUDEB) is a new institution in the conservation system of Turkey. These institutions can be established to work as a part of the local municipalities, given the permission of the governorship, the metropolitan municipality, and the Ministry of Culture and Tourism.

# INFORMATION ABOUT REGIONAL CONSERVATION BOARDS

## 1. Registering Immovable

### Cultural Assets

Request for Registration : Requests to formally register buildings can be put forth by citizens or by specialists who are working for the Ministry of Culture and Tourism or who have worked on planning projects. After the buildings have been evaluated, the decision about registration can come from the Ministry of Culture and Tourism, or from other ministries.

#### 1.1. Documents to be Prepared by the Applicant

- 1.1.1. Application and Letter giving Power of Attorney
- 1.1.2. Ownership Documents
- 1.1.3. Photographs (interior, exterior, and surroundings)

#### 1.2. Documents to be Prepared by the Local Administration (Municipality or Governorship)

- 1.2.1. Current Map
- 1.2.2. Land Registry Documents (Kadastro Paftası)
- 1.2.3. Planning / Zoning Documents (İmar Paftası)
- 1.2.4. Planning / Zoning Condition (İmar Durumu)
- 1.2.5. Drawing showing Plot Dimensions and Elevation Points (Çap & Röperli Kroki)

## 1. Registering Immovable

### Cultural Assets

- 1.3. Documents to Prepared Specialists from the Ministry and Related Institution and Associations.
  - 1.3.1. Specialist's Report
  - 1.3.2. Registration Record Document (Tescil Fişi)

## 2. Removal of Registered Status from a Building that is no Longer an Immovable Cultural Asset

Request for Removal of Registration: Requests to formally remove registered status from a building can be made by citizens, and by institutions and associations. The person or organization making the application must provide the following documents to the Regional Protection Board (Nevşehir Bölge Koruma Kurulu).

- 2.1. Documents to be Prepared by Applicant
  - 2.1.1. Application and Letter giving Power of Attorney
  - 2.1.2. Ownership Documents
  - 2.1.3. Photographs

## 2. Removal of Registered Status from a Building that is no Longer an Immovable Cultural Asset

- 2.2. Documents to be Prepared by the Local Administration (Municipality or Governorship)
  - 2.2.1. Current Map
  - 2.2.2. Land Registry Documents (Kadastro Paftası)
  - 2.2.3. Planning / Zoning Documents (İmar Paftası)
  - 2.2.4. Planning / Zoning Condition (İmar Durumu)
  - 2.2.5. Drawing showing Plot Dimensions and Elevation Points (Çap & Röperli Kroki)

- 2.3. Documents to Prepared Specialists from the Ministry and Related Institution and Associations.
  - 2.3.1. Specialist's Report
  - 2.3.2. Registration Record Document (Tescil Fişi)

## 3. Applying to Build a New Building

The conditions will vary depending upon the location of the property. Therefore the required documents will vary depending upon what type of area the property is located in.

## 3. Applying to Build a New Building

The conditions will vary depending upon the location of the property. Therefore the required documents will vary depending upon what type of area the property is located in.

### 3.1. Building in a City Protected Area

### 3.2. Building in an Archeological Protected Area

### 3.3. Building in a Natural Protected Area

### 3.4. Building a New Building Next to a Registered Building

### 3.1. Building in a City Protected Area

Request to build on an empty plot of land located in a City Protected Area: The applicant must prepare a project according to the transitional period building conditions (geçici dönem yapılanma koşullar), and present it to the relevant municipality. The municipality will review this and then indicate in writing that "it can be licensed after it is approved as being in compliance with planning legislation." All the documents will be collected and checked by the municipality and then they will all be sent to the head of the regional conservation board (Kurul Müdürlüğü) where they will be reviewed and evaluated. The first application must be given to the mayor of the municipality.

# INFORMATION ABOUT REGIONAL CONSERVATION BOARDS

## 3.1. Building in a City Protected Area

- 3.1.1. Documents to be Prepared by Applicant
  - 3.1.1.1. Application and Letter giving Power of Attorney
  - 3.1.1.2. Ownership Documents
  - 3.1.1.3. Photographs
  - 3.1.1.4. Project (Implementation Proj)
- 3.1.2. Documents to be Prepared by the Local Administration (Municipality or Governorship)
  - 3.1.2.1. Current Map
  - 3.1.2.2. Land Registry Documents (Kadastro Paftası)
  - 3.1.2.3. Planning / Zoning Documents (İmar Paftası)
  - 3.1.2.4. Planning / Zoning Condition (İmar Durumu)
  - 3.1.2.5. Drawing showing Plot Dimensions and Elevation Points (Çap & Röperli Kroki)
- 3.1.3. Documents to be Prepared by Specialists from the Ministry and Related Institution and Associations.
  - 3.1.3.1. Specialist's Report
  - 3.1.3.4. Other Documents, If Required

## 3.2. Building in an Archeological Protected Area

- Buildings can only be built in III Degree Archeological Protected Areas, and the extent of these buildings must be limited. The construction of structures in I and II Degree Archeological Protected Areas is not permitted, unless such structures are required for the protection and conservation of the site. Only the Ministry of Culture and Tourism is allowed to build structures in sites containing ruins, and only if these buildings are necessary for the maintenance of the surroundings. The regional conservation board may give permission for projects that are necessary for improving the public condition, such as infrastructural projects. The first application must be given to the mayor of the municipality.
- 3.2.1. Documents to be Prepared by Applicant
    - 3.2.1.1. Application and Letter giving Power of Attorney
    - 3.2.1.2. Ownership Documents
    - 3.2.1.3. Photographs
    - 3.2.1.4. Project (Implementation Proj)

## 3.2. Building in an Archeological Protected Area

- 3.2.2. Documents to be Prepared by the Local Administration (Municipality or Governorship)
  - 3.2.2.1. Current Map
  - 3.2.2.2. Land Registry Documents (Kadastro Paftası)
  - 3.2.2.3. Planning / Zoning Documents (İmar Paftası)
  - 3.2.2.4. Planning / Zoning Condition (İmar Durumu)
  - 3.2.2.5. Drawing showing Plot Dimensions and Elevation Points (Çap & Röperli Kroki)
- 3.2.3. Documents to be Prepared by Specialists from the Ministry and Related Institution and Associations.
  - 3.2.3.1. Specialist's Report
  - 3.2.3.2. Registration Record Document (Tescil Fişi)
  - 3.2.3.3. Soil Boring Report (and the opinion statement of the Relevant Museum and the Excavation Chief if necessary).
- 3.2.4. Other Documents, If Required

## 3.3. Building in a Natural Protected Area

- Buildings can only be built in II and III Degree Natural Protected Areas, and the extent of these buildings must be limited. The construction of structures in I Degree Natural Protected Areas is not permitted, unless such structures are required for the protection and conservation of the site. In I Degree Natural Protected Areas the only structures that can be built are those that are necessary for the maintenance of the surroundings. The regional conservation board may give permission for projects that are necessary for improving the public condition, such as infrastructural projects. In addition, in II Degree Natural Protected Areas buildings that meet the conditions set forth in the tourism oriented plan can be built. The first application must be given to the mayor of the municipality.
- 3.3.1. Documents to be Prepared by Applicant
    - 3.3.1.1. Application and Letter giving Power of Attorney
    - 3.3.1.2. Ownership Documents
    - 3.3.1.3. Photographs
    - 3.3.1.4. Project (Implementation Proj)

### 3.3. Building in a Natural Protected Area

- 3.3.2. Documents to be Prepared by the Local Administration (Municipality or Governorship)
- 3.3.2.1. Current Map
  - 3.3.2.2. Land Registry Documents (Kadastro Paftası)
  - 3.3.2.3. Planning / Zoning Documents (İmar Paftası)
  - 3.3.2.4. Planning / Zoning Condition (İmar Durumu)
  - 3.3.2.5. Drawing showing Plot Dimensions and Elevation Points (Çap & Röperli Kroki)
- 3.3.3. Documents to be Prepared by Specialists from the Ministry and Related Institution and Associations.
- 3.3.3.1. Specialist's Report
  - 3.3.3.2. Registration Record Document (Tescil Fişi)
  - 3.3.3.3. The Opinions of Other Relevant Institutions
- 3.3.4. Other Documents, If Required

*\* First you must show the plans that you have prepared to the municipality in which your building is located and get their approval, because the zoning plan (imar planı) of the municipality might have assigned a function other than your intended one to the land on which your building is located.*

### 3.4. Building a New Building Next to a Registered Building

The most important point to be aware of when proposing a new building project in a protected area is to be respectful to the registered immovable cultural assets that are located there. This must be clear in your application when you are presenting your project to the municipality. The new building must be in harmony with the appearance and massing of the adjacent buildings, and it must not dominate the existing buildings. The first application must be given to the mayor of the municipality.

- 3.4.1. Documents to be Prepared by Applicant
- 3.4.1.1. Application and Letter giving Power of Attorney
  - 3.4.1.2. Ownership Documents
  - 3.4.1.3. Photographs
  - 3.4.1.4. Project (Implementation Project)\*
- 3.4.2.. Documents to be Prepared by the Local Administration (Municipality or Governorship)
- 3.4.2.1. Current Map
  - 3.4.2.2. Land Registry Documents (Kadastro Paftası)
  - 3.4.2.3. Planning / Zoning Documents (İmar Paftası)

### 3.4. Building a New Building Next to a Registered Building

- 3.4.2.4. Planning / Zoning Condition (İmar Durumu)
  - 3.4.2.5. Drawing showing Plot Dimensions and Elevation Points (Çap & Röperli Kroki)
- 3.4.3. Documents to be Prepared BY Specialists from the Ministry and Related Institution and Associations.
- 3.4.3.1. Specialist's Report
  - 3.4.3.2. Registration Record Document (Tescil Fişi)
- 3.4.4. Other Documents, If Required

### 4. Changing the Function of Immovable Cultural Heritage

If the proposed changes meet the conditions of the existing Conservation Plan, then it is possible to change the function of the building. However, if the proposed change differs from the conditions of the existing Conservation Plan, then this plan must be revised by the municipality at the scales of 1/5000 and 1/1000. Following the revision of this plan, you may then apply to the Regional Conservation Board. This application for change of function may also be accompanied by a proposal for a restoration project.

### 4. Changing the Function of Immovable Cultural Heritage

- 4.1. Documents to be Prepared by Applicant
- 4.1.1. Application and Letter giving Power of Attorney
  - 4.1.2. Ownership Documents
  - 4.1.3. Photographs
  - 4.1.4. Project (Implementation Project) (Restoration Project, if Req'd)
- 4.2. Documents to be Prepared by the Local Administration (Municipality or Governorship)
- 4.2.1. Current Map
  - 4.2.2. Land Registry Documents (Kadastro Paftası)
  - 4.2.3. Planning / Zoning Documents (İmar Paftası)
  - 4.2.4. Planning / Zoning Condition (İmar Durumu)
  - 4.2.5. Drawing showing Plot Dimensions and Elevation Points (Çap & Röperli Kroki)
- 4.3 Documents to be Prepared by Specialists from the Ministry and Related Institution and Associations.
- 4.3.1. Specialist's Report
  - 4.3.2. Registration Record Document (Tescil Fişi)
- 4.3.3. The Opinions of Other Relevant Institutions

## RESOURCES

*These resources are given for your information as examples of places where you can find materials and workmen for your project. However, ÇEKÜL is not endorsing any of the people or locations listed here, nor does it take any responsibility for the goods or services provided.*

### Nostalji Taş Dekorasyon

Konaklar Caddesi  
Germir Yolu No: 15  
Kayseri

Tel: (0352) 224 3236  
Gsm: (0535) 511 7412

**Here you can find a large variety of stone decorative items. If you give them a photo, they can make a copy in stone of any element you desire.**



### Ipekyolu Antik

Yüksel Özgür  
Adnan Kahveci Cad. No.6  
50180 Göreme

Tel: (0384) 271 2261  
Fax (0384) 271 2402  
Gsm: (0532) 240 2537  
ipekyolu@ipekyoluantique.com  
ipekyoluantique.com

**Here you can find a number of different building elements including stones, doors, and large peices of wood. Also available are a number of small decorative elements such as door knobs and small lamps. They can also make new designs on old wood or stone peices.**

### Hüseyin Esmeray

50180 Göreme

Tel: (0384) 271 2858  
Gsm: (0542) 692 0613

**He can help to find and build any wood products that are needed for your restoration project including shelves, cabinetry, and flooring. He can also build wood furniture such as tables, chairs, and bedroom sets custom made for your needs.**



### Workers / Craftsmen

**mimarlik@fairychimney.org**  
**restorasyon@fairychimney.org**

If they have a worker that they can recommend for your special needs, they will email you back with the names and phone numbers of some workers that you can contact.

### Antik Dekorasyon

H. Galip Efendi Cad. No. 18  
Ürgüp / Ortahisar  
Tel. (0384) 343-2032  
Repairs to antique wooden furniture.

### Hasan Huseyin Dasdelen

Tel. (0384) 271 2406  
Gsm: (0537) 289 0289  
Plumber and Electrician

## Workers / Craftsmen

### Çağdaş Boyacılık

Nevşehir  
Muammer Demir  
Tel. (0532) 624-2925  
Painting services.

### Bakgör

Yeni San. Sit. 6. Blok No.42  
Nevşehir  
Necdet Şırmarmaz  
Tel. (0384) 213-4374  
Wooden window and door frames,  
furniture, and decoration.

### Tercih Ferforge

Lale Sanayi Sitesi 1 Blok No.5  
Nevşehir  
Mehmet Karaşahin  
Tel. (0384) 213-7384  
Iron work.

## Websites

### www.platformmc.org

platform\_c is an international network of academics which has been set up to come up with solutions to some of the problems in Cappadocia. On this website you can find information about their projects and research on Cappadocia. Information is in English, with basic information in Turkish.

### www.fairychimney.com/deutsch www.fairychimney.com/english/ projects/vernacular.htm

This website contains information in German, with basic information in English. A very interesting description is given of a restoration project done with an “organic” approach, and there are links to many maps and publications about Cappadocia as well as a description of the typical features of a Göreme house.

## Websites

### www.katpatuka.org

This website contains basic information about Cappadocia’s geology, as well as maps and photos. The information is presented in Turkish, English, and German.

### www.nevsehir.bel.tr

On this website you can view the Nevşehir Municipality’s magazine “Kültür ve Tarih Araştırmaları Dergisi.” This publication contains articles about different types of restoration projects in the Cappadocia region. Also in the “Adım Adım Kapadokya” section there is a good summary of Cappadocia’s history, cultural and social practices, natural development and features, tourism issues, as well as statistical information about all of the towns in Nevşehir Province.

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