



## Problems Arising in Areas Where Urban and Archaeological Sites Coexist: The Case of Seyitgazi

Kentsel ve Arkeolojik Sit Alanlarının Bir Arada Bulunduğu Bölgelerde Ortaya Çıkan Sorunlar: Seyitgazi Örneği

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### Abstract

This study focuses on the problems arising from the overlapping of urban and archaeological protected areas in the multi-layered Seyitgazi district and seeks to offer sustainable solutions. Seyitgazi holds significant value as it combines both archaeological and urban heritage within its boundaries, leading to various administrative, ownership, and user-based challenges. To address these issues, the study incorporates literature research, fieldwork, and archive analysis in line with national legislation. The analysis examines the participation of local governments in conservation and planning processes, the challenges faced by residents, and the shortcomings in the protection of civil architectural structures. Archival materials, including historical photographs, zoning plans, and socio-economic reports, were analysed alongside current data to examine changes in the region. These analyses, supported by field observations, are detailed in the findings section. The findings highlight that bureaucratic hurdles, neglect of archaeological sites, and housing challenges within protected areas adversely impact living standards. Based on these insights, the study provides recommendations to address these challenges in Seyitgazi and similar settlements while promoting a sustainable conservation model.

**Anahtar Sözcükler:** *Overlapping protected areas, Urban-archaeological site, Historical environment, Seyitgazi.*

### Öz

Bu çalışma, çok katmanlı Seyitgazi ilçesinde kentsel ve arkeolojik sit alanlarının örtüşmesinden kaynaklanan sorunlara odaklanmakta ve sürdürülebilir çözümler sunmayı amaçlamaktadır. Seyitgazi, sınırları içerisinde hem arkeolojik hem de kentsel mirası bir arada barındırması nedeniyle önemli bir değere sahiptir ve bu durum çeşitli idari, mülkiyet ve kullanıcı temelli zorluklara yol açmaktadır. Bu sorunları ele almak için çalışma, ulusal mevzuat doğrultusunda literatür araştırması, saha çalışması ve arşiv analizini içermektedir. Analiz, yerel yönetimlerin koruma ve planlama süreçlerine katılımını, bölge sakinlerinin karşılaştığı zorlukları ve sivil mimari yapıların korunmasındaki eksiklikleri incelemektedir. Tarihi fotoğraflar, imar planları ve sosyo-ekonomik raporları içeren arşiv materyalleri, bölgedeki değişimleri incelemek için güncel verilerle birlikte analiz edilmiştir. Saha gözlemleriyle desteklenen bu analizler bulgular bölümünde detaylandırılmıştır. Bulgular, bürokratik engellerin, arkeolojik alanların ihmal edilmesinin ve koruma alanlarındaki konut sorunlarının yaşam standartlarını olumsuz etkilediğini vurgulamaktadır. Çalışma, bu görüşlere dayanarak, Seyitgazi ve benzeri yerleşimlerde bu zorlukların üstesinden gelmek ve sürdürülebilir bir koruma modelini teşvik etmek için öneriler sunmaktadır.

**Keywords:** *Çakışan sit alanları, Kentsel arkeolojik sit, Tarihi çevre, Seyitgazi.*

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## Introduction

Historic cities and urban areas show that the differences arising from the cultural values of each society are a richness and that they should be preserved and preserved, with their tangible and intangible elements, vital and cultural values. Handling the historical city with all its components is of great importance in the protection and transfer of cultural heritage to the future. In addition to the repair and conservation of the historical buildings of a region, addressing the region with all its parts should be the most prioritised way of protecting its past and ensuring its continuity. The fact that urban conservation should be handled with a holistic approach was addressed in all its dimensions in the Amsterdam Declaration, which emerged as a result of the European Architectural Heritage Congress in 1975 (Amsterdam Declaration, 1975).

According to the Declaration:

- 'Conservation of architectural heritage is one of the main objectives of urban and regional/national planning. Conservation works should be designed as an integrated part of the urban/regional planning discipline.
- Conservation today applies not only to historic parks and gardens but also to historic cities, old neighbourhoods of cities and towns and villages with traditional character. Therefore, it is necessary to act with a common conservation responsibility against the dangers such as deterioration, demolition, reconstruction and transportation that these artefacts face, and to adopt this as one of the main objectives of urban and rural planning.'

Integrated conservation is of great importance in order to ensure that living spaces, which are considered as architectural heritage reflecting the past lives, cultural values, social and economic conditions of societies, do not disappear under today's living conditions and live together with contemporary developments (Ahunbay, Historic Environment Conservation and Restoration, 1999).

When conservation works, which are handled with all components of historical environments, are not carried out with a correct holistic approach, they may cause some problems for the local people, local administration and those who are actually in the region. While the conservation of archaeological and urban areas together with the monumental buildings in the historical environment, archaeological and urban areas, civil architectural structures in these areas together with their original functions and textures ensures the continuity of cultural heritage, the restrictions imposed on living standards such as construction, renovation and change affect and complicate daily life for the local people and the administration. These difficulties arise mostly when urban and archaeological areas overlap with each other. Conservation works implemented without proper planning, such as valuing the urban area, which is a part of the cultural heritage, less than the archaeological area, or not valuing civil architectural structures as much as monumental structures, ignoring or in some cases even discarding one component while trying to protect the other, do not bring a long-term solution to the conflict situation and make conservation difficult.

Seyitgazi district of Eskişehir province is one of the historical urban environments that can be given as an example of this situation. The historical environment in Seyitgazi is one of the original settlements that has preserved the Anatolian urban texture with its civil architecture, monumental buildings and social life. The conservation works in the district were initiated in 1982 with the registration of the monumental buildings to be protected and prepared by GEEAYK in 1991 by KKVKBK according to the decision dated 04.01.1991 and numbered 924. Since the 2000s, it has continued with the identification and registration of archaeological sites with the data revealed by the increasing excavation works.<sup>3</sup>

By the declaration of archaeological protected areas, it was aimed to prevent further destruction of the historical texture by preventing unqualified and irregular construction, but this situation has started to create some problems for the local people due to prohibitions such as renovation, renovation and change to their buildings in the archaeological area, which affects their living standards. In Seyitgazi district, where archaeological and urban areas overlap, ignoring the civil architectural structures while trying to protect the archaeological area, the negative impact of this situation on the living standards of the people living in the district, the emergence of migration in cases where no solution can be found, and the inadequacy of the administration on the basis of financial and authority to produce solutions within its own scale constitute the main problems that come with the overlap. Among the components of the historical environment, the predominance of the archaeological area, the urban texture and civil architectural structures have left the principle of integrity in conservation in the background.

The Street Rehabilitation Project for Cumhuriyet Square and its surroundings for 2018-2020 (Elmas, 2020) and the 2020 Eskişehir Province Seyitgazi District Nakoleia Ancient City Conservation Zoning Plan have been completed (Sagiroglu Demirci etc., 2020). Although the failure of both of these projects to be implemented as planned is theoretically a solution to the problems that arise, in practice, the existing problems continue in terms of local administration, public and conservation.

The aim of this study is to identify the problems that arise as a result of overlapping sites and conservation areas in the multi-layered Seyitgazi district, which is important for the city in terms of urban and archaeological identity, where more than one site or conservation area intersects. Another aim is to discuss these problems multidimensionally in terms of local administration, local users and conservation practices and to develop solutions for the problems identified. It is believed that the problems aimed to be revealed with this study and the suggestions developed in this direction will be the basis for decision-making and implementation studies in historical environments with overlapping conservation areas in Seyitgazi.

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<sup>3</sup>16.05.2012. dated, 506 numbered and 25.10.2017. dated, 5638 numbered Conservation Board Decisions: Nakoleia Ancient City Archaeological Site Boundaries in Seyitgazi district centre.

The scope of the study consists of Grade I, II, and III Archaeological Protected Areas and Urban Protected Area, which overlap with each other in Seyitgazi district centre.

Limitations of the research, in order to address and evaluate the problems of the study on the basis of local people more comprehensively, an oral or written survey was not conducted. Reference was made to the oral interviews and questionnaires conducted within the scope of the Conservation Plan in the region. The fact that the participation in the survey requested from the public was not responded positively made it difficult to identify user-based problems. Another limitation is that the works carried out on the basis of protection have not been able to create a regular archive in the cultural heritage protection board and Seyitgazi district local administration. This situation made it difficult to access the data.

In multi-layered historical environments such as Seyitgazi, the fact that there are different protection areas and not all of them are not declared as protected areas within the scope of protection, instead of protecting two types of protected areas together, prioritising one and ignoring the other, reveals the problem of not realising protection according to the principle of integrity in historical environments. Although there is a definition of protected areas in the Protection Law No. 2863 and Law No. 5226, there is no specific definition of mixed protected areas. As one of the consequences of this situation, the decisions taken for protection in areas where more than one protected area overlaps do not include holistic protection for both protected areas. As one of the consequences of this situation, the conservation process of the historical environment in Seyitgazi district centre, where the Urban and Archaeological Sites overlap, is interrupted in the context of local government decisions and the needs of the local people and cannot be done properly. In areas where more than one site overlaps, conservation decisions favour a particular site, user group or facility in the context of selected criteria. It is possible to optimise these tendencies in the context of integrated conservation.

### **Material and Method**

Within the scope of the study, literature research was conducted, followed by oral interviews with the local administration and the people living in the district in order to determine to what extent the local administration is involved in the participation of the relevant urban and archaeological sites in the conservation and planning works in the city, what problems the local users face, and to what extent this overlap affects the living standards of the local users. In addition, field studies were carried out continuously and temporarily in the area where visual and measurement data were obtained. In order to determine the problems arising for the protection of cultural heritage, archive scanning was carried out by conducting interviews with the Regional Board for the Protection of Cultural Assets, KUDEB<sup>4</sup> and again with the local administration. From the archives of the local administration, municipality and district governorships, photographs from the past periods, zoning plans, zoning plan notes, reports containing demographic and socio-economic information about the region were obtained.

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<sup>4</sup>Article 10 of the Law No. 2863 on the Protection of Cultural and Natural Assets stipulates the establishment of protection, implementation and supervision offices within Special Provincial Administrations, Metropolitan Municipalities and municipalities authorised by the Ministry in order to carry out and supervise the procedures and implementations related to immovable cultural assets requiring protection.

These data were analysed and compared with current zoning plans and reports. In this way, it was observed how the region has changed. All these data were evaluated within the scope of the field study and enriched with on-site determinations and are detailed in the findings section.

### Findings and Discussion

Seyitgazi district (Figure 1), known as Nakoleia in ancient times (Alevsavaş & Alpsar, 1985: 185), surrounded by Mahmudiye and Çifteler districts in the east, Kütahya in the west, Afyon in the south and Eskişehir in the north, has been one of the important routes used for various military, religious and commercial reasons from past to present (Elmas, 2020). The district has a surface area of 1632 km<sup>2</sup> and its height above sea level is 1040 m<sup>5</sup>. The fact that Seyitgazi is located on a plain with fertile soils where three major rivers flow has played a major role in Seyitgazi's preference for settlement (Elmas, 2020: 12). Seyitgazi is one of the old Anatolian settlements that continued on the early settlements about which we have historical and archaeological data.

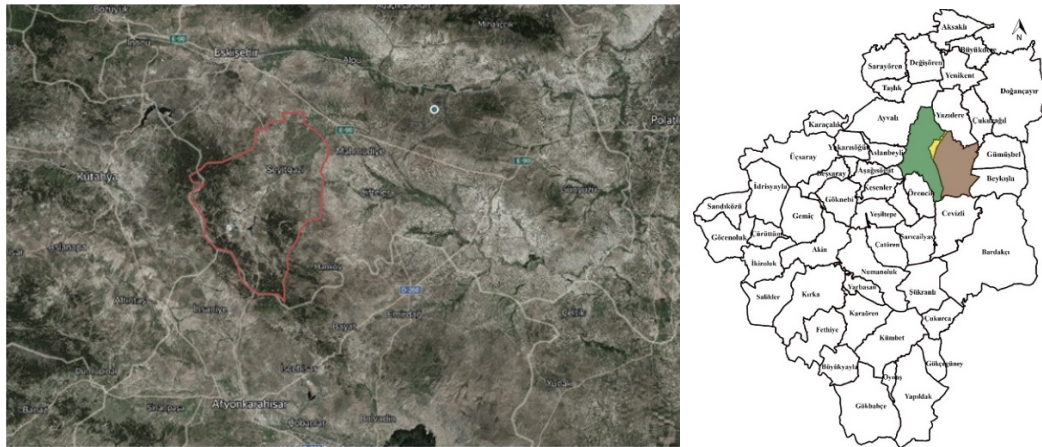


Figure 1. Map showing Seyitgazi District Boundaries and District Centre.

Seyitgazi has a multi-layered structure in terms of its monuments, water structures, monumental and traditional civil architecture examples from Roman, Byzantine, Seljuk, Ottoman and Republican periods. Roman bridge, Midas monument, tombs, baths and complexes from the Seljuk period, mosques from the Ottoman period and traditional Anatolian houses. Scientific studies have been initiated on many of the buildings on a single-building scale, and restoration and repair have been developed for many of them. The conservation works initiated in the 1980s in the district were initiated at the single building scale, and the necropolis areas, tumuli and mounds that survived from the Roman and Byzantine periods were determined by GEEAYK (Real Estate Antiquities, High Council of Monuments) and registration works were initiated (Elmas, 2020). According to the decision dated 16.05.2012 and numbered 506 taken by EKTVCBK (Eskişehir Regional Board of Cultural and Natural Heritage Conservation), 'the Archaeological Site Boundaries of Seyitgazi District were determined in order to ensure integrity among the ancient city of Nakoleia, Hellenistic,

<sup>5</sup>Seyitgazi District Governorship 2018 2nd Six Months Briefing Report, Seyitgazi



Byzantine and Roman ruins, and historical monuments registered independently of each other' (Figure 2). Thus, the first archaeological protection works were initiated holistically in its own context.

With the decision dated 25.10.2017 and numbered 5638 by the Ministry of Culture and Tourism EKVKBK, the boundaries of the protected area were updated and it was decided not to make any attempts such as renovation-repair on the basis of complying with the 'Eskişehir Province, Seyitgazi District Grade II and III Archaeological Site Transition Period Protection Principles and Terms of Use' in the existing texture in the district, whose final form was determined. As of 2020, a conservation zoning plan was prepared and published together with the urban fabric protection works carried out in the district<sup>6</sup>.

When the district centre, where the archaeological and traditional urban texture is seen together, is considered, it can be observed that the square, which is shaped like a natural formation according to the mosque, the bazaar established next to the mosque, socialisation spaces such as sahaf and café, façade elements such as projection and window layout, houses with similar characters, curved roads, mosque, fountains, buildings and roads, exhibits a modest integrity that reveals the whole dynamics of the settlement.

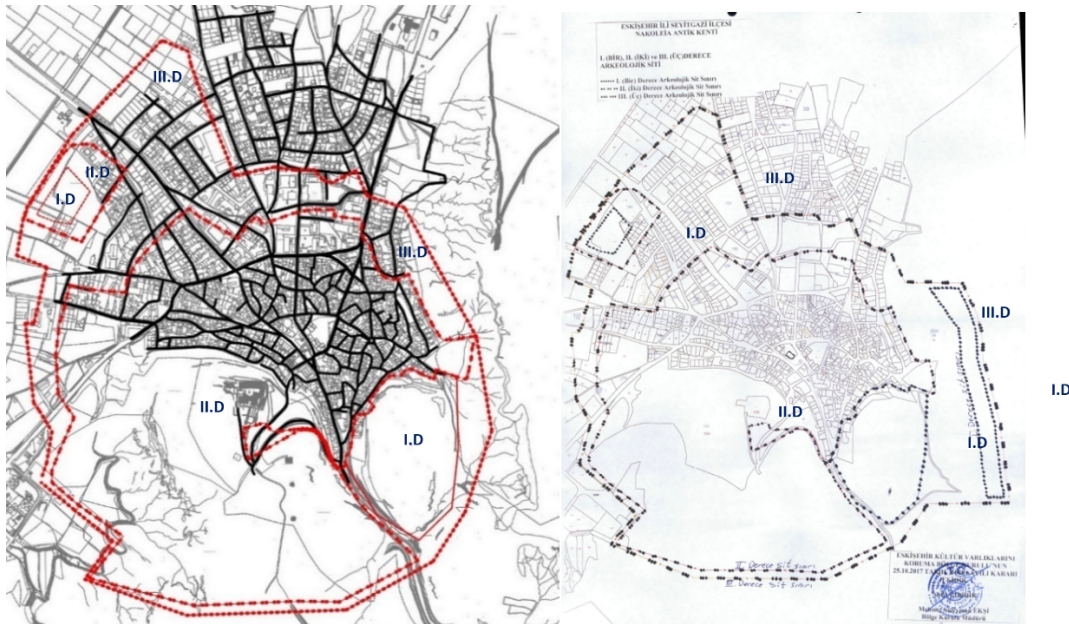


Figure 2. (left) Conservation Board Decision No. 506 dated 16.05.2012; (right) Conservation Board Decision No. 5638 dated 25.10.2017: Archaeological Site Boundaries of Nakoleia Ancient City in Seyitgazi District Centre.

### Seyitgazi Urban and Archaeological Sites

As seen in Figure 3, the 1st-degree archaeological site area is the area bounded by the green legend known as Mesih castle in the south and east of the district and the region in the northwest. The region in the north-west is located where the district has developed in

<sup>6</sup>2020 Eskişehir Province Seyitgazi District Nakoleia Ancient City Conservation Zoning Plan Explanation Report

industry. The 2nd-degree archaeological site is the region shown with brown legend, which includes the settlement area surrounding the district centre and many monumental buildings.

The 3rd degree archaeological site constitutes the area surrounding the 2nd degree archaeological site, indicated by the blue legend. As shown in the figure, the buildings marked with red legend within the archaeological sites are Anatolian-Turkish traditional civil architectural structures worthy of registration. It can be observed that the district has been able to preserve its archaeological cultural heritage as well as its urban fabric on a large scale together with its vital qualities.

The city has a multi-layered characteristic in terms of the civil architecture buildings that make up its structure (Table 1), the landscape in and around the city, the street silhouettes formed by these houses, the viewpoints and the historical environment, which have different degrees of importance in urban, rural and archaeological terms.



Figure 3. (Left) Seyitgazi District Site Boundaries and Qualified Traditional Civil Architecture Buildings Proposed for Registration (Right) Aerial View of the District Centre where Seyitgazi District Urban Fabric and Archaeological Site are Located.

Table 1

*Examples of Civil Architecture Buildings in the Original Urban Fabric in Seyitgazi District (Elmas, 2020)*





The coexistence of different types of protected areas in historical environments brings about situations of overlapping or affecting each other. The necessity of coexistence of various values leads to the necessity of protecting these values at the same time or determining the priority of protection, and may cause problems in areas such as identification, authorisation and protection in planning and implementation processes (Kalak & Sağiroğlu Demirci, 2023: 61). Seyitgazi district is an area with overlapping protected areas. The problems arising here are categorised as bureaucratic/administration, local user and conservation problems.

### **Problems Arising in Overlapping Urban and Archaeological Sites in Seyitgazi**

In Seyitgazi district, where archaeological and urban areas overlap, the problems arising as a result of this situation are mostly encountered in the context of local users, local administration and conservation. The main problems are that the civil architectural structures lag behind the archaeological site due to insufficient attention, the living standards of the people living within the boundaries of the protected area are adversely affected as they cannot modify and repair their houses, and the administration cannot provide much authority and financial support in such cases. For this reason, the problems we will discuss in this part of the study will be analysed under four headings: bureaucratic/administrative problems, property problems, problems arising in the case of users and problems arising in the case of protection of cultural heritage.

### ***Bureaucratic / Administrative Problems***

Local administrations are organisations that exist for the management of the region and the administration of the people living in the region in order to provide the administrative requirements, economic, social, cultural wealth and prosperity that the people living in different groups and communities within the national borders need for basic life. These institutions, which are the closest form of administration to the local people, are public legal entities that can operate autonomously and are obliged to meet the needs of the people with a separate budget they have when necessary. In addition to these, it is necessary to manage the process in zoning and settlement works, necessary excavation works, and to provide a bridge between the public and other relevant organisations. In the zoning planning process, local administrations - municipalities - have the authority to have other organisations and institutions or authorised persons prepare the plan, but they do not have the authority to plan in areas outside of the administrative area. The metropolitan municipalities have full authority in this regard. Seyitgazi district has a local administration under the provincial metropolitan



municipality. In this case, it does not have a comprehensive boundary on the basis of authority. The management of a district with cultural heritage sites in the context of conservation and user satisfaction requires full authority and financial prosperity.

Seyitgazi district has faced the problem of zoning plan since the announcement of archaeological sites in 2012. In the district, where two zoning plans were implemented in the 1950s (Figure 4) and 1980s after the Republican period, the zoning plan process was stopped after the declaration of the protected areas in 2012, and the boundaries of the protected area were updated with the decision of the Eskişehir Regional Board for the Protection of Cultural Assets dated 25.10.2017 and numbered 5638, and with the decision of the same board dated 25.10. 2017 dated 25.10.2017 and numbered 5642, the boundary of the Conservation Zoning Plan was determined in accordance with the 'Regulation on the Amendment to the Regulation on the Procedures and Principles Regarding the Preparation, Demonstration, Implementation, Supervision, and Inspection of Conservation Zoning Plans and Landscaping Projects' (Elmas, 2020: 36).

However, due to a number of bureaucratic reasons and the prolongation of the supervision in the conservation boards, the process was extended until 2020. Until the 2020 conservation zoning plan, the local administration faced the problems experienced by the public due to this situation, some of which it was able to meet, and some of which were insufficient in terms of authority and finance. The services that the district-based administration wants to provide and are necessary have experienced disruptions. These disruptions are mostly seen in the infrastructure works required for drainage, sewerage, internet electricity and natural gas.

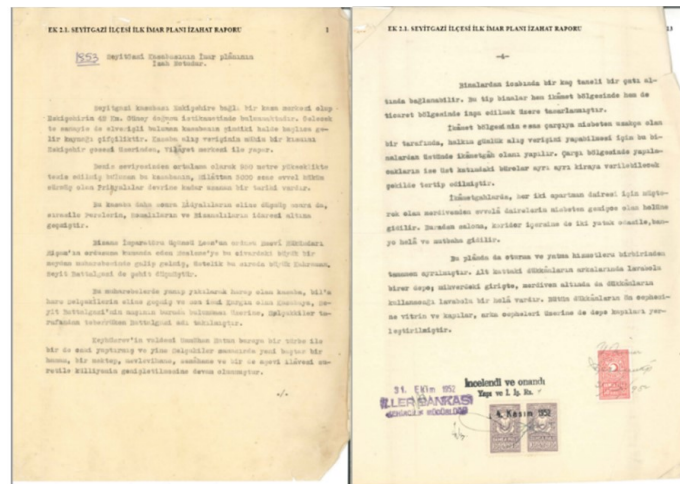


Figure 4. First and Last Pages of Seyitgazi 1952-53 Zoning Plan Explanation Report.

The lack of deep excavations in archaeological sites leads to the problem of sewerage in the historical environment. Attempts to eliminate wastes with septic tanks cause difficulties for both the management and the local people. In addition, the drainage of waste water cannot be realised. All these situations will cause bad odour in the historical environment and in case of a possible disaster, the pits will be dispersed, the connections to the pits will be blocked and this will cause both visual and odour results. In addition to these, if hygiene cannot be ensured, it also brings health problems.

In addition, fiber internet line laying which requires infrastructure work, undergrounding of electricity cables in order to prevent a messy and dirty appearance outside and to minimise electricity-based hazards cannot be carried out, so the people cannot improve their living standards. The use of natural gas in buildings located in the historic environment is severely restricted due to factors such as the lack of permission for excavation works, prolonged permitting processes and the inability to obtain approval for projects. In protected areas, compulsory technical infrastructure works can only be realized if the relevant projects are designed with an integrated approach and the permitting process is completed. This situation makes it difficult to meet contemporary infrastructure needs in historic areas.

Under normal circumstances, the water element, which is important for urban landscaping, should not be a problem in the region, but these channels usually flow openly. Places closed by bridges or culverts can be opened over time. Animals drink from these channels, garbage and wastes accumulate there, and when the water overflows from time to time, the open areas pose a danger to people, animals and vehicles. Since it is located within an archaeological site, it is very difficult to make structural interventions (Sağıroğlu Demirci etc., 2020).



*Figure 5. Irregular Appearance of Seyitgazi Historical Environment.*

The increase in the number of public areas in urban sites, the development of open areas for visitors, the creation of social activity areas and the aim of carrying out works aimed at revitalizing social life, cause problems for the local government, as the archaeological site is located in the same area. The wide highways built during the opening of archaeological sites to visitors, the sales units inserted into the area, the design of necessary facilities such as parking lots, restaurants, toilets, etc. very close to the area and in inappropriate sizes and shapes, create visual pollution and lead to the deterioration of the character of the archaeological site (Figure 6). Tourism, which is beneficial in terms of introducing archaeological sites to large masses, causes controversy due to the problems it creates such as overloading and erosion (Ahunbay, 2010: 105).



Figure 6. Irregular Parking Area in the Historical Environment and the WC Structure and Bus Terminal Built Later in the Square.

Since the arrangements that are important to be made within the urban site are largely not possible within the borders of the archaeological site, they result in images that are not fully preserved and improved. There is no stall arrangement set up for product sales throughout the market place. This situation causes a messy appearance. There is not enough space to meet the parking needs of the district center and traffic congestion occurs around the market place (Figure 7).



Figure 7. Market Place in the Historical Environment.

Rural or urban settlements on archaeological sites make excavation and protection work difficult. In rural areas, the relocation of a neighborhood or village is on the agenda in order to reveal important archaeological values. The law allows expropriation by court order in areas of first-degree importance. In this case, it is necessary to provide financial resources for expropriation and to find a suitable new settlement area for the villagers to be moved. When there is no resource for expropriation, daily life continues in the archaeological site, and the arbitrary behavior of users and lack of control accelerate the deterioration (Ahunbay, 2010: 105).

The fact that the interventions that the people who come to the local government for needs-based demands want to realize in their structures go through long bureaucratic procedures, and that this process does not always result in favor of the demand in the hierarchy of the people-local government -KUDEB-KVKBK- creates disagreements between the local government and the people. The efforts of the local government to apply for grants prolong the process due to their financial inadequacies in the cases where they are competent in the structures, and the fact that they do not always get positive results, and the situation that the administration cannot keep its promises, brings about a weakening of its power. Not having

the necessary power to expropriate in order to avoid ownership issues or to prevent damage to cultural active use creates difficulties for the administration in this process.

### ***Property Issues***

Ownership status directly concerns excavations and scientific studies, especially in archaeological areas. For the work to be carried out, it is necessary to either obtain permission from the property owners or, if possible, expropriate (Ahunbay, 2010: 106). Similar problems also occur in urban protected areas. Before entering into the repair process of the building, permission must be obtained from the property owner. If there is more than one shareholder in a structure, then the situation becomes even more difficult. Because not all shareholders may always want their properties to be included in such a study.

The initiatives of the local government on this issue are also important. First of all, they should give the confidence to the property owners that their buildings are secure. Giving the building owners the assurance that their properties will be reinforced and helping them to obtain permission or, if possible, taking steps to expropriate the building will prevent possible problems.

However, failure to obtain permission from the property owner or failure to provide the necessary funds for expropriation restricts research in the ancient settlement and also prevents work to be done to ensure the continuity of the urban fabric (Mutlu & Tanrıverdi Kaya, 2021: 261). However, in the interventions to be made within the scope of infrastructure problems, repair of the structures and the environment as a whole and renewal when necessary, it should be ensured that the structures will be protected and the property owners will not suffer any damage in this regard. In this way, in this process where the local people and the local government will take steps in cooperation, both parties will help each other and the service to be provided will again increase the quality of life standards of both parties and build trust for the continuation of the togetherness.

### ***Issues Occurring in User Status***

When the demographic structure of the district center before the declaration of protected boundaries is examined, the vitality of the population becomes evident. When the population censuses carried out in the provinces of Turkey after the Republican period are examined, a continuous increase is seen in Eskişehir province. Depending on this situation, an intense demand for housing was encountered in Seyitgazi. As can be understood from both the census and development plan explanatory reports, it is seen that new residential areas and house typologies have been developed as a result of the increase in population<sup>7</sup>. As can be seen in Table 2, there was an increase in the population in Seyitgazi district until the 200s (ADNKS Results, 2008), (General Population Census, 1935), (GNS, 1940), (GNS, 1950) (GNS, 1960). (GNS, 23 October 1960 General Census Turkey Population, 1960), (TUIK Database).

<sup>7</sup> Seyitgazi Municipality Archive 1952-1980 Zoning plan explanation reports.



Table 2

*Table Showing the Population of Eskişehir Province and Seyitgazi District Center According to the Population Censuses Conducted Between 1927 and 2018 in the Republic Period.*

Year	Eskişehir Province	Seyitgazi Center		
		Female	Male	Total
1927	154.332	883	840	1723
1935	182.961	946	790	1736
1940	206794	978	813	1791
1945	244.251	Unreachable		1871
1950	276.164			2040
1960	368.827	1241	1336	2577
1965	415.101	1237	1375	2612
1970	459.367	1212	1344	2556
1975	495.097	1294	1525	2819
1980	543.802	1379	1513	2892
1985	597.397	1553	2047	3600
1990	641.057	1564	1659	3223
2000	706.009	1651	1630	3281
2007	724.849	Unreachable		3197
2008	741.739	1524	1511	3035
2009	755.427	Unreachable		2940
2010	764.584			2890
2011	781.247			2826
2012	789.750			2746
2013	799.724			2669
2014	812.320			2590
2015	826.716			2513
2016	844.842			2411
2017	860.620			2386
2018	871.187			2415

The main factor behind the population decline is that major repairs cannot be carried out on properties in the 2nd. Degree Archaeological Protected Area due to the conservation-based restrictions imposed on the protection of archaeological sites by Article 9 of the Protection Law No. 2863 and the classification of such repairs as prohibited physical interventions. The declaration of the site area as a result of the ancient city ruins in the district affected the living standards in the region and a gradual decrease occurred (Elmas, 2020: 22). According to the population surveys conducted between 2012 and 2022 after the site declaration, there was a gradual decrease compared to before the site declaration, with a slight increase difference seen in 2018.

The fact that the people living in the settlement could not meet their needs for renovation, renewal or reconstruction of their buildings made life in the buildings difficult and as a result of this situation, people moved. According to verbal information received from the local people, those with good income and those who wanted to continue living in Seyitgazi acquired land from settlement areas not within the boundaries of the protected area and started to build new houses and live there. There were moves to settlement areas on the Eskişehir road and in nearby district neighborhoods such as Kırka. Some people had to migrate from the district to the province. The fact that there were more job opportunities in the province

compared to the district and that some people had other houses and apartments in the province made moving more attractive.

At the same time, their inability to make improvements to their existing structures, preventing their commercial use or sale, has led to financial problems. Along with financial difficulties, the demographic structure in the district has also seen changes in the direction of decrease. The inability of property owners to make any physical or functional interventions in their properties has led to the abandonment of the structures, thus causing them to be demolished after completing their physical life. The independent original civil architecture structure in the 4th island, 5-6 parcel located in the 2nd-degree archaeological site in the historical environment in Figure 8 is an important example of this situation.

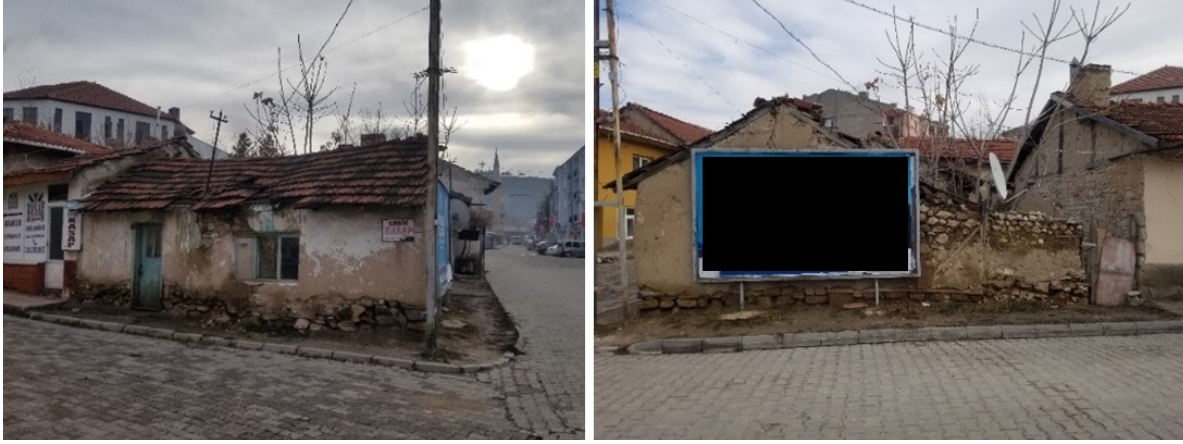


Figure 8. 4/6-5, Abandoned Building on Eskişehir Street.

The historical texture of the houses around the square, which continues to function as the most important open space and public space of the district, has changed with new structures over time. The original structures have either been replaced with new, unqualified reinforced concrete structures or left on their own without any awareness of protection, causing them to deteriorate and many of them to disappear. The local people's lack of awareness of protection has caused them to damage the cultural heritage structures they live in from inside and outside. Although these changes in the structures were stopped in 2012, the changes that took place until then have greatly damaged the original urban texture. Similarly, the changes made to the roads in the name of landscaping, and the continuous change and renewal of the road pavement material in the process that has come to the present day, have created a difference in elevation between the square and the surrounding roads, requiring high pavements. This has damaged the original transportation status of the square.



Figure 9. Seyitgazi Square with Changing Original Road Level.

### ***Problem Arising in the Protection of Cultural Heritage***

One of the important steps in protecting civil architecture and urban fabric in urban protected areas is the fundamental repair applications that bring the process of survey, restitution and restoration as a result of scientific researches and typological analyses in cases requiring fundamental repair. In archaeological sites, if the buildings are not registered, they cannot go beyond simple repair, although they are original and qualified. In Seyitgazi, this situation is encountered on a significant scale. In all this process, the inability to take fundamental initiatives to protect the urban heritage formed by the houses, which are the basic elements of civil architecture, leads to the loss of the traditional housing texture over time.

Unqualified and irregular construction has been prevented with the initiation of the Conservation Intended Development Plan process together with the site boundaries, but the improvement of the settlement texture has remained weak when the historical texture is tried to be protected only at the scale of archaeological and monumental buildings. Since the repair conditions within the archaeological site boundaries remain within the scope of simple repair and in cases of need such as repair, modification and renovation, the situations become difficult for the local people as they have to be supervised and permitted by KUDEB and the Conservation Regional Board.

In historical environments declared as archaeological sites, the registration of qualified, original civil architecture or monumental-public buildings, which are a component of the urban fabric, becomes almost impossible. In cases where priority approval is expected by the relevant organisation - KUDEB - the conservation boards are forced to take a back seat. As a result, the registration of the buildings is quite difficult and often ends with a negative result.

The use of the buildings by the public without conservation awareness, unconscious and unplanned construction demands have brought about the addition of new structures in addition to the structures within the original parcel. In the 2020 Nakoleia Ancient City Conservation Plan, these structures are shown in figures 10 and 11.

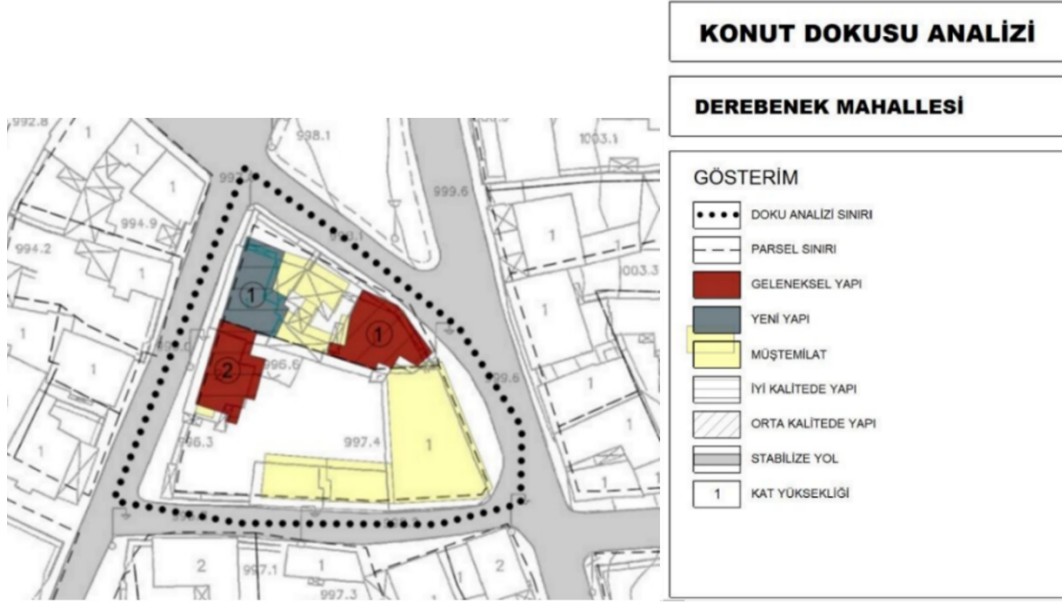


Figure 10. Derebenek Neighbourhood Additional Structures Brought to the Original Building Stock.

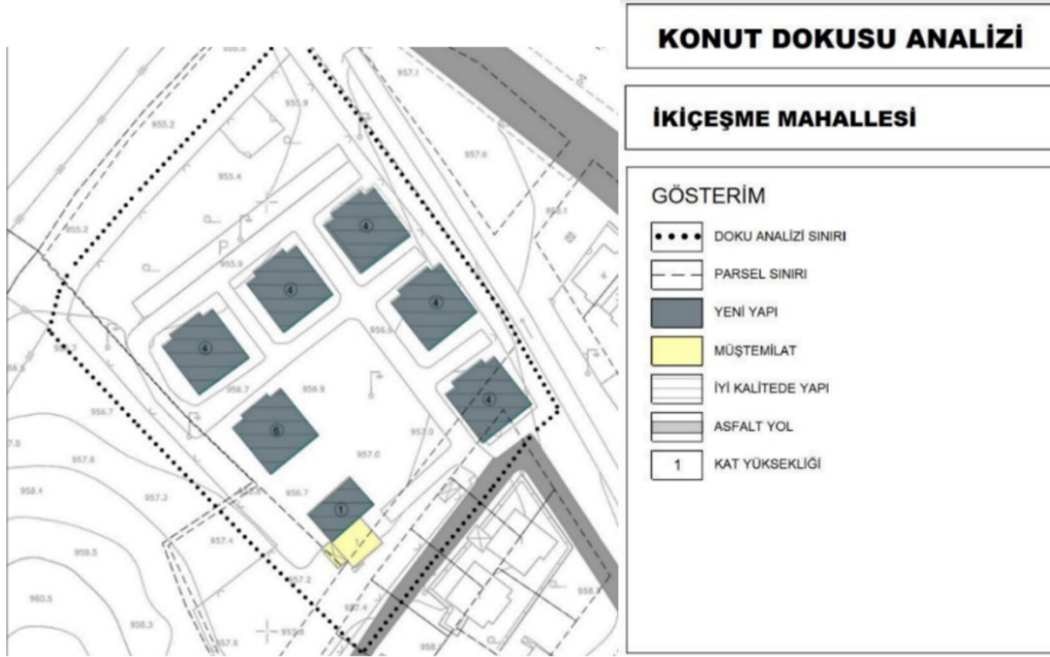


Figure 11. 4/6-5, İkicheşme Neighbourhood New Buildings Built Instead of the Original Building Stock.

The number of outbuildings built adjacent to the buildings or built with unqualified and harmful materials in a way to damage the building, as well as other structures built within the parcel is quite high. As a result of these practices, the original parcel texture is disrupted and unqualified construction has increased. The same situation is also valid for the rock houses in the district (Altınsoy, 2020: 7-8). These structures are the result of natural formation throughout the district. However, their unconscious use with damaging functions and materials such as warehouses, barns and corrals puts the heritage values of the settlement under risk and threat in terms of conservation (Figure 12).





Figure 12. Rock Houses Behind the Buildings Facing the Street on Hamamyolu Street in Seyitgazi District.

The fact that traditional buildings are still being used with their original functions or in different functions without conservation awareness carries the risk of damaging the remains in archaeological sites. It is difficult to protect traditional civil architecture in places where archaeological sites are dominant. Not attributing cultural architectural heritage value to the rural-traditional texture within three different degrees of archaeological sites in Seyitgazi or not emphasizing this situation sufficiently, the idea that many of the buildings are incompatible with archaeological remains and make it difficult to perceive archaeological remains, and not giving protection value to these buildings have caused and continue to cause them to lose their originality over time and many of them to be demolished as a result of losing their static strength.

The fact that rural architectural heritage and archaeological architectural heritage cannot be preserved together causes the continuity value of the settlement to be interrupted. The building shown in Figure 13 is one of the qualified civil architectural structures in the district, which has not been subjected to almost any intervention, even the hand-drawn patterns on the interior walls have survived to the present day, but has not been registered and repaired due to its location within the archaeological site. This building, like the other buildings, is among the abandoned buildings that have completed their physical life.



Figure 13. Kurtuluş Cad. 56 Block 3 Parcel Original Civil Architecture Structure.

The situation encountered in the civil architectural structures in Seyitgazi is valid for the laundries known as 'sakana' by the local people, which are among the original structures of the district. These buildings were built for common use, their original function was laundry,

but they were also used by the local people for various activities and as a gathering place for women. Since they could not be registered, they could not be subjected to repair and restoration, and in time all but one of them lost their function.



Figure 14. 'Sakana' Laundries in Seyitgazi District.

### Conclusion and Recommendations

The cultural stratification that emerges in rural settlements where archaeological and urban areas coexist is formed by the fact that various communities live in certain settlements in different time periods in the historical process, build their own structures and leave their mark on the next generation. It is of great importance to protect monumental structures, civil architecture structures, archaeological sites, in other words, historical environments with all their components with a holistic approach. Problems arising in the absence of proper conservation planning cause problems for the local community, local administration and the relevant conservation boards. In order to avoid these problems, a comprehensive conservation approach is essential.

Seyitgazi district, which is examined in this study, is one of the original settlement areas with the cultural stratification mentioned above. The prioritisation of monumental and archaeological areas in the context of conservation in the district leaves the original urban texture in the background. In the district where urban and archaeological areas overlap, the problems arising from this situation have been identified within the scope of the study and detailed under the relevant headings. As can be seen in Table 3, it is seen that the emerging problems are mostly encountered in the context of local users, local administration and conservation. The main problems identified are the lack of sufficient attention to civil architectural structures, their lagging behind archaeological sites, the negative impact on the living standards of the people living within the boundaries of the protected area, such as the inability to modify and repair their houses, and the inability of the administration to provide much authority and financial support in such cases.

Table 3

*Problems Arising in Overlapping Urban and Archaeological Sites in Seyitgazi*

Issue Group	Problems Detected
<b>Bureaucratic / Administrative Issues</b>	<ul style="list-style-type: none"> <li>Budgetary constraints, lack of sufficient authorisation for the necessary excavation operations and such reasons hampering environmental planning</li> <li>Not allowing deep excavations in archaeological sites for road improvement and infrastructure works</li> </ul>
<b>Property Issues</b>	<ul style="list-style-type: none"> <li>Requirement of permission from the property owner,</li> </ul>

	<ul style="list-style-type: none"> <li>• The problem of having more than one shareholder in a building, failure to provide the necessary funds for expropriation</li> </ul>
<b>Problems Arising in the User Situation</b>	<ul style="list-style-type: none"> <li>• Inability of building owners to meet the needs of renovation or reconstruction, forced migration,</li> <li>• The replacement of original buildings with new unqualified reinforced concrete structures or the disappearance of many of them due to wear and tear by leaving them in their own condition without conservation awareness,</li> <li>• Lack of conservation awareness and therefore damage to the authenticity of the buildings</li> <li>• Increased risk of not being able to protect archaeological sites by using traditional buildings without conservation awareness</li> </ul>
<b>Problems Arising in the Protection of Cultural Heritage</b>	<ul style="list-style-type: none"> <li>• Failure to take fundamental initiatives to protect the urban heritage consisting of dwellings, which are the basic elements of civil architecture,</li> <li>• In historical environments declared as archaeological sites, it is almost impossible to register qualified, original civil architecture or monumental-public buildings that are a component of the urban fabric.</li> <li>• Interruption of the continuity value of the settlement by not preserving the rural architectural heritage and archaeological architectural heritage together</li> </ul>

Just as the boundaries of archaeological sites are determined, registered and graded, the boundaries of the urban area should be determined urgently, and monument and site inventories should be created in accordance with international standards. At this point, the concept of “Urban Archaeological Site”<sup>8</sup> should be re-evaluated within the scope of the legislation and the region should be included within the scope of protection in this respect. Other recommendations are:

- Registration and protection of the original civil architectural structures within the borders,
- Preparation of an inventory of civil architectural structures worthy of registration and initiation of repair and improvement works for the structures where necessary,
- After the urban and archaeological site boundaries are determined, a cultural route will be created and opened to visitors,
- Uncovering unexplored archaeological sites, artefacts or remains of different periods within the district, where possible,
- Providing verbal and written assurances to the property owners of civil architectural buildings that their buildings are under guarantee and thus eliminating their grievances while involving the local community in the protection,
- Keeping the finds on privately owned parcels open to the public and ensuring that they can be visited,

<sup>8</sup> In the Resolution No. 658 dated 05.11.1999 of the High Council for the Protection of Cultural and Natural Assets, Urban Archaeological Site is defined as “Archaeological sites and areas containing immovable cultural assets requiring protection as defined in Article 6 of the Law No. 2863 and urban tissues requiring protection in accordance with the same law article”.

- Strengthening the economic situation of the district by revealing special places open to visitors that shed light on the past of the historical environment,
- Involve the local community in the conservation process at every stage, where possible, so that they can protect their cultural heritage and stimulate public awareness,
- In areas suitable for new construction, the original texture of the historical environment and cultural values should be taken as a basis,
- Realisation of site-specific conservation management,
- Expropriation of privately owned buildings within the boundaries of the archaeological site as much as possible,
- The local administration should take an active role in raising public awareness and, if necessary, promote the cultural heritage by organising events such as seminars, public meetings and festivals that bring local people together,
- Prioritising the application of by-laws and legislation to the decisions to be taken,

With these suggestions developed for the problems identified as a result of the research, the transfer of cultural heritage to the future will be possible both physically and scientifically. It is believed that the proposed framework is an important source for integrated conservation studies to be carried out in Seyitgazi district. Studies to be carried out and expanded in line with this framework are important for the protection of the area.

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- Figure 1. Tapu Kadastro Genel Müdürlüğü (TKGM)
- Figure 2. Altınsoy, A. (2020). *Seyitgazi’de Kırsal Mimari Miras Örneği: Ünal Şen Evi Restorasyon Projesi*. Eskişehir: Y.Lisans Tezi Anadolu Üniversitesi, Fen Bilimleri Enstitüsü, Mimarlık Anabilim Dalı.
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- Figure 4. Belongs to the authors.
- Figure 5. Belongs to the authors.
- Figure 6. Belongs to the authors.
- Figure 7. Belongs to the authors.
- Figure 8. Belongs to the authors.
- Figure 9. Belongs to the authors.
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