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A Levantine Mansion: Buca Guidance Centre for Disabled Students

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Abstract

The aim of this study is to understand what was changed in a Levantine mansion in the Buca district of Izmir, from its construction date to now. Since the construction date is 1876, the study is scoped into a 150 years period in time. The data collection method includes photographic documentation and laser measurements. The evaluation method is comparative analysis to relate the common properties of Levantine houses with the plan typology and the traces in the building. A short periodization and descriptions of each space have been made. The mansion had not experienced radical changes, even if there were handovers in the property ownership. However, it can be analysed by considering small differences. In conclusion, the building is periodized in three-time slices as the 1. Period in the years between 1876 – 1890 / 1895, the 2. Period between 1895 – 1960's and the 3. Period from the 1960s to now.

Keywords: Buca Houses, Levantine House, Levantine Mansions, Levantine Culture, 19. Century Izmir Houses.

1. Introduction

This study is based on two reports out of three prepared for the Restoration Project of a historical building, a Levantine mansion, Buca Guidance Centre for Disabled Students today, which was completed in February 2020. The first report is an elaborated descriptive analysis of the existing situation supported by a group of drawings and photographs. Second is the restoration report explaining renewal principles and what kind of repairment is considered space by space. Finally, the third is restitution report attempts to understand the phases in the building's history, the process of change until now. This article is the summary of the first and the third. Therefore, the data collection method is constituted of literature review, photographic documentation, and laser measurement. Naturally, depending on the measurements and photographs, a comprehensive data set with measured drawings including floor and ceiling plans, sections, elevations, and joint details, has been produced. The evaluation method is the comparative analysis to relate the common properties of Levantine houses with the plan typology and the traces in the building. By following the traces, a periodization with three different change phases is proposed and, not only a description of each space but also estimations on what were the changes have been made as well. The aim of the study is briefly to understand what was changed in every period. As a further study, if the same method can be applied to the other mansions in the region, then the similarities and differences in the process of change would be more apparent, so the generalizations would become possible. This article can be seen as a contribution to such a generalization. Lastly, since the construction date of the mansion is 1876, this study is scoped into a 150-years period in time.

2. Historical Background of Buca

Buca has always been a low-density settlement from ancient times. It was a village where mostly the Greek community was living, who were farmers in vine cultivation and livestock in Ottoman Empire. Names found in etymological research, such as Kohi, Bovios, Boutza, and Vuza signify the settlement's rural character (Atay, 1978). Çelik and Akkurt mention that the region was a preferred housing area starting from the 17th century, then the development speeded up in the 18th century with many countryside houses and finally became urbanized within the social conditions of the 19th century (Çelik & Akkurt, 2016). Driving forces of this rapid development were undoubtedly the railway connecting the settlement to the city centre and Levantines community, the main player of trading of the time, who chose Buca as a secondary houses' region. In addition to that, Europeans were given the right to purchase property in Ottoman lands in 1867, which was the main factor of Western-styled houses development of Buca built environment (Akkurt, 2004). Greek community and Levantines were living at the south part of the settlement while the Turkish district was at the north part when it came to the end of the 19th century (Erpi, 1985). Another turning point in the history of the region is the Turkish Independence War and the social transformation afterwards. Greek occupation is ended in 1922 and many English families who had supported the Greek army, leave the country. Then in the years 1923 - 1924, the Greek community leaves as a part of the exchange agreement and Muslim groups are settled. Thus, the social structure of the settlement and especially the south part community profile was almost completely changed (Çelik & Akkurt, 2016). Later the rights and concessions of

Europeans have been removed in relation to the new economic policies of the period 1940 - 1950, and most of the Levantines left the settlement. Lands and properties of them were allocated to the departments of state, some were the owners changed and developed for the urbanization between 1965 - 1970 (Akkurt & Özkaban, 2010). As a result of the countrywide immigration from the rural areas to city centres in the period 1950 - 1980, Buca's population increases, so the physical development. Finally, in 1982, some departments of Dokuz Eylül University are opened here, and the region becomes one of the most populated town centres of Izmir (Erpi, 1985).

3. Izmir Levantine Community

Levantine is a French term derived from the word the Levant, which means rising and sunrise, addressing to the east. By the general definition, Levantine refers to the people coming from a European family and settling in certain cities in Turkey as an Eastern Mediterranean country. Among the others, Istanbul and Izmir were the cities most preferred. Oban stated that Levantine culture was different from both Europeans and other minorities in the multi-ethnic structure of the Ottoman Empire (Oban, 2007). Members of this community are English, Italian, French, Hungarian and Slav. So, the Levantines as a community of tradesmen from various European countries settled and stayed on Ottoman lands for generations. Çelik states that they have either kept the social and cultural values of the origin or blended them with the values of Ottoman society (Çelik, 2016). It is a fact that they have created a unique culture of their own.

At the end of the 16th century, the Levant Company had been established to trade between the British and Ottoman Empires. Then Europeans, first English, later French, Italian, German, Austrian and Dutch tradesmen came to Ottoman lands. In time, their population increased in Istanbul, Izmir, Beirut, Cairo and Mersin which are coast cities appropriate for maritime trade. By the Royal Edict of Reform in 1868, they were given the right to own property with which they became permanently settled. Izmir was a cosmopolitan city where Levantine, Muslim, Greek, Armenian and Jewish communities live together by the 19th century. Since it has been a significant port and trade city in its historical development process, ethnicity-based quarters are clearly seen in the urban form. (Çetintahra & Ünverdi, 2018). As it was indicated in many studies, various ethnical groups were living in the city as separated communities, although they had social interactions with each other.

Levantines were in the high-income group of the city, especially due to their business in maritime trade and industrial productions. Because this business was placed in and around the port, their houses and mansions were in the neighbourhoods adjacent to the port. Atay states that many Levantine families had boats moored to the dock on the coastline, as an indicator of being wealthy and privileged. Owning a luxury boat was a symbol of a statue like the mansions with large and magnificent entrance, separate dining room, ballroom, and a separate library section (Atay, 2012). Most of the Levantines in Izmir were living on Frank Street, the city centre or nearby, especially in the early years. This kind of communal life enabled them to retain their integrity for several years.

In later years, related to the developments in public transportation, particularly railways, wealthy Levantine families moved to the outside of city centre, to Bornova, Buca, Hacılar, Işıklar, Karşıyaka, Kokluca, Mersinli, Narlıköy, Pınarbaşı and Gaziemir. They have got the houses built which are accessible by the railway and private horse-drawn carriages. The law code on property right has been the starter to move to these regions. Inal as well, explains that Izmir became one of the most important cities for Levantines with the development of railways in the 1860s and the property right of 1868 (Inal, 2006). Increasing the volume of trade in this period, between Izmir and Europa, might ease the tradesmen to settle permanently. This indicates a new phase in the lifestyle of wealthy families in the Levantine community. They became an isolated group, built large mansions according to their own taste mainly referring to the houses in England or France, and carried out a high-society lifestyle. Consequently, quite expensive luxury mansions in big gardens isolated from the city emerged.

4. Buca Levantine Houses

There is a duality in the spatial layout of Buca Levantine mansions, the main building and an annexe adjacent to the former. The main building is where the household lives and higher than the annexe which is for the servants (Figure. 1). The room at one end on the ground floor of the annexe is a service space of the main building. The upper floor of the annexe is accessed by a separate stair. However, there is usually a door on the landing of the main stair to reach the annexe upper floor by the households. Besides, the separation between the ground and upper floors of the main building is clearly distinct, which can be described as the differentiation of public spaces and private spaces. Akkurt explains this with, the upper floor functions like a house, meets the requirements, but the ground floor, on the other hand, also represents the owner's social status and economic power (Akkurt, 2004). The spaces on the ground floor are flamboyant with rich adornments and interior elements whereas the upper floor has simple and modest spaces only for the needs of family members. A notable situation in the interiors is the explicit and strong relationship of use with the spatial layout and ornaments. Halls as public spaces are laid with furniture, objects and ornamented with the elements and figures which are popular in the period's Western architecture. Gypsum mouldings, ceiling roses, scutcheons on the corners, ceiling applications enriched with hand-drawn in some

mansions, adorned headings and supporters, niches, fireplaces, wooden coatings, grooves, wall paintings, stained glasses and spectacular door jambs are the main elements of ground-floor spaces. Upper floor spaces in family use, on the other hand, are adorned with comparably simple mouldings and roses on the ceilings, fireplaces, and grooves (Akkurt, 2004).

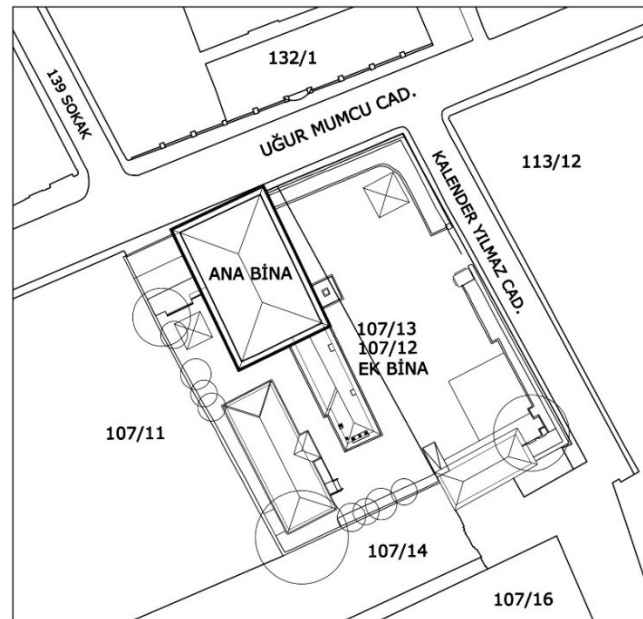


Figure 1. Vanda Icard Rona (Buca Guidance Centre for Disabled Students) mansion's layout plan in measured drawings set.

5. Buca Guidance Centre for Disabled Students

Buca Guidance Centre for Disabled Students building is in Dumlupınar District of the town centre and registered in the archives with the lot numbers 12 and 13 on the building block 107. The registered mansion, main building, and the annexe, on lot 12, are the properties of French Vanda Icard Rona according to the 1943 records. The construction date might be 1876. Other buildings seen on the layout plan were built in recent years. The mansion had been assigned to Yörük Ali Efe probably at the first half of the 1920s, was used as a community centre starting from 1943 and as a primary school later. It was registered by the General Directorate of Monuments and Museums in 1979. It is a modest house in comparison to the flamboyant Buca Levantine mansions of the time (Figure. 2). Although there were changes in function and ownership until now, it cannot be said that it had radical transformations in its history. However, it seems that the mansion can be periodized in three different time slots by considering non-structural wall additions and removals.



Figure 2. Front elevation of the mansion.

6. Periodization

The step on the mass, breaking the unity of the annexe's rectangular form, is highly remarkable. There is also a thickness difference of the interior wall which can be noticed on the plan and a junction disorder on the ridge of the roof. Therefore, it is estimated that the far end part of the annexe had been added afterwards. But the way of construction and the proportion of windows at this part, are the same as the others. That is why, it might be done, not too much late than the construction date, possibly 15 - 20 years after. This addition, because it changes the original plan of the annexe, may be interpreted as the end of a very short first period and the start of the second. There is a photograph of the building from the 1940s (Figure. 3). It is recognised that the one-story building next to the mansion was not constructed yet. Moreover, the side garden might be accessed from the street as well as from the house. Upper floor windows are with wooden shutters and the ground floor windows are with the iron sheet shutters in the photograph. The chimney on the left part might be proof of fireplaces in the two rooms, one is on the upper floor and the other on the ground. The single-story addition on the right side has not existed yet, it has been built probably about the 1960s. It can be considered as a mediocre addition with its coherent window dimensions and proportions. In a conclusion, the mansion can be periodized in three-time slots, as the 1. Period between 1876 and 1890 / 1895, the 2. Period between 1895 and 1960s and finally the 3. Period from the 1960s to now.



Figure 3. A photograph of the mansion when it was used as a Community Centre after 1943.

6.1. Plans

6.1.1. Ground Floor Plan

6.1.1.1. Side and Back Gardens

The mansion which is longitudinally laid out on lot 12 in a narrow and row lots of patterns, has a side and a back garden. There is a single-story addition, a boiler room adjacent to it and a pergola at the side, a two stories management block separated from the mansion at the back. It is obvious that the boiler room and pergola are inharmonious additions.

6.1.1.2. Ceremony Area

The gate to Buca Guidance Centre is on lot 13 for both, pedestrians, and cars, so the access is through Kalender Yılmaz Street. This lot functions as a ceremony area with the elements and service buildings such as an Atatürk statue on a marble base next to the mansion, a security cabin, a wooden gazebo, a children playground, and a one-floor building including storage and toilets. None of them defaces the mansion literally. However, the statue and its base should be moved two meters to the ceremony area. Asphalt ground, on the other hand, is proposed to be completely removed.

6.1.1.3. Z01 Entrance Hall

The floor is original and typical to Levantine houses as well, made up of marble, checkered with 60 by 60 cm. black and grey tiles and diagonally positioned. Gypsum mouldings on the ceiling, the gilded rose, grooved wooden jambs with heading and footing on the corners and the two wooden supporters with leaf figures at the stair side are the best of adornments in the mansion. Large grooved wooden jambs framing the niche and doors characterize the openings to rooms and garden. There are double-winged doors and shutters open to the side garden on the right wall of the entrance (Figure. 4). The walls and the ceiling are plastered and white painted.

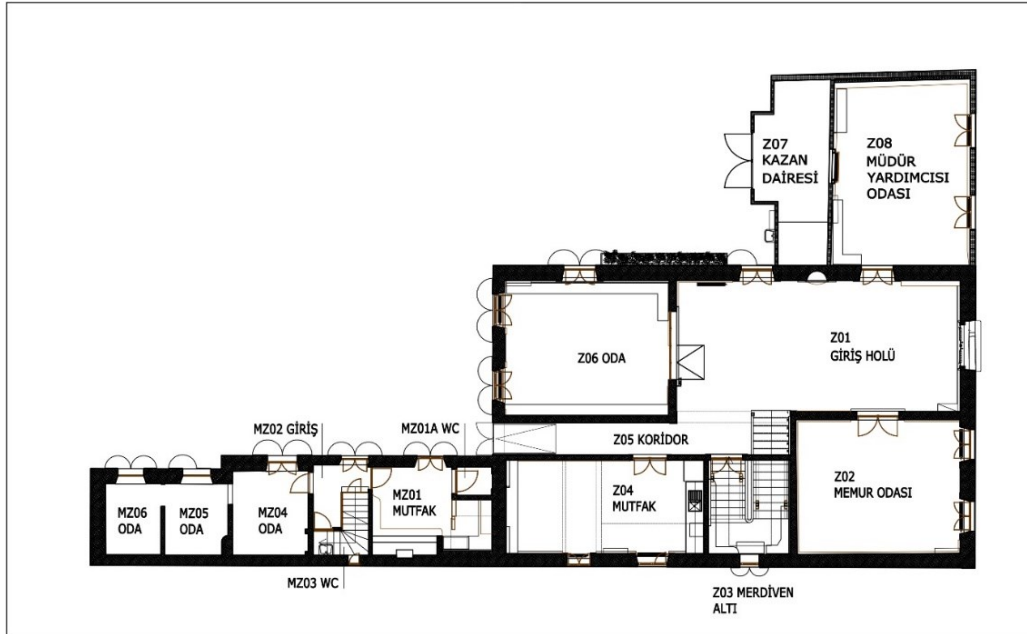


Figure 4. Ground floor plan of the measured drawings.

6.1.1.4. Z02 Civil Servant Room

The original flooring was probably marble-like in Z01 or wooden planks approximately 20 cm. wide, as it is on the upper floor. However, it is understood that they were removed, and terrazzo floor was applied in the near past. It is replaced with wooden flooring in the restoration project. Moulding edges the ceiling is of gypsum. There are two double-winged wooden windows in the room. Shutter holders are recognized on window jambs. Shutters were of wood at the beginning, might be changed with metal railing in a later period. One of the glass panels of drop arched double-winged entrance door is painted with flower patterns.

6.1.1.5. Z03 Staircase

The floor material in the small storage underneath the stair is terrazzo. Treads, risers and other structural elements are seen on the exposed ceiling, except for the landing side where it is planked. Stringers are bevelled, but the posts and supports are not. There are wooden shelves on the plastered and painted walls. The door is wooden and double-winged. Newell with a knob, rail and balustrades are original. Mouldings following the stair's outer flight at the edge of the ceiling, are of gypsum.

6.1.1.6. Z04 Kitchen

Only one glass panel is flower-patterned on the door. A beam and level differences are noticed in this space. This implies that there was a wall aligned to the lowest level line on the ceiling, dividing the space into two, so the counter side of the kitchen was a separate room. Another side might be a service room which was connected to the corridor by a door. Even its opening is closed, the door jamb is clearly seen on the wall. Similarly, there is a trace of a door on the corridor sidewall in room Z06. This space was most probably dining or a reception room and, in this case, it can be assumed that the service from the annexe to here has been through these doors. The original kitchen was the MZ01 coded space at the back of the wall where the TV unit is. There might be a door to enter between the two. Otherwise, servants would need to go upstairs by the stair in the annexe and come down to the ground floor through the landing of the main staircase for the service.

6.1.1.7. Z05 Corridor

Checkered, diagonally tiled and bordered, the black and grey marble floor are distinctive. The walls and the ceiling are plastered and painted. There are gypsum mouldings at the edges of the ceiling. As is mentioned above, the jamb of a removed door is seen on the kitchen sidewall. The frame and iron sheet shutters of the door, opening to the

back garden, are existed, but the wings are not. The door has an arched and two partitioned fixed glass panels at the top of the wings.

6.1.1.8. Z06 Room

Marble tiling or wooden planking might be the original flooring like in Z01. However, it has appeared that it was removed once, and terrazzo applied which is going to be replaced with wooden planks in the restoration. Gypsum mouldings on the ceiling edges and plaster - paint application on the ceiling and walls are seen also here. The trace of a door on the corridor side wall is remarkable. A fake decoration on the wall across the entrance is a discordant coating. It can be stated that the two windows on this wall were the doors open to the back garden previously. Because the parapet walls are very thin and outside and inside jambs, both are stepped onto the floor. Furthermore, the iron sheet shutters are cut and there are unused hinges on the lower part of the jambs. All indicate that these doors were turned into windows. So, with its exits to the side and back gardens, it can be commented that this space was of the most important in the lifestyle of the Levantine family. The room and the entrance hall might be the main spaces of parties at the time. The four-winged wooden door looks glorious. Wings are folded onto the other and each has a glass panel at the upper part. Three panels are adorned with plant patterns.

6.1.1.9. Z07 Boiler Room

The room, added in the last 10 - 15 years, has cement plastering on the walls and corrugated steel sheets on the roof, which does not match with the material properties of the mansion.

6.1.1.10. Z08 Vice Director Room

This part, constructed in the 1960s, can be accepted as a mediocre addition with its clay roofing tiles and coherent window dimensions and proportions. Yet, the laminated parquet on the floor, fake wall coating on the wall across the entrance door and unpleasant mouldings are creating a negative outlook. Other walls are white-painted, the ceiling is wainscoted. There is a niche which might be a window beforehand, on the wall at the boiler room side.

6.1.1.11. MZ01 Kitchen

The floor is of black and grey marbles, tiled orthogonally. The walls are painted, the ceiling is the wooden plank. There is a level difference on the ceiling. The entrance door is wooden, with one wing and four panelled. The window is wooden, two-winged and each is divided with mullions into three vertically. The furnace with a very wide outlet at the right side of the entrance, L shaped marble counter next to it, marble sink, open upper cabinet with three shelves on the wall and double row wooden shelves from above the furnace to the entrance door are original.

6.1.1.12. MZ01A WC

This part which has been added to MZ01 coded space once, causes a disorder on the kitchen layout, is going to be removed.

6.1.1.13. MZ02 Entrance

Most probably, terrazzo on the floor was the marble tiles previously. Iron sheet shutters of the double-winged wooden door might be cut from below to fit their height to the new garden level after the asphalt application. The walls and the ceiling are plastered and painted. The L shaped concrete stair is not original, and it is estimated that there was a square wooden stair here, located along the wall across the entrance, its first step begins from the room MZ04, so the wall between the two rooms has not existed and the entrance was a larger space. This estimation depends on firstly, the discordance between the shape of the stair and the shape of the opening on the upper floor slab. Secondly, there are wooden posts on the MZ04 party wall, to which the stringers of the original stair might be connected. Briefly, it depends on the traces in the building. Besides, the single winged door to MZ04 is not original and its height is less than the others as well.

6.1.1.14. MZ03 WC

This small room in MZ02 coded space is in addition and going to be removed with the stair.

6.1.1.15. MZ04 Room

The floor material was possibly marble, and the terrazzo might be applied onto the original, later. The walls and the ceiling are plastered and painted. There is a double-winged wooden window with iron sheet shutters. Each wing has three mullions. It is considered that the entrance door has been added in recent years.

6.1.1.16. MZ05 Room

Materials on the walls, floor and ceiling are the same as the room MZ04. The wings of the wooden window and the entrance door have not existed, but the shutters of the window only.

6.1.1.17. MZ06 Room

Since the floor is marble tiled and three walls are coated with marble at 80 cm. high from the floor, also the chimneys for the steam outlet on the roof, this room was undoubtedly a Turkish bath from the beginning of the second period. It might be accessed by the way of the main stair landing to the long corridor of the annexe's second floor, then to its ground floor by the straight stair.

6.1.2. Second Floor Plan of the Annex

6.1.2.1. M101 Entrance Hall

The floor is of thick and large planks of wood (Figure. 5). The walls and the ceiling are plastered and painted. Two walls of the fixed cupboard area are coated with wood. There are one single-winged, four panelled wooden doors and two double-winged, two mullioned windows, and iron railings in the window openings. A three-winged wooden cupboard, of which one wing is fixed and the other two are with the hinges, so openable, and all are two panelled, is a simple but unique element. Likewise, the two panelled, double-winged, built-in cupboard is peculiar to the mansion.

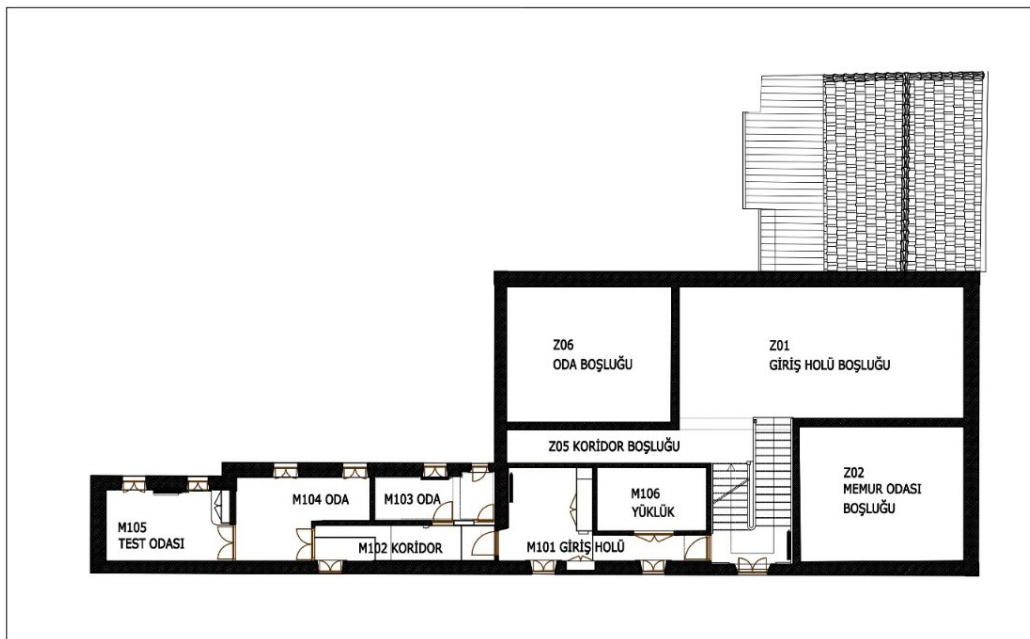


Figure 5. The second floor of the annexe is measured drawings.

6.1.2.2. M102 Corridor

The planked floor is stepped with one riser in front of the entrance door. Walls and one part of the ceiling are plastered and painted; the other part is wainscoted. The wooden panel which was placed to close the door opening to M103 on the wall at the right side of the entrance is going to be removed. The window with two wings, each is two mullioned, is original. The trace of the staircase is seen, a wooden lath draws the rectangular shape of an opening on the floor. Because it is ended by the door to M104, and not possible to enter that room when there is an opening on the floor, it can be stated that the corridor was longer than the room M105 in the first period. The inner sidewall of the corridor, in this case, might be extending to the wall of that room. The double-winged entrance door of M104 was on this wall supposably.

6.1.2.3. M103 Room

Walls are plastered and painted, ceiling and the floor is the wooden plank. A beam on the ceiling divides the surface into two. There are two doors which are single-winged and four panelled, and two windows, the one is double-winged and two mullioned, and the other is small and single-winged. All indicate that this room was partitioned by a wall following the beamline at the beginning and the smaller room was a toilet.

6.1.2.4. M104 Room

The floor is wooden, walls and the ceiling are plastered and painted. Two windows are with the rails, double-winged, and each wing is with the two mullions. As it was assumed above, the wall at the corridor side was extended to the M105 wall on the original plan.

6.1.2.5. M105 Test Room

Wall, floor, and ceiling materials are the same as M104. The fixed wooden furniture with round-edged lower and upper cabinets, look original as well as the entrance door and windows.

6.1.2.6. M106 Storage

The floor level of this space is about 90 cm. above the hall M101. It is only for storage; the opening is a cupboard door and no window. Other than that, all material applications on the surfaces are the same as M105.

6.1.3. Upper Floor Plan

6.1.3.1. 101 Test Room

With the wooden planks on the floor, the entrance door with two wings and three panels, and the two windows system: one onto the top of the other, it seems that the originality has been protected well like the other spaces on this floor (Figure. 6). The walls and the ceiling are plastered and painted. There are gypsum mouldings at the ceiling edges.

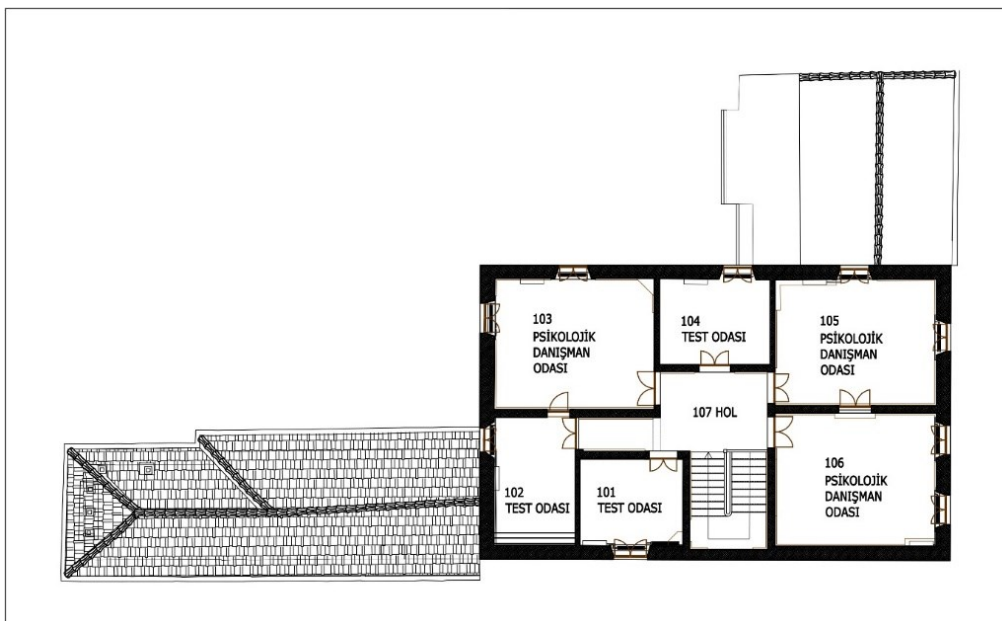


Figure 6. Upper floor plan in measured drawings.

6.1.3.2. 102 Test Room

Materials and components, all are the same with 101, but the single-winged door to room 103. It was closed with a simple wooden panel which is going to be removed in restoration.

6.1.3.3. 103 Psychological Counsellor Room

One of the windows is drop-arched and two panelled whereas the other elements and materials are the same with 101. All the walls are wainscoted. There is simple gypsum made rose on the ceiling.

6.1.3.4. 104 Test Room

With having the same features in 101, this room may be considered as a secondary space comparing to the three big rooms on the upper floor.

6.1.3.5. 105 Psychological Counsellor Room

Wooden planks on the floor, entrance door with two wings and three panels, and the two windows system: one onto the top of the other, this room has been protected well, except for the wainscots on the walls which also close the double-winged door to 106 partially. Both windows are drop arched. The walls and the ceiling are plastered and white painted. Mouldings and the simple gypsum rose are the typical elements on the ceiling.

6.1.3.6. 106 Psychological Counsellor Room

Applied materials and building components are the same as room 105. Wainscots are going to be removed to take the functional link to the next room back.

6.1.3.7. 107 Hall

The floor is planked with wood. Like in the ground floor hall, there are scutcheons on the corners with headings and footings. Gypsum mouldings and plastered-painted walls are typical.

6.2. Elevations

6.2.1. Front Elevation

It can be mentioned that a gate was existed at the right side of the front elevation to enter the house through the side garden, depending on a photograph from the 1940s (Figure. 7). An iron fence bordering the garden is explicitly seen, where the one-story addition of the 1960s is placed. The gate and the first couple of steps behind, this area was presumably for the guests, welcoming space for the garden parties. On the other hand, the main building is located on the lot with a setback, a short distance from the boundary at its left. Considering the possession limit changes very rarely, it is possible to say that the service entrance might have been here since there is no other option on a narrow and long, row type land allotment. Upper floor windows are with wooden shutters. A chimney in the photograph draws attention. Because it is in the same vertical alignment with the rooms, Z02 and 103, it makes to think whether these two spaces had fireplaces at the time. The front elevation is visually separated into two by a horizontal moulding. A two-winged wrought iron main door is placed within a flat-arched niche with stone jambs. Two windows on the left side of the door and three on the upper floor are also flat-arched and with stone jambs. There are cut stone looking claddings on the corners, keystones at the mid of arches and foliated wooden cornices.

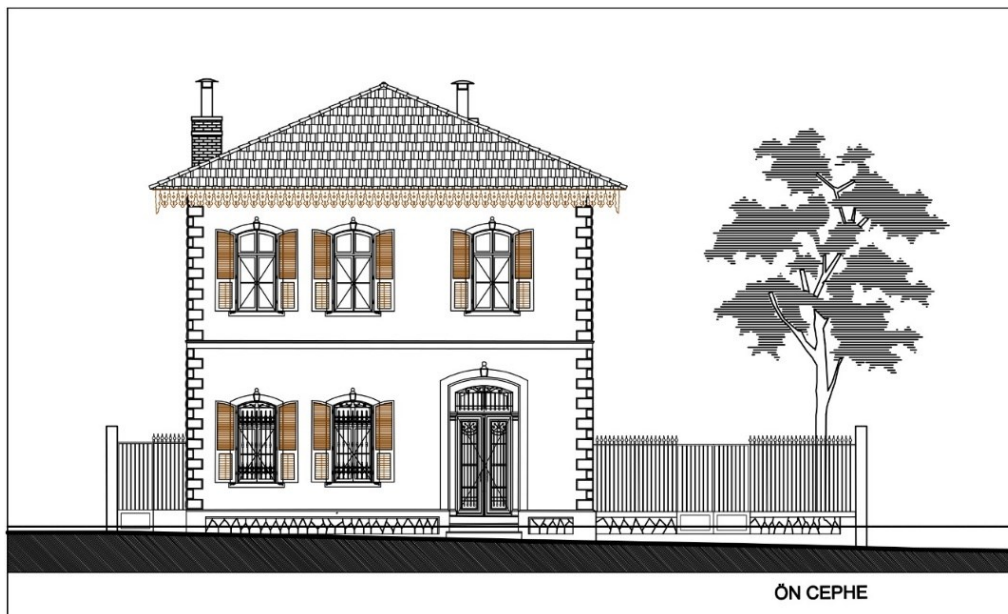


Figure 7. Front elevation of the first period in the restitution project.

6.2.2. Left Elevation

The left elevation is a nice unification of two masses, the main building, and the annexe lower than the former. Windows are original, asymmetrically ordered, almost all with the wooden shutters, among which two are arched. The window at the main stair landing causes a break in the continuity of horizontal moulding on the elevation. One window only existed on the annexe wall except for a very small one. A service door might have been in the first period as it was argued above. Both masses have adornments on the eaves. The chimney on the annexe roof might be for the kitchen at the beginning, removed later.

6.2.3. Right Elevation

Doors and windows are composed more in regular order on the right elevation than on the left. All are with the stone jambs, keystones and flat-arched at the main building which is separated into two by a profile horizontally. Double-winged windows might be with the wooden shutters in the first period. Door shutters are iron sheeted. There is an entrance door on the ground floor of the annexe and one window on its left, three on the right with iron rails are seen. The upper floor of the annexe, on the other hand, has six original wooden windows of which, the one is not recognized in the drawing, very small and therefore it might be of the toilet. Roof edges are ornamented on both parts.

6.2.4. Back Elevation

Since the ground floor window jambs come down to the garden level and it is obvious that the below parts of iron sheet shutters were cut, both windows were the doors in the first period. So that the back garden had a connection with the dining room. A Double-winged door at the right side might have been used by servants. Two wooden windows on the upper floor are typical with the keystones, jambs and flat-arched. Stone looking claddings at the

corners and ornamented roof edges are the familiar elements of the elevations. Steam outlet chimneys on the roof of the annexe are noteworthy.

7. Conclusion

In a conclusion, the Levantine mansion, which is a Guidance Centre for Disabled Students today, is periodized in three-time slots as the first period from the construction date 1876 to 1890 / 1895, the second period from 1895 to 1960s and the third is 1960's to now. First, a comparative analysis has been made between the common properties of Levantine houses and the mansion through the plan and elevation typologies, then a relational analysis of the traces of added and removed elements in the building, all to understand what was changed in its history. In this way, each space has been described by following the traces and changes have been estimated for many spaces. The most significant of these is the Z04 coded room, which is being used as a kitchen already, was a service space in connection to the adjacent MZ01 annexe kitchen at the beginning. There was a service from this space to the Z06 dining room by the two doors on the corridor. Moreover, Z04 might be also for the entrance to the mansion by the servants. Closures defacing the spatial order of the mansion widely caused the link between the main part and annexe to break on the ground floor. Secondly, because the mansion today, is accessed by the gate at the next lot, first to the ceremony area and car entrance, then to the building from the back garden, this has changed the way to enter. The entrance was on the front elevation, now on the back elevation. It was by a double-winged main door, now by a single-winged service door. The third issue is the one-floored addition of the 1960s at the front, which closes one of the two exits of the main building entrance hall to the side garden. This blocks the continuity of interior and exterior spaces to a great extent. In and out were integrated spaces possibly in the activities and parties of the first and second periods. The study conducted based on morphological properties of the mansion, should be seen as the first step of a more comprehensive case-based historical research including the anthropological explanation of the change as well. As the last word and a further study, if the same method can be applied on the other mansions of the region, similarities and differentiation might be found out and it might be possible to generalize the results.

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Conflict of Interests

The Authors declare no conflict of interest.

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