

## Defining the Adaptive Reuse of Traditional Houses for Tourism Purposes through Multi-Choice Process: Türkiye-Konya/Sille Example

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### Abstract

“Architecture” is one of the tools that define sustainable cultural tourism. The sustainability of architecture which is an important source of culture is possible by conversation and restoration studies. It is observed that the most worn-out building group is residential buildings due to the lack of strict rules for historical settlements with this potential. A process based on the existence of traditional houses in historical settlements with their current function has been defined to be a tool, not a goal; particularly in cases where this becomes difficult. The Sille quarter which contains various cultural richness of Turkey and provides an adequate touristic axis for the province of Konya has been discussed. Fundamental decisions have been made to determine new functions that will define the model where functions other than residences will not cause transport capacity problems, social and cultural pressures; and prevent protected areas to become the decor of commercial activities.

**Keywords:** Housing, adaptive reuse, cultural tourism, multiple choice method, interior.

## Geleneksel Konutların Turizm Amaçlı Yeniden İşlevlendirilmesinin Çok Seçenekli Süreçle Tanımlanması: Türkiye-Konya/Sille Örneği

### Öz

Sürdürülebilir kültür turizmini ifade eden araçlardan biri de “mimari” dir. Önemli bir kültür kaynağı olan mimarinin sürdürülebilirliği, koruma ve restorasyon çalışmalarının yapılması ile mümkündür. Bu potansiyele sahip tarihi yerleşimler için katı kuralların bulunmaması nedeniyle en çok yıpranan yapı grubunun konut yapıları olduğu görülmektedir. Çalışma tarihi yerleşmelerde bulunan geleneksel konutların mevcut işlevi ile varlığını sürdürmesinin esas alınarak; özellikle restorasyon sonrası turizm gibi tetikleyici nedenlerle bunun zorlaştığı durumlarda gündeme gelen yeniden işlevlendirme bir amaç değil, araç olması gerekliliğine yönelik bir model ortaya konmuştur. Türkiye’de farklı kültürel zenginlikleri barındıran; Konya ili için alternatif bir turizm aksı oluşturarak yeterli bir turizm arzına sahip Sille mahallesi ele alınmıştır. Konut dışı fonksiyonların ulaşım kapasitesi sorunlarına, sosyal ve kültürel baskılara yol açmayacağı ve korunan alanların ticari faaliyetlerin dekoru haline gelmesine engel olmayacağı modeli tanımlayacak yeni fonksiyonların belirlenmesi için temel kararlar alındı.

**Anahtar kelimeler:** Konut, yeniden işlevlendirme, kültür turizmi, çoktan seçmeli yöntem, iç mekan.

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## **1. Introduction**

Cultural tourism is defined as a type of trip that aims to share and recognize all products of tangible and intangible cultural heritage covering natural areas, monumental or civil architectural structures, art products, collections, cultural identities, traditions, and languages (ÇEKÜL, 2012). According to the UNWTO, cultural tourism which accounts for more than 39% of tourism revenues recently stands out as an important element of international tourism consumption (Richards, 2018). Cultural tourism is a development tool that provides economic growth for a community by attracting visitors from outside the host community with its cultural heritage, which means the history, art, science, or lifestyle of the region (Silberberg, 1995). In this context, it can be stated that cultural heritage contributes to the growth of tourism and tourism generates financial resources for cultural heritage conservation.

Majority of the historical structures in the world are regarded as necessary assets for the development of local tourism owing to their heritage and socio-cultural values (Aigwi, et al., 2020). These structures play a significant role in the socioeconomic and cultural development of society (CPWD, 2013) by providing a physical connection and progression of cultural evidence to the past (Aigwi, et al., 2020). Acknowledging old buildings as reusable resources preserves their historical characteristics while adapting them to new uses increases the attractiveness of the city and neighborhood (Adiwibowo, et al., 2015). The re-functioning of historic buildings has become an essential part of regeneration programs in many countries (Ball, 1999).

The conservation of historical environments which are an important component of identity elements, the re-evaluation of these environments while they are protected and transforming them into "re-living spaces" is a universal acceptance for the occurrence of the conservation action. The goal of reuse is to keep cultural existence alive without losing its values such as history, aesthetics, and uniqueness (Ahunbay, 2013). Consequently, the most important goal of conservation is to keep the building alive by using a new function with its new values and environment (Yaldız & Asatekin, 2016; 163). This relationship brings new investment and job opportunities, economic development, and options that increase competitiveness to preserve and sustain cultural heritage, particularly for small-scale historical cities (ÇEKÜL, 2012). Especially, the necessity of determining the limits of building intervention has been emphasized to qualify re-functioned buildings triggered by tourism activities (Caterina et al., 2004).

According to protection guidelines, the limitations are mostly for facades and there are not enough limitations on interior designs (Kim, et al., 2008). Since lifestyle changes have an impact on the house in a changing and developing world, it is becoming increasingly difficult to preserve the traditional features of the house (Yürekli & Yürekli, 2007). These difficulties also accelerated the abandonment of traditional houses which reflect the original identities of the cities.

It is a known fact that traditional houses with historical, cultural, and structural value gradually wear out and eventually disappear because of uncontrolled tourism activities. However, traditional structures that have survived to the present day and constitute our architectural heritage should be preserved as best as possible and passed on to the future. The first step of protection is to identify and reveal the causes of wear. Various field studies, including many academic studies from the past to the present, have revealed that there are some problems in the interaction of the physical arrangements with the original structure and material which will enable traditional houses to respond to the current needs and demands that arise as a result of cultural and vital changes (Perker & Akıncıtürk, 2011).

In this context, this study focuses on the stages of the settlement process, user, and adaptive reuse decisions in residential buildings with particular emphasis on the Sille settlement of the province of Konya where activities for cultural tourism have increased rapidly since 2010. Accordingly, traditional houses are an important cultural indicator in a historical texture; the stages through which they should experience the functionalization; process, and the necessity of protecting it as a whole from the inside out in accordance with scientific, technical, legal, and ethical rules and principles have been brought up for discussion. Focusing on identifying and investigating key factors that may influence the adaptive reuse process of residential buildings because of tourism; a model proposal which is defined as a multiple-choice method has been developed to avoid an uncontrolled change process.

## **2. Cultural Tourism and Adaptive Re-Use**

"Re-functioning" which is one of the popular methods today, provides the use of historical buildings that have lost their original function by equipping them with new functions. Hence, the buildings saved from abandonment become a part of cultural and architectural sustainability. Adaptive reuse involves converting a building to accommodate a use change required by new or existing owners (Latham, 2000; Wilkinson, et al., 2009). The change of use may require refurbishing and/or complete refurbishing of existing buildings or structures. Thus, semantic, and cultural elements of the structure can also be preserved. However, various elements of structures that had lost their unique structural properties in time are vanished and forgotten in time as well. Despite these negative circumstances, protection methods have been developed. Among these, the practical implications of adaptive reuse and conservation conceptual values support the reuse of heritage buildings as a sustainable strategy. Adaptive reusing transforms heritage buildings into accessible and usable locations through the sustainable rebuilding of an area. Latham (2000) stated that adaptive reuse protects architectural, social, cultural, and historical values. Historical settlements and local architecture connect people to their roots, emplace their collective memories and reflect both their cultural and personal identities (Bentley & Butina-Watson, 2007). In this way, an essential part of our cultural heritage and identity can be preserved.

Historical buildings are historical documents with their architectural, technical, and artistic values. Therefore, only keeping its shell and emptying it will harm that historical document. The goal of re-functioning is not to make a profit or to create new designs; rather, it is a method developed to preserve historical buildings. Keeping historical buildings alive involves many aspects such as architecture, technique, art, landscape, close environment, place spirit, memory - symbolic value. In other words, the goal of introducing a new function is not to completely transform the historical structure but to preserve the historical structure with all its original values.

### **2.1. Features of Historic Settlements in Adaptive Re-Use**

There is a current growing trend toward economic activities based on tourism. However, particularly in underdeveloped countries, the impact of tourism can be extremely destructive for the environment which is also an attraction point for tourists. It is broadly acknowledged that tourists prefer to experience the natural environment, social and cultural life, and historical heritage of the region they visit. As a result, it is critical to respond to these needs through a responsive tourism development process. While sustainable tourism provides economic benefits, it also includes the protection of the natural and architectural environment as well as cultural identity. In this regard, the sustainability of these specific natural, cultural, and architectural environments is a critical issue. Another important factor in successful planning is the integration of tourism with the local environment and community (Türker & Dinçyürek, 2007).

Functionally, the transformation of old heritage buildings into contemporary functions has an important role to play in the rehabilitation and improvement of historical settlements. Thus, the re-functionalized building adds value to the living environment in which it is located. Historical environments define as the totality of economic, educational, health, and cultural activities which not only attract tourists but also work as a catalyst for the development of society (Rodwell, 2007; Shehata, et al., 2015). As part of a broader revitalization strategy to promote sustainability in the built environment, many buildings that have cultural and historical importance are adapted and reused rather than being demolished (Ball, 1999; DEH, 2004; Wilkinson & Reed, 2008; Wilkinson et al., 2009; Bullen & Love, 2009; Shehata, et al., 2015).

Adaptive re-use of heritage buildings contributes to improving the physical characteristics of the surrounding areas, both directly by the impact of the project on the environmental quality of the area and indirectly by assuring it as a catalyst for settlement (Atash, 1993; Jonas, 2006; Yung & Chan, 2012; Shehata, et al., 2015).

The relationship of re-functional areas with the environment should be well defined. The exterior appearance of the new function should be carried out without damaging the historical image of the

space. Therefore, the location of historic buildings has a significant role and importance in determining the new function to be assigned to the historical structures.

## **2.2. Features of Traditional Housing in Adaptive Re-Use**

Traditional housing is a cultural heritage owned by a nation that is known for its identity, history, and culture. With the development in this modern era, these local values may be forced to change in terms of function and usage (Chadijah & Fajarwati, 2020). According to Langston (2008), historic buildings contribute significantly to the historical and cultural aspects of the countries in which they are located, and thus adaptive reuse of buildings (ARB) will play an important role in renewing the built environment while preserving the hidden prestige of historic buildings. In this context, the functions and dimensions of the houses have changed in recent years (Sipahi & Kulözü, 2021). Traditions that have evolved through collective memory and their related traditional forms can and must be widely used and re-used in contemporary architectural and urban design projects, with proper community involvement. Hence, re-functioning or conversion of traditional buildings to contemporary uses is a tool for carrying the traditional environments into the future, both physically and socially (Fakhouri & Haddad, 2017:191). Before giving new functions to the residences, usage should be envisaged according to the criteria suitable for the qualities of the structure that will not disrupt the original perception of the structure (Gazi & Boduroğlu, 2015:68).

Traditional residences reflecting the identity, culture, and lifestyle of the user are not able to provide current comfort conditions which affect the usability of the houses. Particularly, adapting to current conditions and re-functioning as well as protections by providing maintenance and repairs may enable these buildings to sustain without losing values such as history, aesthetics, and uniqueness (Ahunbay, 2013).

In the protection of historical monuments in Turkey, the government is meticulously trying to protect large-scale public structures that are within the definition of "Group I Structures" under its ownership while most civil architectural which are mostly privately owned and are within "Group II Structures" cannot be adequately protected due to deficiencies in legal infrastructure (Regulation, Official Gazette, 2005).

The inadequacy of conservation awareness and protection policies in this sense makes it difficult to protect and maintain traditional houses that constitute cultural heritage and witness our past with their original functions, therefore these unused structures face the danger of extinction in the process (Dikmen, 2017).

According to 2019 year-end data, there are 113, 137 registered immovable cultural assets in Turkey; 71,414 of them constitute examples of civil architecture (Kültür Varlıkları ve Müzeler Genel Müdürlüğü, 2020). The conservation of traditional houses, which have a prominent place among examples of civil architecture and account for 63 % of all immovable cultural heritages, has been identified as a significant issue (Ertaş Beşir & Bekar, 2020).

Currently, it is clear that registering traditional houses only as immovable cultural assets and leaving them to their fate is ineffective in terms of protection and survival (Muşkara, 2017:445).

## **2.3. Features of User in Adaptive Re-Use**

A historic building is thoughtfully planned with the appropriate resources for adaptive reuse, it can benefit the public, local governments, settlements, and the country. In a broad sense, functional change may result from the creation of new usage opportunities by preserving the architectural, aesthetic, social, and cultural values of historic buildings, while also including interventions to meet spatial requirements in a way that responds to the user's needs (Gazi & Boduroğlu, 2015:58). The suitability of the recommended function for the structure and the adopting of this function by users contribute to the service of the structure in a healthy way as well as in the context of sustainability and liveability. It is possible to keep the protected buildings to serve the community and to survive with their original structures by the right function and particularly maintaining the technical, functional, and aesthetic requirements (Urak 2002; Dikmen, 2017; Güremen & Dede, 2010).

Given that the new function assigned to the structure may change over time as a result of the changing social process, changes in the social texture and cultural structure should be planned beforehand. Therefore, the family structures, beliefs, and political values of those who live in the vicinity of the structure should be carefully evaluated together with their socio-economic status situation status. Historic buildings and neighborhoods connect the users to their roots, embed their collective memories, and reflect their identities as well as their cultural identities (Bentley & Butina-Watson, 2007).

Adaptive reuse is one of the practices for conserving historic buildings that are becoming increasingly popular with local governments around the world (Hanafi et al., 2018; Mısırlısoy & Günçe, 2016; Rodrigues & Freire, 2017; Tan et al., 2018; Wong, 2016; Ariffin, et al., 2020). Heritage conservation effort for historic buildings has been undertaken only by the governments in most developing countries (Abdullah et al., 2017; Harun, 2011; Tan et al., 2018; Ariffin, et al., 2020). Stakeholders are the investors, regulators, developers, house owners, and local people (Kincaid, 2002). The decisions taken in the early stages of the process affect the whole project. Consequently, all stakeholders should be examined in detail. Correspondingly, users can be represented as residents, property residents, local government, or public units.

## 2. Material and Method

### 2.1. Method

The problem addressed in the study is how to determine the functions other than housing that will contribute to the conservation of traditional textures in a way that does not cause carrying capacity problems, does not create social and cultural pressure, and prevent the protected areas from becoming the decoration of commercial activities. In this framework, the “multiple choice” model proposal defines the re-functioning process with the development of different scenarios created. The model proposal consists of the preparation stage where determination of the cultural and historical resource values of the settlement with the opinions of the actors responsible for the change of the settlement and the option stage where the answers to the function suggestions are produced. In the model; the preparation stage is the part where the determined data of the settlement are analyzed and evaluated. The option stage shows the process in which functions are determined according to the revealed results (Figure 1). As a result of these stages, under the supervision of seven expert groups consisting of architects, interior architects, restoration experts, and art historians; 3 basic data belonging to the settlement, the traditional houses in Hacı Ali Ağa Street, and the users were obtained by considering field studies, interviews and various information sources (literature, tourism master plan, strategic plan, development agency regional plan and various official indicators).

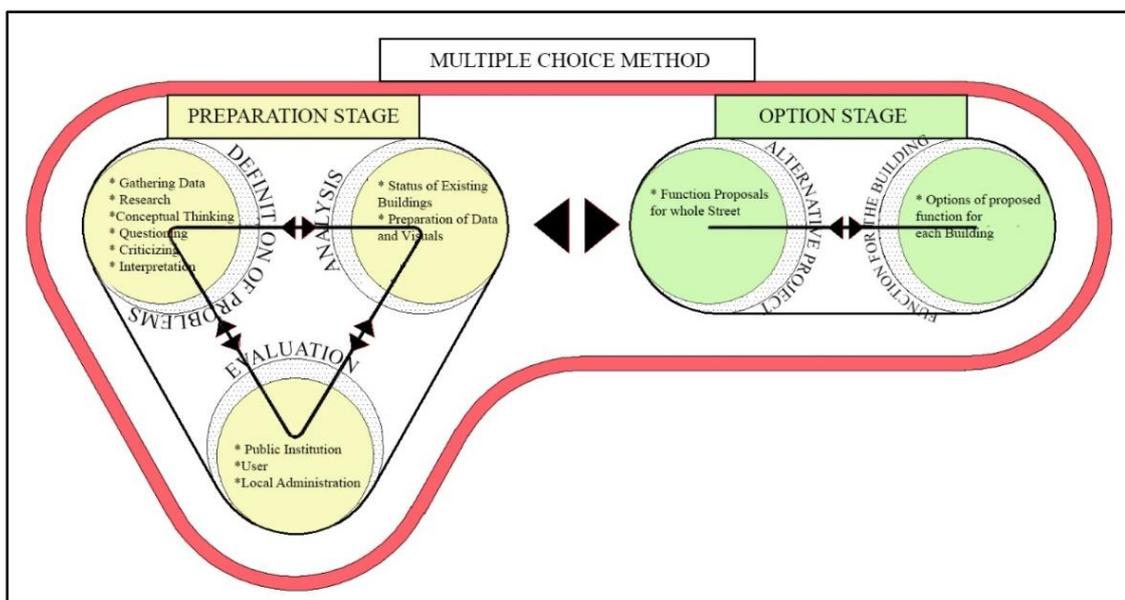


Figure 1. Multiple choice method scheme

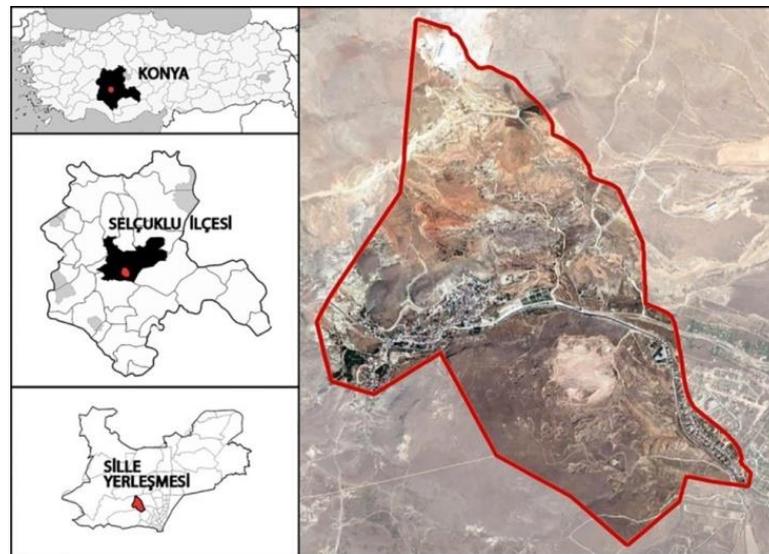
Information about the settlement, residences and users was gathered during the preparation phase. In this context, data on settlements and residences were gathered during the visits to the area in 2016. In this process, the map depicting the general situation of the settlement was examined on the spot and the usage conditions of the buildings were determined in conjunction with tourism. Furthermore, it has been determined in which functions they are currently used by conducting the surveys of the residential buildings.

A face-to-face survey was conducted with locals, domestic and foreign visitors in 2015 to determine the attitudes of the users towards tourism between June and July in the summer of 2015 and October and November in the winter of 2015.

The sample size formula was used to determine the number of local people and visitors (Kalıpsız, 1981). Furthermore, Kiper's (2006) research was used in the preparation of the surveys. Survey questions were asked to 75 people selected by incidental sampling method from 3,780 people identified as the approximate population of the region when determining the sample of locals the visitor number of Konya is 2.313.293 while the number of visitors to Sille is 91.264 according to the Selçuklu municipality's official museum visitor records. Foreign visitors account for 38% of these visitors. The survey was conducted with a total of 125 people of whom 75 were local and 50 were foreign visitors selected through incidental sampling method. All data were analyzed with the SPSS V.22 statistical program. During the option stage, tourism alternatives were developed, and function suggestions were compared. In this direction, the analysis in which the current situation is read and the evaluated function suggestions on all the data are determined and answers to the function recommendations are produced with the proposed method.

## **2.2. Material**

Sille is located between Takkeli and Karabuğa Mountains in the form of a valley to the north of Sille Stream which is 8 kilometers from Konya's city center and located in central Anatolia region of Turkey (Figure 2).

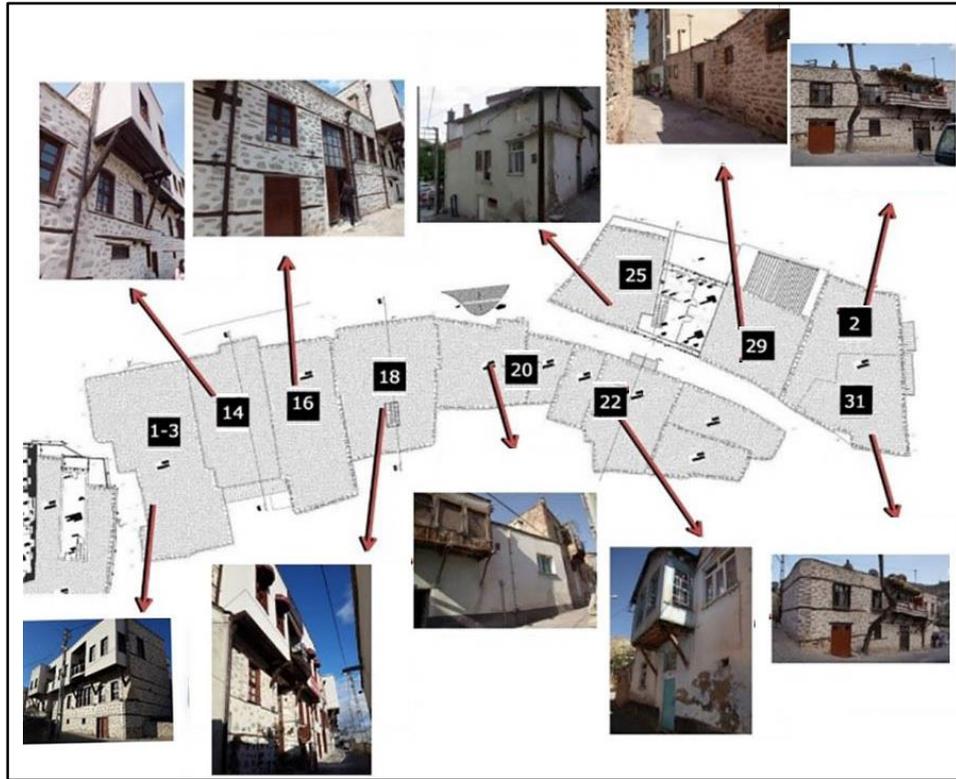


**Figure 2.** Sille's location (Sönmez et al., 2017)

Sille which was an advanced socio-economic settlement until the pre-Republican era is one of the oldest centers known in Anatolia since the first periods of Christianity and is a center where cultures from different ethnic (Turkish and Greek) and religious origins (Christian and Muslim) coexisted in both the Seljuk and Ottoman periods.

The location of the buildings creates the settled texture of the city with a perspective perception because of the shape of the land. The Konya Selçuklu Municipality accelerated restoration work in 2010 and most of the buildings on it such as Hürriyet Street, Hacı Ali Ağa Street were restored at the façade level until

2016. Ten unique residences on Hacı Ali Ağa Street, where the housing structure is most concentrated in Sille settlement, were examined in the study (Figure 3).



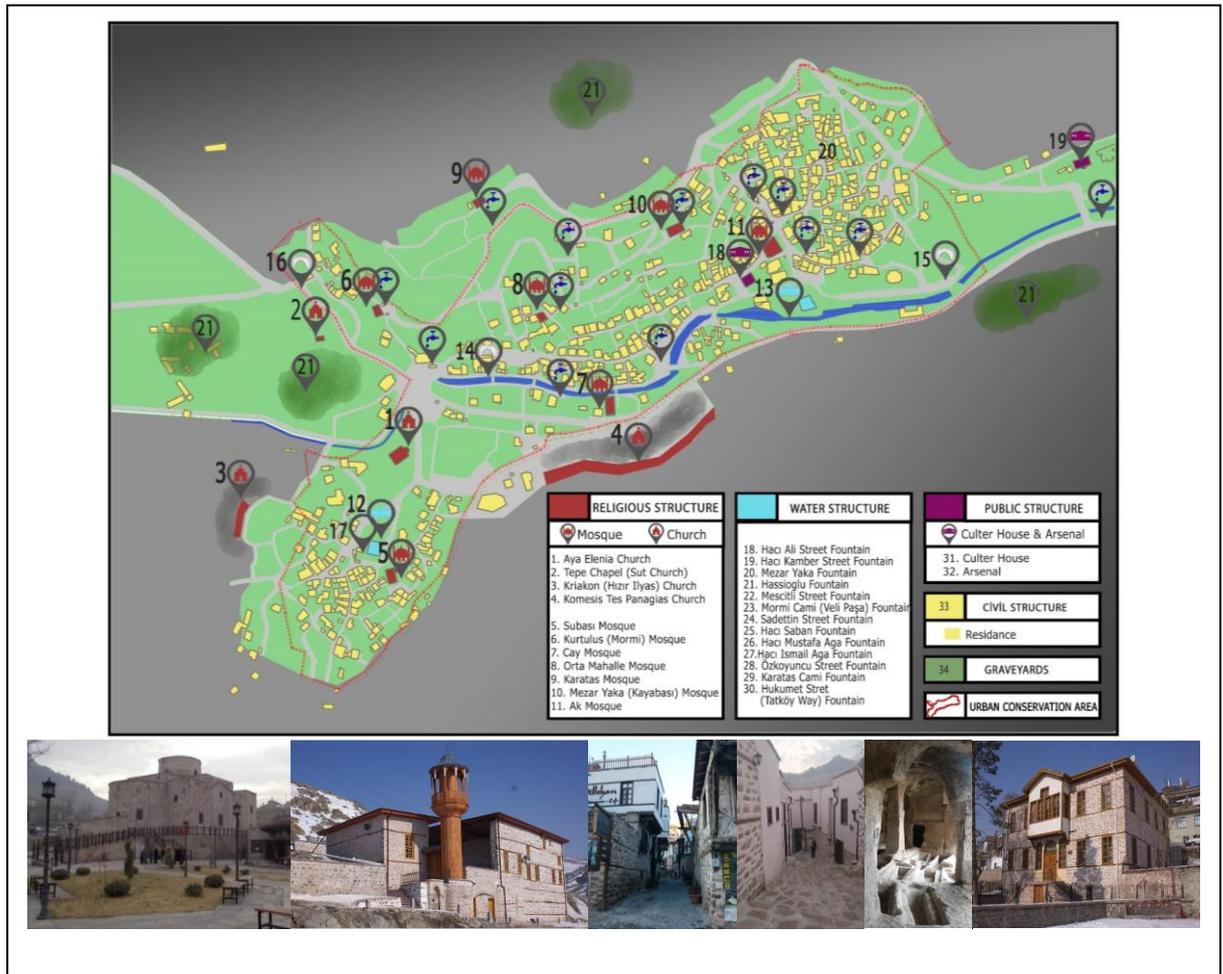
**Figure 3.** Hacı Ali Ağa Street and row of 10 residences with unique qualities

### **3. Findings and Discussion**

#### **3.1. Determinations of Sille**

Existing literature, on-site observation, interviews, collaborative studies, and social research results reveal the data on cultural and historical resource values in terms of tourism. In this regard, the cultural assets revealed in Sille settlement were identified and divided into five groups. These are sorted as follows and visualized on the map (Tomar, 2015), (Figure 4).

- (1) Religious Structures
- (2) Water Structures
- (3) Public Buildings
- (4) Civil Architectural Buildings
- (5) Cemeteries



**Figure 4.** Layout and cultural assets of Sille, Aya Elenia Museum (Hagios Mikhael Church), Karataş Mosque (Ertaş et al., 2016), exterior and interior view of the residences (Taş, 2015)

Religious structures in Sille are examined in two groups: churches and mosques. Churches in Sille which have a rich history are referred to in the historical sources where there are many churches and monasteries from the Byzantine period to the present (Mimiroğlu, 2012). The Ak Monastery, Aya Elenia Museum (Hagios Mikhael Church), Komesis Tes Panagias Church, Kriakon (Hızır İlyas) Church, the Monastery and Tepe Chapel in the Salasorma District are some of the artifacts that have preserved up to the present (Tomar, 2015:50). On the other hand, mosques have all features of Turkish wood art, although they have been changed numerous times up until now. Kurtuluş (Mormi) Mosque, Subaşı Mosque, Mezar Yaka (Kayabaşı) Mosque, Orta Mahalle Mosque, Ak Mosque, Karataş Mosque, and Çay Mosque can be traced back to late Ottoman architectural features (Tomar, 2015), and have been restored by the Selçuklu municipality (Figure, 4).

Sille has rich water architecture thanks to its geological and geographical structure. The settlement currently has baths, fountains, bridges, and aqueducts. There are many fountains with Ak (Hacı Ali Ağa) Hammam, Subasi Hammam, Sille Laundry, and Great Aqueduct, both adjacent to and independent of the houses. There are plenty of fountains with Ak (Hacı Ali Ağa) Hammam, Subasi Hammam, Sille Laundry, and Great Aqueduct both adjacent to and independent of the residences.

Two of the public buildings in Sille dated back from the 19th and 20th centuries have survived until today. The first of these was Sille Primary School which was built in 1941 and was later restored as Sille Culture House by the Selçuklu Municipality before becoming Sille Museum in 2018. The other one is the arsenal at the entrance to Sille's east. This structure has been restored currently and is used as a cultural and social affairs service building.

Civil architecture examples in the Sille area are generally dated to the late 19th century and the first quarter of the 20th century. The large number of residential buildings that have not yet been demolished

has played a role in shaping the overall character of the settlement. The houses with a cubic exterior form have flat roofs and the ones that have roofs are almost non-existent. The residences were designed on a small scale and functionality was prioritized according to the lifestyle. The number of floors in the residences is directly affected by the location of the building on the sloping land and its relationship with the street (Figure 4).

The character of the facade is formed in Sille residences by the exterior extension of the hall, or the balcony-shaped cantilevers based on the terrain slope (Taş, 2015). The residence is composed of living and service areas. Living places consist of a hall, and grand hall whereas the service areas are the kitchen, stairs, firehouse, yard, bievi-büevi, storage room, bathroom (güsulhane), and toilet places (Taş, 2015). Sille stone, which is unique to Sille region is extracted from quarries nearby commonly (Sönmez, 2014) used as a building material; besides this, soil (adobe), wood, and ironwork are also used prominently.

When the cultural assets of this settlement, which is near the province of Konya, are examined, it is discovered that it has very rich touristic resource values and a different style from Konya in terms of the general character of the residential buildings. In this sense, it is obvious that it can serve as a tourism corridor as an alternative route with both monumental and civil architectural structures.

### **3.2. Determinations of Traditional Houses located on Hacı Ali Ağa Street**

Hacı Ali Street distinguishes itself with its unique residential texture, which is among the important architectural structures such as baths, mosques, and museums in its immediate vicinity; hence its residential and architectural features are significant as a cultural element. In this study, the street type, location, current function, plan scheme, and registration status of the determined ten buildings have been indicated and schematized to obtain data on what kind of decisions can be made in the case of re-functioning. (Figure 5), (Taş, 2015; TUBITAK, 2016).

Settlement Characteristics	Layout Plan	Street Type			Housing Location			Layout Plan	Street Type			Housing Location				
		Plain	Sloping	Stairs	Slope - Stairs	Seperate	Adjacent		Corner	Plain	Sloping	Stairs	Slope - Stairs	Seperate	Adjacent	Corner
Housing 2		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Characteristics	Used Function			Plan Scheme			Registration Status	Used Function			Plan Scheme			Registration Status		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1st Group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1st Group			
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2nd Group	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2nd Group			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Regist.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Regist.			
Housing 29		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Housing 25		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Housing 22		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Housing 20		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Housing 18		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Housing 16		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Housing 14		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Housing 1-3		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Figure 5. Current status of a row of 10 residences

The residential buildings under consideration as a result of the examination include both registered and unregistered structures on a sloping street. It is observed that the majority of these houses have two and three stories and appear as a variation of a plan scheme with an inner sofa. The sofa is completed with a front roof, balcony, or terrace. Outbuildings and service areas on the ground floors include a barn, haystack, breeding roof, and kitchen, and some have a middle space called taşlık. The guest room and bedrooms are located upstairs. Separate entrance doors were made for this floor in some residences. This is due to the sloping nature of the land. There is a kitchen, toilet, and bathroom on the stairwell, which is usually made of wood. There are also gusülhanes in some rooms of the residence (TUBITAK, 2016) (Figure 6).



Figure 6. Photographs of residences on the Hacı Ali Ağa Street

Aside from these, 3 periods that determined the settlement character of Sille were revealed by detecting the functional changes of the selected houses in the historical process (Taş, 2015). Thereby, the kind of additions has

been made to the structures or the features that have deteriorated in the process have been identified by examining the changes in the houses from the past to the present.

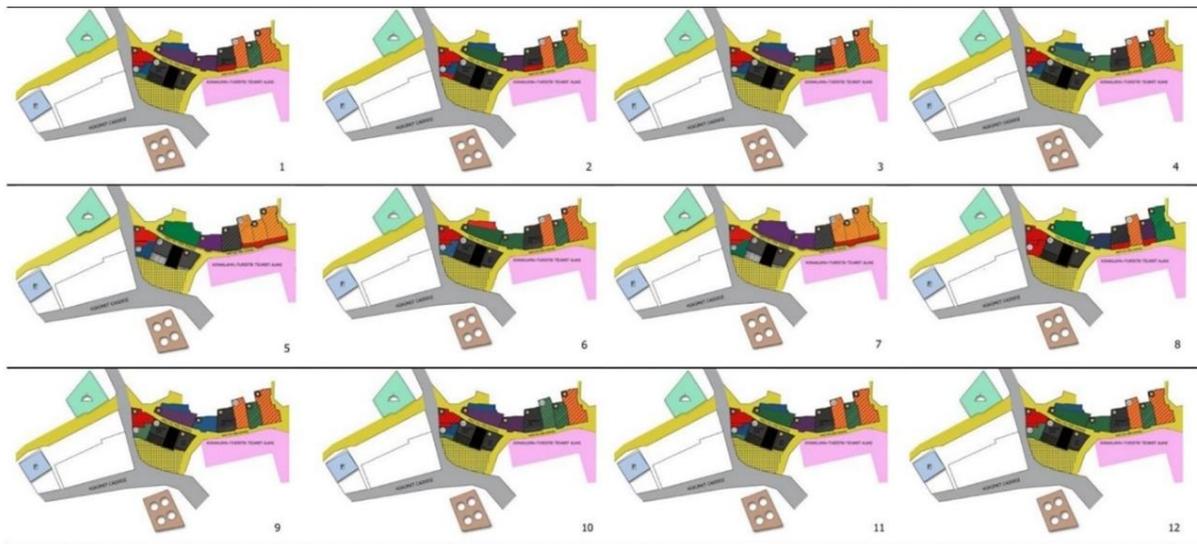
- The Seljuk and Ottoman periods that followed the early Christian periods and the Republican period preceded the Treaty of Lausanne in 1923,
- The period between the population exchange in 1923 and local people’s emigration from the settlement in 1980,
- 1980-2010,
- Post 2010.

While the residential buildings were used for their original purposes before 1923, it was discovered that following the population exchange in 1923, particularly after the 1950s, some parts of the houses numbered 2, 29, and 25 were used as commercial sales spaces. Between the two periods, various additions were made especially to the residences due to both its original function and its changing function. Sille was affected by economic conditions between 1980 and 2010, and the population decreased significantly in comparison to other periods. There was no functional change in the housing structures during this process. However, the number of unused houses has started to increase particularly in recent years with the triggering of migrations. Tourism activities in the settlement accelerated in 2010, with the start of restoration works. On the other hand, residential buildings started to be restored after 2014. Especially with these works, Sille which has a dense housing structure can be considered as a period of change and activities after 2016 due to tourism. Residences numbered 20 and 22 were not restored during this period because the house owners did not want them to be restored. The function of residence numbered 2 has not changed and some of it has continued to be used as a sales area; residences numbered 29 and 25 have been converted from a sales area into a dining area. Additionally, residence numbered 18 has also changed its function and turned into a place for eating and drinking; residences numbered 2,4,14 and 1-3 are empty and unoccupied. The functional change of residences in the study area is shown below by the years. To show the function change; light brown was used for the original functions, red was used for selling, green was used for eating and drinking functions, and colorless parts were used for unoccupied residences (Figure 7).

House No													
	before 1923			between 1923-1980			after 1980			after 2010			
1	2												
2	31												
3	29												
4	25												
5	22												
6	20												
7	18												
8	16												
9	14												
10	1_3												

Figure 7. Functional change of residences in the study area by years

The original plan schemes of the houses, their facade characteristics, registration status, and their current usage purposes were determined for the adaptive reuse scenario of the 10 house-selected houses to develop options where alternative projects are discussed. Subsequently, the functional change over the years was determined. Building parameters are critical when deciding to adapt residences for reuse. For this reason, the expert group's evaluations should be considered as they have complete knowledge of the parameters and qualifications. The expert group developed 12 function proposals to provide a correct direction for future changes by considering the m<sup>2</sup> of the buildings, their original functions, and their re-functioning status (Figure 8).



**Figure 8.** 12 function proposals created by the expert group for Hacı Ali Ağa Street

Among these suggestions, the residences numbered 31, 25, 22, and 20, according to the most recommended functions for the same residence, are used as commercial houses together with their residential function; acknowledging the changed function of residences numbered 18 and 29 after 2010 due to tourism; the opinion that residences numbered 2, 16, 14 and 1-3 may be used as business premises because of their long vacancy; specified below with various functional options (Figure 9).

House No		Options Created Based on Experts' Opinions														Current Function														
		Food & Beverage Spaces				Sales Spaces				Workshops/ Exhibition Spaces			Cultural Spaces		Accommodation															
		Local Cuisine Restaurant	Winehouse	Tea House	Sherbet House	Breakfast House	Greek Restaurant	Cafe-Souvenirs	Carpet Sale Space	Food-Beverage Sale Space	Souvenirs Sale Space	Candle Sale Space	Herbalist	Grape Molasse Production and Sales House	Terra Cotta Sales	Stone Workshop-Exhibition+Sales	Wood Workshop+Sales+Cafe	Carpet Workshop+Exhibition	Terra Cotta Workshop+Sales	Art Education Workshop	Clothing Museum	Kitchen Museum	Folklor (Cultural) Museum	Exemplary Local Sille House	Carpet Museum	Boutique Hotel	Boutique Hotel+Restaurant	Hostel	House	
1	2							●																					●	
2	31													●																●
3	29	●																												●
4	25		●																											●
5	22							●										●	●											●
6	20																	●	●	●										●
7	18	●																												●
8	16																													●
9	14	●																												●
10	1_3																													●

**Figure 9.** Options created based on expert opinions

Many functions can thus be assigned to houses that have not been used for a long time to prevent them from collapsing or wearing out; however, the most appropriate one among these functions should be assigned by revealing the expectations and needs of all users because of participatory consultation. The sustainability of the housing structure, which is one of the most important elements that describe the culture in historical settlements, can therefore be ensured without the need for unnecessary functional changes.

### 3.3. User Reviews

According to the International Cultural Tourism Charter (1999); one important goal in cultural heritage management is to explain the importance of cultural heritage and why it should be preserved for the host community and visitors. Therefore, all actors in the settlement were determined, and their perspectives on cultural tourism were considered. In this context, the Konya Cultural Heritage Preservation Regional Board, Selçuklu Municipality, householders, domestic and foreign visitors, and local people were identified as important users.

Information about the New Conservation Development Plan was obtained through face-to-face meetings with the Konya Cultural Heritage Preservation Regional Board about the regulations applicable to the Konya/Sille region. Similar meetings have been held with the Selçuklu Municipality, to which Sille is affiliated since the changes in the zoning plan went into effect in 2017 will affect the re-functioning process.

Another actor in the settlement is the house owners. The desire to use the residences by changing all the functions or a portion of them has been revealed because of the tourism developments in Sille, considering the meetings that took place regularly from 2013 to 2016. In this respect; aside from the restoration project, additions or removals made by the user in both registered and unregistered buildings were evaluated based on the functions provided; strategies were determined based on their property status and location.

Other important actors are local people and domestic and foreign visitors. In this regard, when the distribution of original features for Sille was examined in the survey conducted with local people, it is thought that traditional architectural and rural texture and historical and cultural values are among the characteristics of the village. These are followed by regional dishes, traditional handicrafts, agricultural structure and regional products, vegetation, and winemaking respectively (Figure 10), (Ertaş et al., 2017).

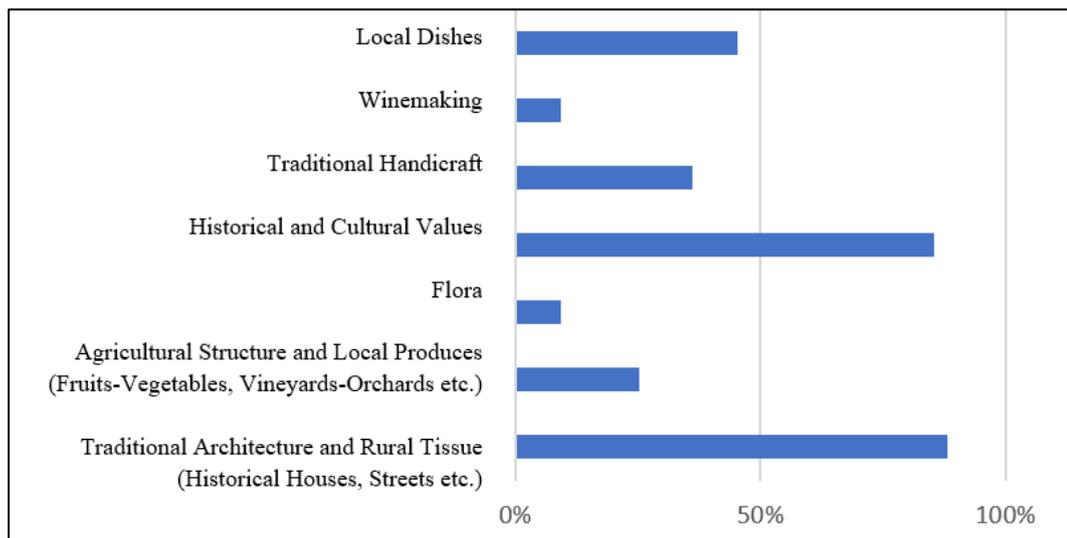
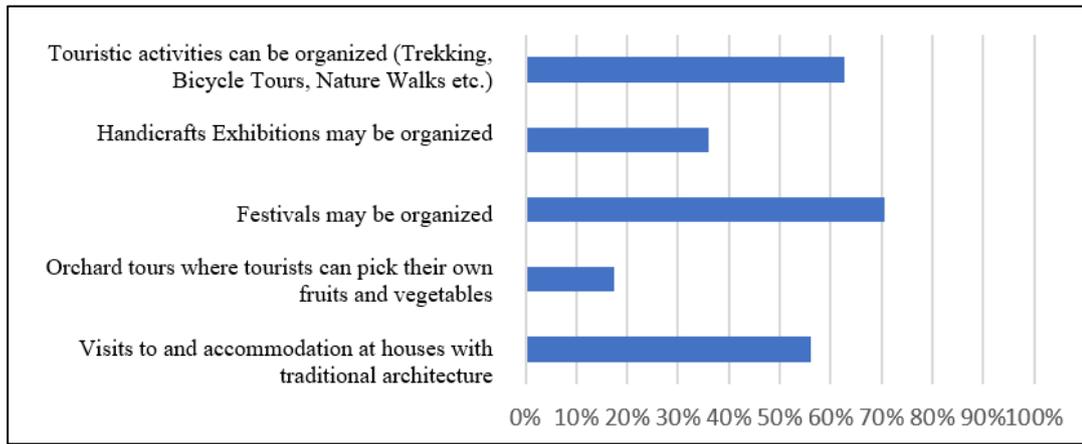


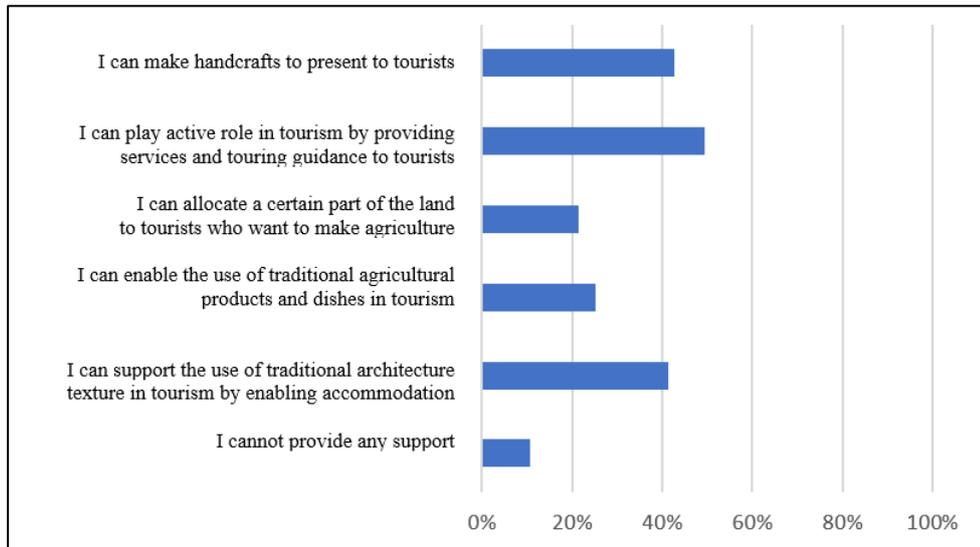
Figure 10. Features that locals find unique to Sille (Ertaş et al., 2017)

Respondents emphasized that festivals can be organized and that touristic activities should be arranged in their responses about the activities that can be done for tourism in Sille. On the other hand, the development of visitor and accommodation facilities in houses with traditional architecture has been identified as an important activity. In their answers to the surveys regarding the activities that can be done for tourism in Sille, respondents emphasized that festivals can be organized first and that tourist activities should be arranged. On the other hand, the creation of visits and accommodations in houses with traditional architecture has been shown as an important activity (Figure 11), (Ertaş et al., 2017).



**Figure 11.** Evaluations of the types of activities that local people can engage in for tourism in Sille (Ertaş et al., 2017)

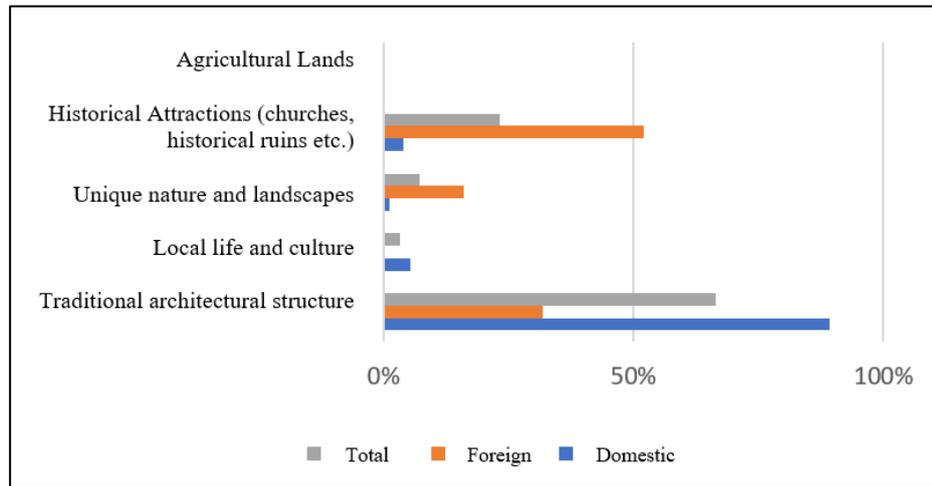
Residents have indicated that they can support the studies on tourism by providing service and guidance services to domestic and foreign visitors. They also stated that by making handicrafts, visitors can be drawn in and different services can be provided by using traditional houses for accommodation (Figure 12), (Ertaş et al., 2017).



**Figure 12.** Evaluations of local people's services that can provide support for tourism studies (Ertaş et al., 2017)

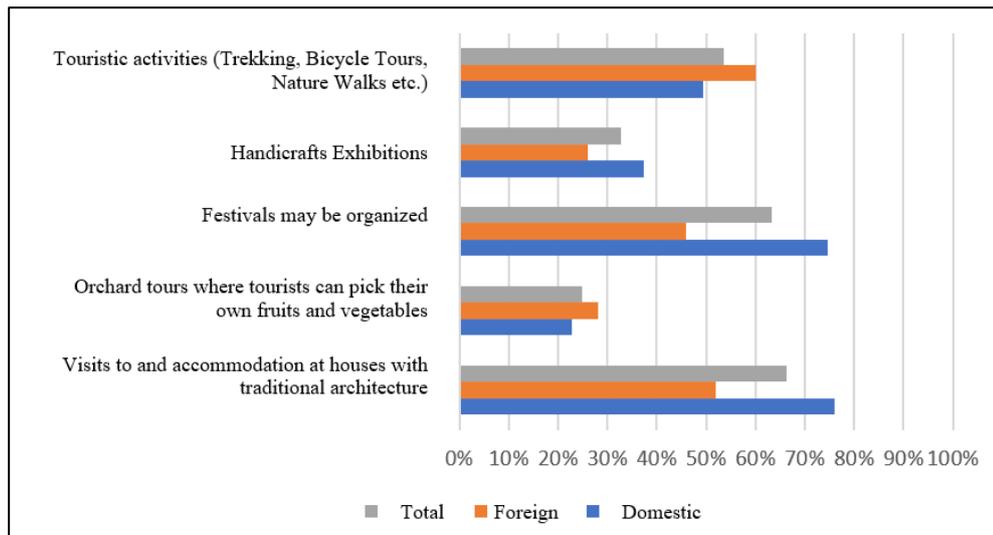
According to the revealed data, tourism activities for local people will stimulate the regional economy, reduce out-migration, and prevent unemployment. Besides, it has been stated that traditional architectural structures support tourism and can be used specifically for accommodation purposes.

When survey studies of domestic and foreign tourists are examined, the traditional architectural structure comes first with 66.4% of the respondents' answers about what first drew their attention in Sille. Then, there are historical charms with 23.2% and original nature and scenery with 7.2%. The rich architectural examples in Sille are the factors that attract the most attention from visitors so that the traditional architectural structure can be said to be one of the most important factors in the development of cultural tourism in the region (Figure 13).



**Figure 13.** Features that attract the first attention of domestic and foreign tourists in Sille

According to the responses to the question about what kind of activities can be done for tourism in Sille, 66.4% think that it can be organized to visit and accommodate in houses with traditional architecture, 63.2% think that festivals can be organized, and 53.6% think that touristic activities (nature walks, bicycle tours, etc.) can be arranged. Following there are handicraft exhibitions with 32.8% and garden trips with 24.8% which allow tourists to pick their vegetables and fruits. In this sense, it can be argued that among the activities to be carried out in the region, accommodation and touristic activities should be prioritized (Figure 14).



**Figure 14.** Evaluations of activities that can be done by domestic and foreign tourists in Sille

According to the revealed data, from domestic and foreign visitors' perspectives, the development of cultural tourism in Sille is possible with the preservation and evaluation of historical and cultural assets through restoration works, the development of handicrafts, and the completion of tourism infrastructures such as accommodation, food and beverage, etc. Thus, in historical settlements undergoing rapid change because of tourism, the activities within the settlement can be controlled by periodically observing the visitors, while the functional transformation process can be avoided wearing down the settlement and structures.

#### 4. Conclusion

The project work titled "Physical Renewal of Traditional Texture in Konya-Sille within a Method for Touristic Purposes" is based on testing the applicability of the "Multiple Choice Method" based on physical renewal projects consisting of different scenarios. Accurate planning has been made about the correct definition of the privileges with the proposed method design process that distinguish one region

from another, and which of these can be used for tourism purposes. Thus, it is underlined that the options are presented afterward by emphasizing the necessity of reading the current situation.

As a result of all the examinations, the following two main points should be considered to avoid an uncontrolled change process for settlements such as Sille, where the increase in tourism activities triggered by the restoration works and the resulting accelerated re-functioning proposals are concentrated in the residences. Consequently, houses can be prevented from becoming the most worn-out type of building due to tourism.

- The balance of protection and use should be taken under control with a multi-choice process by considering the evaluations of public institutions, local administrations, experts, housing owners, local people, and domestic and foreign visitors.
  - The expectations and needs of all users of the settlement should be determined.
  - In terms of residential structures, the practices of local and private institutions and house owners should be investigated.
  - The opinions of the public and visitors on tourism and the basic data should be repeated frequently for the solution of the problems that may arise in the future.
- Reconstruction, renewal, and other changes occurring on the facade character and interior spaces of residential buildings with the shift in business type in the tourism sector are affecting the overall appearance of the historical settlement. In this regard, more proper precautions for house interior restoration are required.
  - All cultural assets belonging to the settlement should be examined and archived by making relevant determinations, the potential of the historical area in terms of tourism should be ascertained, and the areas with dense residences should be determined.
  - In order not to demolish or wear out the residences that are not used for an extended period of time, the use potential should be examined, and the option of re-functioning should be considered or if the residences are suitable, function proposals should not be created unnecessarily, and residences should continue in their function.
  - The functional performance of these structures for their sustainability should be revealed by examining the new functions of houses that have undergone a functional change.

Consequently, a visual and social archive emphasizing the continuity of time and space has been created by defining key decisions on how to identify new functions that define the model in a way that will not cause carrying capacity problems due to the functions imposed on the residence, will not create social and cultural pressure, and will prevent the protected areas from becoming the decoration of commercial activities in historical settlements that have changed due to tourism.

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#### **Author Contribution and Conflict of Interest Declaration Information**

All authors contributed equally to the article.

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