



Evaluation of Refunctioning/Adaptive Reuse in terms of Cultural Tourism in the Conservation of Architectural Heritage: *The Example of Diyarbakır Ferit Köşk (Mansion)*

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Abstract

Refunctioning (adaptive reuse) has an important place in the preservation of historical and cultural values. It is aimed to ensure the sustainability of the registered structure with its original components as much as possible by registering some of the structures that need to be conserved. There is an important gap to be filled between the balance of conservation and use; In closing this gap, branding processes in tourism, competing cities etc. conceptualizations enable cultural values and identity components to come to the fore. In new conservation approaches, registered buildings are very important for the cultural development and promotion of the city. It is an agreed issue that all of these assets should be converted into museums or efforts in this direction are unsustainable and that they should be focused on adaptive reuse and using them, while preserving and transferring the city's history and culture to future generations. This study is based on the discussion that finds it right to establish the relationship between the cultural continuity and the use of re-functionalized historical buildings in the context of tourism, especially cultural tourism. Thus, it is aimed to gain the necessary momentum from the unity of culture, conservation, sustainability and tourism and to create content that contributes to the urban economy. In this context, the existing structural problems of Ferit Köşk (Mansion), which is one of the historical buildings of Diyarbakır, were examined, and suggestions were presented for the sustainability of the mansion, its refunctioning (adaptive reuse), the provision of conservation-use balance and its bringing into cultural tourism. It is aimed to create an agenda for the mansion structure and conservation policy in line with the suggestions presented with this study, which is prepared for the use and transfer of the building to the future by refunctioning (adaptive reuse), which is not used today and is in danger of collapsing.

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1. Introduction

Historical buildings are cultural heritages that carry the culture, history and memory of the past to the present. The conservation, sustainability and tourism of cultural heritage are important for the development of cities. For this reason, every work done to ensure the survival and continuity of cultural heritage by putting these concepts into practice is valuable.

The efforts of societies that conserve their cultural values to build the future provide cultural and historical continuity. In recent years, the development of conservation awareness for historical buildings, the high economic return, and the increase in nostalgia and search for the past are some of the reasons that increase the orientation to the historical and cultural environment. For this reason, the cultural tourism movement, the conservation and re-arrangement of historical buildings in cities contributed to the development of the understanding of sustainability. Urban conservation can be realized by preventing the disappearance or destruction of structures bearing the traces of historical and cultural values in today's conditions. Conservation the historical environment and buildings against all kinds of external influences in order to transfer them to the future is one of the main elements of urban conservation (Keleş-Hamamcı, 1997, p.120).

The urbanization process in Turkey, the increase in migration from the village to the city, has led to the formation of architecture in which unqualified structures developed due to unplanned urbanization are built. With the increase in immigration, the existing housing stock became insufficient, and the rates of settlement and residence around historical buildings in the old settlements of the cities increased. This situation has increased the destruction with the unconscious use of the historical environment and buildings.

Another situation that causes an increase in the destruction of historical buildings is the abandonment or neglect of buildings. These buildings were evacuated by their owners and left out of use, as the buildings were inadequate according to today's conditions and standards. Structural problems have occurred over time in buildings that are not used and exposed to the effects of natural conditions. There has been no return to the historical buildings that the property owners have abandoned due to the lack of economic and comfort conditions. The lack of conservation awareness of the users of historical buildings whose ownership has changed has led to an increase in the destruction of the buildings. In these structures, which are generally rented to families with low-income levels, irreversible results occur in the structure due to faulty interventions made by the users.

Cultural continuity is necessary for the preservation of the historical structures of the cities. For this reason, it is important to carry out restoration and rearrangement works for the preservation and survival of the historical buildings after determining and eliminating the existing problems of the historical buildings. After the improvement of the structural problems in historical buildings, concepts such as giving new functions and providing sustainability features should be addressed.

The concept of sustainability in architecture; It is the implementation of renewal and rearrangements that ensure the survival of the building and its transfer to the future. The practices that ensure the transfer of the building to future generations by eliminating the problems in reaching the building from the past to the present constitute the main basis of sustainability in architecture.

In this study, a conceptual framework was created by conducting a literature study on the preservation, refunctioning and evaluation of historical buildings in terms of cultural tourism. After the literature study, the current situation of Ferit Köşk (Mansion), which is one of the architectural examples of summer residences in Diyarbakır, which contains most of the historical building stock, has been evaluated. In order to conserve the mansion, to participate in cultural tourism and to ensure its sustainability, the study was completed by presenting suggestions for adaptive reuse.

2. Conceptual Framework: Current Approaches to Conservation of Historic Buildings

In the world under the influence of globalization, many approaches can contribute to the conservation of architectural heritage and the development of the concept of conservation. Some of these approaches are sustainability, reuse, conservation-use balance and cultural tourism. These approaches have a current and important place in the conservation of architectural heritage.

The preservation of the cultural heritage of the cities is very important in terms of the sustainability of historical buildings. Some of the historical buildings, which are accepted as cultural heritage, are destroyed over time or are left to their fate. For this reason, it is necessary to conserve the structures and to keep them alive.

Traditional houses, mansions, mansions are structures that contain and preserve the culture and tradition of the period in which they were built. For this reason, many by-laws, contracts and declarations have been created in order to conserve the structures regardless of the way they have come from the past to the present or their current condition. Conservation concepts, which were tried to be created in Europe at the beginning of the 19th century, started with the Athens Conference in 1931. In this conference, it was stated that the identities of historical buildings and the environment in which these buildings should be protected should be conserved. In addition, the use of contemporary practices in conservation and the importance of documentation and international cooperation were emphasized (Erder, 1975). After the restorations that started in Italy in 1931, meetings were held that provided the development of conservation awareness. The theories of 11 items at the Carta Del Restauro meeting were accepted and spread by all the countries of the world. These theories were adopted at the "International Congress of Historical Monuments Architects and Technicians" convened in Athens in 1931, and a decision was taken to implement these principles (Çelik, 2004).

The scope of the concept of conservation was expanded at the "Second International Congress of Monuments Architects and Technicians" in 1964, when the understanding of conservation developed after the destruction of historical buildings after World War II (URL 1). In this regulation, it was argued that historical buildings should be handled with their environment.

After the publication of the 1975 Amsterdam Declaration, 1975 was declared the European Year of Architectural Heritage. In the Amsterdam Declaration, the principle of conservation the European cultural and architectural heritage and keeping it alive with its environment and culture has been adopted (Asatekin, 2004). It was stated in the Washington Statute in 1987 that the zoning arrangements to be made in the historical environment and buildings should be made by paying attention to the originality of the building (Ahunbay, 2011). In 1999, at the ICOMOS (International Council of Monuments and Sites) meeting in Mexico, decisions were taken on the size and nature of the interventions in traditional structures (Erder, 1977). In 2003, at the ICOMOS meeting, "Principles for the Analysis, Conservation and Structural Restoration of the Architectural Heritage" were adopted and the rules for the strengthening of historical buildings were determined (Ahunbay, 2006). The ICOMOS "Declaration for the Conservation of the Architectural Heritage of Turkey" in 2013 was published, and the general rules and theories for the conservation of historical buildings were updated. Turkey approved the decisions taken in contracts and the studies on historical buildings started to be carried out in line with these decisions.

For interventions in historical buildings; It has become widespread that the concepts of restoration (conservation), restitution (restitution), reconstruction (reconstruction), renovation (renewal) are accepted, in which conservation is at the forefront. In the second view, where participatory planning is prioritized, the importance of the concepts of re-functioning (adaptive reuse), re-use rehabilitation (improvement), regeneration (rebirth), revalorisation (value-added), coversion (transformation) readaptation is emphasized (Tanrisever et al., 2016, p.1070).

In the concept of conservation, it should be based on the principle that old and new structures continue their existence together. Separating old and new buildings from each other and conservation them will make the historical building a city figure rather than conservation it (Kuban, 2000). Therefore, these approaches should be avoided.

2.1. Sustainability

The concept of sustainability includes environmental and economic values and socio-cultural concepts. These concepts were emphasized in the report of the "World Commission on Environmental Development" organized by the United Nations in 1987, "the necessity of meeting the needs of people by conservation the resources of the next generations" (Hayta, 2009: 144). In this context, preserving architectural heritage and transferring it to future generations has become an important requirement that ensures continuity in socio-cultural terms.

Cultural sustainability is of great importance in preserving and maintaining the identity of the city where historical buildings are located. The rapid growth and change of cities in parallel with the development of technology has led to an increase in unplanned, unqualified, similar structures. Although this situation hinders cultural sustainability, it has been observed that some historical buildings continue their existence (Tanrisever et al., 2016, p. 1069).

The realization of cultural sustainability in historical buildings depends on increasing social history awareness. It is important for the sustainability of the buildings that they have lost their function in the conservation and ensuring that they are reused. Buildings that have lost their social and functional functions play a leading role in ensuring that their historical and cultural locations and the traces of the period they are in are transferred to the present day (Enlil, 1992, pp. 196-202).

In the conservation and sustainability of cultural heritage, it is very important to ensure the participation of these heritages in daily life and economy. For this reason, it is necessary to include all layers of the society in the understanding of "conservation and sustainability" and to be evaluated within a management plan (Öksüz Kuşçuoğlu & Taş, 2017). For the conservation of cultural heritage and the management of this conservation to be sustainable, the management plan should proceed with the aim of keeping it alive that is, incorporating it into our daily lives, adding an economic dimension and carrying these phenomena to future generations. Without compromising the principles of conservation, it should be considered as a basic principle that the conservation is done with the society, not against the society.

2.2. Refunctioning (Adaptive Reuse)

Historical buildings can preserve their monumental or traditional features over time, when they can maintain their original functions. Sustainability of the function is possible with the change and transformation that will meet the social needs. Arranging structures that have lost their function according to different uses other than their original function is called "refunctioning (adaptive reuse)" (Eraybat, 2011, p.26).

Adaptive reuse, it can be defined as the loss of the original function of the building over time, the preservation of the determined principles and structural features of the buildings and giving a new function. The reorganization and updat-

ing of historical buildings, whose function continues in their original function, according to today's comfort conditions are included in the scope of new functioning (Ahunbay, 2011).

The fact that the buildings are not evaluated according to their original purpose of use, depending on the functional, economic and environmental effects, has revealed the phenomenon of refunctioning (adaptive reuse). Evaluation of the building by giving it a new function, while ensuring that it is conserved together with the environment it is in; it provides cultural continuity by stimulating the economy (Aydın & Yıldız, 2010, pp.1-2).

Societies living in cities ensure that their identities are kept alive by preserving their historical and cultural values and giving these structures a new function, to the extent that they gain sustainability. Preserving the cultural heritage together with their environment and keeping them alive by refunctioning (adaptive reuse) are approaches that prevent the destruction or destruction of structures. The use of historical and traditional buildings with functional changes is a common practice in recent years, as they cannot meet the needs of the users and the society they live in and are insufficient. This is how the sustainability of the historical building, which has been given a new function, is ensured (Arabacıoğlu & Aydemir, 2007, pp. 207-208).

It can be changed with the refunctioning (adaptive reuse) of historical buildings. However, the changes must be at a level that does not affect the original structure. In particular, the current usability of historical buildings with qualified additions can increase and transform the building into a more functional state. It is important to make these changes as the additions enrich the structure positively (Cunnington, 1998; Orbaşlı, 2008, p.185; Schmidt, 2009, p.114).

Refunctioning (Ahunbay, 2009, p.87) can take historical buildings under conservation. The destruction of unused and abandoned buildings due to neglect increases after a while (Bektaş 2001, p.114). These structures are first abandoned and then left to the demolition process, as they have lost their functionality and are insufficient for today's needs (Ahunbay, 2009, p.97).

It may be necessary to re-function in order to preserve and maintain historical buildings and ensure their sustainability. However, this refunctioning (adaptive reuse) should be taken into account the rules and limits to be followed. Dimensions and limits in assigning a new function are determined by regulations.

In the Venice Charter (1964), "conservation of historical and monumental structures can be ensured by refunctioning (adaptive reuse). However, in the adaptive reuse, the plan in the historical building and the decorations, if any, should not be changed? It was emphasized that the function and functional changes should be made within these limits" (Erder, 2007, p.241).

Another limit to consider in the concept of refunctioning is that the changes made are reversible. With this feature, it should be possible to return it to its original state because of the changes in the conditions related to the building. For this reason, preserving the reversibility feature of the changes made ensures that the building is transferred to the future with its cultural and aesthetic values (Kuban, 2000, p.119).

2.3.Conservation-Use Balance

It is very important to ensure the reusability of heritage structures in the conservation and sustainability of cultural heritage. The use of buildings with original architecture according to the requirements of the concept of conservation are practices that contribute to the sustainability of the building.

In order to ensure that cultural assets and cultural heritage are opened to tourism, the balance of conservation and use should be well planned. In the determination of the tourism potential, the conservation-utilization phenomenon should be developed by making analyzes covering the area to be conserved and cultural heritage and its environment. In conservation-utilization practices where the physical planning is done correctly, after the determination of the existing tourism potential, it should be ensured that the arrangements are made to conserve the cultural heritage and the balance of use (Soykan, 2003, p.17).

Allocating cultural heritages to the use of "corporate social responsibility projects and practices, sponsorship and non-profit organizations that include socio-cultural activities is one of the methods used for the conservation of these structures. All initiatives made by institutions with institutional identity for the conservation of cultural heritage help to develop the balance between conservations and use (URL 2).

According to the Law No. 5226 on the Conservation of Cultural and Natural Assets, Some rights have been granted to local governments in the conservation of privately owned registered structures and conserved areas. Especially in cas-

es where zoning rights cannot be fulfilled in registered buildings, it allows their transfer to another region defined by the plan. In this way, all these practices secure the conservation-use rights in buildings and areas with cultural heritage characteristics (Coşkun, 2005). The general framework of the practices has been drawn by incorporating the concepts of conservation-use balance, sustainability and refunctioning (adaptive reuse), the laws and regulations enacted for the conservation of cultural assets and prioritizing the concept of conservation.

2.4. Cultural Tourism

It is very important to include tourism in the reuse and survival of historical and cultural heritage. Addressing the sustainability of buildings with the concept of tourism is one of the practices that contribute to the urban economy. The transfer of historical structures and cultures to future generations has developed the concept of "heritage in tourism" by evaluating these structures in tourism. The attraction and refunctioning (adaptive reuse) of buildings have a positive effect on tourism (Herbert, 1995, pp.10-11).

In recent years, the approach to tourism has increased not with the concepts of "sea, sand, sun", but with the refunctioning (adaptive reuse) of buildings as a tourism heritage. These approaches have enabled the buildings and environments that contain cultural values to be prioritized in today's world where the concept of social and family has decreased. This situation has been one of the developments that increased cultural tourism (Jansen-Verbeke, 1997, p. 238). One of the most important factors affecting cultural tourism is the lack of safe circulation in tourism areas or the restriction of circulation. The emergence of many negative situations, especially terrorist incidents, prevented tourists from going to areas with historical and natural beauties.

The fact that cities are associated with negative events, that tourism policy cannot be formed locally, and generally, enough have caused the tourism potential not to be used. For this reason, the development of policies in this direction by emphasizing the urban identity and considering the added value it will add to the economy are approaches that will ensure that cultural heritage and tourism become a stakeholder again.

3. Method

Ferit Köşk (Mansion) is located in the northwest of the Tigris River and in the southwest of the inner castle walls, which gave its name to the neighborhood. The mansion has reached today as empty and heavily damaged due to neglect and abandonment over time. In this study; In the Ferit Köşk (Mansion), one of the mansions used as a summer residence built on the banks of the Tigris River in Diyarbakir, observational determinations were made in 2018-2021 and structural problems were determined. During the research process, the changes and structural problems in the mansion were documented with photographs and their status was recorded. In the field study, it was seen that addicted young people lived and the damage to the wall coverings increased due to the fact that the mansion was empty.

A literature study was conducted on the concepts of conservation and sustainability in order to detail the conceptual framework related to the conservation problems and the sustainability of the mansion. In terms of the development of conservation concepts and the refunctioning (adaptive reuse) of the buildings in the concept of sustainability, evaluations were made specific to Ferit Köşk (Mansion) and suggestions for the building were presented.

4. Findings

4.1. Location of Mansions in Diyarbakir Urban Architecture

Urban architecture in Diyarbakir has an architecture that develops depending on the climate. The traditional houses and mansion structures that have survived to the present day are the structures that reflect the architectural tradition, memory and development of the city.

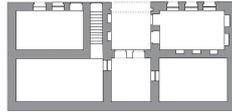
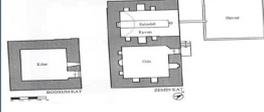
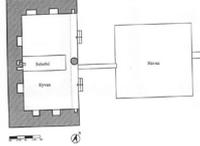
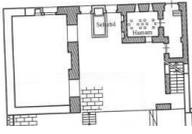
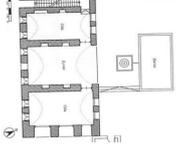
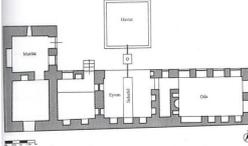
Mansion buildings in Diyarbakir are among the architectural and cultural heritages of the city, which are used as summerhouses and located on the banks of the Tigris River. The rooms such as the iwan, the courtyard, the serdap and the rooms facing the courtyard are generally located in the north direction. The mansions have an introverted architecture, which is separated from the external environment by high courtyard walls and where privacy is prioritized.

Many mansions, most of which were built in the 19 th century, are located on the west of the Tigris coast. These; Seman Mansion (Gazi Mansion), Erdebil Mansion, KUSDILI Mansion, Bekir Pasha Mansion, Cihannuma (Kavs) Mansion, Pamuk Mansion, Aguludere Mansion and Ferit Köşk(Mansion) . Except for Ferit Köşk (Mansion), all other mansions are located close to each other (Figure 1).



Figure 1. Current locations of the mansions on the banks of the Tigris River (Işık, 2021)

Table 1. Location and architectural features of Diyarbakir mansions (Işık, 2021)

	LOCATION	NAME	PERIOD	PLAN	VIEW
1		FERİT KÖŞK (MANSİYON)	19 th		
2		HACI AĞA (MANSİYON)	19 th *		
3		BEKİR PAŞA (MANSİYON)	19 th *		
4		PAMUK (MANSİYON)	19 th *		
5		GAZİ (SEMAN) (MANSİYON)	19 th *		
6		KUŞDİLİ (MANSİYON)	19 th *		
7		HAMİ (MANSİYON)	19 th *		
8		ERDEBİL (MANSİYON)	19 th *		
9		AGULU DERE (MANSİYON)	19 th *		
10		CİHANNUMA (KAVS) (MANSİYON)	19 th	Unable to enter	

* Mansion Plans Pınar Gürhan Kılıç and some images were taken from Pınar Çiftçi's master's thesis.

4.2. Location and Architectural Features of Ferit Köşk (Mansion)

Ferit Köşk (Mansion) is located south of the city walls and northwest of the Tigris River. Located at the end of Ferit Köşk (Mansion) quarter of Diyarbakır Fiskaya district, the mansion has survived to the present day as empty and heavily damaged (Figure 2).



Figure 2. The Location of Ferit Köşk (Mansion) in the Suriçi Region (Işık, 2021)

Ferit Köşk (Mansion) was built with two floors and masonry construction technique. The main entrance of the mansion is in the southeast direction of the courtyard and has been closed today. The courtyard of the mansion, which is surrounded by high walls, is entered through an open space in the north (Figure 3).



Figure 2. Ferit Köşk (Mansion) Floor Plans (2021)

²Ferit Köşk (Mansion) plans were taken from Dicle University Architecture graduate student Abdullah Yoldaş's seminar assignment.

There is a kitchen with a stove in the northwest of the courtyard. The kitchen, with its two semicircular arched windows and door, overlooks the courtyard. The wall facing the entrance is damaged and partially collapsed. The upper cover of the kitchen was changed to reinforced concrete. In the northeast of the courtyard, there is a ruin thought to have been added later, which is thought to be a service space in ruins today (Figure 4 a, b, c).



Figure 4. Ferit Köşk (Mansion) entrance section, the kitchen, and the ruins of the destroyed space (Işık, 2021)

Local basalt stone was used as the main construction material in the mansion. There is a rectangular shaped local pool in the courtyard. On the northeastern façade of the mansion facing the courtyard, the ground floor is made of rubble stone and the first floor is made of cut stone and decorated (Figure 5).



Figure 5. The decorations on the window arches on the northern façade of Ferit Köşk (Mansion) (Işık, 2021)

The entrance to the ground floor of the mansion is provided by a semicircular arched iwan. On the ground floor of the building, the east and west rooms facing the courtyard have doors opening to the courtyard and windows with two semi-circular arches and “cis, cas” decorations on the top. A single-armed stone step staircase reaches the upper floor of the mansion, which has an iwan on the ground floor and first floor. There is an entrance to the rear rooms in the east and west directions from the gap in the south of the iwan on the ground floor. The walls of the rooms on this floor are plastered and painted, and there are niches on the walls. The mezzanine floors of some rooms on the upper floor of the mansion have been completely demolished today. There are traces of the room being closed with wooden beams on the walls.

The layout on the first floor of the mansion is the same as the ground floor plan. After reaching the first floor by stairs, there are four rooms, two in the east and west directions. On this floor, which has a pointed arched iwan in the middle, the floors of the rooms were destroyed. The wall facing the courtyard on the east side of the building was demolished, and the destroyed stones remained in the courtyard. The walls on the upper floor are all plastered and painted, and there are niches on the walls as in the ground floor (Figure 6 a, b, c).



Figure 6. Examples of Niches in Rooms (Işık, 2021)

The semicircular arched windows on the northern façade of the walls opening onto the courtyard are decorated with flat lintels. The ceiling tile, which had wooden beams in its original architecture, has been replaced with a reinforced concrete slab. The walls in front of the iwan on the first floor of the building have collapsed. There are partial collapses in all of the room walls opening to the iwan. Except for the north façade facing the courtyard, the first floor façade walls made of stone were covered with plaster and paint (Figure 7 a, b).



Figure 7. Ferit Köşk (Mansion) entrance section, the kitchen, and the ruins of the destroyed space (Işık, 2021)

4.3. Structural Problems Identified in Ferit Köşk (Mansion)

Ferit Köşk (Mansion) is one of the buildings used as a summer residence in the northwest of the Tigris coast. The location of the privately owned mansion is farther from the city than other mansions. The mansion, located at the end of the neighborhood it gave its name to, has structural problems due to neglect and abandonment. The mansion, which the property owners did not care about and abandoned, has turned into a structure where addicted young people live today.

During the field study conducted between 2018-2021, it was observed that the damage of the structure increased over time. The northeastern wall of the building, which was partially damaged in 2018-2019, was demolished in 2020 (Figure 8 a, b, c)



Figure 8. Damages on the northeastern wall of Ferit Köşk (Mansion) (Işık, 2021)

No comprehensive restoration and repair work has been carried out in the mansion, except for the simple repairs of the owners from past to present. Replacing the upper cover of the mansion with reinforced concrete flooring increased the load and damages on the structure.

The collapse of the floors of some rooms on the first floor caused damage to the exposed walls. The floors of the rooms in the southeast and southwest of the mansion facing the courtyard have been destroyed, and the rooms filled with the collapsed floor pieces are unusable (Figure 9 a, b, c).



Figure 9. Ferit Köşk (Mansion) floor damages (Işık, 2021)

Partial collapses occurred in the interior walls of the ground and first floors of the mansion, and accordingly the load-bearing system was damaged. The damage in the whole structure increased due to the collapse of the walls that acted as carriers in the building constructed with the masonry construction technique (Figure 10 a, b, c).

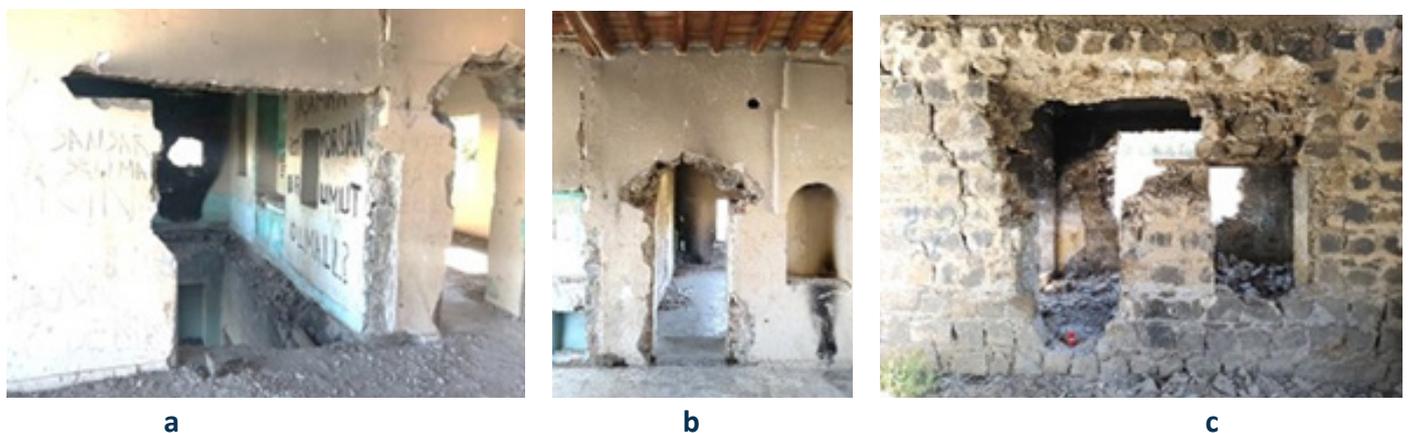


Figure 10. Deterioration and damage to the walls (Işık, 2021)

The unconscious destruction of the mansion by the users caused the deterioration of the building structure and original architecture. Closing the existing windows in the building, removing the existing window and door frames, starting a fire, etc. are some of these reasons (Figure 11 a, b, c, d).

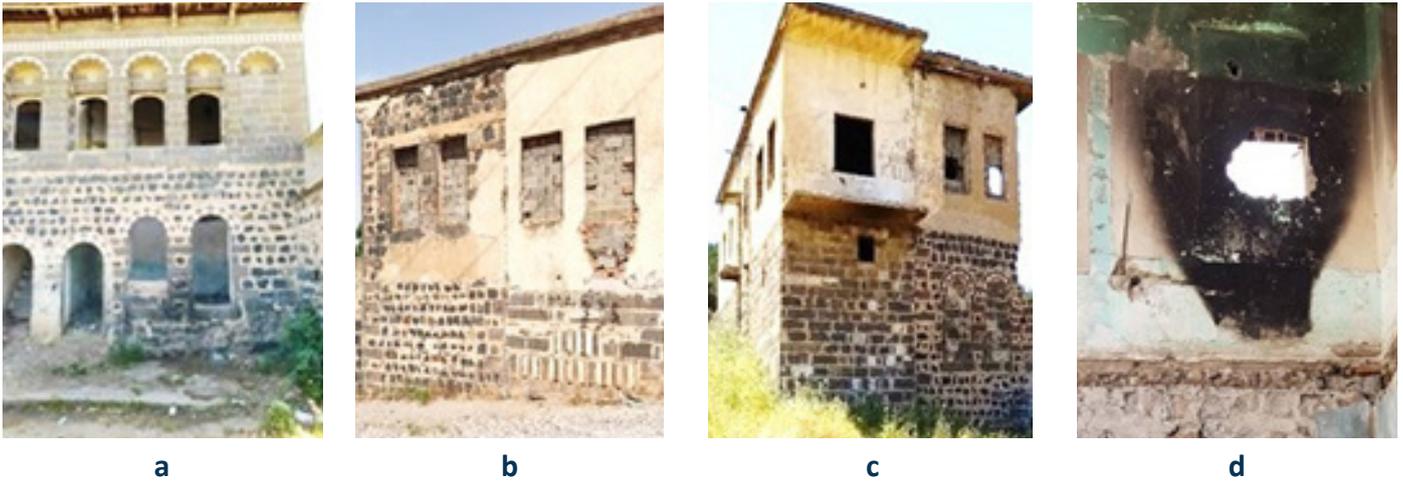


Figure 11. Deterioration and damage to the walls (Işık, 2021)

The wooden-beamed earthen roof in the original architecture of the mansion has been replaced with a reinforced concrete floor. The load irregularity brought by the flooring on the structure caused deflection damage, breakage and material loss in wooden beams (Figure 12 a, b)



Figure 12. Deflection and material loss damages in wooden beams (Işık, 2021)

The balcony walls protruding from the upper floor iwan on the south wall of the building have completely collapsed. The balcony floor, which is thought to have been added later, is made of concrete material and segregation damage has occurred between the plate and the wall (Picture 13).



Figure 13. Damages on the southern wall of the Ferit Köşk (Mansion)(Işık, 2021)

4.4. Re-use of Ferit Köşk (Mansion) in the Context of 'Sustainable Conservation'

In recent years, the orientation to past cultures and the increase in interest in historical structures have led to the development of conservation awareness. In Diyarbakir, which is one of the historical cities, studies have been initiated by civil and public institutions to increase the awareness of conservation (although not at the desired level) to conserve, re-function and bring the historical buildings to tourism. This situation has brought vitality to the local economy with the start of cultural tourism activities in the city. The reuse of inns, baths and traditional houses in the Suriçi Region by giving them a new function has increased the tourism movement in the city.

Not all of the buildings in and around the Suriçi Region, which contains most of the historical building stock, are at a usable level. Lack of maintenance, abandonment or property problems, failure to repair, increased user-induced destruction and caused these structures to reach today as damaged.

Unconscious interventions to be made with the thought of gaining tourism in the city can cause the destruction of cultural heritage. For this reason, in the interventions in historical buildings, the original architecture should be preserved or the interventions should be at a level that will have a minimum effect on the building.

Cultural tourism is the movements that feed each other with the city culture, identity and values. In order to increase cultural tourism, existing historical buildings should be rearranged according to today's conditions. It should be ensured that the arrangements made with an understanding that does not destroy the traces of the past in the buildings would not allow the destruction of cultural heritage.

The development of cultural tourism and the functioning and sustainability of historical buildings depend on the increase in education and social awareness. Particularly, the involvement of persons or institutions specialized in this field in the repair and functioning practices of historical buildings will prevent the unconscious destruction of these structures. It is thought that any application that will spoil the authenticity of historical buildings, which have been re-functionalized, will harm cultural tourism in the long term rather than benefit. The preference of buildings in coastal cities and their high economic value are related to their location. Functioning and arrangements in historical buildings, especially on the waterside, have made these structures preferred in terms of tourism.

Ferit Köşk (Mansion) is located in a position overlooking the Tigris River. The fact that the construction around the mansion is low and limited is one of the factors that makes it easier to evaluate the mansion with its surroundings and to give it an effective function. Improving the current conditions of Ferit Köşk (Mansion) and similar buildings, re-functioning (adaptive reuse), conservation of cultural heritage are practices that will contribute to the city's economy and tourism.

Most of the mansions located in the highest and scenic area of the city overlooking the Tigris River are unusable, empty and neglected. It is thought that these structures are not arranged and repaired according to today's conditions and that they are not brought into tourism, which is an important loss for the city's economy.

One of the reasons why historical mansions are preferred after they are given a new function is that they reflect the lifestyle and culture of the past. For this reason, the function of historical buildings without deteriorating their original texture has increased the interest in these structures in terms of cultural and tourism (Bachlaitner & Zins 1999, p.200; Cave et al., 2003, p. 372).

In this context, it is very important to re-functionalize all the buildings, especially the Ferit Köşk (Mansion), to keep them alive and usable. There are only two mansions in use today, which were re-functioned on the banks of the Tigris River.

Gazi (Seman) Mansion, located in the southwest of the Tigris River, is a building used as a museum and visited by local and foreign tourists. Recently, new arrangements have been made around the mansion and areas used as country weddings have been created. The reorganization of the mansion's surroundings, which was used as a museum, enabled the guests who came for the wedding to visit the museum, and brought mobility to the area in terms of cultural tourism. Erdebil Köşk (Mansion) is one of the mansions close to Gazi Köşk (Mansion). The mansion is a building that is arranged as a restaurant-cafeteria. Except for Gazi Köşk (Mansion) and Erdebil Köşk (Mansion), which are located on the Tigris Coast and have been re-functionalized, other mansions have been left empty, and the mansions have suffered deterioration and damage over time due to neglect and abandonment.

Ferit Köşk (Mansion) is one of the damaged buildings. However, the fact that Ferit Köşk (Mansion) was far from other mansions and was not used caused its damage to increase over time. The increase in damage, neglect and abandonment of the mansion have reduced its usability.

The buildings that are left alone and isolated from their surroundings can become insignificant and not used over time. This situation causes the communication with the surrounding and the city to be cut off and the loss of being a part of the city (Asiliskender, 2005, p.55). Ferit Köşk (Mansion) is a good example of this situation. The fact that the mansion is far from the city and abandoned due to its location has caused its communication with the city to be cut off.

One of the reasons why Ferit Köşk (Mansion) was abandoned and left unattended is the fact that the building cannot meet today's comfort conditions in its current state, and the owners' desire to live in a modern building is far from the city in terms of its location. In addition, the fact that the property of the mansion is not in the public domain and the owners are not interested in the mansion prevented the restoration and repairs of the mansion by the public.

The refunctioning (adaptive reuse) of the mansion in the high position of the city, overlooking the Tigris River, will increase the tourism activity of the city in this direction. If zoning and environmental arrangements are made in and around the mansion, it will make the mansion noticeable and accelerate the increase in attempts to use and re-function the mansion. For this reason, the elimination of problems in all other cultural heritage buildings, especially Ferit Mansion, and their re-inclusion in the city is cultural and tourism heritage will ensure that such structures are sustainable and will accelerate the city's economy.

4.5. Evaluation of Ferit Köşk (Mansion) with Socio-Cultural and Economic Functions

In recent years, the increase in the awareness of preservation of historical buildings, their refunctioning (adaptive reuse) and their bringing into the economy, have made the concepts of revalorition widespread.

Conservation and re-evaluation of historical buildings and environments adds "value" to buildings and their environments in terms of social, cultural and economic aspects (Arabacıoğlu et al., 2007).

The socio-cultural dimensions of the new functionalization's to be given to historical buildings are too great to be underestimated. The reuse of demolished and unused dysfunctional buildings will add value to the environment and the city, and will ensure that these areas are preferred. Compared to the cost of a new building, this situation is more economical for the city and increases the perceptibility level of the building and its environment in terms of socio-cultural aspects (Douglas, 2006, p.3; Kuban, 2000, p.117; Yung-Chan, 2012, p.352).

Making cultural heritage buildings usable through functionalization and arrangements increases the value and recognizable feature of the environment and structure. The use of newly functionalized buildings, which have been preserved with their cultural and aesthetic values, increases the interest in the building and contributes to its location and attractiveness. Reasons such as socio-cultural attraction, nostalgia and curiosity about the identity of the historical building increase the value of these structures and increase the income of these structures to the city economy.

There are many application examples in Turkey and abroad related to making historical buildings livable again. Many examples are possible in Cappadocia, such as transforming the areas with fairy chimneys into a hotel, hostel or cafeteria/restaurant, and transforming the traditional houses of Mardin and Safranbolu into museums and art houses. It is known that after the function given to historical buildings, the contribution of these structures to cultural tourism and the city economy has increased.

Many historical buildings in Diyarbakır have been refunctioning (adaptive reuse) and "valued". Diyarbakır Hasan Paşa Inn, Sülüklü Inn-Cafeteria/restaurant, Deliller Inn hotel/restaurant, Vahap Ağa Bath- restaurant, Deva Bath- Cafeteria, Cemil Paşa Mansion-city museum serve again. In addition, many traditional houses serve with spatial uses such as cafeterias and music houses, adding value and mobility to the city economy. Despite some intervention errors and usage intensity, the reuse of these structures in line with today's needs has created important gains for the conservation of the structures, their bringing them to tourism and cultural continuity.

It is possible to reproduce these examples with foreign applications. In the cities of France and Montreal, historical or non-historical buildings and efforts to rehabilitate their surroundings are important examples of restoring historical structures and the surrounding texture. In these studies, new residence areas were created without damaging the existing structure and the surrounding tissue. With the re-evaluation of the existing historical building stock, these

buildings were reused and their participation in the economy was ensured (Arabacıoğlu et al., 2007, p.211).

In Turkey, which has many structures in different regions in terms of historical and cultural richness, the lack of conservation awareness, the lack of arrangements that will contribute to the economy in these structures and the unconscious destructions are actions that prevent the transfer of structures to the future. On the other hand, in Europe, great importance is given to the historical environment and buildings, the economy of the city, and its traces, and they act with the awareness that the buildings are not ordinary structures with their historical backgrounds (Akin, 1995, p.150). In the field study carried out in 2018 at Ferit Köşk, which is the main subject of this study, it was observed that only the perimeter walls and the mezzanine floors were demolished, and in 2021, in addition to these, the northeast wall was completely demolished. The lack of intervention for the conservation and improvement of the mansion accelerated the demolition process of the building. Structural problems of the mansion, which is located at the high and dominant point of the city overlooking the Tigris River, need to be eliminated in order to ensure its participation in urban tourism and economy and to regain its accessible feature.

It is thought that the evaluation of Ferit Köşk (Mansion) and its surroundings with a new function will contribute to the city's economy, while preventing the destruction of the structure.

Making the mansion in a high position with a view of the Tigris River visible with the arrangements to be made around it will make the mansion noticeable. As with the functionalization of other historical buildings in the city, expropriation of the mansion by the owners if possible, if not by the public, will be one of the important interventions that will save the mansion, which has entered the demolition process. Together with these interventions, the zoning and environmental arrangements to be made in the mansion and its surroundings, and the work on the discovery and refunctioning (adaptive reuse) of the mansion will contribute to the urban economy by bringing the environment in which it is located with its socio-cultural feature.

Considering the mansion, located in a quiet and high part of the city, where the refreshing and breezy effect of the water (Tigris River) is felt, as a cafeteria, restaurant or boutique hotel, as in similar buildings, will ensure that the building is saved from its current state and gains a sustainable feature with its new function.

5. Conclusion and Suggestions

Conservation and refunctioning (adaptive reuse) of historical environments and structures in accordance with their unique socio-cultural characteristics are practices that contribute to the "value" of structures. For this reason, the building should be evaluated with its surroundings in the implementation of the refunctioning (adaptive reuse) of the buildings. Mansions, inns, baths, madrasas, traditional houses, etc., which have historical features, should be evaluated and refunctioning in this context.

The mansions located on the banks of the Tigris River in Diyarbakir are structures that have historical and architectural heritage characteristics and have a place in the socio-cultural life of the city in the past. These buildings, which were generally owned by the wealthy families of the city in the past, have the comfort of traditional home used in the hot summer months.

In the city where the continental climate prevails, the mansions located on the water (Tigris River) sides were used as summer residences built on high positions on hot summer days. Some of these summer houses (mansions) built with the masonry construction technique have survived to the present day by undergoing deterioration and damage due to many reasons over time. Reasons such as neglect, abandonment and the desire to live in modern residences are among the factors that increase the deterioration and damage of the mansions. Among the Diyarbakir mansions, Cihannuma (Kavs) mansion, Aguludere Mansion and Ferit Köşk (Mansion) are some of the mansions with structural problems. The private ownership of the mansion buildings or the change of ownership have transformed them into neglected, empty and abandoned structures over time.

Ferit Köşk (Mansion), where no effort has been made for conservation, sustainability and refunctioning (adaptive reuse), has survived to the present day, alone and with its structural problems, on the banks of the Tigris River. The best intervention to reintroduce the mansion, which is on the verge of demolition, to the city's cultural life and economy, which the property owners are not interested in, is expropriation or revitalizing the mansion with incentive projects. Any steps to be taken in this direction will prevent the increase in the structural problems of the mansion.

In the mansion, which is currently in used by addicted youth, fieldwork was carried out in 2018-2021, and the chang-

es in the structure and structural problems were recorded. Between 2018 and 2020, the collapse of the floor of the rooms on the first floor of the mansion, whose structural problems were not at a level to affect the entire building, caused deterioration and increased damage. Structural problems due to decomposition and material loss occurred on the unsupported walls due to the collapse of the floors, and the northeastern wall of the mansion was completely demolished in December 2020.

The users' unconscious interventions (starting a fire, opening holes in the room walls, closing the window openings, removing the wooden floors, opening the holes in the courtyard walls, making the building unprotected, etc.) accelerated the increase in the structural problems of the mansion.

The refunctioning (adaptive reuse) of Ferit Köşk (Mansion) with its surroundings in terms of its location will increase the existing "value" of the mansion with its surroundings. With the arrangements to be made in and around the mansion, the visibility of the mansion will be ensured and cultural tourism will be mobilized in these regions. The mobility of cultural tourism will have a positive effect on the structure and contribute to the development of the city in this direction, thereby increasing its economic impact.

In this study, a comprehensive literature study on sustainability, refunctioning (adaptive reuse), conservation-use balance, and cultural tourism in historical buildings was conducted. In the literature study, the adaptive reuse of historical buildings, cultural tourism, conservation-use balance, economy and conservation issues were examined and evaluated in the Ferit Köşk (Mansion). After the determination of the structural problems determined by the fieldwork in the Ferit Köşk (Mansion), the study was completed by presenting the structural problems and suggestions for sustainability, refunctioning (adaptive reuse), conservation-use balance and cultural tourism.

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