Tınaz House

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District of Marmara, Asmalı (Afthoni) Neighbourhood, Köyiçi Locality	Construction period/date: **1870**
	Current status: **In use**
GPS: **40°36'58.0"N 27°42'17.2"E**	Ownership status: **Private ownership**
Registration date and number: **Bursa KTVKBK 15.1.1996 - 4904**	

History

The house was built in 1870. It belonged to the family of Michael Gkioulekas before the population exchange (Papachristou, 2019a, 35). In the 1990s, the staircase connecting the floors was removed and an annex was built in the north. The floors were then shared among the heirs. Today, the ground floor belongs to İsmail Tınaz who lives in Istanbul, and the top floor belongs to Zeki Tınaz.

Architecture

Zeki and İsmail Tınaz's house is located approximately 15 m north of the Marmara Sea and 60 m away from the village mosque. The two-storey building with a basement has a square layout (Fig. 1). Located on a terrain that gently slopes from north to south, the house has a three-story façade on the south and a two-story façade on the north. The basement floor is designed as storage, while

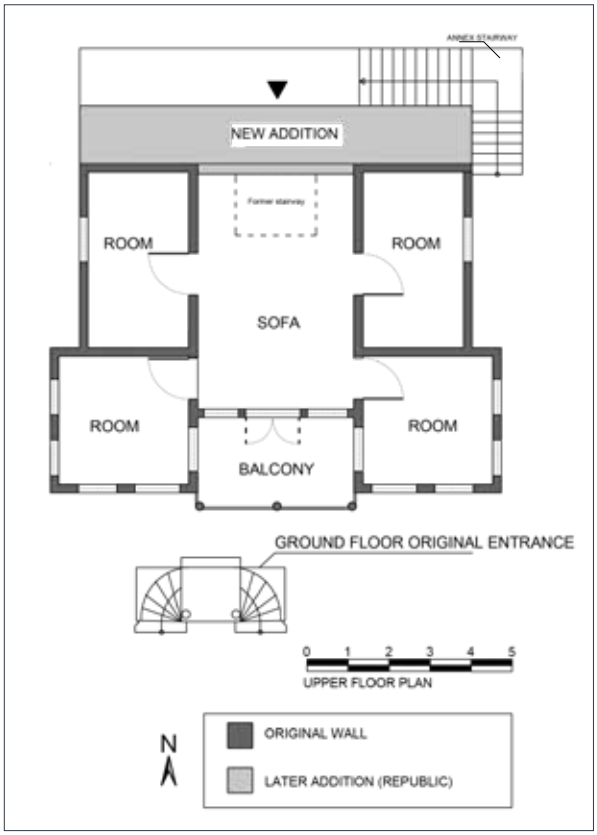
Fig. 1: General view of the southern and western façades

the ground and upper floors are arranged as living spaces. The western façade faces a narrow street. It has a garden to the east and north. The reinforced concrete annex in the north extended the house into the garden (Fig. 2). There are new, reinforced concrete buildings attached to the garden on both sides, but the house has a unique view of the sea to the south. The basement floor is built in rubble masonry and plastered. The ground floor and the southern half of the upper floor are constructed in timber frame with brick infill (*hımış*). The building is cladded with overlapping timber boards (*yalıbaskısı*), except for the northern section of the eastern façade, which is plastered with cement mortar. The projections to the south of the eastern and western façades on the upper floor, as well as the southern façade, are covered with wood laths and not plastered. The hipped roof is covered by over and under tiles.

The floors and floor beams of the ground floor were considered with regard to their construction technique and details. There are secondary beams placed on top of the two main beams. These beams transfer loads to the masonry walls. The cross-sections of the main beams measure 23x18 cm. The secondary beams have cross-sections of 4x17 cm, and are placed at intervals of 38 cm. The main beams are situated on the main posts that have cross-sections of 20x20 cm.

The house has rectangular sash windows, except in the basement floor and altered windows (Figs. 1-2). There are two window openings on the ground level of the western façade. The horizontal, rectangular window to the north is double-casement. There is another window, directly on top of this one, on the upper level. There are two windows in the south of the western façade, which projects outside. The annex is attached to the house on the northern façade, which required the removal of the original northern wall. The annex has a bathroom, toilet, and pantry. Located on its central axis, the door provides access to the upper floor, which no longer has an internal connection to the ground floor. This door is reached by a concrete staircase that begins on the eastern façade. The eastern and western façades have symmetrical window arrangements. However, two windows on the lower and upper levels in the north of the eastern façade have been replaced with a PVC one and a timber one, respectively. The small single-winged door to the south of the eastern façade provides access to the basement.

Like all the other façades of the structure, which has a cubic mass, the southern façade also has a symmetrical arrangement. The entrance on the central axis of the southern façade is arranged as a high *iwan* that covers the height of both the basement and the ground floor. The double-sided, curving staircase reaches a square landing. The double-winged door, elevated from the landing with a single step, is the main entrance of the house. There is a triangular pediment above the door. Timber posts are placed on the outer corners of the landing to carry the balcony on the upper floor. The posts, placed on bases, are separated from their uppermost section by a ring. The part above this ring resembles a fluted capital (Fig. 3). The three posts on the balcony are in the same style as those on the ground floor. The balcony is carried by timber brackets covered with wood laths and has a 0,50 m tall railing, The timber ceiling of this outer space is decorated by wood laths



(*çıtakâri*). The ornamentation is composed of a rhombus in the centre with wood laths extending from two of its sides to form rectangles at the corners.

The entrance *iwan* is flanked at the basement level by square windows with protruding, stone jambs. The windows are placed within mouldings that frame the façade. On the ground floor, there are windows on both sides of the main door as well as on the side walls of the *iwan*. The façade features two windows flanking the entrance *iwan*. The same window layout is repeated in the balcony and the façade of the upper floor. There are simple decorations on the window jambs of thi floor. Timber elements resembling corbelled brackets are featured on the upper corners of the window jambs. The area between these bracket-like elements are articulated with a saw-teeth motif. The same bracket-like elements are also observed on the lower corners of the window jambs (Fig. 4).

The upper parts of the wide eaves are decorated with a row of semi-circular timber arches (Fig. 1). These eaves are placed on top of triangular, timber brackets that are decorated in fretwork composed of square bars terminating in S-shaped, voluted ends. The areas between these brackets are decorated like moulding with wood-lath ornamentation (*çıtakâri*).

The façades are characterized by the balance between horizontal and vertical lines. This balance is achieved via the horizontal timber planks and the vertical windows and timber posts. The symmetrical arrangement on all the façades accentuates this balance and gives the building a monumental appearance.

During the division of the building into two, separate dwellings, the staircase to the north of the *sofa* was removed. The upper floor, which is accessed through a door on the northern façade, features four rooms flanking a rectangular inner *sofa*. Like the façade organization, the plan layout is symmetrical. However, the annex to the north disrupts this symmetry.

Fig. 2: Eastern façade and modern northern annex

The ground floor is also thought to have a symmetrical plan organization. However, only the upper floor could be measured since the ground floor could not be accessed due to the absence of its owners.

Current Condition

The plan organization and spatial features of the house are legible, and all floors are in use. The ground floor could not be accessed since the owners were absent. The basement and top floor are used throughout the year, while the ground floor has seasonal use.

The current condition of the building reveals that it has undergone repairs and maintenance various times. However, inappropriate interventions negatively affected the authenticity of certain parts. The staircase connecting the floors has been removed. Certain sections of the northern wall have been cleared away during the construction of the reinforced concrete annex. Access to the upper floor is provided via a door on the central axis and the reinforced concrete staircase. The spaces on both sides of the entrance were added later. The doors, flooring, and ceiling have been completely replaced on the upper floor; the walls have been painted over. There are not any indications of closets, which are important architectural elements in traditional houses. The only remaining traces of the past on the interior are the walls and windows. One window on the western façade and two on the eastern façade have been replaced and lost their original form.

Fig. 3: Detail of a balcony post

Fig. 4: Detail of eaves brackets

The northern half of both façades and the basement walls have been plastered with cement-based mortar. Timber sections of the building have deteriorated. There is significant loss of material, particularly in the brackets carrying the projections and the flooring of the balcony. The building has survived with its historic architecture and monumental aspects, despite its modest decorations.

Risk Assessment and Recommendations

The singular house draws attention among the modern buildings, thus it is one of the most significant buildings in the region in terms of its landscape value. Yılanlı House and Tınaz House, both in Asmalı Neighbourhood, are outstanding examples of civic architecture on Marmara Island. Temporary protection measures should be taken for the latter, which is relatively well-preserved in terms of its façade features, before its probable abandonment. A restoration project should be initiated, wherein additions should be removed and altered sections be rearranged by considering their authentic forms. With an appropriate function for its reuse, the building can attract attention. Signposts placed in different parts of the village should direct visitors towards it.

The building is a centre of attention for visitors from Greece because of its historical and architectural value. The former inhabitants of Asmalı and the inhabitants of 'Neos Marmaras' in Greece are among those who visit the island and the building.

The building can be re-designed as a maritime museum, in accordance with the history of the inhabitants of Asmalı who were dominant in maritime activities. In this way, the restoration project may become a model for the adaptive reuse and conservation of other buildings whose fate depends on the personal initiatives of their owners.