

BOMONTI BEER FACTORY,ISTANBUL

RESTORATION PROCESS

2021

CONTENTS

ABSTRACT.....2

INTRODUCTION.....3

ABOUT THE BOMONTI BEER FACTORY HISTORY.....4

1.Restoration Process.....6

1.1.Conceptually the Restoration Process.....6

Stage I

Historical Research.....6

Survey Process -Measured Survey.....7

Stage II

Thematic Analysis.....7

Stage III

Searching for compatible use.....8

1.2.Chronologically Restoration Process.....9

Investments.....9

1Investment decision for the Bomonti Beer Factory : Bomonti AŞ.

2.Restoration of the Historical Bomonti Beer Factory.....10

2.1.Units of the Bomontiada.....10

CONVERSION TYPES.....12

CRITISM.....16

CONCLUSION.....16

REFERENCES.....17

ABSTRACT

Cultural heritage is an accumulation of cultural values that reflect the needs and lifestyles of societies from the past to the future. In many countries the preservation of heritage is directly proportional to its modernization and is integrated with the development of economics, science and technology. The buildings that make up the economic and architectural historical structure of the cities can be defined as "industrial heritage." Factory buildings, old harbors, agricultural warehouses can be given as examples of this definition. Losing their economic purpose, the industrial functions of these buildings deteriorate and are abandoned. In addition, it should be taken under protection and renewed according to today's conditions. Needs and environmental conditions should be taken into consideration in order to increase the quality of life while conservation and renovation works are carried out, because a lively place can be created from a ruined heritage with the renewal movement. As a result of its historical and deep-rooted past, Istanbul is home to many industrial heritage. Although some of the old factory buildings, which are industrial heritage, gained new functions, many places remained unemployed. In this study, the Beer Factory; The heritage of Bomonti Brewery, which is a cultural center with its new function, is examined in terms of physical, economic, cultural and social aspects and its re-functioning at the urban scale is examined.

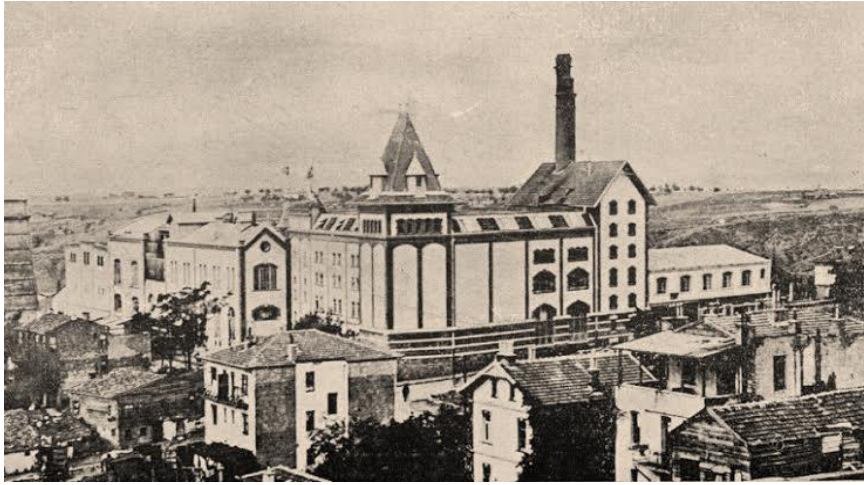


Figure 1. Bomonti Brewery at the beginning of the 20th century (Ministry of Culture and Tourism, General Directorate of Investments and Enterprises, 2005)

Bomonti Brewery, which was established in the early 1890s with the private initiative of the Swiss Bomonti Brothers, within the scope of the industrialization process in the Ottoman Empire in the 19th century, is important in terms of making beer production an industrial branch and enabling the Feriköy Bomonti district to develop as an industrial zone. The factory complex, located in Istanbul Province, Şişli District, Cumhuriyet Mahallesi 167 map, 1018 block, 1 parcel, has developed with the articulation of different functional production structures built in different periods and gives us information about the production process by showing the production processes of a certain period.

INTRODUCTION

As a result of globalization and the changing balance of the world, especially in the second half of the 20th century, heavy industry shifted to 3rd world cities and the industrial areas remaining in the cities lost their function. With this process called "transition from city to postmodern city", industrial buildings started to be restructured and cities became technological, touristic, cultural and social centers. Instead of production cities, the consumption society took place. During this restructuring process, the old industrial zones lost their functions and started to gain new functions. It has been a goal of a new discipline of industrial archeology to preserve, reorganize, restructure, restore the industrial cultural heritage that factories have transformed into during this re-functioning process, and bring the city as a new activity center. For this purpose, these areas in the urban reconstruction process have been defined as cultural heritage, taken under protection and transformed into use within the framework of this discipline.



BOMONTI BEER FACTORY

HILTON BOMONTI HOTEL, CONGRESS CENTER, ENTERTAINMENT AREA

Location: Feriköy

Establishment Year : 1902

Old Function: Beer, mold and ice production

New Function : Hotel, Congress Center, Entertainment Area

Transformation Type: Restoration, Re-functioning

Conversion Actor: Public-Private Partnership

Name and Location	Date of Construction	Date of Last Production	Date of Transformation	Contemporary Function
Bomonti Bira Fabrikası (Beer Factory)	1902	1991	2015	Social and Cultural Centre

As an example of this transformation of the industrial and cultural heritage in Turkey "Bomonti Beer Factory" given. This renovation project is important in that it is one of the examples that have been transformed from the Industrial Heritage of Istanbul for cultural and educational purposes and affect its immediate surroundings. Bomonti, which is one of the first industrial suburbs of Istanbul, which is the location of the heritage that witnessed the important production process in the historical process, has always been one of the most popular neighborhoods and has a potential due to being the center of different social and ethnic regions and being accessible.

Bomonti Beer Factory is a industrial heritage and ;a structure or group of structure should consider various criteria for being accepted as industrial heritage:

- Being leader of technological development in its time, having a successful and high quality technical implementation,
- Being one or some of the examples in the world that keeps on functioning and having a completely protected technical equipment and production system,

- Having a new structuring started around with industrial production,
- Having an important role in the constitution or in the development of the Industrial Revolution,
- Being an example for newly constructed buildings in that industrial area,
- Being a pioneer production place in the world in its time

(TMMOB, *New Definitions in Conservation, Industry Heritage*, 2007).

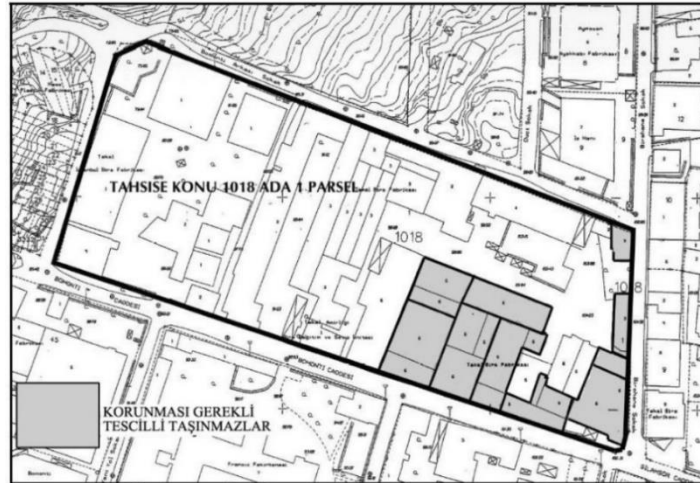


Figure 2. Bomonti Brewery site plan (Ministry of Culture and Tourism Investment General Directorate, 2005) and partial plan (Akyurtlaklı, 1997).

ABOUT THE BOMONTI BEER FACTORY HISTORY

Bomonti Brewery has a symbolic value as it was the first brewery of the Ottoman Empire. And The Bomonti Beer Factory, located in the İstanbul, is the first beer factory that started manufacturing with the modern beer production technique in Turkey. Before the beginning of this production, the beer was manufactured under the name of “barly water” in Turkey. The beer production with upper fermentation was first started in a beer workshop founded in Feriköy by the Bomonti Brothers of Switzerland in **1890**. The Bomonti brothers probably chose the site strategically because it is easily accessible and close to some vegetable gardens. It is in an important place for socialize and taste the European beer garden culture and experience. The factory has changed ownership many times throughout history and was transferred to TEKEL Directorate (lit., monopoly, a Turkish tobacco and alcoholic beverage company). Due to the establishment of Efes Pilsen and Tuborg breweries in the second half of the 20th century, the production in Bomonti gradually decreased and it ceased completely in **1991** (Köksal, 2005).



Figure 3. Plan of Bomonti Beer Factory, Feriköy, Şişli, J. Pervititch, 1924. (Ersoy&Anadol, 2001)



Figure 4. Postcard of Bomonti Beer Factory, dating to 1915-1916 (Ottoman Bank Archive and Research Center)

Bomonti Brewery was registered as a protected building in **1996**, and 8 more building blocks were registered on site in 2008. In the same year, the protection registration of 3 building blocks (office, warehouse and lodging) added after **1965** was canceled. Apart from being the last structures directly related to the production process, there are reasons that they have no value as architectural evidence, and the buildings do not show integrity because no parallelism from the period is preserved. constitutes the core of production. In the period from cessation of production to rework, almost all equipment was dismantled to be used in different places (Akyurtlaklı, 1997; Tanyeli & İkiz, 2009)

Although Bomonti Tekel Beer Factory has been worn out to date, it has an important industrial heritage. Most of the buildings on island 1018 parcel 1 are of the nature of remains and have witnessed the production process. The building, whose former function was a factory, was transformed by gaining a commercial function with the decision of the Istanbul Council for the Protection of Cultural and Natural Assets No.1 of 25.02.1998 and the Law No 6. 2853.

In **2006**, the municipality allocated a 49-year lease to the factory to create a tourism complex that will accommodate a 3500-person convention and exhibition center, accommodation, catering services and a five-star hotel (Hürriyet, 2006). Authorities found the allocation fee insufficient and did not approve its implementation. Later in **2007**, the tender initiative of the Ministry of Culture and Tourism provided IC İbrahim Çen Investment Holding with 49 years of easement (Ministry of Culture and Tourism, Investment Department, 2006).

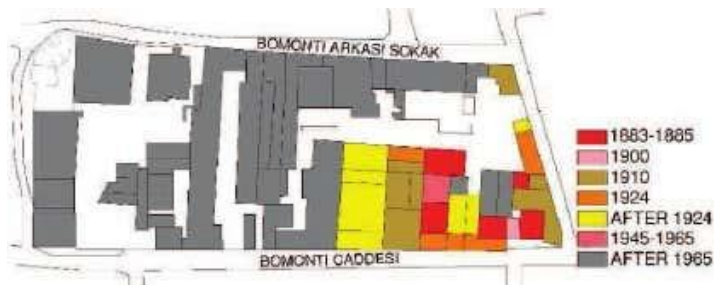


Figure 5. Historical development of Bomonti Beer Factory



Figure 6. Bomonti Beer Garden, 1933

After the reassessment of the proprietary rights and terms of use of the available land, the process of designing the project began. Subsequently, in **2008** in accordance with analytical building surveys and site observations by a company named Nokta Planlama Mimarlık Mühendislik Ltd. Sti., reports of the present situation, historical research and restitutions were prepared and presented to the board of protection (Tanyeli & İkiz, 2009). The construction works for the Hilton hotel which also resulted in the demolition of some parts of the historic beer factory began in **2010** and were completed in **2013**. The hotel shares the same campus with Bomontiada which was transformed into a culture centre.

1.RESTORATION PROCESS

1.1.CONCEPTUALLY THE RESTORATION PROCESS

According to Principal Decision Numbered 660 : Grouping, Maintenance and Repairs of Immovable Cultural Heritage (national context)

- Scaled drawings(plan,section and elevations)
- Photo Album
- Additional documents depending on Councils request(details)
- Construction tehniqe and building materials
- Evaluation of physical condition
- Evaluation of the building (deciphering former interventions, deciphering information and traces related to the spaces and elements that do not exist today)

According to International Context;

Stage I : Documentation Understanding the place (measured/written/photographic survey,historical research)

Stage II : Analysis of the building and diagnosis of its problems(thematic analysis maps about sturcture)

Stage III : - Evaluation(comperative study/restitution/ Assessing and stating the significance/ Requirements for retention of significance/ Searching for compatible use)

STAGE I – Historical Research



Figure 7.General Elevation,Muka Architecture,2008

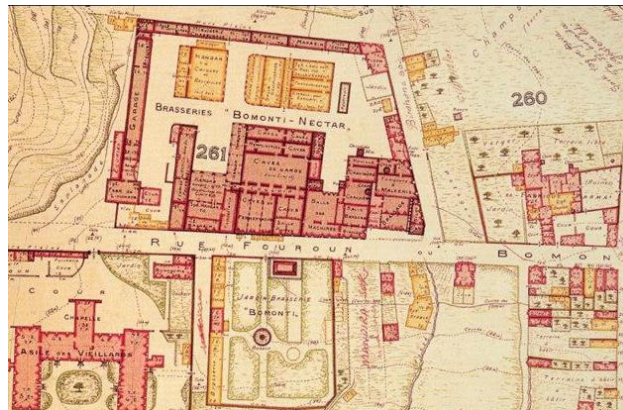


Figure 8. Plan Cadastral d'Assurances Pervititch Map dated 1924, Şişli II region (ITU Environment and Urbanization Application-Research Center)

STAGE I - Survey Process -Measured Survey

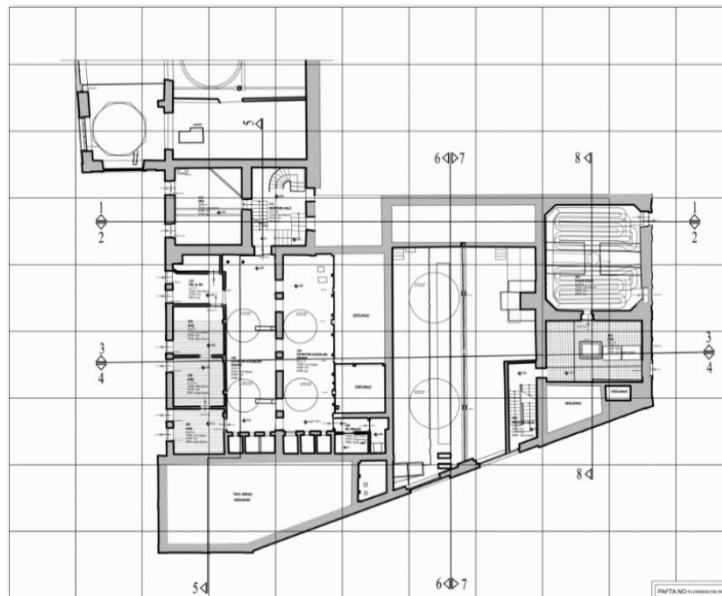


Figure 9. Plan, Muka Architecture, 2008

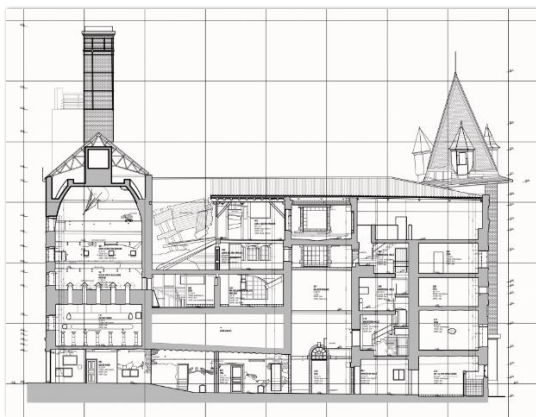


Figure 10. Section, Muka Architecture, 2008

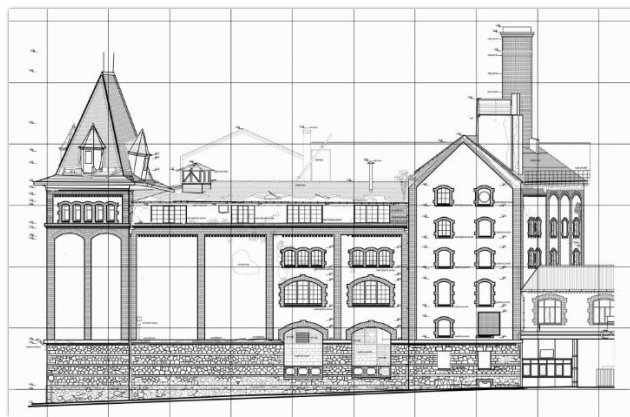


Figure 11. Elevation, Muka Architecture, 2008

STAGE II – Thematic Analysis

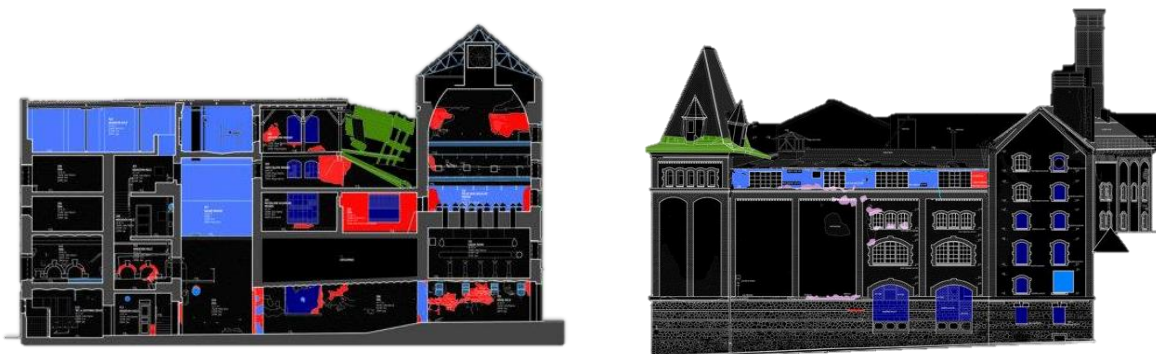


Figure 12. Thematic Analysis of section & elevation, Muka Architecture, 2008

(Source: <https://www.facebook.com/375783452499651/photos/i%C5%9Fveren-nokta-planlamaproje-koordinasyon-nokta-planlamar%C3%B6%C3%B6ve-restit%C3%BCsyon-projes/387146374696692/>)

STAGE II – Thematic Analysis

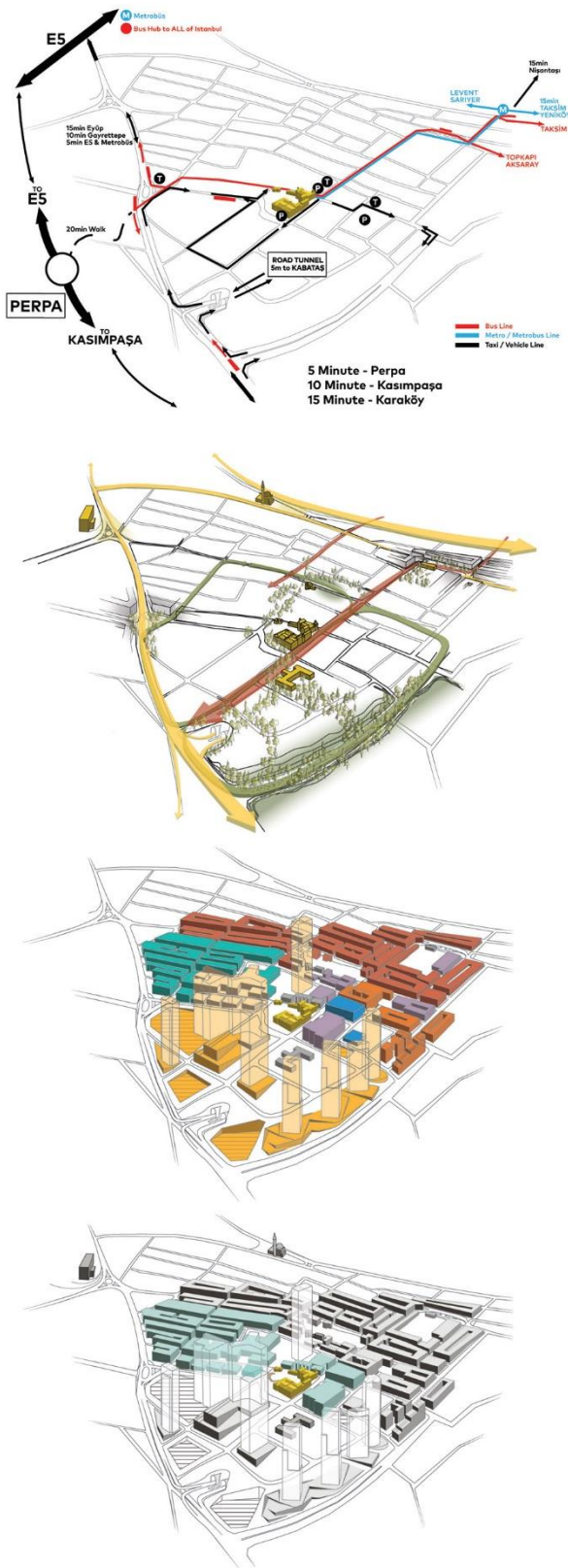


Figure 13. Thematic Analysis of current conditions.

(Source: <https://sanalarc.com/bomontiada-public-realm-design-copy>)

STAGE III – Searching for compatible use

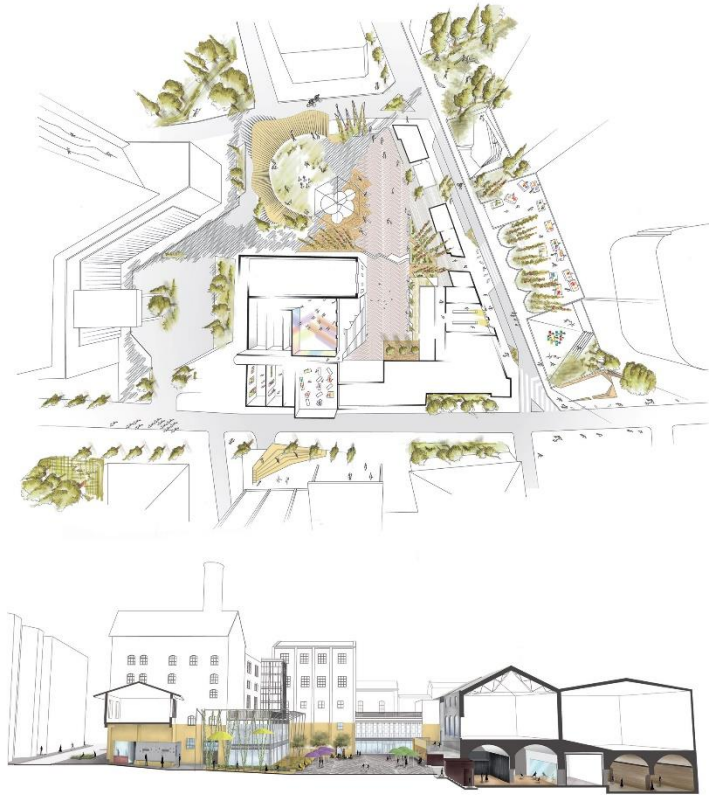


Figure 14. Re-functioning idea studies

(Source: <https://sanalarc.com/bomontiada-public-realm-design-copy>)

The plans, sections and views, scanned archives made by Muka Architecture, Nokta Planning/Architecture; before restoration were examined; In this direction, thematic maps were created and next process, refunctioning studies were undertaken by Şanalarch Company.

1.2. CHRONOLOGICALLY RESTORATION PROCESS

Bomonti Brewery, which was in production until the **1990s**, stopped production in **1991** and the production building, which was unique in architecture, was abandoned. The building of the factory, which gave its name to the district, remained abandoned until **2007** for a period of 49 years.

There are also unregistered buildings in the factory blocks registered by the Cultural and Natural Heritage Preservation Board in **1998**. Hilton Worldwide cooperation was established in 2010 for the accommodation and convention center of the unregistered blocks; a congress center and hotel were opened in **2014**.

Registered blocks are intended to serve the most important purposes of the restoration phase;

- Where history meets innovation
- The intersection point of culture and business world
- New fun for young families
- Culture and entertainment complex where every day passes to the fullest
- Istanbul's must-see attraction center titles. (**Sorce: IC Bomonti Catalog**)

Under the project coordination of Nokta Planning-Architecture Company, the survey and restitution studies were carried out by Muta Architecture & Arke Engineering Company before restoration; it was approved by the High Council of Monuments.

During the restoration process carried out by **Architect Han Tümerterkin**, the building was structurally reinforced and strengthened.

In 2014, the areas inside the building and outdoor spaces were given to Doğu Group operation for the purpose of culture and entertainment center.

Investments

1.Investment decision for the Bomonti Beer Factory: Bomonti Kültür A.S.

The construction of IC-Hilton at the location of the factory's unregistered blocks; It has been a turning point. **According to Yegül (2015)**,In 2010, it was decided to make the registered blocks functional as a "creative culture campus" with the aim of bringing together live music, performance and exhibition areas.

The aim of the project, led by The Bomonti Kültür A.Ş., is to carry the culture of "gathering", which was in operation when the factory is active, to the present day and to build the new culture, art and entertainment center of Istanbul. **According to Şanal (2016)**, the name "Bomontiada" was chosen in a way to preserve the name and culture of the factory.

According to Akbaba, Ayaz and Vanlıoğlu (2016), Bomontiada; acts as an important node in the development of the neighborhood in social, economic and cultural re-development.

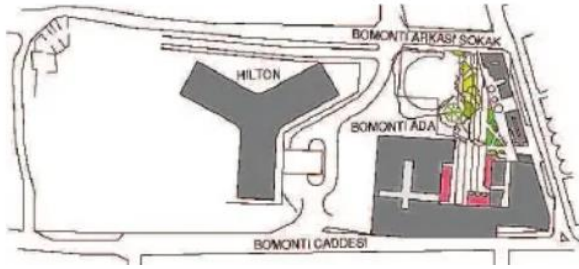


Figure 15. Hilton Hotel located at Bomonti Beer Factory premises, 2014



Figure 16. Bomonti Beer Factory and Hilton Hotel location plan, after transformation in 2015.

Source: https://www.academia.edu/36871456/Old_Factory_New_Cultural_Center_The_Historical_Bomonti_Beer_Factory_in_Istanbul

2. Restoration of the Historical Bomonti Beer Factory

The core shell restoration and Alt art space design of the factory buildings were carried out by architect Han Tümertekin and his team. The "re-functioning" principle was adopted in the study. The restorations were completed in 2014 without damaging the historical roots and existing building structure. In addition, the implementation of many projects by different designers in line with consultancy and controls for fire, acoustic, static, technical support and expert opinions has been undertaken by the Oğuz Bayazıt Architecture Team. According to Tümertekin (2015), with the restoration of the five blocks combined in the courtyard, interior decoration applications were also re-functionalized while preserving their old / historical identity.

Units at Bomontiada

In summary; Bomontiada project focused on fashion design, art, food and music concepts. The enterprises within the historical factory buildings consist of *a wide range of restaurants (Delimonti, Kiva, Kilimanjaro), a café (Monochrome: Bookstore), offices, a museum, a brewery (The Populist: Brewery), a concerthall (Babylon), an education area (Atölye / Labs.), and an exhibition hall.*

According to Sanal (2016), these new business entities into which the factory is transformed also create commercial activities that feed each other. The project is not limited to the café-restaurant culture, but is a comprehensive project that affects its environment in the context of the city in economic, cultural and social aspects.

Table 2. Units of Bomontiada after transformation of Historical Bomonti Beer Factory.

	Function	Units	Designer, Architect
Administrative	Office	Offices	-
Entertainment	Restaurants & Café	Delimonti Kiva Kilimanjaro	Margo & Tanya Ildiroglu Margo & Tanya Ildiroglu Autoban
Culture & Art	Bookstore	Monochrome	Autoban
	Beer Production	The Populist (Brewpub)	Lagranja Design
	Concert Hall	Babylon	-
	Exhibition Hall, Museum	Alt (non-profit art space)	Tümertekin, ŞANALarc
Education Shared	Common Spaces	Atölye / Labs Courtyard	PİN Architects SANALarc

Source: https://www.academia.edu/36871456/Old_Factory_New_Cultural_Center_The_Historical_Bomonti_Beer_Factory_in_Istanbul

According to Sanal (2016) adopting a "slow architecture" approach in the restoration process, the main goal of the project was determined as providing space and fine tuning according to the needs of the users of the design.



a)

b)

c)

Figure 17. a) Babylon; (b) Alt; (c) Studios/Labs

(Source : <https://www.themaggar.com/lezzet-muzik-sanat-bomontiadananin-mekanlari/>)

Courtyard : According to Arkiv (2015),; It has become an urban-ecological and sharing space of ever-changing events and programs among housing, production and entertainment venues.

Babylon: It has a 500-seat concert area and a large foyer that hosts alternative theater and cinema events. It is a live music and entertainment venue frequented by pop-up events, including Radio Babylon Studio.

Alt : Located on the basement floor, addressing seven multifunctional art spaces; The performance, dance and pre-exhibition area is an area for show, conversation, symposium.



a)

b)

c)

Figure 18. (a) Kilimanjaro; (b) The Populist; (c) Delimonti.

(Source : <https://www.themaggar.com/lezzet-muzik-sanat-bomontiadananin-mekanlari/>)

Studios/Labs : This area; It consists of an open area that can be used by members of many disciplines for workshops, exhibitions and seminars. It also includes acoustically isolated laboratories.

Kilimanjaro : According to Autoban (2015), it is a contemporary and social cafe and restaurant area, where furniture and lighting are generally used to remind the industrial features of the historical factory.

Populist restaurant: Brewery :Referring to the history of Bomonti Brewery, beer production is a friendly environment for beer consumption, designed with a system using modern equipment. As an example from the factory heritage;According to Lagranja Design (2015), the bar reflects the beer culture, with a large copper-plated table and side-by-side seating and a glass ceiling for greenhouse effect / lighting upstairs. In addition, cracks and breaks in the original factory structure can be seen. Most importantly, this area; It is a micro brewery that directly reflects the historical structure of the factory and the beer culture socially.

Delimonti :According to Idiroğlu (2015), it houses a wine tasting bar consisting of organic products serving Anatolian culture, stone oven and local wines. There is direct communication between the customer and the owner.



a)

b)

c)

Figure 19.(a) Kiva; (b) Common Spaces, Studio / Labs; (c) Courtyard.

(Source :<https://www.themaggar.com/lezzet-muzik-sanat-bomontiadanin-mekanlari/>)

Kiva Restaurant: is an area where administrative staff stay while the factory is active. The multi-room residence function space; It defines a special field. According to Idiroğlu (2015), second-hand furniture was preferred during the restoration process in line with the historical texture of the place.

Monochrome: bookstore: Workspace overlooking the courtyard with books, computers and printers; The scent of coffee is dominated by books. The contrast of the beer-coffee scent contrast has been asked to attract the attention of visitors.

CONVERSION TYPES

Refunctioning + Restoration

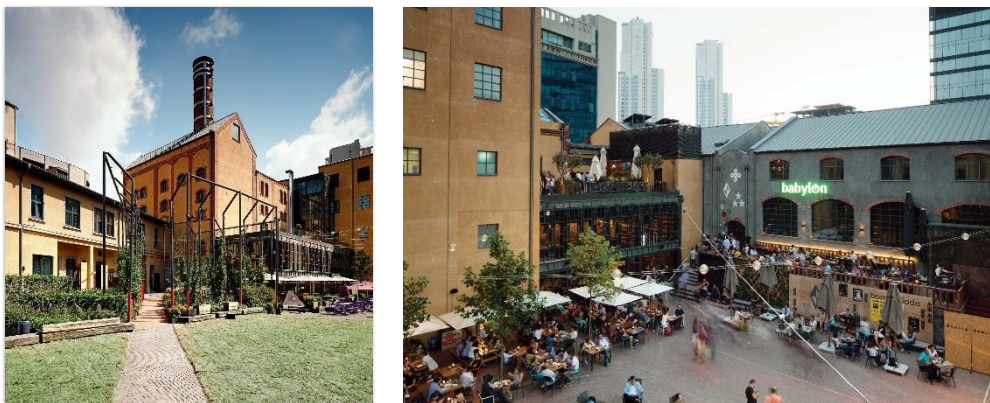


Figure 20.Re-fuctioning of Bomonti Beer Factory Common Spaces

(Source: <https://sanalarc.com/bomontiada-public-realm-design-copy>)



Figure 21. Refunctioning of production area with production elements.

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emden-bomonti-brewery>)

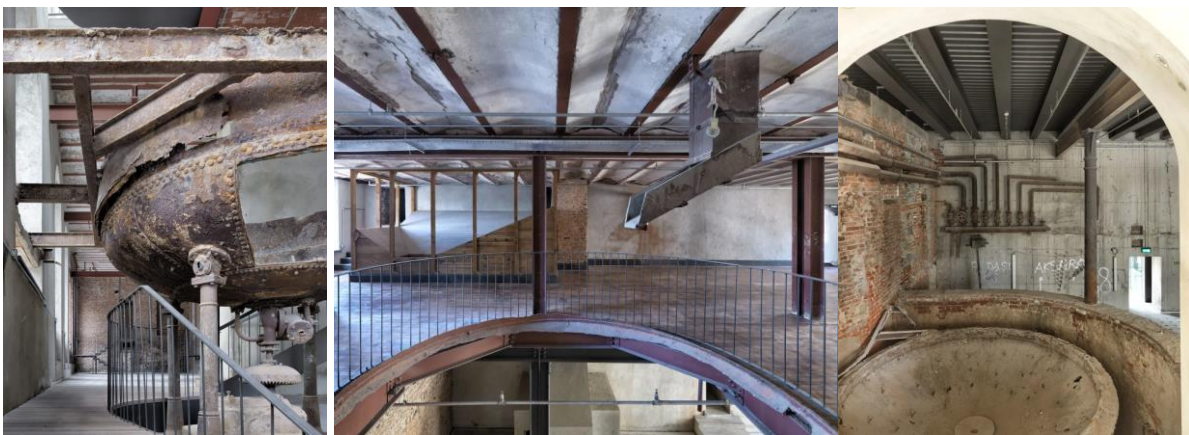


Figure 22. Details of restoration of production elements.

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emden-bomonti-brewery>)

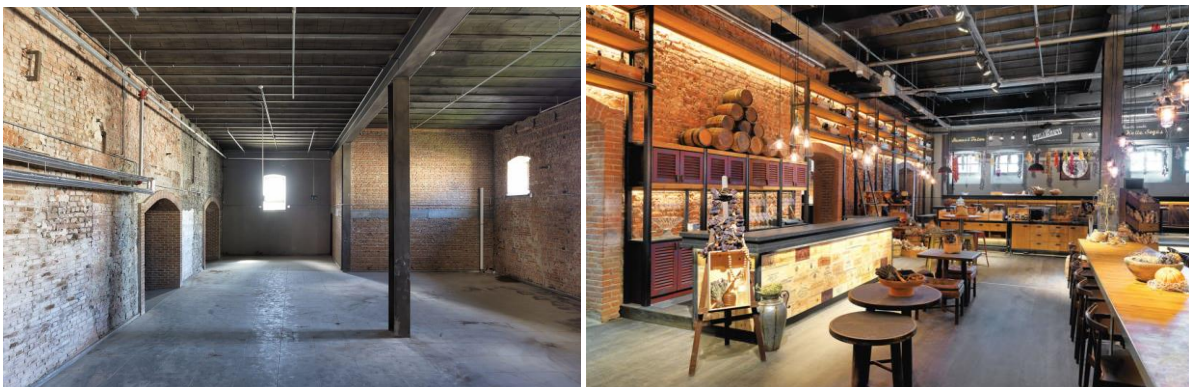


Figure 23. Re-functioning of the old brewery area as a small modern brewery

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emden-bomonti-brewery>)



Figure 24. Re-functionalizing the old and ruined factory remains as a social space as a result of the restoration.

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emen-bomonti-brewery>)

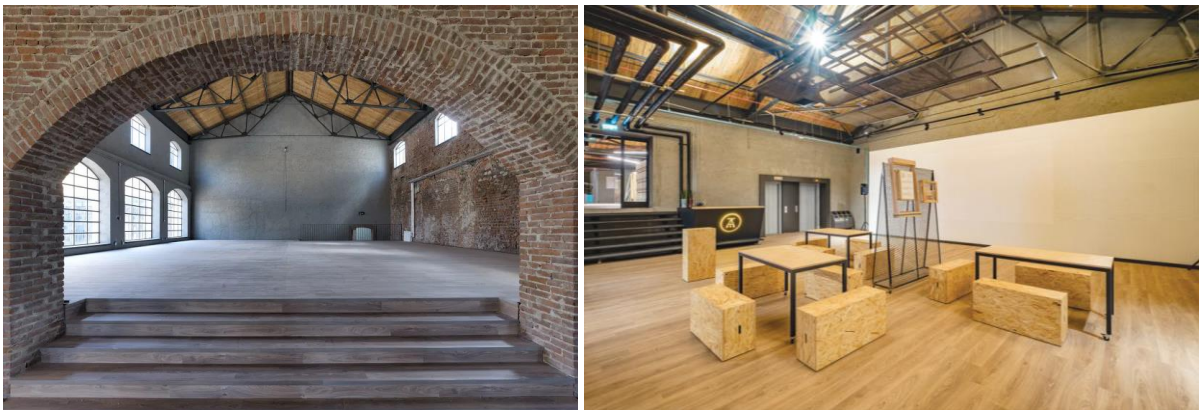


Figure 25. Re-functionalizing the production area as an exhibition area as a result of the restoration

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emen-bomonti-brewery>)

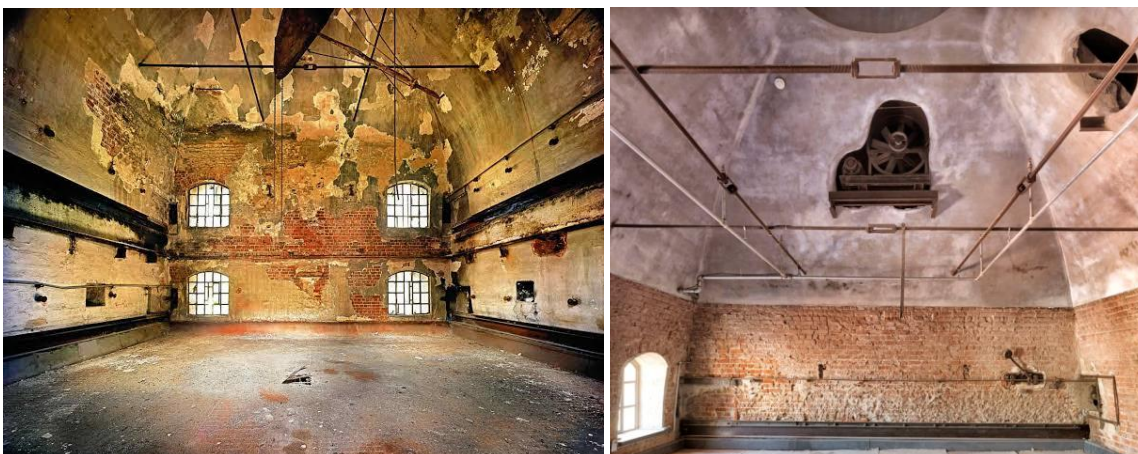


Figure 26. Preserving and restoring the materials that witness the production process.

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emen-bomonti-brewery>)



Figure 27. Restoring old textures and materials while preserving their types

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emden-bomonti-brewery>)

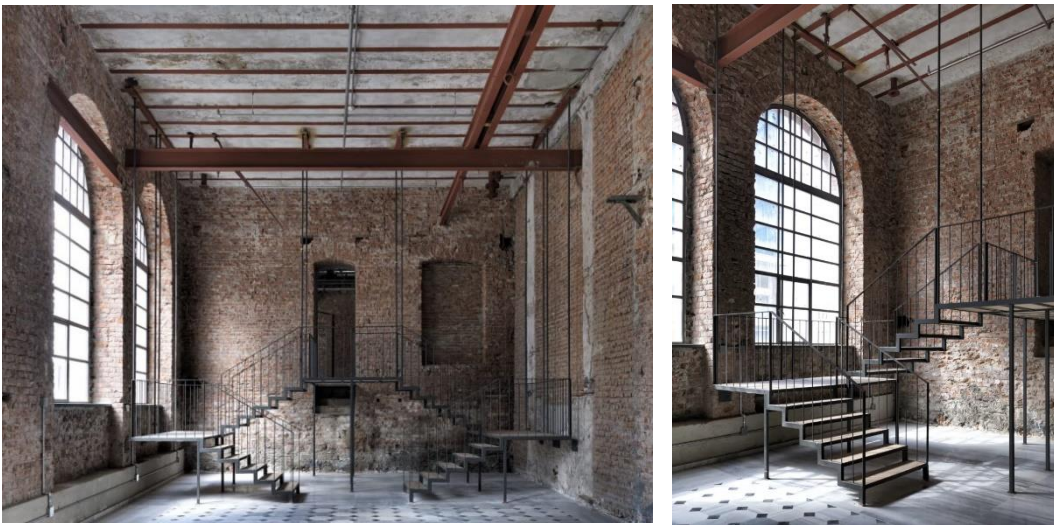


Figure 28. Restoring the structure with the least damage while strengthening it.

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emden-bomonti-brewery>)

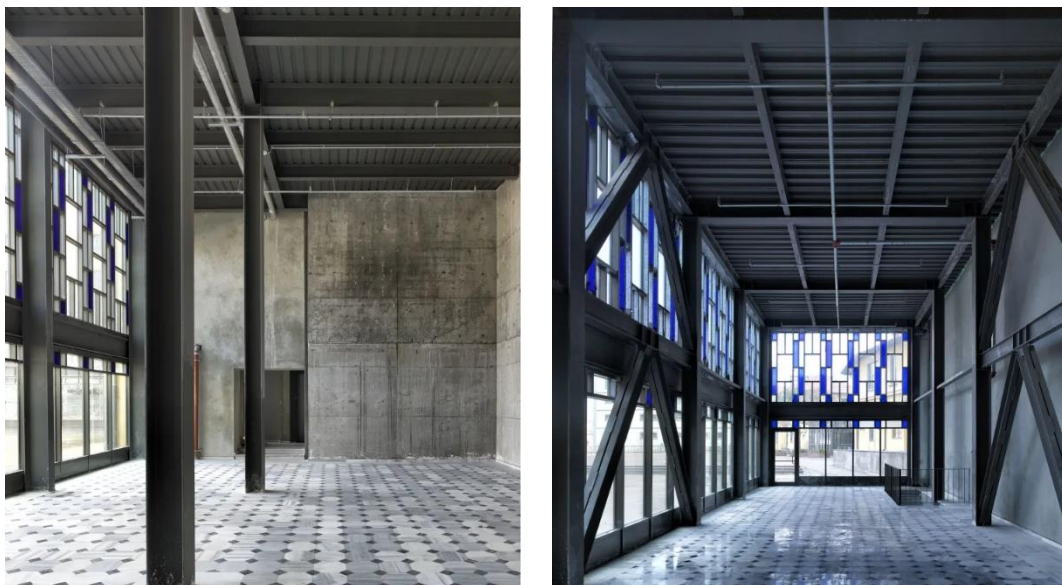


Figure 29. Restoring the structure with the least damage while strengthening it & add modern atmosphere.

(Source: <https://divisare.com/projects/296905-han-tumertekin-cemal-emden-bomonti-brewery>)

CRITICISM

According to Heinz (2018), in summary, the original machines and equipment were dismantled and removed in the process from the cessation of production to the reopening of the historical brewery.

As a negative side, the documentation of all original machines, equipment and technology that has witnessed production throughout a whole history was not respected; However, in the re-functioning, a few elements, from which visitors can enjoy the production stage and spirit, have been preserved by restoration, but are limited to "a few".

Thus, although the first function of the factory was intended to be transferred to the visitors, it could not be fully conveyed. With the **re-functioning** project, the structures were preserved rather than the production processes. In addition, the construction of a hotel and cultural center with a high frequency of use on the land in this process; Therefore, when the new residents addressed by the project are analyzed, it is seen that there is a profit-oriented restructuring with higher income groups. **According to Glass (1964) and Lees & Slater (2007)**, when compared in terms of location, Bomontiada's high price average reminds us of the concept of "**gentrification**". On the other hand, the "Alt" art and exhibition areas for which the public is designed show the public interest.

Another positive aspect of the multifunctional use of the historic brewery is that it has attracted wide user base and customers. The re-functioning project, which creates an optimistic attitude for the preservation of the industrial heritage in Istanbul; Despite its shortcomings, it constitutes a positive example in line with the basic principle of **UNESCO**. It is an example for the protection and promotion of the **industrial heritage** that contributes to social, cultural, socio-economic development.

CONCLUSION

It has been the goal of a new industrial archeology discipline to protect, reorganize, restructure, restore the **industrial cultural heritage** that factories have transformed into in the process of reworking with globalization, and make the city a new center of activity. Bomonti Beer Factory, experiencing this process; It is a historical industrial heritage in terms of being the first and only factory established in the Ottoman Empire in the 1890s to produce beer with **modern technical production**. The pioneer of technological development of its time has a successful and high quality technical application. The legacy that witnessed the important production process in the historical process; It has different social and ethnic regions and accessibility potential due to its location. has returned as one of the examples that affect the **cultural and educational transformation** and its immediate environment.

The restoration and re-functioning process in the factory; In addition to providing information about the **beer culture and the production in the factory**, it also gave a **cultural, economic and social meaning**.

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