A DOCTRINE BASED EVALUATION OF CONSERVATION AND ADAPTIVE REUSE IN HISTORIC BUILDINGS: THE CASE OF ZORLUTUNA MANSION

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Abstract:

This study evaluates the restoration and adaptive reuse of Zorlutuna Mansion, a historic building in central Edirne commonly known as the Dertli Mustafa Paşa Mansion. The evaluation draws on historical restoration theory as well as national and international conservation doctrines. Concepts that recur in different conservation doctrines or closely correspond to one another are identified and brought together to establish criteria for evaluating the restoration and adaptive reuse of historic buildings. These criteria are then applied to Zorlutuna Mansion using historical research, measured surveys, restitution and restoration projects and reports, along with available records concerning the implementation process. The aim is to develop a systematic and practical method that can be used to evaluate conservation and adaptive reuse processes in historic buildings.

Keywords: Restitution, Restoration, Adaptive re-use, Conservation Principles, Zorlutuna Mansion, Edirne

Introduction

Approaches to cultural heritage conservation around the world have evolved over time. I have noticed that the earlier focus, on fixing buildings has slowly grown wider. People now pay attention to ways that historic buildings can stay a sustainable part of modern life (Ahunbay, 1996; Aksoy, 2024; Aydın and Şahin 2018). In this setting adaptive reuse has become a conservation method. Adaptive reuse lets historic buildings meet today's needs while keeping their design and space (Ahunbay, 1996; Yalçın and Açıcı 2023). This method can bring assets back into everyday economic and social life and also help keep culture alive. Abandonment, insufficient use, or reuse involving interventions that compromise the authenticity of historic

buildings can create serious problems for the long term sustainability of cultural heritage (Douglas, 2006; Plevoets and Van Cleempoel, 2019; Prabodani, Danilina and Halwatura, 2026; Ribera, Nesticò, Cucco and Maselli, 2020).

Edirne, which served as the capital of the Ottoman Empire for approximately ninety years, has a rich cultural heritage represented not only by its monumental buildings but also by numerous examples of civil architecture (Erdoğan, 2024). The mansions found within the urban fabric are among the distinctive examples that have carried the spatial organization, way of life and construction techniques of traditional Ottoman domestic architecture into the present day (Akansel, 2016). When historic houses are adapted to new uses, it is therefore important to strike a careful balance between preserving their original architectural and cultural values and meeting contemporary requirements (Ahunbay, 1996).

The purpose of this study is to provide a comprehensive assessment of the restitution, restoration, and conservation work prepared for Zorlutuna Mansion and to examine whether the proposed interventions are consistent with the approaches and principles established in national and international conservation doctrines. To this end, the historical development of conservation thought and the approaches set out in national and international conservation doctrines are examined. The study then identifies principles shared across different documents and translates these principles into criteria that can be used to evaluate the restoration and adaptive reuse of historic buildings. Figure 1 presents the research process step by step.

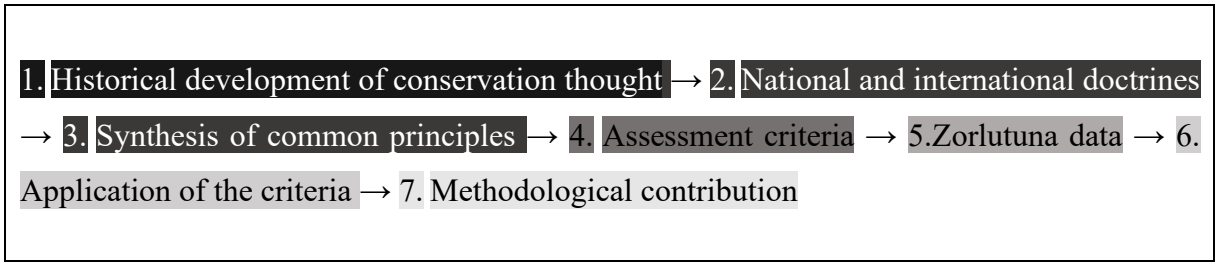


Fig. 1. Methodological flow of the assessment process developed in accordance with conservation principles

1. Theoretical Framework and Literature Review

The literature framework of the research is structured around approaches to the conservation of historic buildings, the concept of adaptive reuse, the historical development of conservation thought, and the national and international conservation doctrines that have shaped this understanding. Historic buildings are more than physical structures that reflect the

architectural understanding of a particular period. As tangible elements of cultural heritage, they provide valuable information about the ways of life, social relations, modes of production, construction techniques, and aesthetic preferences of societies (Ahunbay, 1996; Asiliskender Yılmaz Bakır and Gökmen, 2005; Kurak Açıcı & Konakoğlu, 2019; Pekol, 2010). The relationship between the architectural characteristics of a building and its historical setting means that such buildings should not be regarded merely as individual physical objects, but also as elements that contribute to the formation of cultural memory (Erdoğan, 2017).

In this context, studies examining different examples of the adaptive reuse of historic mansions, including Haşim İşcan Mansion (Ahmed Cevdet Paşa Mansion), Tahir Ağa Mansion, Fitnat Hanım Mansion, Gökçüler Mansion, Sebile Hanım Mansion, Nemlizade Mansion, Sandıkoğlu Mansion, and Doğruözler Mansion, were evaluated (Sarımeşe, 2026; Yalçın and Açıcı, 2023; Çobancaoğlu and Ökten, 2019; Büyüköztürk and Oral, 2025; Biber and İslamoğul, 2023; Atıf Yavuz Öden, 2025; Aksoy, 2024; Canbulat, 2012).

1.1. Historical Development of the Concept of Conservation and Conservation Doctrines

In the nineteenth century, debates between approaches that sought stylistic unity and the romantic view that advocated preserving what already existed laid the foundations of conservation theory (Ahunbay, 1996). Italian architect and theorist Camillo Boito (1836 to 1914) sought to reconcile these different positions and formulated principles that became precursors to contemporary restoration practice. These principles were further developed by Gustavo Giovannoni and subsequently gained international recognition, eventually being adopted at the Athens Conference held in 1931.

During this period, the Venice Charter of 1964, the first doctrinal text published by ICOMOS and one of the foundations of modern conservation theory, established an important framework for understanding the relationship between the continued use and conservation of historic buildings (Özçakır, 2024).The Amsterdam Declaration of 1975 marked an important turning point in the expansion of conservation thinking from individual buildings to the historic environment as a whole. Accordingly, the historical development of conservation thought and the theoretical framework established through these doctrines provide the basis for examining the historical and architectural characteristics of Zorlutuna Mansion and the data concerning its conservation process in the following sections (Figure 2).

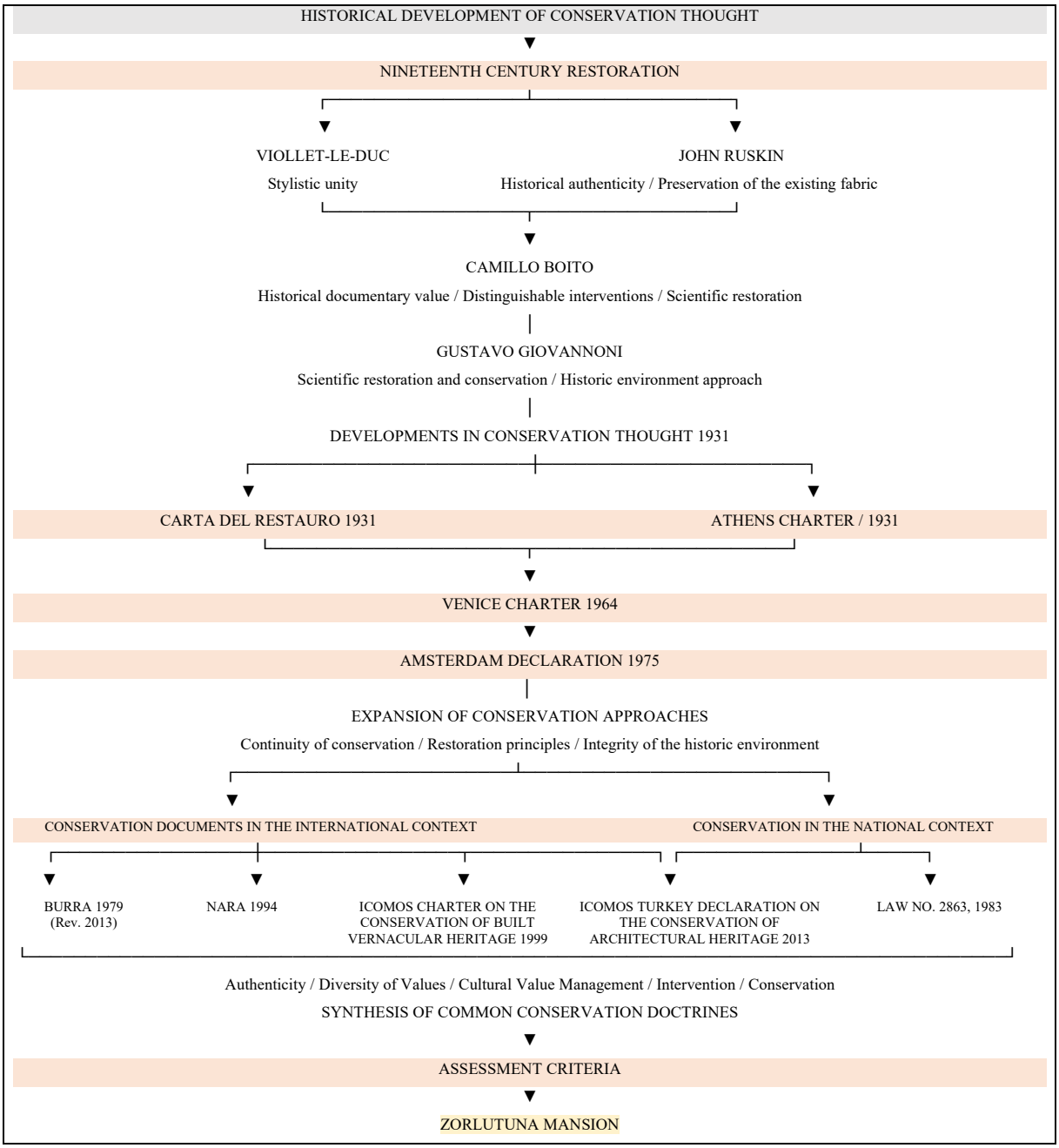


Fig.2. Timeline and conceptual network / hierarchical diagram showing the development of historic restoration thought and the assessment framework for Zorlutuna Mansion (prepared by the author based on Zeynep Ahunbay's 1996 book on restoration)

2. Method

This study adopts a theoretically grounded, step by step assessment approach to evaluate adaptive reuse processes in historic buildings in an objective and systematic manner. The methodological framework covers the entire process, beginning with a review of international conservation doctrines and proceeding to the scoring of these principles through a specific case study. The steps followed in this process are presented as a whole in Figure 3.

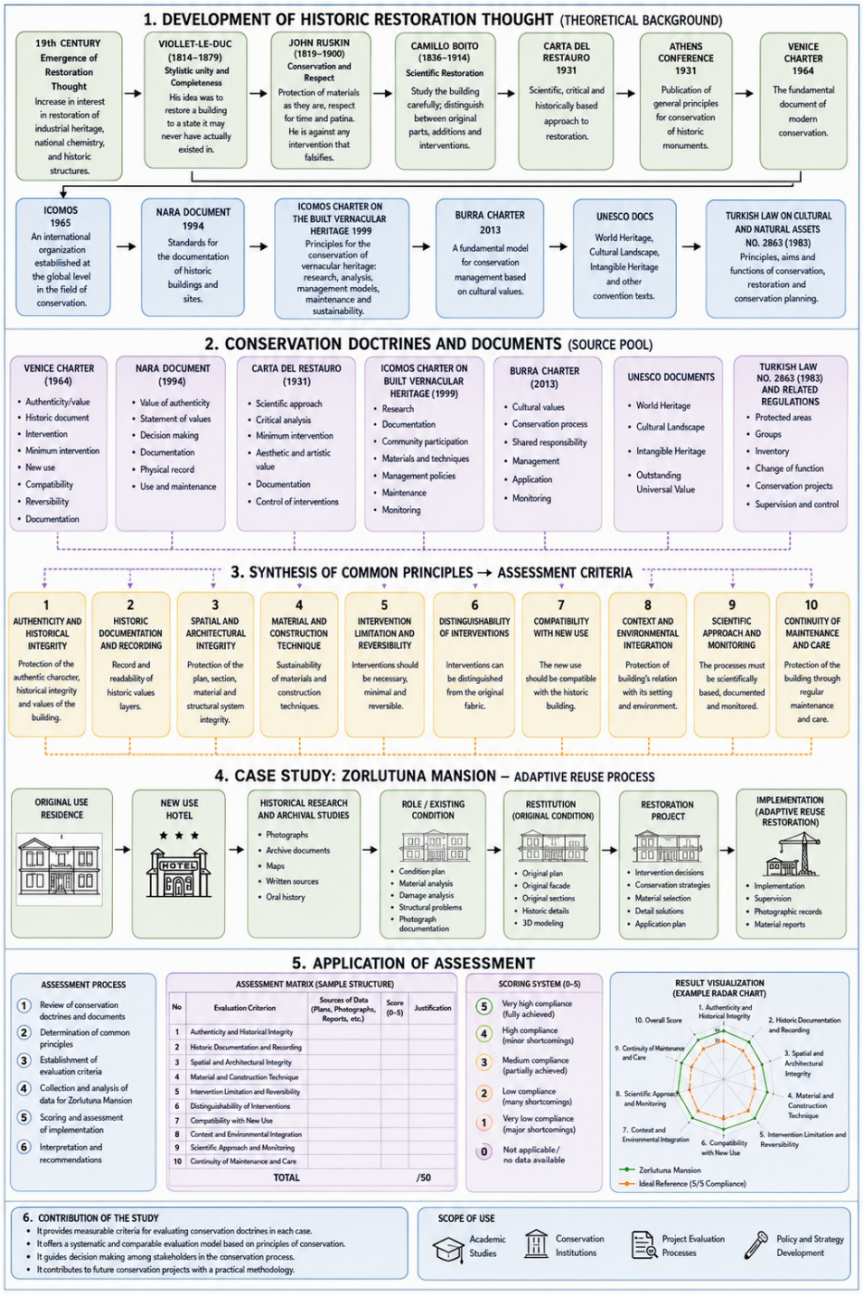


Fig. 3. Doctrine Based Assessment Table for the Conservation and Adaptive Reuse Process of Historic Buildings

3. Location of the Building and Its Position within the Urban Fabric

Zorlutuna Mansion, also known as Dertli Mustafa Paşa Mansion, is located in Edirne Province, Central District, Map Sheet 25, Block 410, Parcels 17 to 21 (Archives of the Edirne Regional Directorate of Foundations). The mansion sits within walking distance of many of Edirne's important historic and cultural landmarks. Those landmarks include Selimiye Mosque and Complex the Bedesten, Arasta Bazaar, the Old Mosque and Ali Paşa Bazaar.

The mansion's position in the core of the city shows that the mansion is not only a piece of civil architecture but also a vital part of the historic urban fabric (Fig. 4).

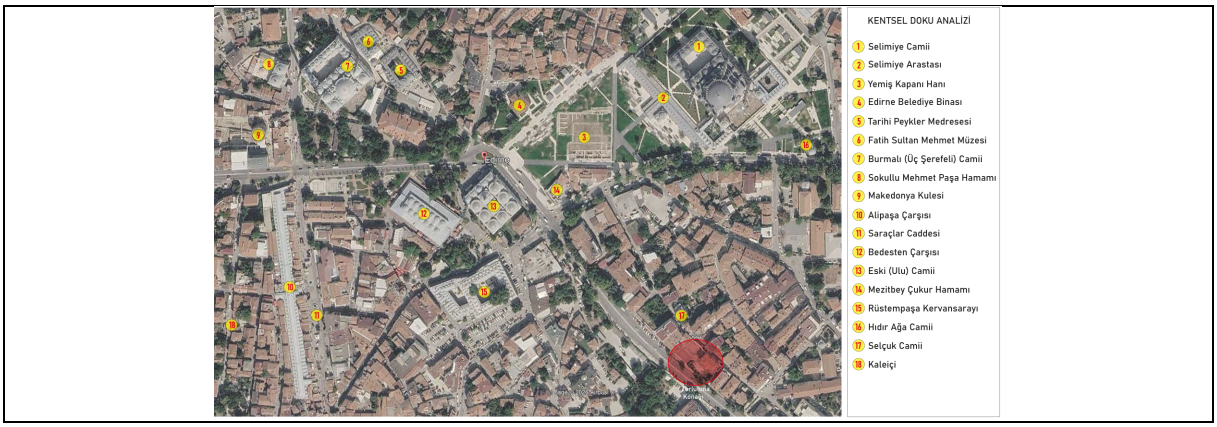


Fig. 4. Urban fabric analysis of Zorlutuna Mansion and its immediate surroundings (based on Google Maps)

4. Historical Development and Identity of the Building

Zorlutuna Mansion, originally known as Dertli Mustafa Paşa Mansion or Dertli Hacı Mustafa Efendi Mansion, is one of Edirne's significant examples of civil architecture from the late Ottoman period. A photograph of Dertli Mustafa Bey and a photograph of the mansion dating from 1974 are presented below (Fig. 5).



Dertli Mustafa Bey (Süleyman Cemil) (URL-1)



Historical photograph of Zorlutuna (Dertli Mustafa Paşa) Mansion in 1974 (Dr. Rıfat Osman Archive)

Fig. 5. Historical photograph of Zorlutuna Mansion and Dertli Mustafa Bey

The building gets its name from its owner, Dertli Hacı Mustafa Bey (Süleyman Cemil) who was a member of the Edirne Provincial Administrative Council. Dertli Hacı Mustafa Bey was born in İpsala. Was one of the rich landowners in Edirne during the late nineteenth century. Besides his mansion in the city centre Dertli Hacı Mustafa Bey owned Yahşi Fakih Farm and many other lands nearby giving him a role in the social and economic life of that time. The old identity of the mansion matters not because of its building style but also because of the memory it keeps in the people of Edirne. The sad death of Dertli Hacı Mustafa Beys son, Hacı Nuri Bey in the 1900s was widely reported in the local papers and stayed in the city’s memory. After that Dertli Hacı Mustafa Bey left life and the building became known locally as "Dertli Mustafa Bey Mansion." The mansion is more, than a building; it has become a symbol that shows the social history of the city.

After changes in ownership during the era the mansion was bought by Salih Zeki Zorlutuna in 1938. From that point on it began to serve different purposes. Over the years the building was used as an child health center, a student dormitory and a hotel. At times it once again became a dormitory. Meanwhile its garden was opened to the public as a space and became a part of the daily life of the city.

To follow the journey of the building from the past to the present, visual and written records were examined. In addition oral history accounts were collected through interviews with residents of Edirne who had indirect ties to the mansion. The memories of people who lived there when it was a girls' dormitory or who formed social and spatial connections with the building show that the mansion is more than just a structure. It is a living heritage site that holds a place in the collective memory of the city (Kazancıgil,2002). The next section outlines the developments, in the historical evolution of the building.

The buildings location near the city center and its prominent place in the city layout also made it possible to reach archival and visual sources from many periods. As part of the research, cultural heritage inventories the archives of the Ministry of Culture and Tourism and other relevant institutions, various publications, old postcards, photographic archives and digital sources were examined. Also photographs taken by people at different dates and kept in various archives were included in the assessment. Because of the research information from archives, inventories, publications, postcards, photographs and oral history sources was gathered, while visual records of the building were sorted in order of time. The time order of these sources was paired with the buildings uses and physical features in periods and the resulting data is shown in full in the table (Table 1).

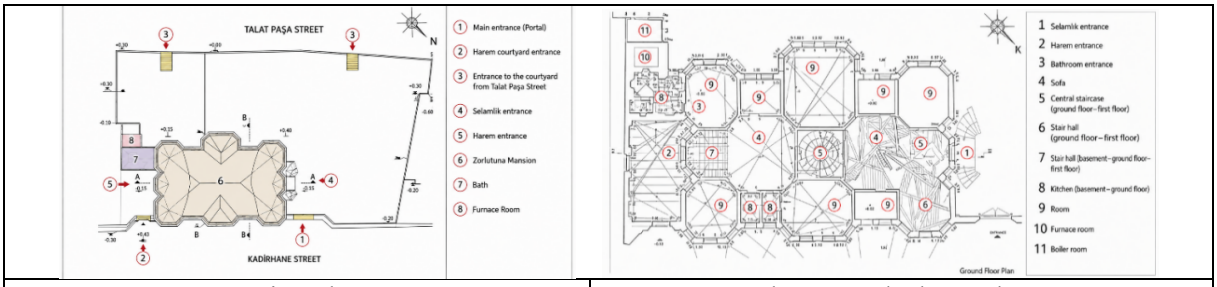
Table 1. Chronological Photograph Set of Zorlutuna Mansion

		
1968, Anonymous	Anonymous	1992(Restoration and Restitution Report,2020)
		
Anonymous	Anonymous	2026, Current view of the structure

5. Zorlutuna Mansion: Architectural Characteristics

5.1. Plan Characteristics and Spatial Organization

Zorlutuna Mansion, also called Dertli Mustafa Paşa Mansion in terms is a fine example of late Ottoman civil architecture. It stands in the heart of Edirne right, between Talat Paşa Street and Kadirhane Street. The building is made of stone and brick. Follows a traditional layout centered around a courtyard. (Restitution and Restoration Report, 2020). Reflecting the social life of its period, the building was organized into two separate functional sections, the selamlık and the haremlik. The entrance to the selamlık is located on the narrow northern facade, while the haremlik is accessed from the narrow southern facade. Adjoining the haremlik is a bath that can be accessed directly from this entrance, together with its associated furnace room. The mansion was therefore not limited to a residential function, but incorporated service spaces that supported the domestic culture and everyday life of the period. The site plan included in the measured survey covers the mansion, courtyard, ancillary structures, and the entrances serving these areas. It is presented below to illustrate the spatial integrity of the complex and the relationships between its different access points (Fig. 6).



a.Site Plan	b.Ground Floor Plan

Fig. 6. a) Site Plan of Zorlutuna Mansion, b) Ground Floor Plan of Zorlutuna Mansion (developed from the measured survey project)

One of the key components of the plan organization is the enclosed sofas located at the center of the building. Rooms of varying sizes, with chamfered corners, are arranged around these two sofas of equal size. In this context, the sofas function not only as circulation areas, but also as central distribution spaces connecting rooms with different functions. (Fig. 6.a). The entrance areas contain stair arrangements connecting different floor levels. From the stair landing at the selamlık entrance, access is provided both to the basement and to the ground floor level. The stair landing at the haremlik entrance provides access to the basement, ground floor, and first floor. The spiral staircase located at the center of the building, which is one of the defining elements of the plan, provides vertical circulation only between the ground floor and

the first floor (Fig. 6.b). The building therefore represents more than a residential layout composed simply of a series of rooms. Its plan reflects the spatial requirements of traditional domestic culture through an integrated organization based on functional, hierarchical, and circulation relationships (Restoration and Restitution Report, 2020).

5.2. Facade Characteristics

The facade composition of Zorlutuna Mansion is characterized by rhythmic rows of windows, window arches, moldings, and the articulated forms of its entrance doors (Restoration and Restitution Report, 2020). All windows in the building are double casement timber windows with substantial surrounds and segmental arches. The ground floor windows are protected by iron grilles (ETKVE, Vol. II). The regular repetition of window openings across the facades reinforces the symmetrical and balanced composition of the building. The window arches and moldings are described as displaying Baroque characteristics, although applied decorative motifs commonly associated with Baroque architecture, such as rosettes, acanthus leaves, and shell motifs, are not found on the building (Restoration and Restitution Report, 2020). The building can therefore be regarded as displaying clear Baroque influences while retaining an overall eclectic architectural character.

The facade composition of the mansion is not limited to the surfaces of the main building mass. In this context, the monumental entrance on the Kadirhane Street side, oriented toward Selimiye, is considered one of the principal entrances to the property, while the other entrance on the same street is identified as a secondary haremlik entrance. The facade composition therefore serves not only an aesthetic purpose, but also expresses the functional and hierarchical spatial organization of the building on its exterior (Fig. 7).

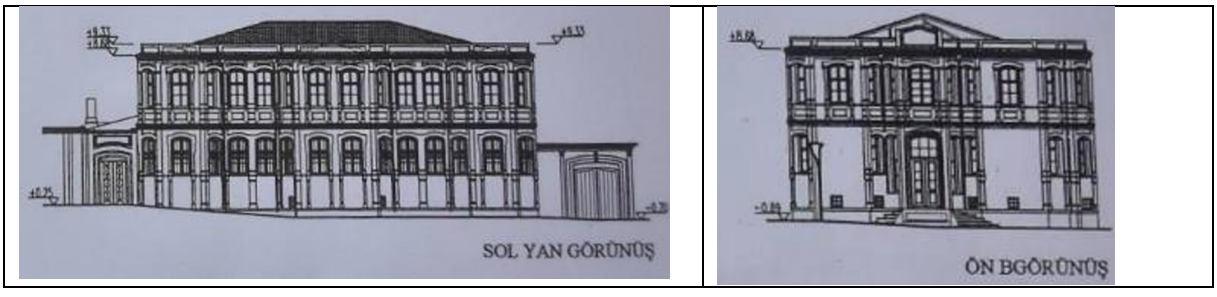


Fig. 7. Facades of Zorlutuna Mansion (Measured Survey)

6. Restoration Decisions and Adaptive Reuse of Zorlutuna Mansion

The prolonged period during which Zorlutuna Mansion remained outside its original use, together with the increasing level of physical deterioration, created a need to bring the building back into use. As part of the restoration work currently underway, the mansion is intended to be adaptively reused as a hotel. Accordingly, the restoration process is concerned not only with repairing existing building elements, but also with adapting the building to meet the requirements of its new use. Restoration decisions are therefore shaped through the combined assessment of the building's current physical condition, its historical and architectural character, its original building elements, and the spatial and technical requirements associated with the new function.

6.1. Documentation of the Existing Condition and Physical Condition Prior to Restoration

According to the findings presented in the measured survey and conservation report, various parts of the building exhibit physical deterioration and material related damage. Cracks, deformation, and material loss were identified in the load bearing walls, while loss of mortar joints was observed on stone and brick masonry surfaces. Timber building elements show signs of deterioration and loss, while missing components were identified in the roof and upper covering elements, along with deformation on the facade surfaces. In addition, plaster and paint layers on both interior and exterior walls display flaking, cracking, and localized losses caused by dampness and lack of maintenance.

6.2. Interventions to the Structural System and Walls

The measured survey identified deteriorated mortar joints in the stone and brick walls, together with cracks, deformation, and material loss. Interventions were therefore considered necessary to restore the structural continuity of the building. According to the report, small amounts of black deposits and surface soiling can be observed in certain areas of the building's facades. There are also losses in the partition and upper covering elements, resulting in damage caused by exposure to environmental conditions. Corrosion resulting from environmental conditions has also been observed on metal elements such as clamps and on the metal fittings of the timber doors. The report states that plaster and paint finishes on the interior and exterior walls have suffered flaking, material loss, and deterioration due to lack of maintenance and dampness, while damage has also occurred to the floor finishes. Plaster cracks and structural damage have also been observed on the walls.

6.3. Interventions to Door and Window Elements

The assessment of the building's condition prior to restoration states that none of its doors or windows were in usable condition. For this reason, the restoration project calls for the doors and windows to be reconstructed in timber in accordance with the details specified in the project and installed in their respective original locations.

6.4. Interventions to the Bath and Wet Areas

As part of the restoration process, the largely surviving sections of the bath are intended to be strengthened using appropriate methods, while missing or deteriorated sections are to be completed in accordance with the restoration project. It was decided that the plaster on the bath walls would be carefully removed and that missing materials would be completed on the basis of any original evidence revealed during this process. Cracks are planned to be strengthened by injection, and the walls are to be replastered using mortars prepared in accordance with the material analysis report.

6.5. Decisions Concerning Interior Spaces and Flooring Materials

According to the restitution data, the wet areas were designed with cement tile flooring, while timber was the predominant material specified for the other spaces. The marble finishes in the entrance halls are listed among the parts that have survived to the present day (Conservation Report, 2020). These findings show that the interior character of the building is set by more, than its layout; the materials and finishes used in each space also define it.

6.6. Intervention to the Entrance and Marble Steps

The marble steps in the entrance area are seen as parts of the building that have survived to today. Of replacing these marble steps the restoration plan says to take them down carefully.

6.7. Interventions to Preserve the Facade and Architectural Character

Localized surface deposits, corrosion stains, and crusted accumulations of soot and dust were observed on both the facades and the decorated limestone surfaces of the building. These deposits and contaminants were considered necessary to remove from the facades and other surfaces using appropriate intervention methods (Conservation Report, 2020).

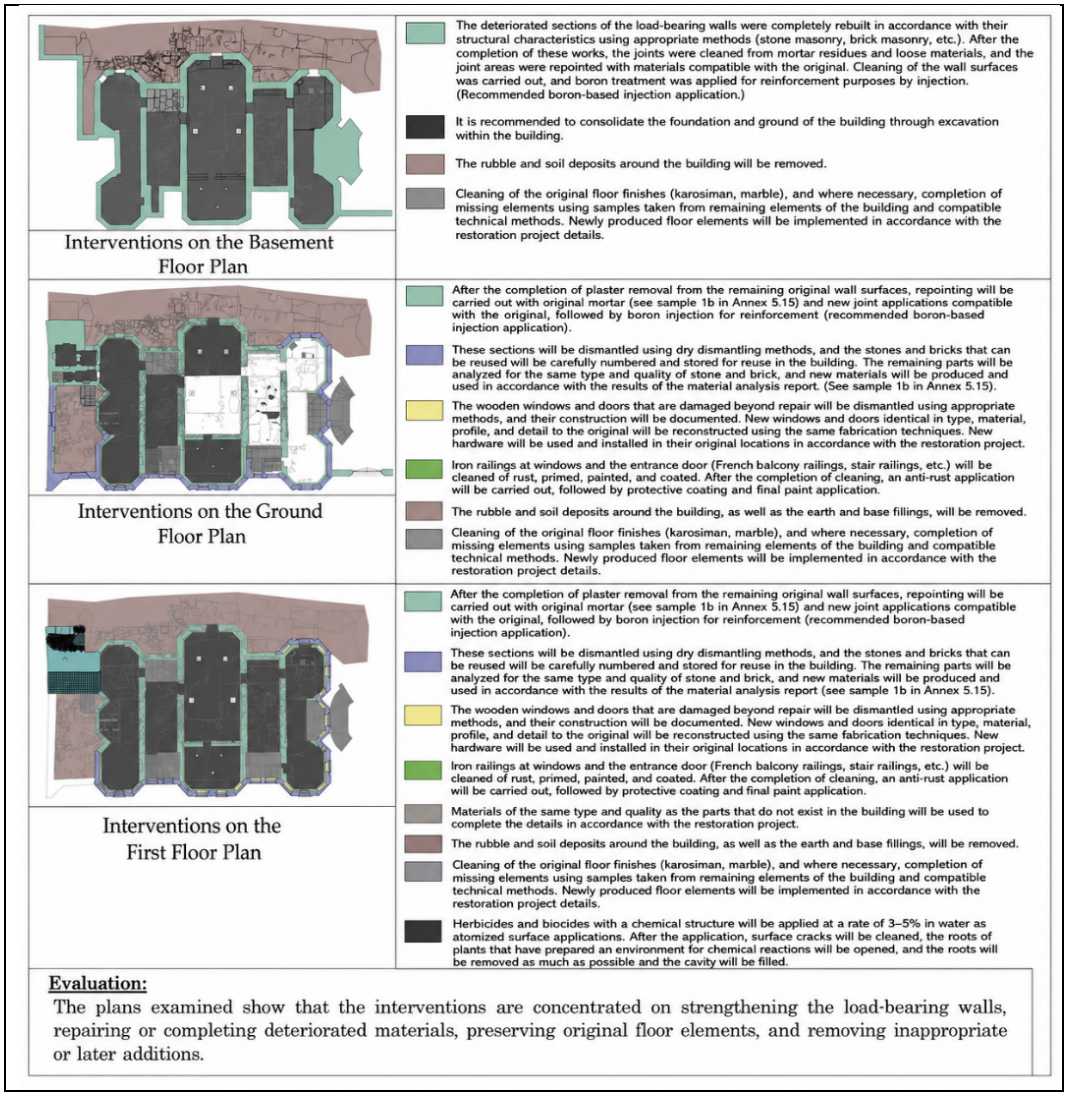
6.8. Interventions to the Roof System

According to the restitution data, the roof of the building consisted of traditional Turkish roof tiles laid over a timber structure. However, photographs taken as part of the measured survey reveal extensive losses in the roof and upper covering elements.

6.9. Representation of Intervention Decisions on the Plans and Facades in the Restoration Project

In the restoration project, intervention decisions for the basement, ground, and first floors are presented in Tables 2 and 3 according to the condition of existing building elements and proposed implementation methods.

Table 2. Intervention Legends on the Existing Plans within the Scope of the Restoration Proposal



Within the scope of the proposed interventions to the facades of Zorlutuna Mansion, walls that have shifted out of plumb are to be carefully dismantled using appropriate methods and rebuilt with mortar conforming to the analysis report. Damaged stone and brick sections are to be renewed, while timber doors and windows are to be repaired or reconstructed in accordance with their original details. Iron railings are to be cleaned of rust and dirt and repainted, while original floor finishes are to be cleaned and renewed in accordance with the restoration project. The proposed interventions also include removing rubble from around the building, carrying out foundation excavations with appropriate care, and applying chemical cleaning treatments against biological growth (Table 3).

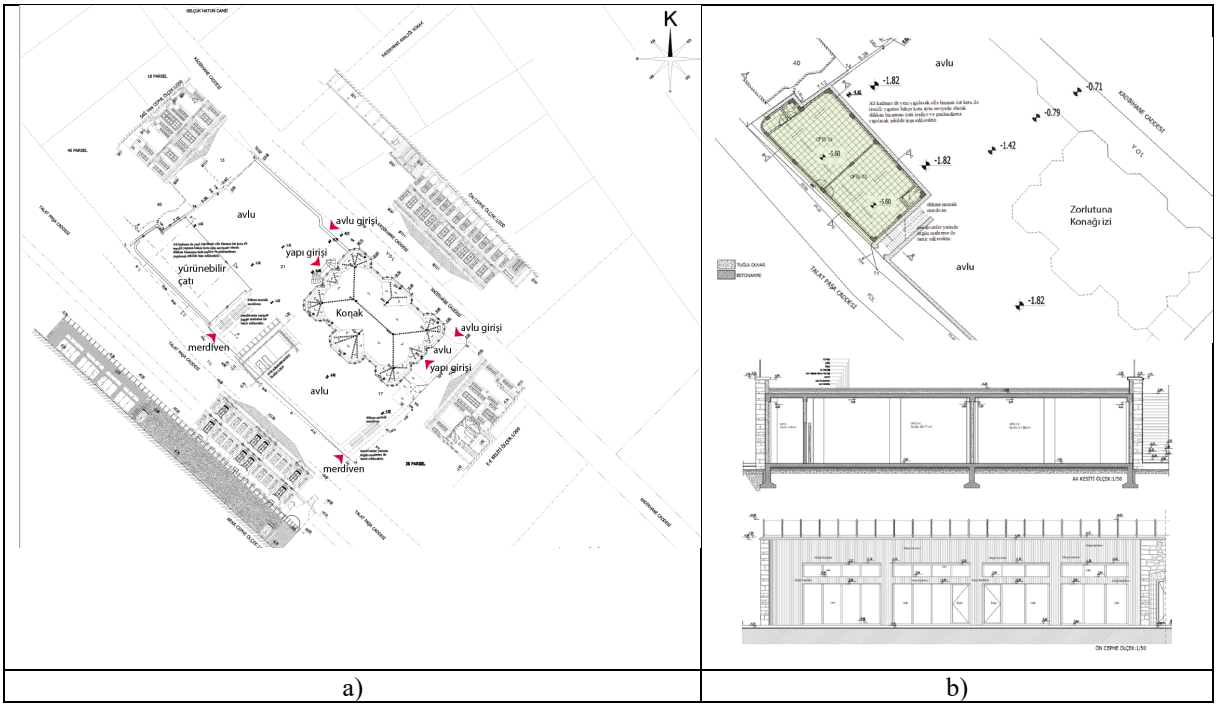
Table 3. Intervention Legends for the Facades within the Scope of the Restoration Proposals



6.10. Adaptive Reuse of Zorlutuna Mansion as a Hotel

In the restoration project, the building is organized into spaces and sections adapted for use as a hotel, with design decisions developed in consideration of the interventions required prior to restoration. An examination of the site plan shows that the roof level of the lower level

office unit has been designed as a walkable roof accessible from the courtyard (Fig. 8). The locations of the staircases and the building entrances providing access to the courtyard have been preserved, thereby maintaining the continuity of the original circulation layout.



a) b)

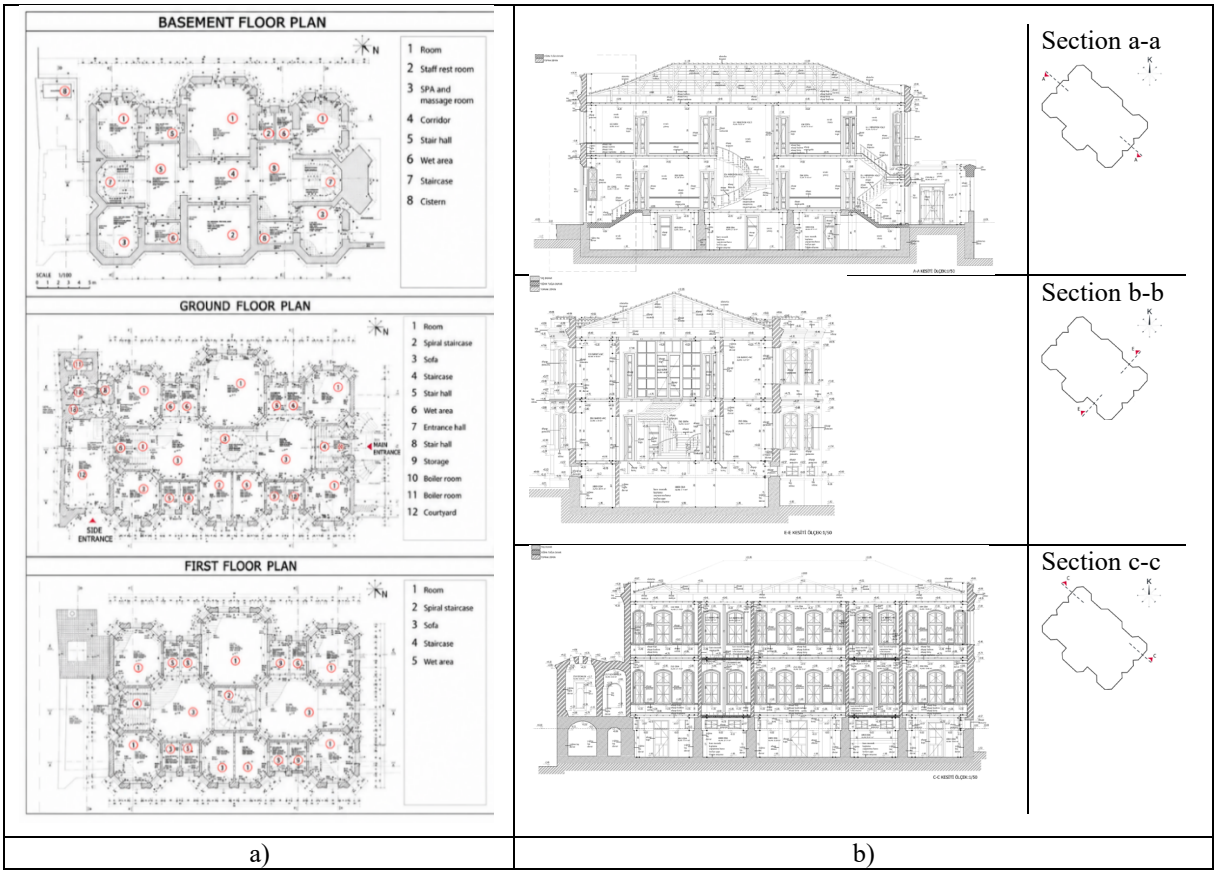
Fig. 8. a)Restoration Site Plan of Zorlutuna Mansion, b) Lower Office Building in the Zorlutuna Mansion Restoration Project (Approved Restoration Project)

The most significant difference in the site plan is the presence of commercial units beneath the courtyard at the corner of Talat Paşa Street on the southern side. This lower level is integrated into the restoration project by aligning the upper level of the proposed office block with the garden level of the registered historic building. Its roof is leveled and landscaped with grass, preserving the courtyard's integrity without causing physical or visual intervention to the historic building or disrupting circulation (Fig. 8). In the restoration project, the basement, ground, and first floor plans were reconsidered according to the new function. Damaged or collapsed sections are reconstructed based on the original building traces and characteristics.

On the basement floor, existing rooms are adapted to the hotel function, while new wet areas, a spa and massage room, and a staff area are introduced. The building has three staircases positioned along the central north to south axis. The basement is accessible only by the staircases on the northern and southern facades, while the spiral staircase does not extend to this level. The area corresponding to the spiral staircase at basement level has therefore been retained as a corridor. An examination of the basement plan indicates that no intervention or design decision contrary to the original layout has been introduced. The building was originally

divided into the haremlik and selamlık sections along the east to west axis and had two separate entrances. Although no arrangement contrary to the original spatial organization has been introduced, the collapsed bath structure has been reconstructed on the basis of surviving original traces and incorporated into the hotel concept without compromising its original function and character. On the first floor, the two spacious sofas have been retained, while the surrounding spaces have been adapted as guest rooms with associated wet areas. The spiral staircase provides access to the first floor, whereas the staircase at the main entrance on the ground floor does not extend to this level. The first floor plan shows that access is provided by the spiral staircase and by the staircase located on the narrow facade of the southern wing. In general, all later partition walls introduced throughout the building are constructed of timber. This can be regarded as an appropriate solution because it does not impose significant additional loads on the original structural system and does not adversely affect the original fabric of the building (Table 4). An examination of the overall planning indicates that the original plan layout has been preserved on all floors, although timber framed internal partitions have been introduced in certain areas to create wet areas or divide individual rooms.

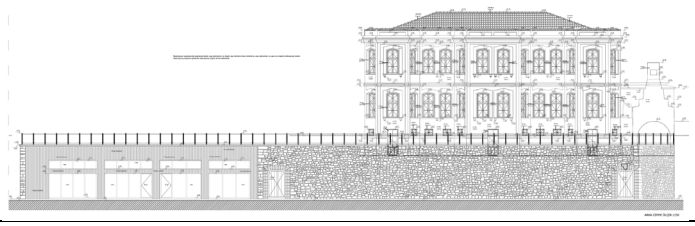
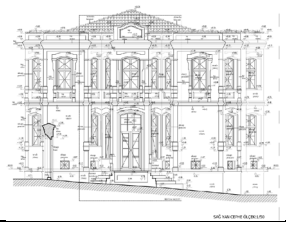
Table 4. a). Plans of the Restoration Project, b). Sections of the Restoration Project



a) b)

When the facades are examined, it can be seen that the door and window openings in the restoration project have been addressed in accordance with the existing conditions and historical evidence. Original door and window elements that remain suitable for conservation are intended to be reused, while elements that have lost their original characteristics or are no longer usable have been redesigned using materials and details compatible with the historical character of the building. In certain sections of the facades, later interventions are proposed to be removed by dismantling the affected walls and reconstructing them in accordance with the original materials and construction techniques. In addition, the roof pitch and concealed roof configuration have been reconstructed in accordance with the original form of the building on the basis of the restitution data (Table 5).

Table 5. Facades of the Restoration Project

	
Rear Facade	Right Side Facade

7. Synthesis of Conservation Doctrines and Development of Conservation Assessment Criteria

7.1. Synthesis of Common Approaches in Conservation Doctrines

As a result of the doctrinal comparison conducted within this framework, ten fundamental assessment criteria were identified: authenticity and historical identity, historical documentation and evidential value, architectural and spatial integrity, materials and construction techniques, limits and necessity of intervention, distinguishability, compatibility of the new use, reversibility and flexibility, documentation and scientific approach, and continuous maintenance and monitoring.(Table 6).

Table 6. Assessment Criteria Synthesized from Conservation Doctrines

No	Assessment Criterion	Main Aspect Assessed by the Criterion
1	**Authenticity and Historical Identity**	Preservation of the building's original character, historical identity, and period characteristics
2	**Historical Documentation and Evidential Value**	Basing interventions on historical data, surviving traces, and reliable evidence
3	**Architectural and Spatial Integrity**	Preservation of the plan layout, spatial relationships, facade arrangement, and architectural integrity

4	**Materials and Construction Techniques**	Preservation of original materials, material character, and traditional construction techniques
5	**Limits and Necessity of Intervention**	Limiting interventions in accordance with the principles of necessity, justification, and minimum intervention
6	**Distinguishability**	Ensuring that new additions, completions, and alterations can be clearly distinguished from the original building
7	**Compatibility of the New Use**	Ensuring that the new use is compatible with the physical, spatial, architectural, and cultural values of the building
8	**Reversibility and Flexibility**	Ensuring that interventions are reversible whenever possible and designed to accommodate future changes
9	**Documentation and Scientific Approach**	Basing research, analysis, documentation, and intervention decisions on scientific evidence
10	**Continuous Maintenance and Monitoring**	Ensuring the continuity of conservation after implementation through maintenance, appropriate use, and monitoring

Within this framework, the assessment criteria developed serve as an analytical tool for comparing the measured survey, restitution, and restoration data for Zorlutuna Mansion. Rather than describing the interventions solely in terms of "what was done," the aim is to determine the extent to which the relationship between the original values of the building and the decisions concerning restoration and adaptive reuse corresponds with established conservation principles.

7.2. Application of the Assessment Criteria to Zorlutuna Mansion

The assessment criteria were applied to Zorlutuna Mansion by considering the measured survey, restitution, restoration, and material and conservation data together. The project report explicitly states that the restoration project was developed on the basis of the measured survey and restitution data. Accordingly, the evaluation focuses on the preservation of the building's authenticity and historical identity, the use of historical documentation and evidence, the preservation of its architectural and spatial integrity, the compatibility of materials and construction techniques, and the limits and necessity of interventions. In addition, the distinguishability of new elements, compatibility of the new use with the existing building, reversibility and flexibility of interventions, the documentation and scientific basis of the restoration process, and provisions for continuous maintenance and monitoring were considered. Together, these criteria provide a comprehensive framework for assessing the compatibility of the restoration approach with conservation principles and the long-term preservation of the building's cultural and architectural values.

7.3. Conservation Assessment Matrix for Zorlutuna Mansion

Table 7 presents the scoring matrix based on the main assessment criteria synthesized from the conservation doctrines during the course of the study.

Table 7. Restoration and Original Function Compatibility Matrix Based on the Assessment Criteria

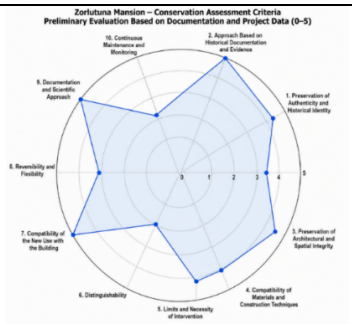
No	Assessment Criterion	Assessment of Zorlutuna Mansion	Score
1	Preservation of Authenticity and Historical Identity	Historical identity, plan layout, facade character, and original architectural elements have largely been taken into consideration.	**4/5**
2	Approach Based on Historical Documentation and Evidence	Historical photographs, documents, surviving traces, the art history report, and archival data have been used together.	**5/5**
3	Preservation of Architectural and Spatial Integrity	Efforts have been made to preserve the original plan organization, although the requirements of the new use have resulted in certain spatial adaptations.	**3/5**
4	Compatibility of Materials and Construction Techniques	The aim is to preserve original stone, brick, timber, and flooring elements and complete missing elements with compatible materials.	**4/5**
5	Limits and Necessity of Intervention	Retainable elements are strengthened, while dismantling and reconstruction are applied where necessary.	**4/5**
6	Distinguishability	Newly produced elements closely resemble the original forms and materials, while the distinction between new and original elements has not been clearly defined.	**2/5**
7	Compatibility of the New Use with the Building	Hotel use can be accommodated within the existing spatial potential, although technical requirements necessitate new interventions.	**4/5**
8	Reversibility and Flexibility	Some decisions involving dismantling, conservation, and reinstallation are positive, although not all structural interventions are reversible.	**3/5**
9	Documentation and Scientific Approach	Measured surveys, 3D scanning, photography, archival research, restitution studies, and material analyses have been used together.	**5/5**
10	Continuous Maintenance and Monitoring	Although maintenance measures are included in the restoration, insufficient information is available regarding long term maintenance and monitoring after the building is brought into use.	**2/5**
	TOTAL		**36/50**

7.4. Assessment Using a Radar Chart

The radar chart demonstrates that the conservation performance of Zorlutuna Mansion varies across the assessment criteria. The highest scores are observed in historical documentation, evidence, and scientific documentation, indicating that restoration decisions were based on comprehensive research. The relatively high scores for materials and construction techniques and the limits and necessity of intervention also reflect a strong emphasis on preserving existing elements and responding to their condition. In contrast, the low scores for distinguishability and continuous maintenance and monitoring highlight areas requiring further consideration. The former relates to the clear differentiation between original and reconstructed elements, while the latter indicates insufficient long-term monitoring mechanisms. Moderate scores for architectural and spatial integrity and reversibility and flexibility suggest that adaptive reuse is generally compatible with conservation principles,

although hotel functions introduce some interventions to the historical spatial organization. Overall, the radar chart identifies both the strengths and areas open to further discussion in the conservation approach of Zorlutuna Mansion (Table 8).

Table 8. Radar Chart Assessment of the Compatibility between the Restoration of Zorlutuna Mansion and Its Original Condition

	0: The criterion is not met. 1: The criterion is met to a very low degree. 2: The criterion is met to a limited degree. 3: The criterion is met to a moderate degree. 4: The criterion is largely met. 5: The criterion is met to a very high degree.

8. Conclusion and Evaluation

In conclusion, transforming the common approaches identified through the comparison of conservation doctrines from different periods into assessment criteria makes it possible to examine the adaptive reuse processes of historic buildings not merely in terms of individual interventions, but within a comprehensive conservation framework. The assessment conducted through the case of Zorlutuna Mansion reveals strong performance in terms of documenting the building through historical evidence, preserving original building elements, maintaining its materials and construction techniques, and determining interventions according to the existing degree of deterioration. In contrast, the distinguishability of new and original elements, spatial changes resulting from adaptive reuse, the reversibility of interventions, and the development of post restoration maintenance and monitoring processes emerge as areas requiring further improvement. These findings demonstrate that the criteria developed not only provide a means of classifying theoretical conservation principles, but also enable the conservation approach adopted for the building to be systematically assessed through measured survey, restitution, and restoration data. The resulting assessment therefore provides an applicable analytical framework for comparing, at the building scale, principles derived from different conservation doctrines within the adaptive reuse processes of historic buildings.

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