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Regeneration and restoration of old texture with a perspective to protect the identity of housing, case study –Joybareh locality in Isfahan*

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Abstract

The structure of historic cities has been formed based on the needs and demands of their citizens within history. Climatic conditions and nature - the type of existing materials - technical abilities - livelihood and the economy - prevailing culture of society and ultimately creativity and innovation of architects and designers, have changed human life in the cities throughout history. The historical texture of the cities is eliminated due to the traditional structure, deterioration of housing, lack of accessibility, poor physical infrastructure and environmental organizations. In line with these fundamental changes in the historical cities and solving problems related to historical texture of these cities, some urban plans as format reconstruction - reconstruction - rehabilitation and revitalization in the economic, cultural, social and physical fields have been provided and completed in different countries. The method of dealing with the historical contexts is resulted from different philosophical perspectives on urban planning. In recent decades, the reduction and elimination of exhaustion of cities and objects of historical context as well as the maintenance and restoration of historical centers and Coordination between new and historical context with emphasizing on social norms and values are taken into consideration. Iran holds a rich and extensive history of civilization and culture over the centuries has valuable historical cities. Now in historical cities of Iran, only physical problems such as copycat design is considered and historically valuable urban space optimization not. Isfahan is one of the historical cities of Iran with significant architecture and urban values due to its location and as the capital of the Safavid era. Many critics and historians attributed architecture and urban prosperity in the Iran to Isfahan in the Safavid era. the formation of the city is based on two axes, one is natural and originated from the Zayandeh rod river and other is geometrical and resulted from Naghsh- e jahan square. In the past, composition of the city was based on dividing city into smaller units called localities. Relative self-sufficiency of the localities and organizing their space and communication networks and access roads in the localities of the city in such a way that residents were self-sufficient for their needs. The historical city of Isfahan has experienced many changes in fundamental modern urban developments such as integrated and organic systems with the city road network (Indoor and outdoor) and historical self-sufficient localities have had many developments, such as the Joybareh locality as a core component of historical city of Isfahan. In this locality, despite the implementation of projects, including road-improvement and reconstruction of valuable buildings and green space, it has been unable to maintain its historical identity as well as the past and the lack of a long-term plan formulated in the preservation and restoration of historical cores of this city and in harmony with the rest of its components in the development and always its population abandoned this locality and aging buildings and the historic cores of this city are observed. Preserving steady historical values in the locality, traffic planning and unity in environment in this locality, job opportunities and restore social identity of Joybareh locality and revitalizing historical passages and transitions to attract tourists are the most important results of this research which carried out by field study and analysis in the historic core of Joybareh locality with capability in attracting potential tourists. In this study, after identifying and studying on a neighboring unit in the locality, every building in the neighborhood and components have been addressed to allow desirable regeneration based on social, cultural and economic structures and public participation to realize historical identity of Joybareh locality and in line with a lively neighborhood with preserving its historical identity to achieve a Sustainable modernization.

Keywords

Restoration, Historical identity, Urban development, Old texture, Joybareh locality.

*. This article is derived from the author’s doctoral dissertation in field of architecture entitled “Home, tradition and revitalization of the Joybareh locality” carried out in Milan Polytechnic University.

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Introduction

A huge number of monuments with great architectural and historical values of Isfahan are scattered in historical localities of this city. These buildings have general function such as mosque, bath and Holy places or residential places; More than 95% of the established places in Isfahan belong to historical districts of the city. Joybareh locality in the central city of Isfahan with an area of nearly 70 hectares from north to (Soroush) square and the south to ValiAsr street and Ghiyam Square and from the west to North Hatef street (majlisi) and, in fact as a triangle is one of the most historical cores of the city where Jews lived there. This area include 9 small localities called Pashakh-yazdah Pich-Sultan Sanjar- Seyed Ahmadian-Mir square-Lat far -Daraltbkh – kod maghsod and Darb dariche which a new street named Kamal divides Joybareh into two parts (Shafaghi, 1987).

• Statement of problem

Isfahan is one of the most important historical cities of Iran which architecture and urban planning prosperity of Iran can be attributed to Isfahan in Safavid era, principles of urban planning in Isfahan have been created by Zayandeh rod river as a natural horizontal axis which passes through the city and the vertical and geometrical axis by Naqsh- e Jahan square. Historical Joybareh locality with its unique characteristics is considered as one of the city's tourism and cultural cores.

Joybareh is the main nucleus of this city whose origin is traced to the Achaemenid dynasty. Joybareh locality is Jewish district in Isfahan, but it is not merely Jewish centre. Joybareh locality is located in the northeast of Isfahan which it extends to Ghods square by north, from south to Abdul Razzaq , from the West to Hatef street and Atigh square and from the East to Sorosh street. Historical aspect of Joybareh locality starts from Atigh square and goose market passing through Joybareh locality and reaches synagogues, The tomb of Kamal al-Din, two minarets of Daroziyafe and finally to Kamal street and through Kamal al-Din Ismail park, it reaches Sareban minaret and MirzaBaqir market and from there to the Chehel dokhtaran minaret which were access roads to the gates of the city in Seljuk dynasty and are the oldest existing roads. According to the

history, at the time of the Achaemenids, Cyrus brought Jews to Isfahan from under the oppression of buchadnezzar and saved them in Joybareh locality. Many of these Jews went to the city of Nain, where they settled. of 21 synagogues in Isfahan, 16 synagogues are in Joybareh locality. Famous synagogues are Melanyan, Astrakhaton and Golbar. Historical monuments are Atiq square, Mosque of Isfahan, Saray nor, tomb of Kamal al-Din Ismail, old houses belonged to Jews and Synagogues also Sareban minaret, two minarets of Daroziyafe, Chehel dokhtaran minaret and minarat of Ali mosque are in this locality and the history of some of minarets backs to Seljuk era.in Joybareh locality, there is no market communication route with old square and mosque and street system around the locality and efficient business district convert its center an island which is completely discharged due to the lack of or limited civil service. Other buildings with historical value, such as minarets and gateway to the locality, coffee house tomb (mausoleum), water storage entirely disappeared from this locality or destroyed. meantime, a few of which have been restored by the Cultural Heritage organization, but due to isolated communities do not have any attraction for visitors (Pourzargar, 2011). Joybareh locality is an example of historical areas which has been shaped by religion and a large part of its historical identity has been lost and its former residents might never return to any price and continue living in it (Fig.1);(Fig.2).

• importance and necessity

Lack of attention to urban decay leads to discharge the city.abandoned city becomes an area for new immigrants and poverty, deprivation and social damages.studying experiences of the countries suggests that the large cities adopt appropriate measures on their national conditions and use of appropriate opportunities and their strengths and create lively spaces and in this order, they have dominated the city (Andalib, Masoud & Joseph Azar, 2014). This part of city aspect of business, cultural heritage and tourist attractions and the network and the physical settlement has very high value which Put them in such studies is necessary. In fact, studying economic, social and cultural effects of projects implemented in Joybareh locality can determine the strengths and weaknesses points of projects for responsible in the

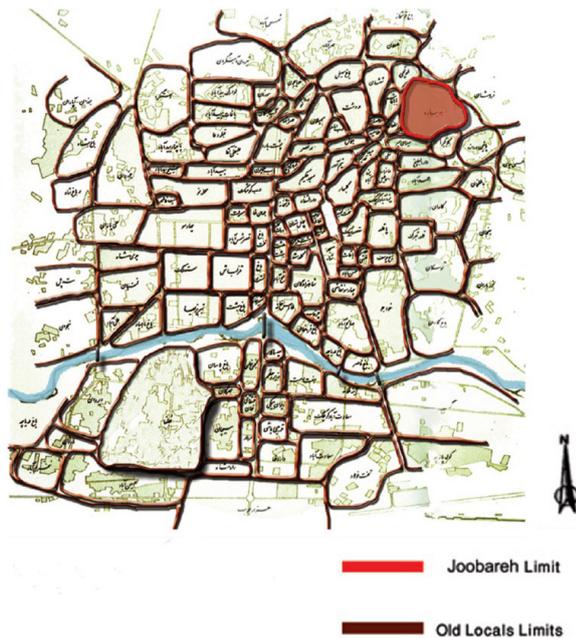


Fig. 1. Localization of old Isfahan. Source: Shafaghi, 1987.



Fig. 2. Joybareh locality. Source: The master plan of Isfahan.

rehabilitation and reconstruction process, existence of the mosque As an urban element in Joybareh locality and old square in the entrance to Joybareh locality are considered two important elements in forming historical cities which emphasizes on restoration of Joybareh locality ,so restoration of these two important points(mosque and old square) can connect large market to the local market and reform this locality in this city once again (Fig.3).

Goals

1. Planning and systematic study on the subject of locality regeneration
2. Restructuring of existing locality and the restoring its semi-closed system
3. Preserving historical values and Rehabilitating and restoring its space and function
4. Registration of the locality population and limited development with regard to per capita of population
5. Revitalizing and restoring the originality of the locality and solve social problems
6. Improving the economic and functional conditions of locality by activating the economic sector and its potentials
7. Spatial organization of the locality and provision of facilities and services

8. Identifying the locality and creating architecture and a set of urban elements restore the image of the historical context.

Today’s, the rate of urbanization in developed countries is in good condition but it is fast in developing countries

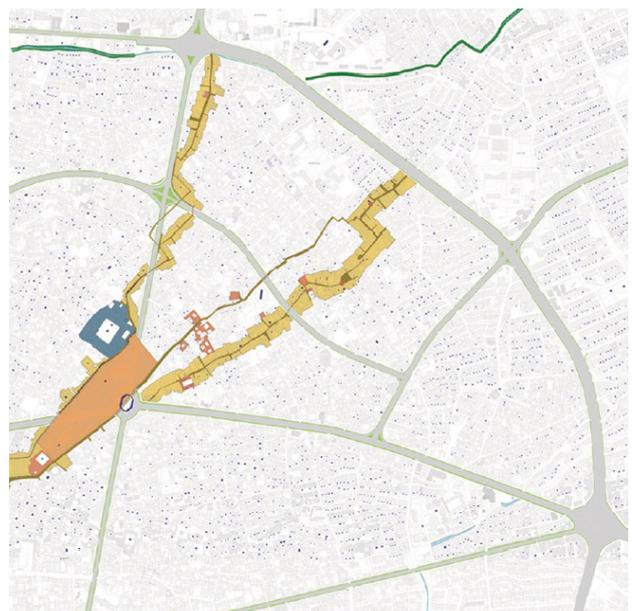


Fig. 3. Old square and historical joybareh way. Source: author.

and has caused the rapid growth in metropolitan areas of these countries. (Davood Por, 2005).

• **Research background**

Iran’s experiences in urban management and restoration urban planning of the historical regions of the cities dates back to the year 1920s (A.D.) so far, which over the years have been ups and downs. In 1970s by holding seminars and providing books and scientific articles, importance and role of historical regions of the cities were focused. After Islamic revolution in 1979 (A.D.) scientific effort in this regard became weak, so that after 1985 (A.D.) based on the implementation of research projects, published books and scientific articles, seminars and other activities, this accelerated (Haeri, 1989). rehabilitation and reconstruction department of old urban structure was established in the Ministry of Housing and Urban Development and the second economic, social and cultural program in the Islamic Republic started in urban rehabilitation sector with a chapter entitled “Preparation and implementation of modernization and development plans for 4000 hectares of the urban textures “, respectively (Management and Planning organization Iran, 1989) and a new organization within the Ministry of Housing and Urban Development was established named, Housing makers company with branches in provincial centers for Management and planning for rehabilitation and restoration of known historical areas. (Kalantari khalilabad and Hataminezhad, 1996). In order to prevent the spread of urban distressed areas, a new approach is needed in the preparation and implementation of urban development plans and rehabilitation and reconstruction projects in distressed areas of the city should be planned in line with policies, goals and strategies of this plan. (Majedi, 2010). various plans in historical textures were conducted with the following aims in the cities.

A) Widening plans aiming at reforming the crossings and roads for the traffic of motor vehicles with an emphasis on maintaining the structure, values and spirit governing on communities and localities, such projects could be widening and rehabilitation and reconstruction projects of cultural axles of Shiraz and Isfahan.

B) Restoration and rehabilitation projects were conducted by creating a separate management within

the Ministry of Housing and Urban Development for the restoring historical structures and protecting functional and living characteristics, for example, these projects were prepared and implemented in Shoshtar, Semnan and Gorgan cities.

C) Specific projects of the historical textures for historical cities aiming at rehabilitation and presenting historical, architectural and artistic values for reconstruction in these cities.

D) Integration plans in historical texture as the form of renovation and improvement in a wide range of value and importance which were conducted in the city of Mashhad and around Holy Shrine of Imam Reza in an area as 330 hectares.

E) The construction plan for complexes for modernization and change in the textures of historical localities which it was presented and provided by the Ministry of Housing and Urban Development in 2002. Its main focus is the optimal use of historical urban areas.

Since 1997, Isfahan Municipality started to study restoration of the authentic textures of valuable historical sites of the city and identify and rebuild

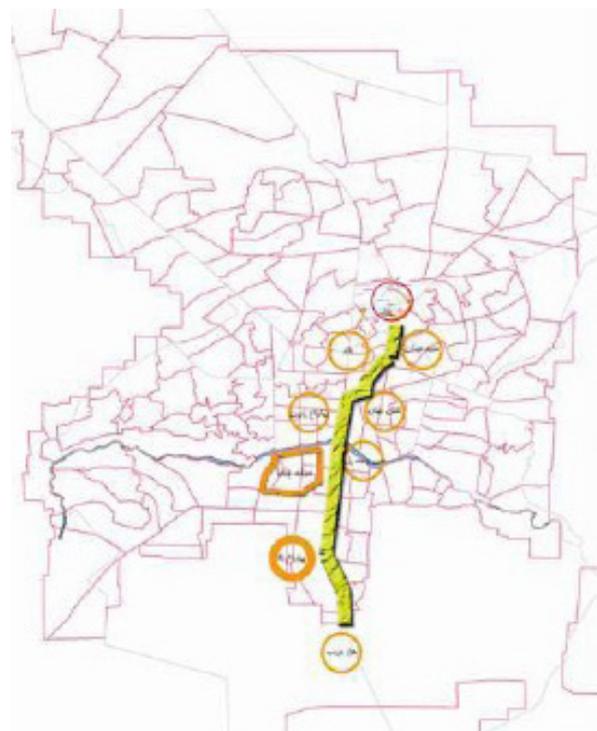


Fig. 4. Seven ways in Isfahan city. Source: Omran va maskan- e Isfahan Co.

recorded history. Housing Development Company of Central region tried to identify old and historical areas and in this time, bathrooms and houses in the city are being rebuilt and revived. Many of these projects have been completed and reconstructed buildings utilized. This can be a good model for historic cities of the country. Restoring the social and cultural activities in these areas while rebuilding and maintaining their nature reveal identity and values of the historical city (Fig.4).

- Historical-cultural axis- behind of Imam Mosque
- Historical-cultural axis - Bidabad
- Historical-cultural axis - Jamaleh
- Atiq square axis- Dar dasht
- Khajeh Nizamolmolk axis- Haroniyeh
- Historical axis of Joybareh
- Cultural-tourism axis of Jolfa

About organizing Joybareh locality, relevant organizations have paved some streets and repaired and restored the walls of homes rehabilitated the minaret space and widening some streets and creating parks and green spaces and renovated Hosseiniyeh and religious centers in Joybareh locality. Insecurity, lack of educational space, shortage of civil services and aging water pipes that lead to the continuous interruption of water are the main problems of the inhabitants of this locality (Table1).

• Questions

- Can the completed plans restore the historical identity of the locality, according to relations among residents who are mostly migrants?
- Have been taken into account the demands of the residents in decision-making and evaluation?
- have been taken into account the conservation of the city structure, mental qualities and the qualities of environment projects and behavioral approaches?
- have been created sense of place and sense of responsibility among residents in completed plans in Joybareh locality?

• Hypotheses

The problem mentioned in the introduction, the following hypothesis arises in connection with the case of a neighborhood unit, with regard to the importance of Joybareh locality which is one of the most historic areas of Isfahan city and existing valuable and historical buildings and roads and accesses which connect this locality to the center of Isfahan, above mentioned hypothesis can be extended that reviving the historical identity of this locality with community participation to protect the historical landscape of the locality and improve the mental and behavioral and environmental qualities of

Table 1. Executive operations in Joybareh locality. Source: Omran va maskan- e Isfahan Co.

	goals	guidelines	policies	Suggestive spirit	New suggestive usage	Intervention kind	Intervention method	planner
Joybareh	Preserving structure of collection -traffic control -providing services per capita -increasing economic level for residents -job opportunities -restoring old culture	Creating cultural services centre	-creating job opportunities centre and selling handicrafts -identifying valuable buildings and restoration -providing parking lot and green space	Cultural -tourism	Book museum -kohestan inn -cultural-workshop -cultural-administrative -green space	subjective	Regeneration- restoration- rehabilitation	restoration- rehabilitation organization of ministry of housing and urbanization

residents is in accordance with the wishes and needs of the residents. Sense of place and responsibility in each case were evaluated based on assuming ideality.

• **Methodology**

Lack of attention to urban wear leads to discharge the city. Abandoned city becomes an area for new immigrants and poverty, deprivation and social damages. studying experiences of the countries suggests that the large cities adopt appropriate measures on their national conditions and use of appropriate opportunities and their strengths and create lively spaces and in this order, they have dominated the city (Andalib, Masoud & Joseph azar, 2014). Theories of public participation in the process of worn texture restoration in Iran can be divided into three categories:

1. Slogan Participation
2. Limited participation
3. Real participation

In slogan partnership, the original intention includes the interests of planning authorities which is backed absolutist philosophical approach.

In a limited partnership, the participation in financing projects and comment on some programs which is backed technology oriented philosophical approach

In real participation, the main intention is to provide the maximum benefit of the people and satisfy them. The right to give opinion, protest and oppose plan and to monitor their demands can be seen in this type of partnership. (Habibi & Rezvani, 2005)

This study is based on field data from a neighboring unit in Joybareh locality. This unit is provided in the center of Joybareh locality which its four sides connect to first and second grade streets of a neighborhood and some grade 3 streets which are determined in the site plan. This community has residential, commercial, religious buildings and green space that the number of residential buildings equal 28 pieces and three pieces religious buildings and four commercial buildings and a piece of green space which have been analyzed perfectly. All parts have been inspected and evaluated in the table SWOT with recommendations (Fig.5);(Fig.6).

• **Introducing variables and indicators**

Isfahan has been the largest Jewish center in Iran, the Jewish population on the beginning of the

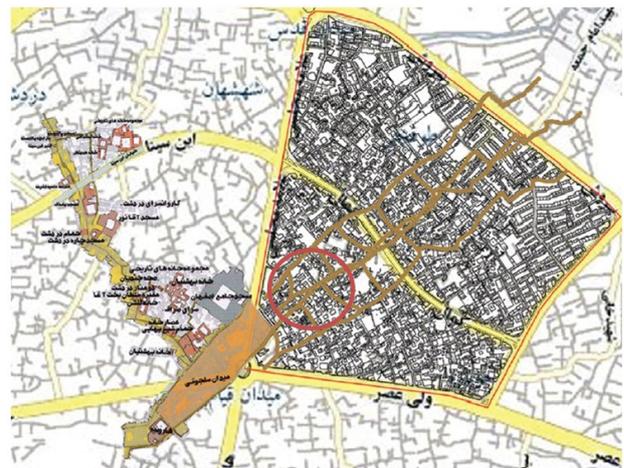


Fig. 5. Plan site of Joybareh locality. Source: The master plan of Isfahan.



Fig. 6. Map of local knot in historical texture of Joybareh in Isfahan city. Source: author.

Constitutional Revolution was 6000 persons. According to census 1956, population was reduced to 4496 people and in the last census, population have large loss, according to the statistics proportion of residents in the locality is limited to 24/949 people that Afghan refugees and residents are not included in this statistics. Components used in this research after Statistical and demographic survey are field visits and valuation of buildings, green spaces, religious buildings and roads and physical system

Table 2. Demographic tables of Joybareh locality. Source: Bureau of Statistics of Isfahan.

Demography of Joybareh locality	
population	24949
Number of household	6458
Number of residential units	5647
Household dimension	3.9
Household in residential units	1.1
Population ratio	1.3
Ratio of age group 0-14 to total Population	29.2%
Ratio of age group 15-64 to total Population	62.6%
Ratio of age group 65 and over to total Population	8.1%
Ratio of student to gender over 6 years	33.2%
Educated ratio	84.5%

Activity and employment status of Joybareh locality	
Activity rate of population over 10 years old	34.3%
Employment rate of active population	90.3%
Unemployment rate	9.6%
Supporting responsibility	2.9

and the atmosphere of a neighborhood unit that with identifying new and historical buildings, then the separating them from the old texture, potentials according to the function and location are determined (Table2 a-b).

Concepts, ideas and theoretical foundations

Worn textures refer to textures which are located in the cities and have formal and legal ownership, but not safety, strength and municipal services are deficient (Urban Improvement Act, 2005) Worn-out texture is a texture that has been formed and developed in the long process and now is surrounded by the technological era. These textures have been effective in the past, but due to passing time and hierarchical logic, today, they have deficiencies aspect of structure and function and may not be able to meet the needs of their residents. Special occasion in the past, beliefs and traditions related to defense and security issues, especially the economy

have formed such textures in cities and today with functional and attitude changes, the need to address and organize these textures is mandatory.

Cities without historical textures have no identity, if neighborhoods, localities, markets are not restored and recognized, the sole witnesses of the history of this country will die (Hanachi, 2003).

Characterizations and criteria to determine worn textures in the cities should be one of following items

1. Blocks in which more than 50% of their buildings are old and unstable

2. Blocks in which more than 50% of their passages are less than 6 meters

3. Blocks which more than 50% of buildings are less than 200 meters (Shamaei & Pourahmad, 2012).

Each historical texture can be worn but not any old texture is historical context, therefore, the scope of historical texture is more than old texture (Ibid). Locality is one of the pillars in the city and balance in urban social life in cities depends on maintaining localities. In the twentieth century, the ideal neighborhood and locality appeared in many new theories to solve various urban problems such as administrative, social and human relations, Health and welfare problems and dimensions of meaning and identity, this method is welcomed. (Mofidi Shemirani & Moztarzadeh, 2014). Isfahan city because of its history has old texture at least 1300 hectares area so that covers ancient neighborhoods of the city (Shafaghi, 2002: 424). The historical city of Isfahan as a whole composed of elements for communities and each locality as administrative, social, cultural, economic and religious center has been considered as a part of the city. Localities of this city are residential neighborhoods in specific professions, religious minorities and classes and in terms of physical and spatial aspects, localities and neighborhood and the city center have created a homogeneous mixture. Joybareh locality is not exceptional as a Jewish community.

In the past, the city was divided into smaller units named localities, these localities were controlled in accordance with the existing ability aspect cultural, economic, religious and social planning and with communication of all historical localities by roads (indoor and outdoor) with the main square of the city, unified and organic city form appeared. with

increasing urban population and urban development and changes of Economic, social and cultural status, the city's historical neighborhoods and localities experienced fundamental changes in the physical system and now, Joybareh locality is considered as a historical core of the city and the process of fundamental and physical changes has been identified, in order to Rehabilitation and reconstruction plans within 70-hectare area which has been mentioned in Table 1. Today, different approaches and guidelines have been introduced to the restoration of historical textures by planners and specialists, including Resuscitation, rehabilitation, reconstruction and rehabilitation. Now, solutions for social and cultural projects in a historical texture is in the form of reconstruction and restoration. Now Joybareh locality is mainly stabilized and restored based on historical buildings and regeneration area approach. Meanwhile, the roadway access networks that connect the city streets have provided conditions to destruct functional and organic and hierarchical classification system of Joybareh locality and single existing buildings that have been refurbished and restored by no means can not be considered effective to identify the historical identity of this locality.

According to the development of Isfahan city and inadequate policies and programs to protect the historical texture of Joybareh locality, it is not possible to regenerate this locality and therefore its current residents are poor and immigrants with no attachment to the historical district. So, evaluating relations among residents in this locality is the principle strategy to revitalize this locality.

Historical localities in the urban development plan does not have a certain status and identity and the border areas in the city destroyed and it can not be defined for each locality. With the development of urbanization, historical localities have experienced fundamental changes. In the past, the way of the market and covered and indoor and semi-closed passages was the main connection for each locality respect to city center and also, street width was directly related to the value and importance of social activities in the city streets. Relative self-sufficient of localities, organizing space, as well as network and access roads in the past in a way that residents of a locality to be self-sustaining in neighborhood could meet their needs and, if necessary, in the shortest possible time with passing through the roads reached the Grand Bazaar and the

main square of the city. One of the most important factors for quality improvement of historical textures is preserving general principles for sustainability and environmental quality by creating a lively neighborhood and its identification and sense of place among its inhabitants with the spirit of responsibility in the preservation of historical texture. Historical texture of Joybareh in this time has immigrants and the poor residents with no attachment. If solutions for identification and rehabilitation of locality be against defined relations and social personality of its inhabitants, they will be failed. Thus participation of the citizens is the most important factor in determining purposes and objectives in Joybareh locality. Therefore, in restoration and in decision-making and evaluation, as well as the physical elements of locality, the demands of residents should be taken account and to enhance environmental quality of locality, public participation is considered important by city officials. To encourage residents to repair and restore buildings with pre-defined program presented by the urban authorities can maintain the historical identity of the locality. Improving the quality of local environment through the promotion of spaces for the welfare of the residents of the locality in which it operates while preserving the historical identity and also in areas such as urban landscape, mental and behavioral qualities of residents and sustainability and vitality in the historical Joybareh locality.

Suggestions

Erosion in a texture is not the same everywhere, so priorities for intervention after identification is very important. What is important is finding the best way to study the old texture in order to understand the priority to determine interventions and after that reduce erosion rate and increase urban texture life and related areas. So if we consider three steps for dealing with erosion, the first stage is identifying old texture, the second step is determining priorities in identified aging texture and the third stage is the choice of intervention method. A common method used for this purpose, using the criteria adopted by the Supreme Council of architecture and urbanization. (Rafieian, et al, 2012: 14). After studying buildings and streets and different uses of selected neighborhood in the center Joybareh locality, tables and problems and selected solutions are provided to restore neighborhood unit of Joybareh locality (Table 3,4,5).

Table 3. Infrastructural problems in Joybareh locality. Source: author.

Urban Planning and Architecture problems	causes	solution with urban approach
1. The incompatibility of spaces and activities	<ul style="list-style-type: none"> - Cultural and social changes - the failure to achieve a comprehensive and detailed plan - deficiency and weakness of laws and neighborhood 	<ul style="list-style-type: none"> - Urban projects and identify funding approved - effective legislation - it is necessary and binding rules
2. density and distressed commercial activities	<ul style="list-style-type: none"> - immigration texture - economic problems - the failure to achieve per capita 	<ul style="list-style-type: none"> - Mixing applications - providing the necessary facilities for living - providing enough space for commercial purposes
3-shortage and inefficient services, equipment and urban infrastructure	<ul style="list-style-type: none"> - The decrepit facilities - lack of executive and budget deficit - the failure to achieve a comprehensive and detailed plans 	<ul style="list-style-type: none"> - Urban projects and identify approved funding
4-aging of textures, especially Views face to the street	<ul style="list-style-type: none"> - Colony texture and property problems - Economic problems and the destruction and the release of residential land -weakness of executive agencies and the lack of funds - The weakness of the laws of the walls 	<ul style="list-style-type: none"> Encourage investment and modernization - mixing applications - providing the necessary facilities for residence -conducting Planning Act and identify funding
5. heavy traffic and lack of efficiency of ways	<ul style="list-style-type: none"> - Multi-function street - the little streets and disproportionate to the volume of traffic - double parking - lack of parking and parking on the streets and roads 	<ul style="list-style-type: none"> Returned to its original function - blocking part of the street and the public realm regeneration and right - change the function of arterial streets to the square, and limits the movement of cars - strengthening the sidewalks in front of moving cars - Reinforcement of surrounding traffic roads
6. problems of ownership	<ul style="list-style-type: none"> Dilapidated - the lack of effective laws to deal with abandoned land tissues – the number of owners - small parts - Effective legislation to deal with abandoned land with dilapidated textures 	<ul style="list-style-type: none"> Encouraging investment Gathering effective rules

Table 4. Other problem in Joybareh. Source: author.

Urban and Architecture Planning	causes	problem solution approach
1. visual pollution	<ul style="list-style-type: none"> - Lack of precision in locating the elements mounted on the roof - Lack of precision in the construction and implementation of structural details - The establishment of disparate applications together - Daily decisions about building density . - Confusion about (the roof) - old Views 	<ul style="list-style-type: none"> - height control according to the licensing - Require the presentation of frontage along two neighbor views - designing due to the speed of the observer - considering the location of the space - Use the policy of reward and punishment for Dirty Views
2. Air pollution and noise pollution	<ul style="list-style-type: none"> - Continuous vehicle air pollution from traffic - Continuous noise pollution caused by traffic vehicles 	<ul style="list-style-type: none"> - Create incentives for changing jobs or moving industries, workshops and contaminated land Referred to the appropriate place - The timely collection of garbage
3. sidewalks problems	<ul style="list-style-type: none"> --blocking the width of sidewalks by street vendors, kiosks and Some urban furniture - violation and stopping vehicles, especially motorcycles implementation Sidewalks - weak Flooring pavement and inadequate sidewalks - violation of privacy shopkeepers and use sidewalks to sell products - Lack of formal spaces, pause and stop and interaction Informal (stairs and walls) - Crowded and people gathered on sidewalks 	<ul style="list-style-type: none"> - fine violators and offenders to privacy sidewalks - Organizing a coherent and integrated urban furniture - Space variation on sidewalks and create spaces pause and stop and interaction - Provide open space - reducing the level of roadway in favor of pedestrian - creating underpass tunnel -
4. social problems	<ul style="list-style-type: none"> - Social insecurity on public open spaces - Social insecurity in the streets, especially at night 	<ul style="list-style-type: none"> Increased level of social control - An increase in street lighting - invisible control and use of digital systems to identify and deal with Offenders
5. The lack of signs, furniture and urban equipment	<ul style="list-style-type: none"> Undesirable traffic signs - Improper placement of equipment and urban furniture - Insufficient lighting on streets and sidewalks 	<ul style="list-style-type: none"> standard of Design, size and location of traffic signs in accordance with requirements Promoting local street lighting
6. The problems of green spaces	<ul style="list-style-type: none"> - Limited crop diversity - Lack of shade plants, especially in open spaces - Valuable monuments visual pollution caused by vegetation - Poor design and poor green spaces along sidewalks 	<ul style="list-style-type: none"> - Increasing green space and vegetation diversity - Clearance levels from worthy plants - cutting of trees and plants that make false placement, if necessary, - planning Special and valuable green space
7. weakness of artistic strategy	<ul style="list-style-type: none"> The need to clarify the status and role of squares - Lack of volume effects (memorial arch, column, memorial, statue , volume of advertising, volume light, monumental structures and Symbolic) - Limited and insufficient lighting of historical sites 	<ul style="list-style-type: none"> Determining Artistic strategy of the city - Clarifying the role and strategies of art in the city - The use of volume and the memorial statue of the famous and historical figures - Arrangement of plants and green spaces - Extensive works of art and historical and artistic lighting at night

Table 5. SWOT about Joybareh locality. Source: author.

	strength	weakness	opportunity	threat
Physical and Space	<ul style="list-style-type: none"> - There are synagogues index Historically and physical - Valuable architecture and historical monuments - The historical context and identity 	<ul style="list-style-type: none"> Lack of importance and fade many Buildings and synagogues value History and architecture in the context of the neighborhood - Many of the index Major Land Use - Non-compliance of construction New historical context of the neighborhood Lack of bonding tissue Historical and its elements -There Uncultivated land and buildings Dilapidated Jvybarh 	<ul style="list-style-type: none"> - Open spaces and Ruins, with capability to develop and Use change Organic texture is relatively intact 	<ul style="list-style-type: none"> Increased building density of new construction neglecting historical context and key elements
Access-Communication	<ul style="list-style-type: none"> - Appropriate levels of network - Appropriate floor pavement 	<ul style="list-style-type: none"> poor design of cross sections Many secondary roads Inappropriate resolution on footway and street -existing Traffic problems in context- 		<ul style="list-style-type: none"> threatening Safety of tourists and pedestrians because of interference Improper plans
Activity - Application	<ul style="list-style-type: none"> Establishment of particular Applications The performance level of the city and beyond - Focus on commercial applications Margin of the main thoroughfares of the neighborhood 	<ul style="list-style-type: none"> -There Incompatible land uses - Improper distribution of land uses Business in the neighborhood 		<ul style="list-style-type: none"> Ability to change use of many old monuments

Conclusion

Statistical analysis and demographic studies, field studies and separation of historic buildings and modern buildings, roads and access analysis and identifying local open spaces, green space and pathology in Joybareh locality indicate the loss of historical values in this locality. Although, single reconstructed buildings (repairing) or restoring pathways and to some extent some of the local places have preserved the historical identity of this locality, but entering cars into this locality and new street named Kamal is awful. The most important components to revive the historical identity of this locality are as follow:

- Upholding sustainable values of locality
- Attracting and retaining tourists in the locality
- Creating an unity in locality
- Restoring and returning social and historical identity in locality
- Reviving locality, neighborhoods, streets and historical accesses
- Creating a safe and suitable environment for tourism

With regarding non-indigenous owners and non-conventional use of buildings in the neighborhood unit, it is possible to make new policies on guiding and changing uses toward the functions of education, culture and tourism to prevent abuse of historic buildings in the same neighborhood which the most important achievement is to prevent worsening traffic motor vehicles in the neighboring unit and importance to the footpath in the same neighborhood and it is necessary act in Joybareh locality. Now the most important part of the revitalization program of the neighborhood unit with respect to the identification of all monuments and non-native residents

Table 6. SWOT about Joybareh locality. Source: author.

objectives	guidelines	policies
<ul style="list-style-type: none"> -Preserving values in the locality -Preserving tourist -Space integration -Returning social identity -Restoring locality and historical roads -creating proper space for tourist 	<ul style="list-style-type: none"> • Creating educational-cultural and entertainment center • mainly on pedestrian movement along the way -restoration of locality 	<ul style="list-style-type: none"> • Identifying and separating historical buildings • Identification and elimination of dead bodies in the area • Identifying green space and providing per capita green space • restoration and rehabilitation of historic elements and changing them • revitalization of urban open space and squares • destructing New buildings that can not compatible with the historical context • conducting the texture urban housing projects to create the historic urban landscape • building shopping centers and retail business environment in Neighborhood unit to meet needs of residents • the provision and rehabilitation of roads and access to neighborhood unit • Designing urban infrastructure Network services using technology to prevent degradation of the urban landscape in the historical context

of the neighborhood unit are more than buildings capacity who are living in the historical houses, is changing usage of historical buildings in this locality. Improving urban infrastructure and basic services such as gas, water, sewage and electricity are important issues in this locality and now with new technology and spend a little budget to prevent the destruction of housing and urban landscape of this locality. Separating new and old historic buildings in this locality is another measure to destruct old mass and prevent issuance of construction permit in this locality to restore and rehabilitate historical elements in this area which in results the table below including applicable actions in this locality is recommended (Table6).

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