Abstract

One of the ways to save and recover the old neighbors of the city is to renovate the cultural-historical lines through making desired aerial changes in order to save nationally and historically valuable features in it. Jouybareh is one of the initial cores of Isfahan which was examined because of this need.

In this project by keeping the traditional tissue of the neighbor and adopting precautions to make residents not to leave the neighbor in one hand, and defining new renovation projects in the city and renovating Jouybareh by the aid of its residents on the other hand, efforts were done to make a balance between tradition and modernism.

Keywords:
Renovate - Revive - Jouybareh - Worn out tissue

Introduction

With the great medical and technological improvements which resulted in the increased number of humans, the need to house was more obvious with development of the cities and citizenship. In the way from tradition to modernism, the society and municipal areas were suddenly changed, but the rate of these changes in architecture area was so obvious that was not limited to the increased number of houses and residents, but modernism and form changing processes were more importantly included in western countries (Europe and northern America) which were the origin of modernism, a kind of natural-historical change is seen in the modernization, because social system and western culture had changed together in a relatively harmonic manner and the conflicts of tradition and modernism, crisis due to the resistance against modernization were not faced with the cultural delay and the crisis of cultural identity. But in the countries other than western like Iran which have an older historian tradition, the modernism changes has resulted in spread conflicts with tradition as well as great changes in the lifestyle. These changes and conflicts are obvious in all the levels, life aspects and the society of Iran and all the non western societies which are in the exposure of the changes in the traditional societies, especially in the evident matters like architecture.

In the traditional societies, the house and neighborhood contained religious values and mythic beliefs, but to-day are bare of them. The change itself is the only thing that never changes. The changes come and don’t wait for any one and according to Anthony Gidens, the sociologist, “globalization is the extension of modernization and is an inevitable procedure”, but it is the balance between tradition and modernism which is important and if a balance could not be established between these two forces, one would get rid of the other and makes an undesirable gap. Not being aware in this situation would result in the formation of many social and cultural characteristics which have undesirable side effects as a result. The first surge of architectural modernism had some characteristics: smallness, simplicity, the maximum usage of space, and it was mark less and colorless. But in Iran due to the absence of a logical balance between tradition and modernism, which had raised many debate for decades, effects like illogical divisions of the spaces, inappropriate routes of transportation, the divisions of the cities based on the social classes, unofficial habitats, waste of energy and natural resources, and the immethodical extension of the cities, have arose. Familiarity with the existence philosophy of modernism, a comprehensive look at this stormy cycle and the having this view on modern urban design may lead us to the balance and a knowledgeable presence in the time and place. It may also convert the existing
The center of Zande Kermani neighborhood
Organization of this center was done through conversion of ruined areas to parks and renovation of drinking fountain

The center of Haj Soleiman neighborhood
Widening the passage, renovation of Bazaar, frame working, renovation of Haj Soleiman mosque and rehabilitation of Malekan house are among the renovating activities done in this center

Designs and plans to informed and oriented ones. In this condition, the approach of the planners and habitants would draw near the approach of the city and urban areas would find their real identity.

Thus, the Civil and house-building company of the central region as the representative of the Urban Civil and Renovation of Iran, took an action toward the renovation and rehabilitation of a cultural historical passage in Esfahan called “Jouybarah Neighborhood” which is one of the oldest neighborhoods of Esfahan and is the central core of the city in fact, to establish a relative balance between tradition and modernism. In this process efforts were done to keep the old texture and to respect the culture of the neighbor in one hand, and to convert it into a modern habitable neighbor for the residents.

The oldness of Jouybarah in historical resources goes back to the years of before Islam. When the Cyrus the Great brought a number of oppressed Jews to Isfahan, he settled them in Jouybarah. This neighbor is located in the North-East of Isfahan. This neighbor with its bazaars, mosques, caravanserais and local bitches is one of the very important historical lines in Isfahan. From 21 synagogues in the city, 16 of them are located in this neighbor.

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Atigh square, Jameh mosque, Nour house, Kameleddin Ismaiel thumb, Chel-Dokhtaran minaret, daroziialfeh and many old houses are among the projecting monuments of this neighbor.

This worn out texture is in an urgent need of the flowing existence of the life, and reviving this forgotten texture may be reached by the aid of desired changes and according to the valuable national elements inside the neighborhood, since this body no more had the necessary efficiency for the modern life style. The demolition of the texture and the lack of civil investment have led to its abandonment and some of the existing carriers have been closed. The lack of activities and habitation interest in this location, migration of the poor villagers to this neighbor, the presence of the ownership documentary problems, and the demolition of the urban installations and the lack of their maintenance have aroused many negative influences.

Organizing Jouybarah historical line
After initial examinations in this neighbor, the most obvious problems were as follows:

1. Lack of efficiency of this body in today life style
2. Lack of general investment which had resulted the neighbor to become abandoned
3. Extinction of old traditional jobs
4. Reduction of municipal activities
5. Lack of needed per capita services
6. Emigration of poor rural from this neighbor which has resulted crimes to be increased
7. Depreciation of municipal installations and the lack of maintenance and updating

Thus, organizing Jouybarah historical line was started in 2003. Designing and planning of this project was done by the Civil and house-building company of the central region as the representative of the Urban Civil and Renovation of Iran. Here we would have a short view to what have done in Jouybarah and its administrative activities.

After studying the historical background from existing documents, the following primary measures were done:

1. Collection of garbages
2. Frame working
3. Paving
4. Lighting
5. Recovery and organization of the neighbors
The center of Kooye Jooybareh neighbor
The main renovations in this center were done by rehabilitation of the old roof of Bazaar and defining a new crossroad to the Qadr mosque in the middle of bazaar. The semi fenced area behind bazaar was also changed into a dynamic area.

The center of Karim- Saghi mosque neighbor
This center with elements like mosque, drinking fountain, ruined bazaars and Koohsari Karavanseray was renovated by rehabilitation of a part of Karavanseray and building a new entrance for this historical line. What obtained in this project cleared the importance of the respecting the human element in coordination with effective changes in establishing the balance between the tradition and modernism. Additionally, providing the needed services, rising the lands prices, balancing to following reasons:

- The contribution of people in renovation
- Development and improvement of general facilities
- Renovation of ruined body
- Improvement of municipal texture and general services
- Modifying municipal installations
- Attaining a method for renovating ruined houses without great costs
- The contribution of people in renovation
- Land price increase and the fair distribution of this increase among residents
- Avoiding the emigration of residents from old neighbors
- Initial studies
- Choosing the project location
- Economical evaluation and examining the neighbor’s potentials
- Examination of social problems of the neighbor

Existing condition studies

Jouybareh contributional residents model
After organizing Jouybareh line, the necessity of a contributional residential project and introducing a suitable model for recovering the ruined body was felt due to following reasons:

- The high costs of the old recovery methods and the lack of enough financial resources for its administration
- The slowness of old methods in recovery of ruined body
- Unfairness development projects which has resulted to financial loses for some owners and great profits for the others
- The improvement of socio-cultural conditions of residents in ruined bodies
- The existence of a 6000 hectare worn out tissue in Isfahan province and the disability of governments in its recovery

Due to the mentioned instances and accomplishment of effective actions in this neighbor and attracting the people trust, and also according to the demolition and poor condition of houses and passages, the Land Readjustment method was proposed for this neighbor which had been experienced in East Asia countries like Japan, South Korea, Indonesia or Philippine in last 50 years, and this is the first time this method is going to be done in Iran. In this method which would result in providing the required land, financial resources and investments and modifying the passages and providing municipal requirements, the following goals were considered:

- Development and improvement of general facilities
- Renovation of ruined body
- Improvement of municipal texture and general services
- Modifying municipal installations
- Attaining a method for renovating ruined houses without great costs
- The contribution of people in renovation
- Land usage price increase
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Existing condition studies

Kamar Zarrin Project
The cultural-commercial complex of Kamar Zarrin in Kamar Zarrin site is located in the north east of Atigh square and in a land of about 11000 square meters which its financial credits for the first phase was provided from the partnership share in 2008. Its administration is to be done by private sector and with the management of this company. Thus, organizing the Imagining competition of this complex was discussed in 2008 and finally it was decided to invite 6 of the famous architects of the country for this purpose. The project would be started after the validation of selected design

But it seems that cultural educations and developing a suitable field for modernism to rush into this traditional body is the most promoting among this company affair, because without the acceptence of people, the balance between these two would not be obtained