



## Architectural Designing and Organizing Nayebolsaltaneh Period in the Historic District of Tehran

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### Abstract

With little attention to cultural heritage of humanity all over the world, it can be found that large and famous tribes of history have left cities and major works hence, the old the cities and human habitats, the more precious they are. Therefore, people know history of a place or urban areas as an evidence of his identity. Meanwhile, historical place as one of the most valuable cultural monuments indicates a glorious civilization. Historical place as the cultural wealth should be maintained in the best way and the consciously interference and designs should be shared to the next generation. In this study, after examining the records of action in the historical place of Iran and world, how to act in historical texture, historical and cultural features, and physical condition of texture, the Sirous district in Tehran is analyzed and with recognition and analysis of Nayebolsaltaneh passage as one of the historical and valuable passage of this district and due to the physical requirements of the passage an appropriate design is proposed to restore it. What remains today from the old Tehran despite many changes includes many cases which indicates the old characteristics and place. A combined research method is used so that with emphasis on the analysis of the relationship between the variables and by using qualitative approach and statistical and mathematical methods in quantitative analysis more tangible results are obtained.

**Keywords:** Architecture, organizing, historical texture, Nayebolsaltaneh passage, Sirous neighborhood.

### 1. INTRODUCTION

Until the global flow of the industrial revolution, changes in urban communities were very slow and subtle, and consequently, the body of cities was not face with substantial changes. Along with the changes in the economic, social, cultural and new technologies, urban place was faced with changes in the form and foundation because city like other man-made phenomena will change, grow and develop over time. This development is a dynamic and continuous process in which urban physical limits and spaces quantitatively increase and qualitatively change in vertical and horizontal directions and if this trend to be fast and without program, it will not lead to proper physical composition of urban spaces therefore, urban systems will face with many problems. On the other hand, urban districts and places had not and have not equal facilities and growth factors over time and this leads to the obvious differences in the landscape of cities. In the meantime, the old urban places due to the lack of services, infrastructures and installation of infrastructure, and lack of proper stretching and insufficiencies and inefficiencies of old places to meet current needs of citizens have caused these places to be more non-flourished and more worn out day-to-day. Due to the structural problems, buildings of these places are not suitable for housing and because of physical and access problems they cannot be changed and modernized to the desired form easily. In this regard, the historical places of Tehran are no exception and also need to identify the potentials and limitations and determine the optimal strategy of strategic-structural development in the various physical, social, and economic indicators because the historical places as a part of the city due to the growing exhaustion are far

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from the economic life of city. The historical places of Tehran like most cities of country face with the problem of places' worn out. Therefore, the life quality of these historic districts can be improved by optimal recovery of the place and considering its content and physical values. This study after examining the historical area of Tehran, then Nayebolsaltaneh passage in this place with regard to social interaction, welfare and safety level, economic activities as well as physical properties the architectural patterns in line with the architecture of the region will be provided. The overall objective of this research is to apply the historic architectural patterns in the Nayebolsaltaneh passage to make ideal the redesigning process and to achieve the methods used to physical authentication of the city and to combine them with new methods in order to improve the legibility of the city's places.

### **Theoretical Foundation**

#### **Definition of historical place**

Historical place can be considered as the core of the city. Castle, citadel or old fort and whatever as the basic core of today's city which is built in earlier time (in Iran before the Qajar) can be called historical place. The Citadel, fort and primary core of cities such as Hamadan, Shiraz, Isfahan, Yazd and Tabriz have such features. In other words, historical place is the legacy of centuries and describes the city from the beginning to now.

Types of action theories in historical places

Urban actions can be divided into four major categories including:

#### **Modernism**

This type of action is influenced by theories of urbanists of the nineteenth century such as Owen, Fourier, Richardson Kabeh and Proudhon. This type of action aims to improve health level, efficiency and beauty of the city and uses science and technology to achieve these objectives and tries to solve the problems such as the existence of turmoil in the urban activities and excessive density especially in the old places of the city, lack of order, adequate lighting and green spaces and beauty in urban areas. However, it is known that the root of all these problems refers to having traditional look and lack of proper use of science and technology [1].

#### **Culturalism**

This type of action is raised from the theories of urbanists of the nineteenth century such as Ruskin, Sithe and Raymon Amon and aims to revive the cultural values in the city, rely on the urban growth based on the old forms, pay attention to the aesthetic value of the old cities, minimize the valuable places, enhance the charm and tranquility in the city [1].

#### **Post- Modernism**

This type of action is influenced by theories of urbanists of the sixties of the twentieth century onwards. Post- Modernism action can be a combination of Culturalism and Modernism actions to reduce the extremes and wastage of these two types of action. The main objective of this action is to preserve the ancient place with the physical-space transformations of the city (ibid).

#### **Populism**

This type of action is influenced by participatory urbanism theory of the last decades of the twentieth century which aims to raise the public participation level in the city's spatial organization changes and before any action should consider the public opinions, and after examining them action is done in coordination with them. The Populism action sees continuity in development (ibid).

#### **The revival of the historical places, charters, theories and experiences**

The ways and means to intervene and confront the ancient and historical places of city have been varied according to different times and places. In this regard, various theories as well as international theories and charters are proposed along with many countries' experience in this field.

#### **International charters and resolutions**

In the twentieth century, several international conferences and congresses had been held about urban historical places and in this regard, researchers and experts have provided valuable policies and strategies. For the first time, the principles of historic buildings' protection and restoration had been compiled in the Athens Charter in 1931 (from Siam Congress). Among the

important statements for the protection of historical places which had been approved during this period can be pointed to the Charter of Venice in 1964 in Venice and the Charter of the architectural heritage of Europe in 1975 and the Charter of the Washington in Summit which had been held in the General Assembly of ICOMOS in 1987 and Mexico statements in twelfth ICOMOS General Assembly (held in 2000 in Mexico City) which had been approved by the participants.

### **International experience in the field of acting in historical places**

A variety of global experience in the field of urban restoration is very remarkable. Different countries with various cultures, languages and beliefs, have left very important experiences during the history that indicate the identity of every historical city in the world. These experiences were began with works of Hosman in Paris, Ruskin and Morris in England, and Sith's action in Austria. After World War II, especially after 1960 important events occurred that changed the urban restoration's direction in the world [2] In the following, the restoration of Florence of Italy, as an example of global experience in the field of urban restoration will be considered.

The Florence city of Italy from 1865 to 1870 was the capital of Italy and due to the Arno River flooded in 1966 and devastating floods, city's historical places and buildings damaged severely. At the end of the thirteenth century, coinciding with sculpture called Arnolfo Dakambiovi that his artistic guidelines led to the restoration of the places of Florence, and integrating and harmonizing the places of Florence continued for centuries. Over time, new laws and regulations were used to maintain the places. Urban Restoration Master Plan of Florence which is a larger with more detail project and the developed program for all previous objectives and programs to improve the renovation and reconstruction. The descriptions of some of it's the most important aspects will be addressed in the following [2].

- *The main objectives of Florence restoration plan include:* protection of the old place as the unique social and cultural wealth and thriving tourism industry, enhancing the safety of the old places, increasing the role of citizens in managing the urban affairs, creating a sense of belonging.

- *Major problems:* security problems of the old urban places, difficult intervention of urban place due to the presence of its cultural and historical identity.

- *Power and potential of the region:* the birthplace of great artists such as Leonardo da Vinci, Dante Algeri, Michelangelo, etc., artistic and cultural richness, clear history of the multi-functionality of urban place, the existence of one of Europe's most important museums (Ofitzi) with works of painting masters like Leonardo da Vinci, etc., registering historical center of Florence in the UNESCO.

- *Physical and socio-economic policies and strategies:* In the year 1400 AD, a series of urban rules were explained for paving city streets and it was decided that the building facades to create urban beauty and order to be stonework as high as 3 meters, existence of hierarchical and functional order in urban planning, construction and development of public spaces, making condition suitable for increasing social interaction, a clear historical record of public participation in the improvement and modernizations of the old urban place.

Some points of the total experiences of urban restoration projects in Italy are:

- Quite different and opposite approach and action in the field of urban restoration in Italy represents a philosophical conflict in the country due to the influence of political opinions on the way of the interventions and actions conducted in urban restoration in the country.

- Economic support of restoration efforts: the state, cooperative and private capital

- The most important social purpose of the restoration plan is to maintain the residents in the place and preserve the population structure.

- Cultural goals of restoration projects in Italy is to preserve the cultural identity and the cultural-historical role of ancient place

Physical actions and principles of urban restoration projects in Italy emphasize on the precise protection of valuable buildings, demolition of worthless buildings, and creation of new collections in combination with the old spaces.

International experiences have shown that the restoration of the historic place of the city in addition to the creation of social and cultural mobility has effective role in preventing the spread of social anomalies and also has a significant impact on economic growth in cities

**Plans' presentation and implementation process in dealing with historical places of city**

The process of restoring the historical places has been associated with serious injuries in our country. After the victory of the Islamic Revolution, the most serious action in this regard refers to the third program of socio-cultural-economic development of Iran approved in 2000. After Islamic Revolution victory to the end of Iran-Iraq war due to the socio-economic and political conditions, historical places not only were forgotten but also because of the settlement of war population and immigrants were encountered to serious social, cultural and physical crisis. But with termination of the war, especially after the adoption of the third program of socio-cultural-economic development of Iran, once again, politicians and planners paid attention to these valuable areas.

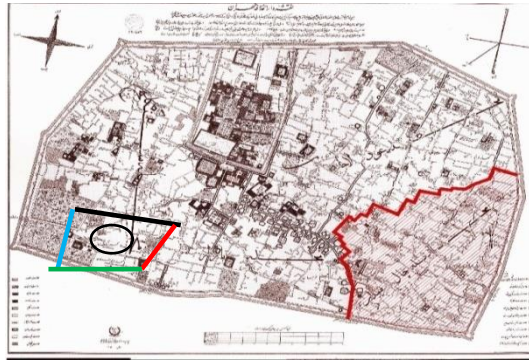
In general, the approach of action, the presentation process and the implementation of plans of urban historical places can be grouped into four periods as follows:

- The era before the first Pahlavi, the first Pahlavi era (1921-1941), the second Pahlavi era (1941-1978)
- The first civil program of the country (1948-1955), the second civil program of the country (1955-1962), the third civil program of the country (1962-1967), the fourth civil program of the country (1968-1972), the fifth civil program of the country (1973-1977)
- After Islamic Revolution era
- The first program of socio-economic and cultural development (1989-1993)
- The second program of socio-economic and cultural development (1994-1998)
- The third program of socio-economic and cultural development (2000-2004)

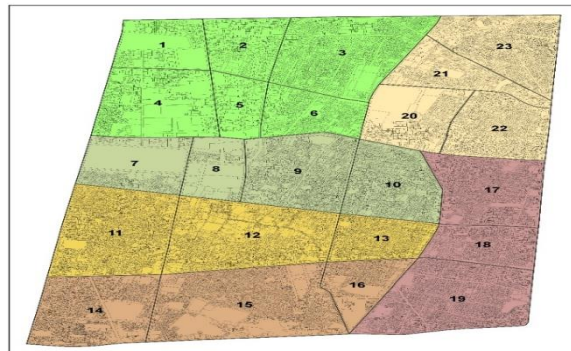
An example of executive plans of old place regeneration in Tehran is to organize the district of Shahid Khoub Bakht. Due to the new participatory renovation approach in the country, as well as the uncertainty of all dimensions and capacities required for comprehensive planning, one of the main requirements for the realization of the participatory renovation refers to the implementation of sample plan. Therefore, the district of Shahid Khoub Bakht, district 15 of Tehran, is considered to implement the sample plan. This region was chosen as sample plan because the beginning of infrastructure action in this area includes the preparation and approval of the plan, the beginning of ownership and implementation of local projects. More plaques in this district have less than 100 square meters area (average 59 sqm) therefore, the construction in existing plaques is not possible. Hence, it is tried to create the required land for widening the streets and providing services and urban open spaces with the accumulation of several plaque and the creation of more infrastructure by increasing the height of buildings, providing high population density, and by reducing the occupation level of residential users from 70% to 40%. Thus, in addition to the creation of standard transitions, residential per capita will increase to an acceptable level as well.

**Organizing Nayebolsaltaneh passage in the historic district of Tehran**

Sirous neighborhood or the former Chal Meydan is considered as one of the historic district of Tehran which requires the attention of the authorities. The area of Chal Meydan district in Safavid era from the north was enclosed to markets of Nayebolsaltaneh passage, from the West to the Seyed Ismail passage and from South and East to Tahmasebi fence. Also, Shah Abdolazim Gate was in the southern end of the Seyed Ismail passage and Dolab gate was in entrance of Nayebolsaltaneh market.



**Figure 1.** The area of Chal Mydan district in map of Krishf



**Figure 2.** The location of Sirous district in District 12

13. Sirous district, 12. Bazar district, 9. Pamenar district, 10. Imamzadeh Yahya district, 18. Ray district, 16. Amin al-Sultan district (black),

15 Khordad Street (red), Ray Street (green), Molavi Street (blue), Mostafa Khomeini Street.

Now, the Sirous district with 40 hectares is located in district 12 and area 3 in urban division of Tehran and 15 Khordad Street in North, Ray in East, Molavi Street in South and Mostafa Khomeini Street in West determine its scope. Major intersections such as Qiam Square, Molavi and Cirrus crossroads are located in its corners. But the fourth corner by establishing air bridge over Ray Street and widening this axis has unorganized position in which the street has ruined shape with the destruction of buildings of surrounding streets. The shape of this large urban block is like the irregular trapezoid that its longest side which is across to 15 khordad Street has 710 meters longitude and its smallest side on Ray Street has 500 meters longitude and two adjacent sides of Molavi and Sirous Streets have been respectively extended to 650 and 700 meters. The places of Sirous district and its surrounding district have organic form in which a network of deadlocks and passages constitute their communicational structure. These historical places until the beginning of the present century gradually and in accordance with expansion of population and activities have been coherently grown but after that, with the construction of streets that led to the detachment of places and the creation of a checked network in the district, they have found dual situation; the main applications of this part include: Chal Meydan around the district, Qabraqa tomb along the Cirrus- Amin al-Sultan axis as well as the Imamzadeh Yahya and the Imamzadeh Syed Ismail. Amin Al Soltan Field (load sellers), vegetables Field, municipality, Ali Rostami Stadium, several large health centers such as Molavi Hospital (Hakim Al Molk), Shahid Ali Akbari Hospital, Ayatollah Ashrafi Esfahani Hospital, Bazargan Hospital, Andarzgoo Hospital and Akbari Maternity (Maadar) also comprise its other important elements. Also, along Sought Ray Street, Kosar Park, Imam Sadigh Conservatory, library and Intellectual Development of Children and Adolescents Center are considered as important urban functions of surrounding environment of the district.

### **Investigating the existing living situation of the district by questionnaire analysis method**

In this section, the descriptive statistics related to the responses of the questionnaires that were distributed and completed by residents of the district are represented by using tables and diagrams.

#### **❖ Accommodation history**

Considering the historical background of the district, a question was considered in the questionnaire with the content that make us aware of the period or history of residences' presence and the level of belonging which has direct relation with their accommodation period in the district. As expected and was mentioned in high design studies, a significant percentage of older residents have left there and most of the residents, are immigrants who due to low housing prices settled there.

#### **Measuring the sense of belonging to the district**

Five questions were proposed among the residents to assess the sense of belonging to the district and the surroundings environment with the content of the using public spaces of the district, using district spaces for friendly meetings, existence of playgrounds for children, daily necessities supplying way and the tendency rate to stay in the district by improving the conditions. The frequency percentage of those who desire to stay in the district by improving the conditions was higher than other groups (39%). However, it should be mentioned that the next group with 33% frequency were not so hopeful about the improvement of situation and they were trying to sell their property and move to another district .

#### **❖ Physical problems**

Analysis of the responses collected in interviews demonstrates that 56% of the residents consider the old buildings' risks as the greatest physical problem of the district and 24% of them declare their dissatisfaction to the narrow and inappropriate pathways and alleys of the district. Passages' lighting is not perfect so that the low number of lamps and also the lack of timely repairing and replacement of burned and broken lamps have made the traffic difficult and insecure at night.

#### **❖ Pathways and Parking**

Regarding the responses of interviewees to the question that was asked about their feeling when passing the alleys and pathways, about 47% consider the pathways unsecure and also 34% suppose them narrow and dark and only 9% are satisfied. The problem of high car traffic and narrow pathways can be solved by creating pedestrian zones and public parking for residents to a great extent. Investigating the responses of interviewees revealed that almost all residents of the district agree to establish such area with condition of building appropriate parking. The distance of the parking is 200-250 for 64% of residents who are willing to use it and others like to place parking at shorter distances of homes as well.

#### **❖ Social relations of neighbors**

The criteria of the social relations, cognition and trust of residents to each other, as expected are in low level. In relation to this question that do you use public spaces of the district, only 29% of interviewees said YES and also 45% were reluctant to use such spaces and create social relations with neighbors. However, it should be mentioned that some people (26%) despite having tendency due to the poor quality of these spaces and the lack of security did not use such spaces. Also, due to the low level of social relations, the scope of communication was much restricted. Among interviewees only 28% of residents said YES to the question that among your neighbors do you know somebody who you can let your child to spend the night there. However, another reason refers to the existence of many different ethnic groups and immigrants who had emigrated from various cities to the district.

#### **❖ Social anomalies**

Social anomalies were one of the prominent features of the district that can be clearly visible in the entrance to the district. In this regard, one question for knowing the amount and frequency of each disorder was included into the questionnaire. In considering responses of the interviewees, the presence of 47% drug users and dealers and 23% of thieves and 13% of beggars in the streets were some of the most important abnormalities that cause dissatisfaction

among residents. It was also found that some residents complain to the homes in which a number of market workers live in groups and singly.

**Strategies to raise the level of well-being, comfort and satisfaction of residents**

Several options that are used mostly in urban development and renewal projects were utilized in a poll conducted for how to raise the level of well-being, comfort and satisfaction of the residents towards their district.

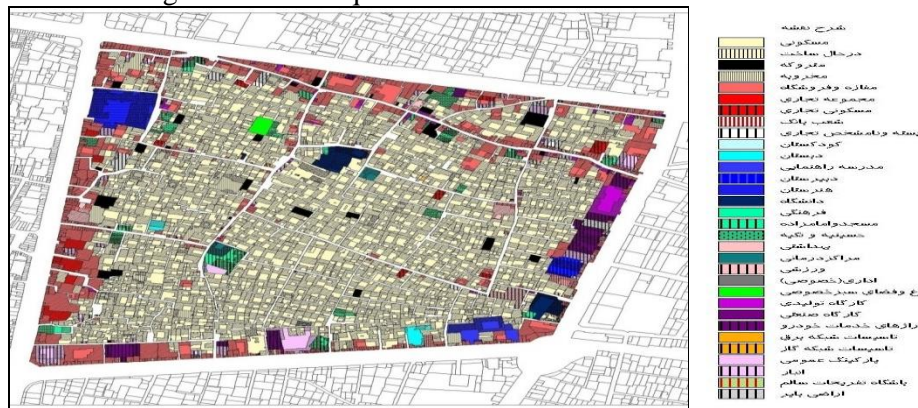
Analysis of collected samples show that most residents (39%) regarded more secure alleys and spaces of the district as the most important way to create comfort. After that, creating sports and parking spaces and urban services were considered as the most important concern of residents.

**Considering the structure of Sirous district and Nayebolsaltaneh passage**

The whole structure of this district can be divided into two distinct parts: first, the surrounding layer with commercial-services function on the main streets with average depth of 50 meters encloses the area and second, living place that covers the internal surface of the area.

**Lands uses of the district**

After considering, processing and determining the levels and per capita, it is attempted to assess the status quo of the level and per capita with standard per capita in detailed plans of Tehran to obtain the shortcomings of the status quo in each of the main and sub –land uses of the district.



**Figure 8.** Land use map of the district (Source: author)

**Table 1.** Land use (source: authors)

Available area (sq m)	Per capita of Sirous district	Land uses		population (people)
229394	76/54	Residential		2997
96	0/03	Preschool	education	
6916	2/3	Elementary school		
687	0/23	Cultural		
7897	2/63	Religious		
2727	0/9	Health Care		
983	0/32	Sports		
792	0/26	Parks		

**The quality of construction, structures and architectural- antiquity**

Based on the field perception of buildings' area the antiquity of buildings is very high and between 30-40 years therefore, they should be protected in terms of the construction quality. The structure of building is porter walls and steel roof.

Metal skeletons	
Porter wall with wooden	



roof	
Porter walls and steel roof	
Combined Structures	
Other	

**Figure 9.** Building materials of the status quo (source: authors)

**Table 2.** Structure of buildings in the district of Sirous (Source: author)

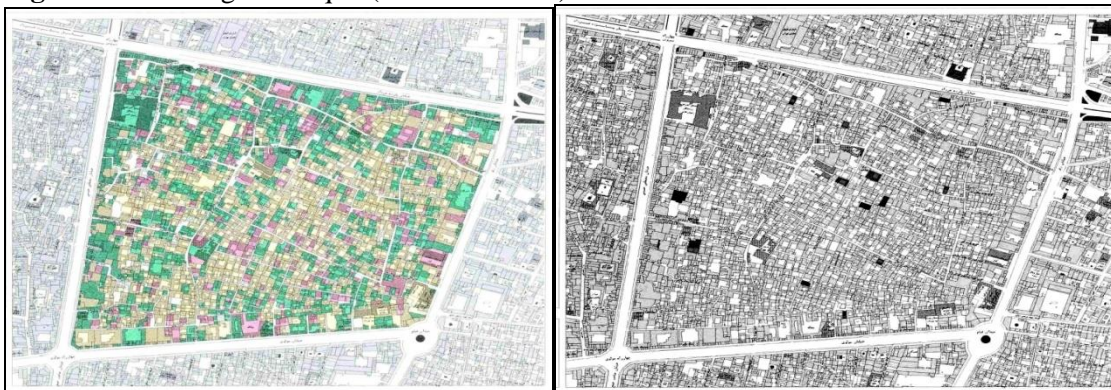
Description	Number of parts	Percent of parts to the whole number of parts
Metal skeletons	528	20.5
Porter wall with wooden roof	808	31.5
Porter walls and steel roof	823	32.5
Combined Structures	340	13.25
Other	6	0.25
Barren, destroyed or under construction parts	53	2
All parts	2558	100

**Antiquity of buildings**

Based on the field perception of buildings' area the antiquity of buildings is very high and between 30-60 years therefore, they should be protected in terms of the construction quality. (Figure 11)

**Figure 11.** The quality of buildings in status quo (source: authors)




**Figure 10.** Grading status quo (source: authors)



**Table 3.** The antiquity of buildings in the Sirous district (Source: author)



## Architectural Designing and Organizing Nayebolsaltaneh Period

Description	Number of parts	Percent of parts to total
Up to 30 years 	289	11.4
30 to 60 years 	1146	44.8
60 years and more 	1070	41.8
Barren, destroyed or under construction parts	53	2
All parts	2558	100

### The morphology of place

The general plan of district is survivor of the old structure of the city with organic and very dense places that principally is developed with on foot movement. Also, the district in the past was not considered as the Tehran's authentic historic districts therefore, much valuable elements cannot be found there.

### Grading

The Sirous district has fine aggregate places so that, 80% of its parts has an area less than 200 square meters, which is very small. Regarding the formation of the district in the past when the land value was not so much, the fine aggregate indicates the low income of the social classes living in the district (Figure 12).

**Table 4.** Grouping part size of property in the Sirous district (Source: author)

Size of part	Number of parts	Area (sq.m.)	Percent (number to the total)	Percent of area to the total
Less than 200 sq.m	2048	165845	80	47
201 to 250 sq.m.	187	41894	7.4	12
251 to 500 sq.m.	259	84896	10.1	24
500 m and more	64	58811	2.5	17
All parts	2558	351446	100	100

**Table 5.** Distribution of land use in the Sirous district (source: authors)

area of shortage or surplus	Available area (sq m)	Per capita of shortage or surplus	Capita of district Sirous	Standard Capita	Land uses	population (people)
+10620	229394	+34/54	76/54	42	Residential	2997
-1350	96	-0/45	0/03	0/48	Preschool	
+2190	6916	+0/73	2/3	1/57	Elementary school	
-1410	687	-0/47	0/23	0/7	Cultural	
+5790	7897	+1/93	2/63	0/7	Religious	
+1200	2727	+0/4	0/9	0/5	Health Care	
-2040	983	-0/68	0/32	1	Sports	
-8220	792	-2/74	0/26	3	Parks	

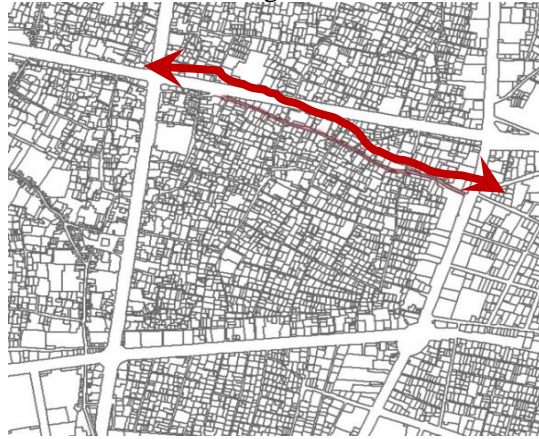
**Table 6.** Status of property in the Sirous district (Source: BAVAND).

Description	Number of parts	Percent of parts to total
Private property	2331	91
Dedicated	176	7
Governmental	17	0.7
Unspecified	34	1.3
total number of parts	2558	100

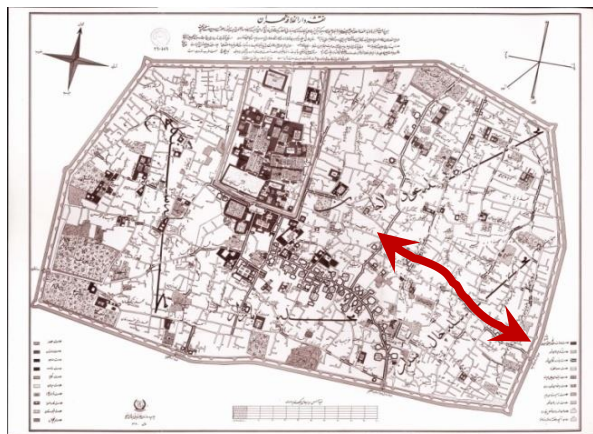
### The regeneration of place of Nayebolsaltaneh passage in Sirous historic district of Tehran

Revival of Nayebolsaltaneh passage which is one of the historic passages of Sirous district can play a major role in restoring the district identity and strengthening the function of district.

Marketplace of Nayebolsaltaneh was considered as the main center and one of the branches of Tehran bazaar and now has unorganized status, and is one of the problematic centers of the district. The center along with the physical status degradation has also declined in terms of function. The position of passage is specified in the map below (Map of Daroalkhalafeh of Tehran). Now, the Nayebolsaltaneh passage has been renamed al-Agha street. This passage includes residential, religious, cultural and business land users. Field studies in the passage level represent the existence of business mass as the greatest functional area.



**Figure 12.** Location of site in the map of Daroalkhalafeh of Tehran



**Figure 13.** Location of site in the new map of Tehran



**Figure 14.** Old photo of Darvaze Dolab (waterwheel gate), source: cultural heritage



**Figure 15.** The remained works of Darvaze Dolab (waterwheel gate), Source: author  
Sirous district has no obvious entrance to pass from the main streets and enter into the internal places. Even Nayebolsaltaneh market which has been connected to the Darvaze Dolab (waterwheel gate) with obvious entrance, today, after reform of Ray Street, has unorganized entrance. Before the restoration, marketplace's roof was covered with tin and wood and was very old, but after the restoration it has found a more appropriate position. Along the marketplace, distributed functions of market are replaced by workshop activities especially in metalworking and sometimes constructing lusters accessories, mirrors and candlesticks and repairs. The function variation of the passage excludes it from urban active life and reduces it to a confused pass.



**Figure 16.** Marketplace's roof before the restoration (source: cultural heritage)



**Figure 17.** Marketplace's roof after the restoration (source: cultural heritage)

#### **Summary of analysis of the pathology of status quo of district Sirous**

Due to all mentioned contents and conducted assessments it can be stated that the issue of habitation is rapidly decreasing in the Sirous district and land user variation is quickly done in parts. Also, long life of buildings and their skeleton type along with the particular socio-economic conditions of residents make impossible the basic repairs and lead to the severe damage to the buildings in the area. The outer shell of the district affected by the tremendous force of the surrounding market and commercial centers has been seriously changed with different depths. As far as, the internal places of district due to the pressure of outer shell with urban function have been depleted of the desirable quality of life. Places located directly after outer shell are very polluted and uninhabitable that the path of their transformation from housing to ruined house and storehouse is quite evident. On the other hand, the gradual

influence of the functions such as warehousing, parking, dock and other ancillary services required by the market into the places of Sirous and other similar districts is something that gradually would led to the decline of life quality and the evacuation of people living there. On the other hand, surface water and wastewater collecting and conducting network of district need to be improved, repaired and expanded. The status quo of Sirous district can be analyzed in terms of physical, functional, cultural, economic, transport and traffic pathology and their strengths and weaknesses. Pathology of Sirous district is presented in Table 7.

**Table 7.** Pathologic analysis of the status quo of district Sirous (source: author)

Weaknesses	strengths	Pathologic analysis of the status quo of district Sirous
<ul style="list-style-type: none"> <li>- The physical exhaustion of the historic place, ephemerality of buildings and lack of robustness of place in confronting to the natural disasters</li> <li>- The lack of required cultural centers, green spaces and sports and training for residents despite capacity</li> <li>- The loss of obvious entrance of district (Darvaze Dolab (waterwheel gate))</li> <li>- Replacement of distributive function of market along the passage to the activities of the workshop                             <ul style="list-style-type: none"> <li>- Discharging the urban active life of the pass by changing the function and converting to a confusing passage</li> </ul> </li> <li>- The existence of many ruined and abandoned buildings in the district and physical and social insecurity problem, ignoring the historical valuable place</li> <li>- The lack of definition and presenting appropriate business model proportional to the body of place</li> </ul>	<ul style="list-style-type: none"> <li>-Functional values of place as one of the commercial centers of the city due to the existence of marketplace of Nayebolsaltaneh</li> <li>- The existence of valuable historical elements, such as the historic passages and homes</li> <li>- Availability of historical memory and the identity and monumental function of district as tourist attractions of city</li> </ul>	<p><b>Physical and functional pathology</b></p>
<ul style="list-style-type: none"> <li>- Lack of proper utilization of the capacity and talents of the commercial centrality</li> <li>- Lack of necessary training to the people and residents of the area to identify cultural and historical values existed in the area</li> <li>- The gradual depletion of place from old and original inhabitants and identity falling of population and tilting population distribution in the region along with the substitution of the poor and low-income groups.</li> <li>- The existence of pathogenesis talent and increasing social pathologies and social insecurity in the region through an abandoned and dilapidated buildings</li> </ul>	<ul style="list-style-type: none"> <li>- The low prices of land and real estate in implementing the urban and local projects by public institutions</li> <li>- The low prices of valuable property in order to be owned by the applicants for the restoration of these buildings</li> <li>- Participating the residents in revival of district</li> <li>- The possibility of tourists attraction through the historic attractions</li> </ul>	<p><b>Socio-cultural and economic pathology</b></p>
<ul style="list-style-type: none"> <li>- Unavailability of proper walking trails from market to the district</li> <li>- Bustle and disorder of market due to the high car movement</li> <li>- severe lack of parking and equipped sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>- The existence of walking trails within the market and the possibility of encouraging to move in the place</li> <li>- The existence of surrounding ring in the place</li> </ul>	<p><b>Transport and traffic pathology</b></p>

**Architectural design and organizing the Nayebolsaltaneh passage in historical district of Sirous in Tehran**

Designing in historical areas is multi and interdisciplinary subject that requires the historical, cultural, economic, social understanding from the scope of the study. After the above mentioned studies and gaining knowledge of the features of district as well as damaging buildings identifying a date range, An alternative plan null and damaging identifying the buildings damaging the historic area, as well as attempting to prepare the alternative plan for worthless buildings damaging the area in a way that in addition to the coordination with the historic scope of the study, represent the spirit of the present era architecture as well.

### Valuation of Buildings

After studying the map of the old buildings, historical and architectural value of the building, type of ownership, type of facade materials and other maps prepared in the conducted field visits of sites and applying the results of the plans mentioned in the final map, the building with historical antiquity and architectural value are highly valued and determined. These buildings should be protected and if they need to be restored, the restoration action should be done. The restoration actions should be done for the replacement of materials of the buildings that have had high antiquity but their facade materials type does not match the historical place (not brick) and their ownership type should be considered during the preparing alternative plan for parts with no architectural value and harmful to the historical place.



Worthless in terms of history and architecture    ■    Registered valuable    ■  
Valuable with registered value    ■    Dedicated    ■

**Figure 18.** Valuation of buildings (sources: author)



**Figure 19.** Spaces that can be designed (source: author)

### Suggested land uses in Nayebolsaltaneh passage

According to the results of the annual evaluation of the district's current situation it can be found that there is not enough green space, cultural space and sports and due to the existing marketplace registered in cultural heritage as well as the dominant of the commercial and workshop space in the district, land uses of Nayebolsaltaneh passage are suggested as Figure 21.



**Figure 20.** The proposed land uses in Nayebolsaltaneh passage (Source: author)

**Design criteria in project area**

Designing in historical area of Sirous district needs to pay attention to the rules and decisions of design. These rules will be discussed briefly below.

- Area identity: The scope of region should stimulate citizens' local sense of belonging.
- Associated functions: Current functions in the region should be compatible with each other.
- Space and physical consolidation: Places constituting obvious region and centers should have a coherent physical structure and spatial organization.
- Respect for background and historical fame, as much as possible, by vitalizing the old name of the district.
- Homogeneous place and activity, more or less similar and balanced levels
- Being surrounded by the main streets.
- Accessibility by the destination path penetrated into the place without the possibility of passing and with avoidance of disruption of spatial and physical place
- Using building materials which is similar to the buildings of region such as brick and wood

**Recommendations and guidelines**

Alternative plans should be consistent with national and international regulations and standards in terms of grading, orientation, types of utilized materials, height and architectural traditions of the region. In this section, suggestions and strategies are offered to organize and design architecture in this passage.

**Table 8.** Recommendations and guidelines

Guidelines	Recommendations
The revival of the heritage of the past, creating the appropriate entrance for passing	Revival of Darvaze Dolab (waterwheel gate)
Designing based on the refurbished roof of the marketplace of Nayebolsaltaneh	Covering roof of the passage which is along the marketplace
Creating a stop at the rhythm of passing route	The creation of the four leads in passage by passage intersection of Gulshan bath
Designing in accordance with the residential pattern of Qajar and Pahlavi era, suitable to the climatic conditions (hot and dry)	Using central yard pattern
Designing in accordance with the residential pattern of residents in the Qajar and Pahlavi era, also help to make air desirable	Using pool in the center of yard
Respect the hierarchy of access, reduce the influence of the sun's light and heat in the summer.	Using porch

## Architectural Designing and Organizing Nayebolsaltaneh Period

Taking advantage of the wood, wooden inscription and tile work at the entrance to the index entry as a communicative space visually and conceptually. Using façade at the entrance of the district.	Paying attention to the entrance element
Flooring design in accordance with the historical values of place, beauty and comfort of walking on it, the cost lower than the asphalt, easy maintenance, resistance to weather conditions especially winter salt spray and abrasion, restoration without the effect of the trenches with low cost after the required drilling of the city and using the old flooring model of the city, increasing interest in hiking.	Passage flooring according to the path observed in the old photos of the district
The use of lighting systems in the streets as a psychologically important factor for the vitality of tourists and citizens, avoid the appearance of dark and crime occurring places in the district with street lighting in floor and wall of alleys	Providing suitable lighting according to the capabilities of historical place
Using decorative elements in accordance with the decorative elements in the Qajar and Pahlavi era.	Restoration of the damaged walls
According to the approved plans of organization and coordination with other institutions and custodians of the city. Creating better services and infrastructure utilities in place to prevent the outflow of residents.	Forecasting duct installation, construction and creating urban sewage networks and city gas network.
Providing enough green space to provide visual beauty, stylized environment, to avoid interference of the hot and dry climate, creating shade, cool and reducing air pollution.	Creating green and open space in the district
Separating the roadway movement from pedestrian movement; With regard to preserving the old streets: reducing traffic in the old part to prevent the spread of the width of car's roads network; The use of the existing road network and, if necessary, strengthening them with passages that do not harm the historical place; Maintaining passages and original historical buildings.	Improving access status in the center of district
To keep the street level for residents' social activities and avoiding its dedication to car park	Creating public parking, basement for residents.
Due to the increasing population and the growing need for efficient use of land, providing a residential complexes plan for saving energy sources and the environment.	Paying attention to the sources of energy and the environment.

### CONCLUSION

By analyzing studies on the subject it can be concluded that several ideas have been proposed by theorists and some of them were implemented and each has strengths and weaknesses that weaknesses in the subsequent urban development projects has been specified and replaced by another project to improve those problems. But the most noteworthy point in the change and the evolution of styles, techniques, charters and resolutions is that the evolutionary process is based on the recognition of weaknesses and eliminating them in the next step to achieve the desired result in accordance with the conditions of contemporary society. Certainly, there is no complete and generalized version and each plan has a limited range to meet the needs of society and, of course, change is permanent, it is undeniable principle. In general, author emphasizes on preserving the spirit of the historical place, both in terms of form and appearance and maintenance of space memory so that the identity of the past urban space should be maintained and living needs should be included in the contemporary living complexes. Therefore, a set of design criteria should be provided for the mentioned district in order to be used in next projects related to this area.

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