

A Survey of the Problems of Historical Texture of Semnan City

Fariborz Yadollahi

Ph.D. Student, National academy of science, Yerevan, Republic of Armenia

Abstract: Historical urban texture of Semnan city that has relative centrality in Semnan city is a complete example of Iranian – Islamic city, and in the presence of many valuable buildings such as Soltani mosque, Jame' mosque, water reservoirs, bath and Bazaar, is like a notebook that manifest predecessors' instructions in reply to social condition with suitable arrays, even though erosion is as the result of time passing, but carelessness to historical urban texture in Iran has resulted in destruction of old texture, so historical building have sustained a suitable relation – ship to their environment. In this case, inefficient thought about urban texture caused the greatest damage to its frame and its soul and we should look to ancient urban texture as an opportunity (while we recognize its cultural values) in order to while we prevent city destruction, we ascertain historical continuity of city and preservation of city identification and we pay much attention to human-pivoted in historical urban texture of Semnan city that human holds priority in it (not automobile) in order to the best environment that is suitable for attention for the sake of social attendance of whole numbers of society, doesn't change to an expansion for invasion automobile. In this paper, we have tried to investigate the reasons of capital withdrawal from historical urban texture and to mention its impermeable and we have tried to inspect the compiled norms and standards and the program of advisors and administration's cultural heritage that have been collected for the purpose of preserving historical urban texture but it is influential in un flourishing historical urban texture.

[Fariborz Yadollahi. **A Survey of the Problems of Historical Texture of Semnan City**. *Life Sci J.* 2013;10(1):283-292] (ISSN:1097-8135). <http://www.lifesciencesite.com>. 46

Keywords: PI Iran, Semnan, Bazaar, Mosque

1. Introduction

Aristotle summarized all urbanism principles in a sentence: A city should be constructed in a manner that all its inhabitants feel protection and peacefulness and satisfaction [F.Gharib,1385,10].

Urban's historical texture that are unique heritage of human culture, is involved in deterioration like all world components .Since all deteriorated textures, don't possess historical value so at first we should separate deteriorated texture having historical value and those deteriorated texture doesn't having historical value. These ancient textures have yet gotten through six distinct periods and these ancient textures require renovation:

(a)First period: 1950 A.D, urban reconstruction; (b)Second period: 1960 A.D, urban revitalization; (c)Third period: 1970 A.D, urban Renewal; (d)Fourth period: 1980 A.D, urban redevelopment; (e)Fifth period: 1990 A.D, urban regeneration;(f)Sixth period: from the beginning of 21 century until now, urban renaissance [M.H. Habibi, M. Maghsodi,1386,4].

The diversity of global experiences is very noteworthy on the field of urban reclaim and different countries having various cultures have left very valuable experiences.

But Iran, which has large volume of historical monument buildings and insufficient quantities of governmental credits, in order to reclaim historical monument buildings and to release from its

perimeter's texture and also the eagerness of urban managers to modernism, historical texture of cities are gradually eroded, in a manner that nowadays historical buildings should be wiped from their environs texture. Since historical buildings, especially in Islamic-Iranian architecture, get meaning by means of environs texture and essentially the art of Iranian architecture is in the arrangement of different components and it is creation of logical relations among utilizations. The significance of historic works will be understandable only by environs texture and weakening of this logical relation will result in inefficient function of this old organism.

The city can't be considered being constructed just through having many buildings juxtaposed to each other [Ali Achrafi, 1382, 406].

Along the history, Semnan city has grown as organic and this urban collection taken away Iranian culture, has manifested looks to sky and desires to beyond and trying to be released from this earthy universe that is the most fundamental element of Iranian art and it is showing the unity of universe and its multiplication in the world, from the viewpoint of availability hierarchy and division of general and semi-general and private spaces and combination of economical spaces (Bazaar), with devotional spaces (mosque) and residential districts that is expressing life, effort and spirituality are inseparable.

But lack of attention, relative deterioration that at a time arising from physical deterioration has driven to total deterioration that arising from physical and functional deterioration, and acted postponement in strengthening and preventive measures, weaken rehabilitation and renovation of urban texture and it only first springs reconstruction to the mind.

Following the regressive trends seen in an area, the renting rate of houses will and the value of lands will be gradually decreased to minimum. In case of such condition, the owners will get away their lands to be destructed because they can never obtain the benefits resulting from keeping such lands [A.Pourreza, 1385, 117].

Case study area

Semnan city has been situated in $35^{\circ} 33'$ northern latitude and in $53^{\circ} 23'$ eastern long altitude in northern border of Iran central salt desert and it has situated in southern very low gradients slopes of Alborz mountain chain.

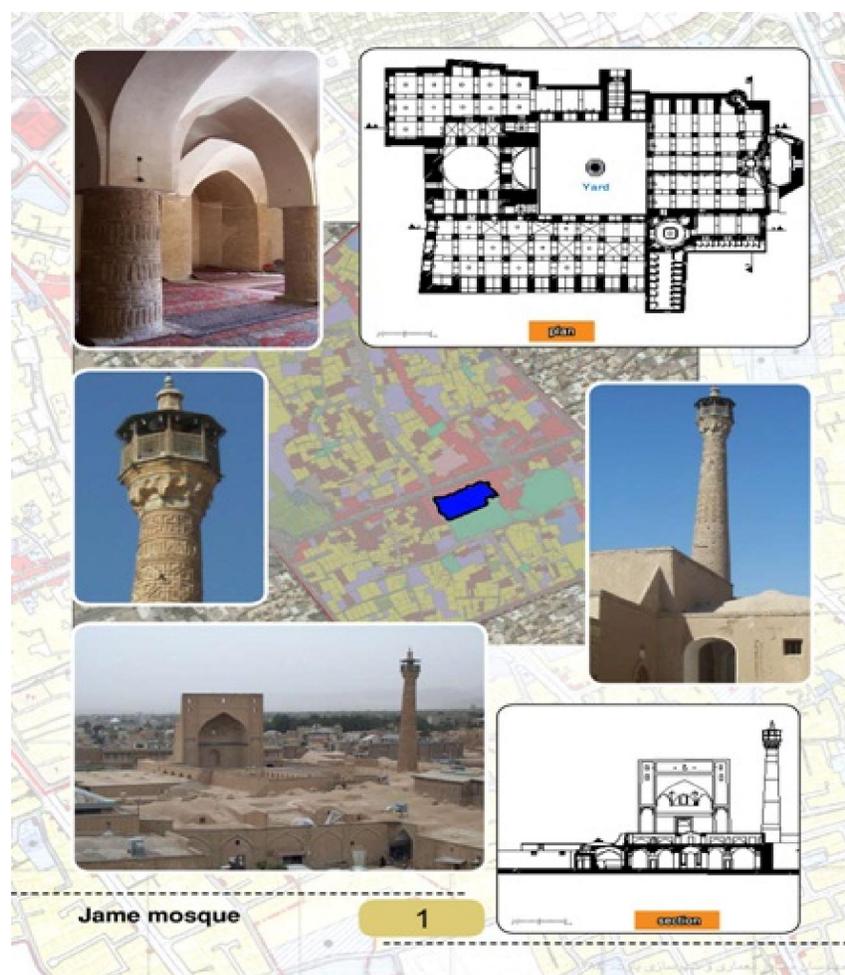
The altitude of Semnan city from sea level is 1100 meters and the common gradient of this city is from

north to south. Semnan city has distance about 220 Km from Tehran) from the west direction). Nowadays Semnan city limits, is about 2225 hectare that 43 hectare belong to historical texture [Part Consulting engineer, 1374, 1].

The population of Semnan city amounts to 126780 peoples) according to public numeration in the year 2006) [<http://mpo-sm.ir>].

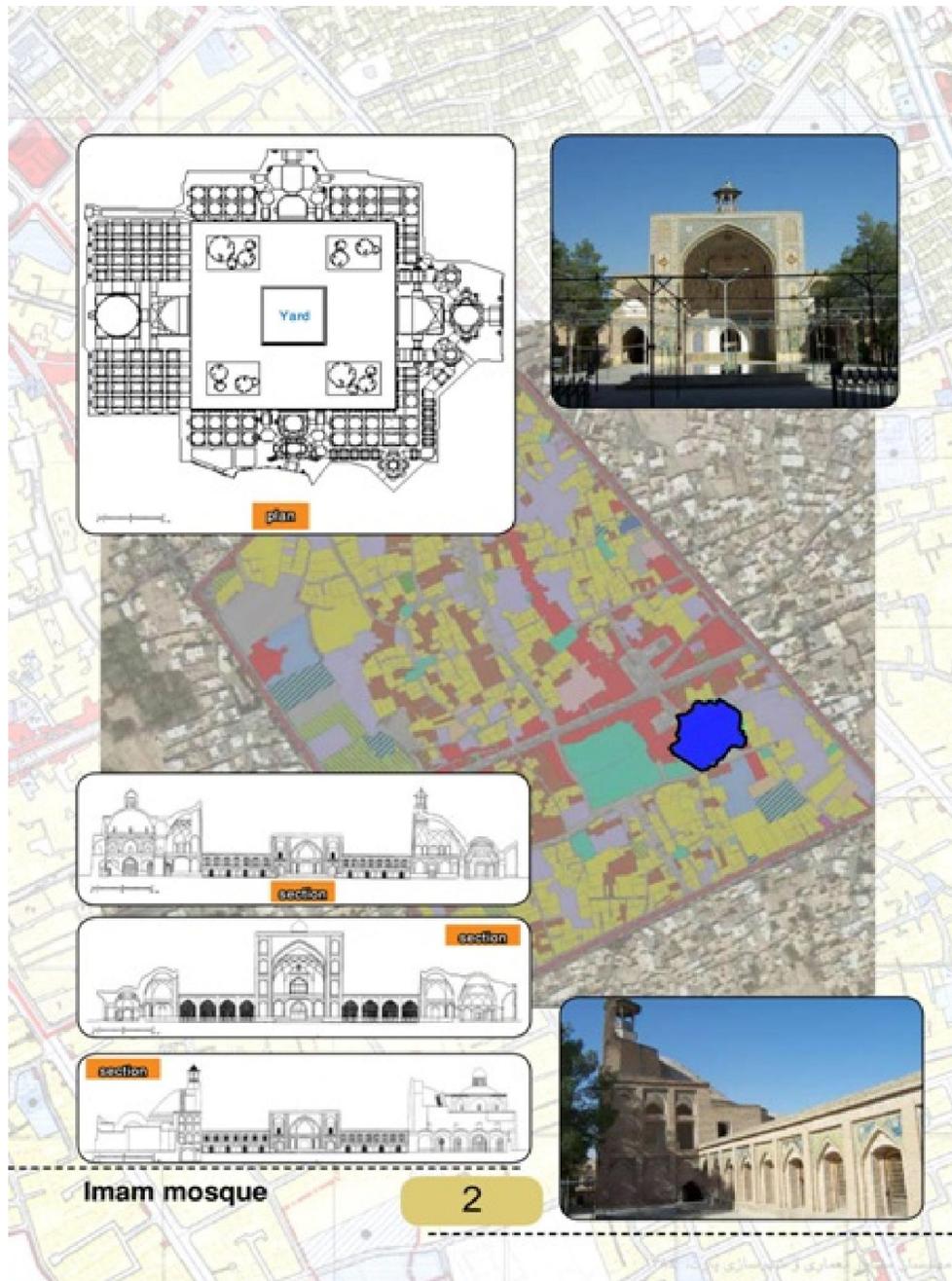
The most important historical buildings in Semnan city

Jame' mosque: With regard to digging investigations in the year 1961, it is probable that, this mosque has been build an Sassanid fire temple at the end of 7th century A.D, but at first it hadn't such magnificence and same different sections have been added in different periods. The minaret of Jame' mosque has an altitude of 31.2 meters that its decoration and symmetries had shown it as one of the most beautiful Iranian minarets. Its construction pertains to 12th century A.D. The brick Aivan of this mosque has an altitude more than 21 meters [<http://semnan.ichto.ir>] (Figure 1).



Soltani mosque: This mosque is one of the four- balconies Qajar age and it is a complete/perfect example from the viewpoint of architecture. This mosque has more than 187 years antiquity. The

altitude of western Aivan is about 19.5 meters and it is larger than other AIVAN and it is garnished with tile-work [<http://semnan.ichto.ir>](Figure 2).



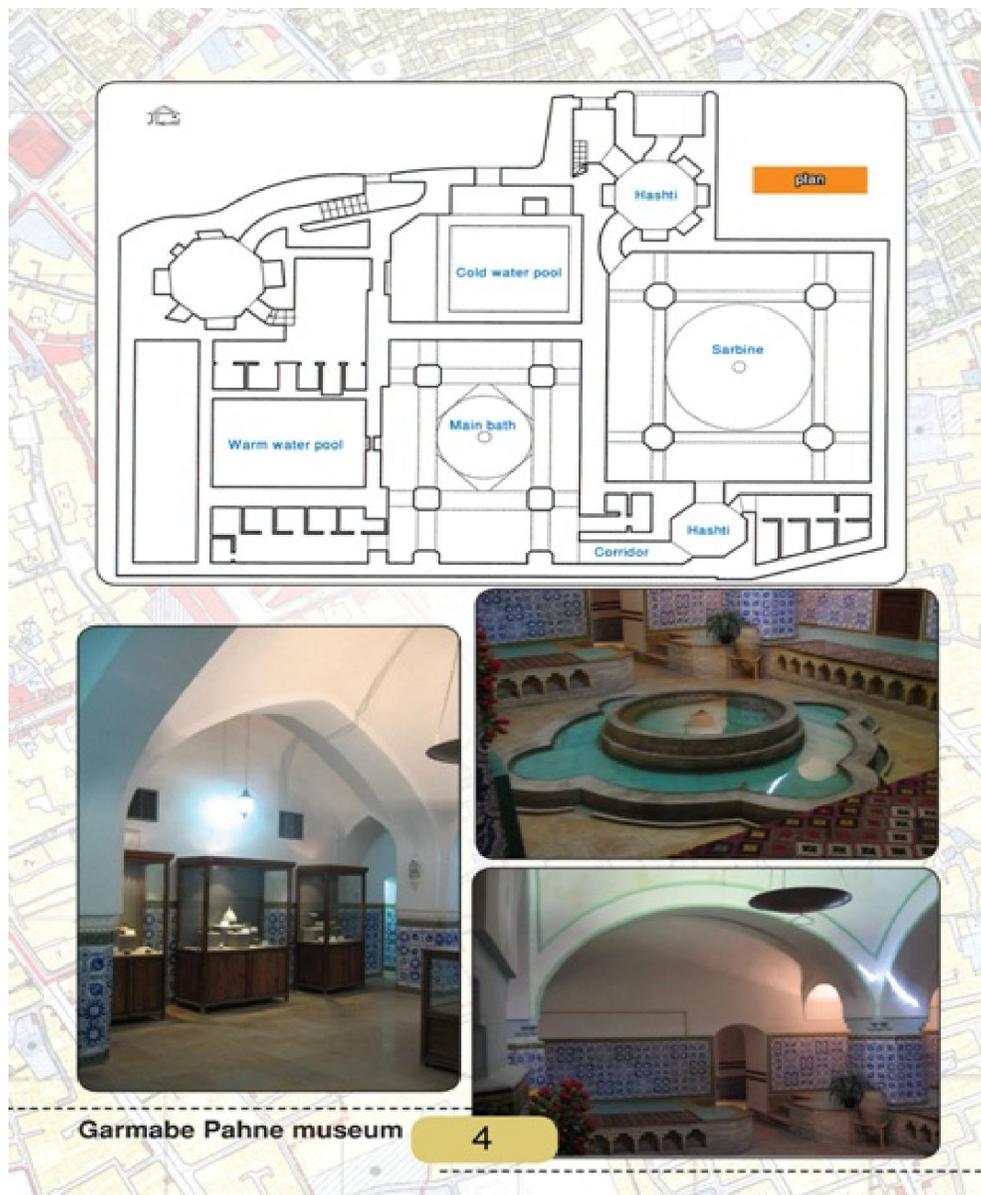
Sheikh Alaoddole Bazaar: This market place that is coinciding to old route of Abrisham road, has been built by Sheikh Alaoddole, one of the

Iranian famous Gnostics (learned persons), about 600 years ago [<http://semnan.ichto.ir>](Figure 3).



Qajar Bazaar: This Bazaar with an altitude of 1000 meters belongs to Qajar ago building and it has more than 150 year's antiquity. This Bazaar has been divided to two parts as the result of constructing street during the Pahlavi time i-e about 60 years ago [<http://semnan.ichto.ir>].
 Citadel gate: Semnan governmental citable is a big aggregate of necessary buildings that have been

founded in Qajar time and nowadays only northern gate has remained .Northern gate, that has an antiquity less than the whole set, its construction has been finished, 128 years ago [<http://semnan.ichto.ir>](Figure 4).



Hazrat bath and museum: This bath, that has about 600 years antiquity, has been changed in to archeology and anthropology museum after rehabilitation in the year 1974[<http://semnan.ichto.ir>]. Venerated tomb: This tomb has a great/grand stupe and a tile-worked Aivan and a temple and a courtyard. The altitude of this balcony is about 5.12 meters and the building of this stupe belong to 600 years ago that has been renovatd tile-worked [Outlooks onto Semnan province] (figure 4) [Outlooks onto Semnan province, 1374, 219].

The characteristics of architecture of desert border buildings Probably, we seldom find an art that has relation to people life as much as architecture [H. Sultanzade, 1385, 7].

Semnan historical texture not only has specific construction and servicing hierarchy, but also it has particular bodily specifications .Consideration of hierarchy in road systems, existence of meanders in the route of main and long passages, the description of stop area (apace) and center of city districts, covering with roof in some sections of pad and finally the existence of hierarchy in open spaces, the ratio of passages width to altitude of frame, the type of architecture and applied (used) building material, all of them have created special bodily specifications [Fa'jr Tosee Consulting engineer, 1384, 30].

Bazaar as spinal column of Iranian cities is a place worth seeing .It is an attractive place for all the people that plays an important role in versatility

and fluency of urban texture. Bazaar is a center of gravity for social, economical and cultural activities. It still has its previous role weaker. This place has been protected from automobile rush (crowding). Nowadays that urban districts bear automobile in road and all the cities are places for the sake of automobile traffic, not for the presence of human, but Bazaar hasn't still allow to enter automobile in it and this place is a leisure and opportunity to protect and safeguard passage from hot weather in summer and cold weather in winter. Old texture passage that nowadays it isn't suitable for automobile traffic (going back and forth) and it isn't possible that an automobile can easily stop and more in it, someday it not only meet the necessity of going back and forth and availability of residents.

Old texture passages that nowadays isn't suitable for automobile traffic (going back and forth), it isn't possible that an automobile can easily stop and move in it .Someday it not only meet or comply with the necessity of going back and forth and inhabitants access but also it gives (offers) best answer to environment.

Routes which are full of meanders that have generally been created as the result of streams system, have prepared (availed) the possibility of running away from governmental officials and hiding from them in danger times and governors oppressions. The necessity of casting a shadow and refractions of sunshine direct radiation (some hours in a day) and also repressing from direct sand storm blowing and desert wind has taken into consideration Covering with roof in some sections/parts of route (pad) has brought about the possibility of obstructing passages in urgent times. The existence of various penthouse that have been the distance among inside the house and outside the passage (street) while preventing automobile movement and bringing about security and safety in semi-public space in front of residential homes, because of (for the reason that) its darker situation, it prepares the presence of home in habitants in this semi-public space and it makes profiting from environment more beneficial (while casting a shadow). Actually, these areas (space) have been continuance of life and it is life complementary and plays an important role in social association of home inhabitants and neighbors. In others words, becoming worthlessness and small in an terrace section, the difference between penthouse and passage, light and brightness difference in penthouse compared to passage and sight decrease have been most important symptoms of space transformation. In historical texture, districts has clearly existed and the centers of districts have created an stable space (area) in return of passage space running and they profit from closed square, service reservoir, bath and small

commercial units to eliminate inhabitants needs that in proportion to district, the level of these necessities have altered in district center.

The architecture of desert zones has adjusted ecological unfavorable condition and has caused relative convenience and relaxation .Using domical and like a cradle roofs in buildings, that creates much more altitude from internal space, also it conducts warm air upwards and also it casts a shadow and semi-shadow on it self (from outside) and reduces the intensity of heat.

While domical roofs expose to breeze blowing, public building causing two-crusts stupes, internal space has become colder [M.Tavassolli, 1381, 84].

Since these building have been constructed by existing construction materials locally, this subject caused that building is placed (reposed) in cavity and same subject while causing the feasibility of being irrigated from rivers' water system, courtyard and cellar make delicate weather in summer as the result of casting a shadow and confining (suppressing) cold weather during night and gradual releasing cold weather in warm times at a day. Using mud brick and brick and also the presence of wall having great thickness, so they are very suitable heat insulation while using native construction material results in coordination with environment and bright color of mud brick and mud straw mixture, reflect radiation-al heat.

Contact texture compression has been effective in hot weather and summer burning sunshine and casting a shadow and confronting desert winds. Using wind catcher plays effective role in ventilating and initiating air flow inside the houses while it has desirable influence on townscape.The most suitable and common method to occupy ground (land) in desert fringe to erect building, is design according to using central courtyard, of course we should consider that cultural and social situation have been effective in formation of this kind of ground occupation.

Inner-directed architecture and inattention to external decorations or modillions and endeavor to internal space, hide economical situations of owner from the viewpoint of passers in dangerous or in secure times, also central courtyard has created air circulation and light. Of course we should pay attention to hygienic matters and construction technique and existing construction materials for example toilet (health set) that enjoys ventilation and also kitchen and its dependent spaces that always have oven/furnace to back bred, have brought about the necessity of spacing from main building and also space separation and sometimes the settlement of more than a family have helped formation and

reposition of buildings around central courtyard. Existence of service reservoirs in the center of districts has brought about the feasibility of reserving drinking water and suitable availability of inhabitants.

It should be regarded that the erection and establishment of public equipments and services that formerly had been restricted to city center, was extended inside the restricts (from Safavi time I.e. More than 350 years ago) [E.Shieh, 1386, 203]. Since along time ago water has had very important role as one of the most important natural factors in creating/establishing human settlements and formation of primitive civilization/urbanity is a certification (an evidence) for this claim. Also vital space have been formed in Iran somewhere have enough rainfall or have been the possibility of irrigation with traditional methods i.e. aqueduct and well that with Fogel calls it as aquatic civilization (urbanity)[A.Rezvani,1380, 140].

The manner of water distribution among city districts and utilization of district service reservoir pool for each district and also the existence of specific small service reservoir in some houses has been another pondered tactics by predecessors, and water distribution and division in Semnan city among different districts has about 600 years antiquity and comes back to Shaikh Alaoddole time.

Considering the events seen in times, the richer cities were exposed to more destructions and reconstructions compared with residency areas with limited economics [M.Falamaki, 1380, 140].

Historical texture problems in Semnan city

The most important problems are as follows:

(a) Severe erosions (weariness) of historical texture and large volume of ruined (destroyed) places; (b) Functional weakness of historical texture and incapability of competition to urban new section; (c) Inattention to cultural values of texture and reduction of its social situation.;(d)The settlement of weak and powerless persons in society and increase of crime and social problem;(e)Lack of suitable availability of automobile inside the texture and existence of traffic problems in main passages;(f)Taking a long time in performing interior texture of development projects and releasing from destructed lands;(g)Departure of native inhabitants and lack of dependence sense in inhabitants.

Withdrawal of human capitals

Lack of meaning recognition and space/area function makes impossible to use it correctly [H.Bahrainy, 1386, 68].

Migration of original/main inhabitants to new sections in city and substitution of some migrants from other parts of Iran that are unfamiliar to life manner in city texture and preserving it, ecological selection-separation has taken place in city and as the result, bodily weariness has been increased and since these new-comers have low income and generally they are lease-holder and they have very low dependence to it, if their life level promote, they will move to other city regions. According to general understanding, the rate of single or unmarried persons that are generally emigrants to texture is very high and this subject shows that the texture plays the role of dormitory and temporary dwelling place and these persons send their incomes to their relatives in their birthplace. In other words, capital continuously goes out from historical texture and this texture becomes eroded.

With regard to dependence theory, it is observed that eroded / deteriorated urban texture plays a periphery role for very brisk urban texture, and historical texture doesn't receive any profit from inhabitants' economical activities. Oil incomes and consequently constructing factories and necessity of work force and performed agrarian reform in past, have resulted in rural migration in to cities and it has intensified the necessity to constructing house. Donated national lands around the city (with low price), have changed transaction (buying and selling) to a very profitable activity and it has caused city new texture having multiplied growth. The interest of municipality in virgin land has resulted in negligence from historical texture and centralization of activities in new texture.

Tendency towards buying new houses that have been constructed by new construction materials and technology and have been resistant against earthquake, has weakened the reclaim thought of existing houses. Presentation of suitable bank facilities in construction sector and also in buying sector that is restricted (confined) to buy new (reconstructed) house, has increased the tendency towards constructing urban new texture and at the present time those buildings having bank facilities, have more transactional value. Another interesting point is that historical texture has enjoyed urban gas system later than other urban sections and exploitations of other installation have generally confronted time delay with regard to difficulty of texture accomplishment (performance) and all of these factors play an important role in weakening economical condition of historical texture in order to support other urban districts.

Where as according to urban sustainable-development, we should value to internal

development i.e. to brighten up to centers and old parts [K.Habibi, A.Purahmad, A.Meshkini, 1386,18]. The investigation of principles and plans The gatherings of human beings in time and place are mainly affected by their interactions to each other and to the societies around [E.Shieh, 1381, 2].

According to consultant engineers' suggestion Semnan master plan, the emphasis of leader consultant in Semnan historical texture and persuasion of cultural heritage experts, it is forbidden to construct commercial unit in historical texture. The aim of this suggestion is to inhibit weakening of Bazaar, because as the result of constructing Imam street in Pahlavi time that has become famous to crucify urban historical texture, it (i.e. historical texture) has been divided to two parts, and construction of commercial units in these new street, reduced Bazaar briskness because more convenient access and feasibility of automobile parking, has made more comfortable buying in the street. One of the most important and main reasons for un-success of Shaikh Alaoddole Bazaar in the sight of most experts, is construction of a series of shops in Qajar time and then is construction and erection of Imam street.

But we should consider that Damghan city Bazaar as compared with Shaikh Alaoddole Bazaar that has identical and similar condition, has more prosperity/briskness from the viewpoint of resting and special situation although erection and construction of Imam street in Damghan parallel to Bazaar, has caused Bazaar stagnation and un success but it has most appropriate condition as compared with Shaikh Alaoddole Bazaar in Semnan because this Bazaar is separate from residential texture and other uses and also it has been detached/separated from main passage system.

The only main and public use related to it, is Jame' mosque that has direct connection to Imamstreet and southern series of shops northern side shops in Shaikh Alaoddole Bazaar has direct access to Imam street, and actually half of Bazaar has get out from economical cycle.

In past, Shaikh Alaoddole Bazaar has led to western town gate in Semnan and it reposed in the course of Abrisham route and it in conformity with urban road system and since in Islamic period, Bazaar was formed beside city gates and it has developed towards inside the city. The most important city route/passage beside inhabitant's traffic is accompanied by social and economical outputs. Briskness and role-creating of architectural elements and Iranian urbanism, had been the enjoyment of different potentials and an arrangement of different uses and applications and their connection to passages network in a manner that

reposing in running and movement and that it should take into consideration in recent designing for example closed squares and mosques as religious centers, have been created inside passages and itself plays district center role i.e. beside devotional functions, there is stop/staying space that something it is covered with roof and has another uses such as bath, service reservoir and district buying centers which are mixed and they cause inhabitant's going back and forth in this multi-functional space.

Even mosques bring about the traffic possibility inside the mosque will have limitations of Islam religious low commands and its central space and courtyard is as a joint that connects passages so we can easily understand that whatever the diversity of functions and application are more, urban space will be created more sprightly.

It should be considered that at present, license cession for constructing commercial units, is accomplished and performed on the condition that passage width at least is 12 meters and with floating businesses definition by planner consultants that give full authority to municipality in license cession for constructing commercial units, only the construction of commercial units have been for bidder/prohibited in historical texture zone and they are without encumbrance in other city places. Of course we don't neglect this fact that floating businesses definition, give suitable response to Bazaar necessity and it for bids/prohibits from causing personal misuse but the fact is that we don't consider shares and per capita and since a commercial unit at least is considered as creation of a business, there is a tendency towards constructing a commercial unit in all of house constructors (all of those constructors have a tendency to construct a commercial unit). Even though sometimes commercial units increase/extension is pointed and it is compared to other countries' shares capital but special conditions in each country and the necessity of services distribution along the city and forestalling and inhibition of inter-city travelling and economic situation in society and created expectations in peoples and economic privilege, undoubtedly commercial license taking is accompanied by commercial units increase along the city.

Now these commercial units in city that are active in urban and even ultra-urban level, have decreased the commercial success and briskness of Bazaar and city urban texture, in a manner that nowadays Bazaar commercial units give very few services to cities and they have led towards commercial units for native and local services.

So lack of commercial construction cession in historical texture will prevent Bazaar weakening if such contact materializes in city. So we

don't prevent historical process of commercial units inside the texture because Bazaar commercial unit in many long years have formed in traditional framework that its consequence is a collection in the name of Bazaar. So this process should not be deprived of development and growth to cause more deterioration and weariness of historical texture and prevent permeating of development course inside the texture.

The number of commercial units inside historical texture that yet undertake city commercial centrality haven't any growth and except commercial shops in Imam street, Sa'di, Aboozar and Taleghani street that have been constructed from Pahlavi time, commercial shops in Semnan Bazaar such as a series of shops, and Shaikh Alaoddole Bazaar have been remained from Qajar time till now i.e. at least 100 years ago, where as the population of Semnan city about 29036 peoples in the years 1956 reached to 126780 peoples in the years 2006 and remained constructed commercial shops have been in external edges and haven't any influence/effect in creating systems.

The main structure of a city can be divided in two original and non-original parts. The main or original part constitutes the central structure and best verifies the nature of city. The other parts of the city constitute the non-original part which best reflects the change, variety and option. The main or original part is constituted from communication lines, open spaces and public buildings but the areas people living there are constituted the non-original part [M.Mirmoghtadaee & Z.Talebi, 1385, 43].

Whatever that causes life continuation and being sprightly in urban environment is the existence of networks that inject life progress inside urban districts. These courses and progresses are as follows: population progress, capital, production, ideas, in formations and initiatives/innovations that we should move around these aforementioned courses so the intention of system and network isn't passage system. Whereas in the programs that improving texture condition, only passage, system establishment is thought/considered.

Since texture external edges that are terminated (ended) to main passage have commercial utilization and inter-texture lack of commercial utilization and actually doesn't have any public usage. These edges are such as a barrier and prevent systems' development whereas the existence of organized commercial utilization inside the texture, draw life course inside the texture and it will break created barrier by external edges.

Accomplished projects in historical texture that has been realized for the purpose of improving traffic, not only in has disconnected/

interrupted texture and hasn't been successful in improving traffic situation, but also it has been inefficient in development and creation of economic and social courses inside the texture. For example one of accomplished and performed project inside historical texture in forbearing axis that has been established for the purpose of access improvement and permeability of inter-texture.

According to consultant plan, at first regarded axis begins from Imam Street and Shohada Street and only these two axes were approached and they weren't connected for the put pose of prevent texture rupture connection.

But they are connected in construction time that now fore bearings axis make possible the relation and connection of Imam street and Shohada street but although many years they were constructed and erected, axis body shows deterioration and damaging and practically it hasn't prevented inter-texture deterioration and social and economical progress haven't been set up/organized in it. It seems that as it was mentioned, lack of success in widening and reopening passages is as the result of one-dimensional viewpoints of urban management and consultants and since only problem resolving has been considered, all plans don't enjoy necessary influence. Now we should ask/question if in this created axis, the issuance of construction license of commercial units become possible, has it positive influence in creating developmental processes and important of condition or not? That answer is clear, exactly the opinion of cultural heritage experts is true because in the event that construction of commercial frameworks are accomplished, again internal set will become impermeable and since this axis is in parallel to Bazaar and it prepare the possibility of movement, it influence Bazaar.

So we should consider and think for the purpose of making-fluent or improving access to axes perpendicular to Bazaar connected to main streets and past experience about erecting and constructing street parallel to Bazaar and with few/small distance from it, hasn't been followed while we should see/understand that in these systems or networks, social and economical process/ progress will take place and it is only system to go back and forth (for automobile traffic). So the recognition of function and nature of historical texture and elements arrangement manner and custom control over is as an important framework because local or positional actions actually have an influence on function and performance. Establishment of system and network in historical texture should be according to pedestrian movement whereas all of performed and proposed plans are according to movement that results in impermeability of edges.

Destruction for the purpose of establishing or designing parking and definition of new axes and widening of passages, while rupturing texture framework and foundation and disordering existing hierarchy, and cancel only historical texture sign and it self won't help to resolve traffic problem because inter-city travelling has also increased and most valuable lands will be changed to some places such as automobile parking and its historical buildings have many personal automobile and it eliminates the beauty and attractiveness of historical buildings and these changes are as a curved/tilted line in old board. Programming in order to resolve traffic problems should be in a manner that doesn't bring about destruction of city center point and doesn't decrease life quality.

The urban areas gradually developed and exposed to some considerable changes during times [Ghasemi esfehani, 1387, 94].

The repair and reconstruction can be considered being as a mixture of social, psychological, cultural, economical and political processes [A.Fallahi, 1382, 2].

Conclusion

It is obvious that financial resources deficit of inhabitants in urban texture and lack of interest to spend money that generally are low-level persons in society, calls for the necessity of government intervention in urban texture so we can't suffice only to make wealthy of inhabitants and to lend or loan to persons. Since inter-texture lands are microlithic (grain), and the number of owners arising from heritage rules, make it impossible to construct buildings with traditional plans and central courtyard, with regard to Iran seismic condition and necessity of building resistant against earthquake, it limits or restricts utilization of native construction materials. Utilization of new and non-traditional plans in new buildings which are constructed in historical texture, even though is based on cultural heritage norms and standards but there isn't past architectural situation such as central courtyard, wind catcher, penthouse and narthex, Aivan and domical roofs and only little width of passage and of passage and little altitude of building from remained texture heritage and brick facing of building set up weak relation to past time and manufacturer's financial weakness reduces the possibility of suitable building construction and generally in order to settle down weak persons, with regard to social situation, building texture is constructed with low quality so taking possession, consolidation and construction should be performed according to historical trend and comprehensive studies in order to construct student bank houses and offices, guest house or hotels, cultural and official

association, in order to at first reduce the lack arising from public use departure or eruption from texture and results in promoting social situation of urban texture and terminating capital departure cycle and also by constructing architectural college while introducing traditional architecture and inter-texture valuable heritage, the possibility of suitable planning is brought about and preservation or protection of texture framework or and route hierarchy become possible because accomplishment and performance of traditional plans will be possible only in the figure of governmental plans and national credits, in order to private sector be inclined to invest capital. Urban texture that is very good potential to attract tourists, is promoted by students and cultural persons' attendance and it helps reinforcing Bazaar economical situation by constructing commercial units and bank branches and financial institutions and finally it helps whole texture so that with regards to association introspection and initiation of internal-availability, urban texture has mixed different functions and it has circulated/taken place social and economical courses in itself in order to become fortunate and wealthy from the viewpoint of activity and function.

References

- 1-Urban renovation, S.M.HABIBI-M.MAGHSODI, TEHRAN university press, 2007
- 2-Master plan of SEMNAN city, PART Consulting engineer, 1994
- 3- <http://mpo-sm.ir>
- 4- <http://semnan.ichto.ir>
- 5-Urban spaces in the historical texture of IRAN, HUSSAYN SULTANZADE, cultural research bureau, 2006
- 6-Strategic plan cultural-historical and texture of SEMNAN, FA'JR TOSEE Consulting engineer, 2005
- 7-Urban structure and architecture in the hot arid zone of IRAN, MAHMOUD TAVASSOLI, 2002
- 8-City and region in IRAN, ESMAIL SHIEH, IUST press, 2007
- 9-Urban space analysis in relation to users behavior pattern, HOSSEIN BAHRAINY, university of Tehran press, 2007
- 10-Urban rehabilitation & renovation in the old texture, K.HABIBI, A.PUR AHMAD, A.MESHKINI, university of KORDESTAN press, 2007

12/12/2012