

New Life
for Old Structures

Various locations, Iran

Architects Urban Development &
Teheran, Iran

Clients

Commission

Design

Construction 1990 - 2000

Occupancy 1995 - 2000

Site

Ground Floor

Total Floor

Cost

- Land

Rate

- Global

Rate

Currency Iranian Rials

Programme The project involves the restoration and adaptive re-use of historic residences for public use with the aim to promote restoration as an economic means of urban renewal and revitalisation while preserving cultural identity.

Building Type 073
2001 Award Cycle 2578.IRA

New Life-Old Structure

Many renowned scholars have introduced to the world the vast treasury of Iranian art and architecture, producing exhaustive surveys on these topics. Yet, there are still diverse architectural masterpieces spread all over the country other than these major ones on large scales, cradling precious works of art which range from elaborate stucco, friezes, tile-works, reticulated colored-glass windows and paintings to the powerful geometry of the spaces themselves that evidence the master-builders' vision, innovation and technique.

The diversity observed in these patterns of the Iranian house can mostly be regarded as the direct outcome of the distinct geographical and climatical conditions, leading to the various morphologies seen in different parts of Iran: The wooden houses of the North with slanted roofs, the clay houses of central Iran with domed ones and the stone houses of the west and south topped by flat roofs.

A part from climatical conditions, the varied sub-cultures of Iran render splendid opportunities for master-builders to perform their spellbinding variations on the theme of the earthly paradise; a concept that has its roots deep in Iranian culture and the main idea behind the design of all Iranian houses.

Due to the innumerable parameters such as modern urban planning, new building technologies and the evolution of life-style etc., many of these residences have been pulled down, while many others stand deserted and half-maimed, heedless of the role they may enact in urban life today. Although many of these buildings are not suitable for contemporary life, the versatility of the spaces makes them easily adaptable for new, modern uses. Alongside this, their aesthetic qualities contribute to the Iranian aura surrounding the spaces, thereby enriching them. Focusing on these potentials, the Urban Development and Revitalization Corporation (U.D.R.C.) has identified and restored, or rather, reincarnated many valuable buildings all over Iran for public uses.

Through these efforts, the U.D.R.C. encourages restoration as an economic way of urban revitalization and as a mean of preserving the cultural identity of the urban environment in the mist of its rapid development.

The U.D.R.C. believes that such steps will, in due time, reveal the importance of restoration to the public, promoting it as part of urban culture.

The public attention received by the U.D.R.C. restoration projects shows bright prospects for the future. The following illustrated identification album is a collection of these projects in different parts of Iran.



The Qadaki, Behnam... Houses
Architectural School

In order to establish the "Architecture and Arts" faculties, the *Sahand Industrial University* has taken possession of 4 residential buildings in the very old urban fabric of Tabriz. These buildings of high cultural values are 100 to 200 years old and are registered by the Cultural Heritage Organization of Iran. In addition to the four buildings, there is a building complex in the eastern part of the *Behnam* house which is named the *Sadagiani* complex. It has developed in two different periods. The cellars have been built in the *Qajar* period. The ground floor has been renovated. There are four houses and one garden in this part of the complex. Its total area is 7000 m² and its built area is more than 5000 m².

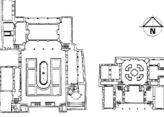
It is a two-storey building but in some sections it is three-storeys, high. The most beautiful central building of the complex is built by a combination of middle *Qajar* construction styles. Its total area is 3000 m² and the built area is about 5000 m². It is two and in some sections three-storey's high.

• The first house which is named *Qadaki*, belongs to the middle of the *Qajar* period and is 150 years old. Its total area is 863 m² and its built area is 1340 m². It is house two-storeys high.

• The second house which is named *Campanish* belongs to the end of the *Qajar* and early of the *Pahlavi* period. It is three-storeys high.

• The third house also named *Campanish* belongs to the *Qajar* period. At present the only remaining part of this building is the main or central part of it. It is three-storeys high.

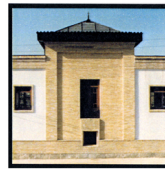
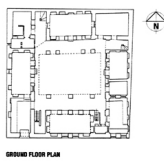
• The fourth building named *Behnam* is the oldest one and belongs to the end of the *Zand* period. Its total area is 640 m² & its built area is 1900 m².



The Tabib House
Centre for Boushehr Studies

The *Tabib House* with Boushehr's vernacular architecture belongs to the *Qajar* period. Its total area is 595 m² and its built area is 1100 m². The main architectural elements of notice include the octagonal vestibule, central court-yard, three and five doored rooms, passage, lavatories and circulation spaces. Its most important building materials are fossiliferous stones (marine), plaster (mortar), timbers, straw mat, mud straw mixture and wooden doors and windows. The function of the building has changed from residential to a research centre for Boushehr studies.

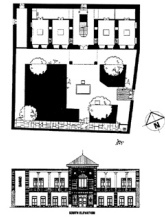
Location: Boushehr



The Tofiqi House
Martyr Museum

Tofiqi House with Zanjan's vernacular architecture belongs to the end of the *Qajar* period. Its total area is 566 m² and its built area is 371 m². The main architectural elements of this two-storeyed house include adobe walls and wooden beamed ceilings. The courtyard facade is of brick work and in the southern part, there is a very decorative brickworked veranda which can be considered the most beautiful part of building. At present, it is functioning as a memorial museum of martyrs.

Location: Zanjan



The Vazir Bath
Institute for the Intellectual Development of Children, Young Adults

It is one of the elements of a large complex with same name. The other elements of this complex are the *Vazir small Bazaar*, the *Vazir Caravanseria*, and the *Agaderam Mosque*. It belongs to the end of the *Safavid* period. The total area of the *Vazir Bath* is 560 m² and its built area also is 560 m². By total repairing and renovating, its function has fully changed to Institute for the Intellectual Development of Children, Young Adults.

Location: Esfahan

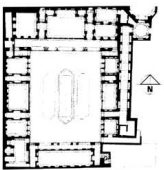


The A'lam House
Tourist Inn

The *A'lam House* of the *Talle-Ashagan* neighborhood in Esfahan goes back to the *Qajar* period (19th century A.D.). The built area of the house is 1118 m² and the court-yard 798 m².

The Urban Development and Revitalization Corporation bought the *A'lam House* in 1996. The main spaces consist of the entrance vestibule, the *hashbi*, the main parlor with its reticulated colored-glass windows (*omosi*), the traditional dining-room, the basement and the wind-catchers. The materials used are adobe and mud, brick, timber and wood. The previous function of the *A'lam House* was residential and it is to be turned into a tourist inn in the near future.

Location: Esfahan



The Moayed A'layi House
Centre for Yazd Studies

The *Moayed A'layi House* goes back to the *Qajar* period is about 130 years old. Its total area is 728 m² and its built area is 880 m².

The house has two courtyards, one in the *andarouni* (private quarter) and other in the *birooni* (guest quarters). The main architectural elements of the building include five-doored rooms, three-doored rooms, closet, kitchen, parlor, wind catchers, cellar and corridors. The different kinds of isolation have been used in this house. The first storey is made of brick, the second one of adobe.

Location: Yazd

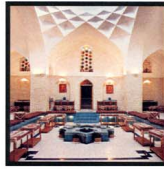
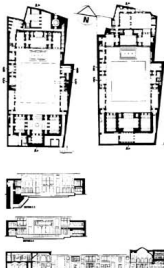


The Qodsieh House
Seminary

The *Qodsieh House* is one of the old houses of Esfahan. It goes back to the *Safavid* period and has developed during periods of the *Zand*, *Qajar* and *Pahlavi* dynasties. Its total area is 1492 m² and its built area is 1625 m².

The main architectural elements of notice include central rectangle-shaped courtyard, small octagonal vestibule, L-shaped passage, three leaves sash windows, main parlor, cellar, adjoining rooms, painted stucco and very beautiful *Qajari* high mirror-worked central parlor, closet, kitchen and terrace.

Location: Esfahan



The Khan Bath
Traditional Restaurant

The *Khan Bath* has been built in the early *Qajar* period in 1212 A.H.

The main architectural elements of the *Khan Bath* include the entrance portal, parlor, central dressing-room (for men and women separately), reservoir, bath furnace, a bathing pool of 127 m². The built area is 1170 m². This Bath, repaired, renovated, is functioning as a tea-house for the tourists of Yazd.

Location: Yazd



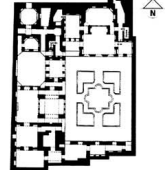
The Mojtabehzadeh House
Quranic School

This *Qajar* house (18th, 19th century)

is situated in Esfahan's *Dalbety* neighborhood. Upon entering the octagonal vestibule, a second passage branches out of the first one and into the private courtyard of the *birooni* while the first one continues its twisted way to the *andarouni*. Due to the relative smallness of the land, the house has been built on only three sides of it. The main parlor and the adjoining *iwans* are built next to the passage and vestibule in the north. The dining room is situated at the back of the main parlor and is lit by the windows designed under its high ceiling.

A private courtyard surrounded on three sides lies in the west. In the middle of this section, a richly decorated room opens to the *birooni* on the opposite. The skillfully executed colored stucco and paintings reflect the *Qajar* passion for decorations. Other architectural elements of notice include two wind-catchers which rise between the main parlor and the dining room, ventilating these spaces naturally.

Location: Esfahan



The Nilforoushan House
Tourist Inn

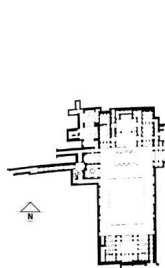
The *Nilforoushan House* with Esfahan's vernacular architecture belongs to the *Qajar* period. Its total area is 1725 m² and its built area is 965 m².

The main architectural elements of building include the octagonal vestibule, central courtyard *andarouni* (family and private quarters) *birooni* (guest quarters), adjoining rooms.

It has rib vault and counter ceilings. Its main used building materials are brick, mud-brick and wood.

The previous function of the building was educational but now it is functioning as a tourist inn, now.

Location: Esfahan



Valuable Bldgs. in Old Urban Fabrics: Form of Overall Descriptions

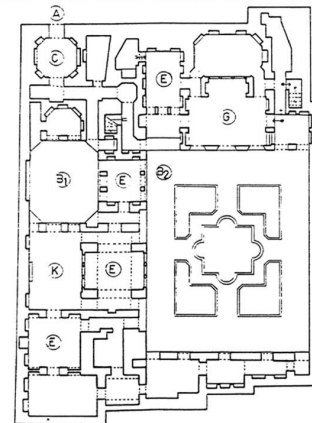
No 4
Bldg.Code

Province	City	Known As	Owner ship				LandUse		Area		Further Information
			U.D.R.C	Municipality	Cultural Heritage Org.	Others	Previous	Present	Total Area	Built Area	
Isfahan	Isfahan	Mojahedzadeh	✓				House	Qoranic School	۱۳۰۰	۴۵۰	

Picture



Sketch Map



Ground Floor Plan

Valuable Bldgs. in Old Urban Fabrics: Form of Overall Descriptions

No 1
Bldg.Code

Province	City	Known As	Owner ship				LandUse		Area		Further Information
			U.D.R.C	Municipality	Cultural Heritage Org.	Others	Previous	Present	Total Area	Built Area	
Isfahan	Isfahan	Afarn - Vabz	✓				House	Travel Agency	۱۱۸	۷۹۵	

Picture



Sketch Map

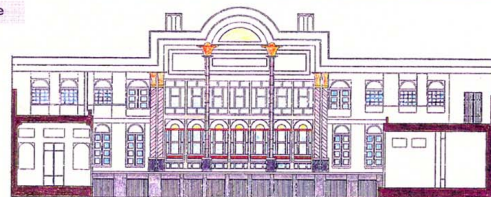


Valuable Bldgs. in Old Urban Fabrics: State of Restoration Form

No 7
Bldg.Code

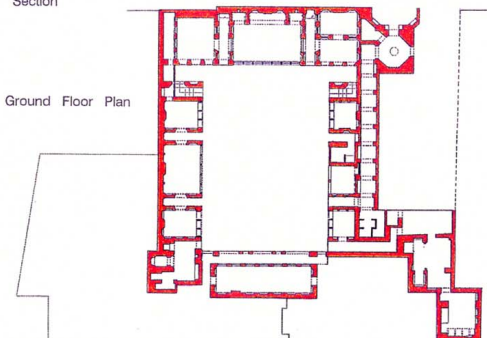
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	Consolidation	Reproduction	Conservation Plan	Rehabilitation Plan	Restoration Plan	Compiling Regulations	Documentation	
Qajar		✓						Completed

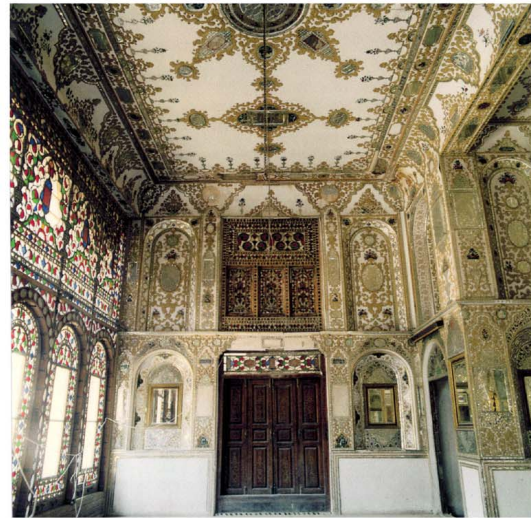
Picture



Section

Ground Floor Plan





Valuable Bldgs. in Old Urban Fabrics: Form of Overall Descriptions

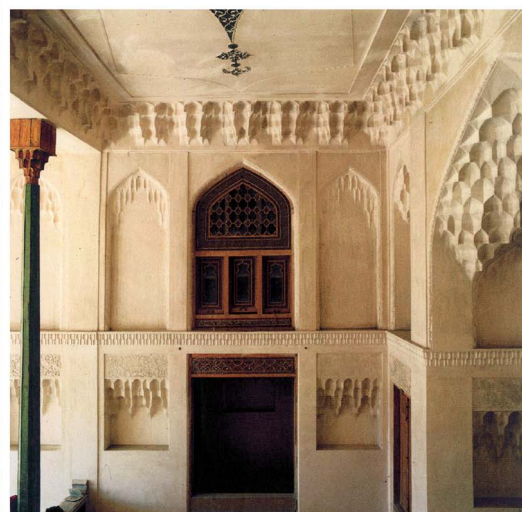
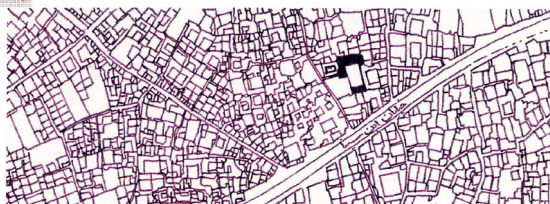
No 2
Bldg.Code

Province	City	Known As	Owner ship				LandUse		Area		Further Information
			UDRC	Municipality	Cultural Heritage Org.	Others	Previous	Present	Total Area	Built Area	
Isfahan	Isfahan	Niforoshan	✓				House	Seminary	1725	965	
		Behsereshi							570		

Picture



Sketch Map



Province	City	Known As	Owner ship				LandUse		Area		Further Information
			U.D.R.C	Municipality	Cultural Heritage Org.	Others	Previous	Present	Total Area	Built Area	
Isfahan	Isfahan	Qodsieh School			✓		School	Seminary	1492	1625	

Picture



Sketch Map





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Urban Development

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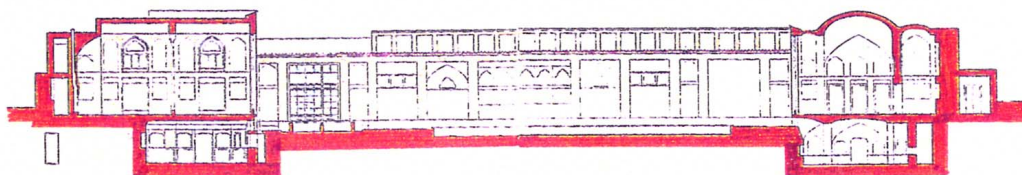
Valuable Bldgs. in Old Urban Fabrics, State of Restoration Form

No 2

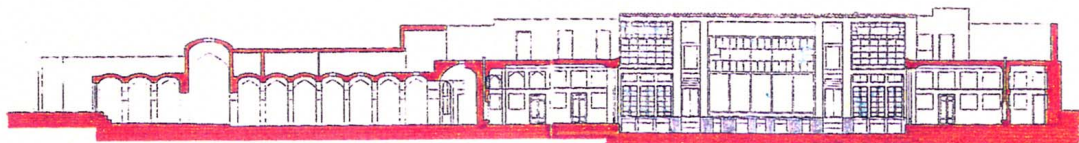
Bldg. Code

Period	Present State							Further Information
	Restoration Completed		Undergoing Restoration					
	Consolidation	Reproduction	Conservation Plan	Rehabilitation Plan	Restoration Plan	Compiling Regulations	Documentation	
Qajar		✓						Completed

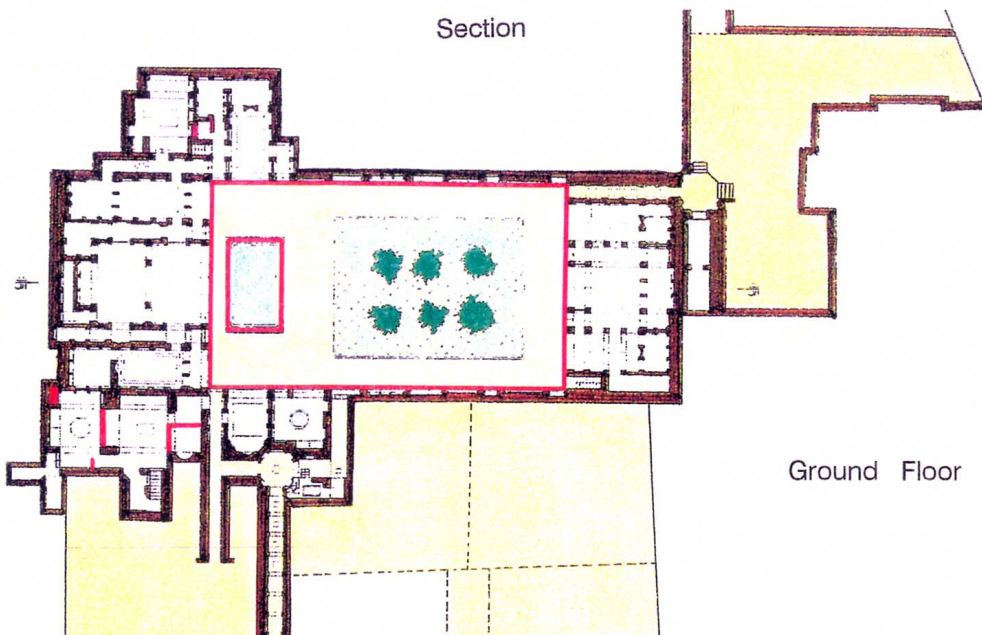
Picture



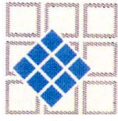
Section



Section



Ground Floor Plan



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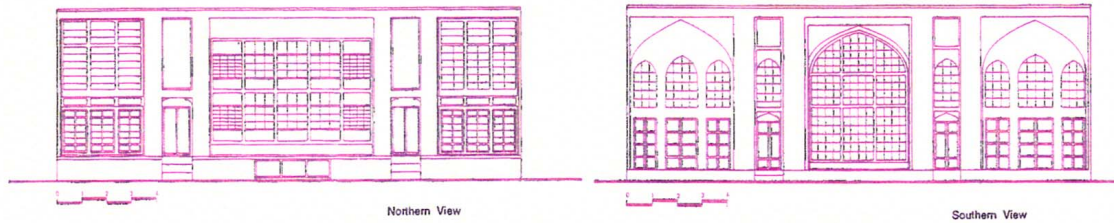
Valuable Bldgs. in Old Urban Fabrics.State of Restoration Form

No 5

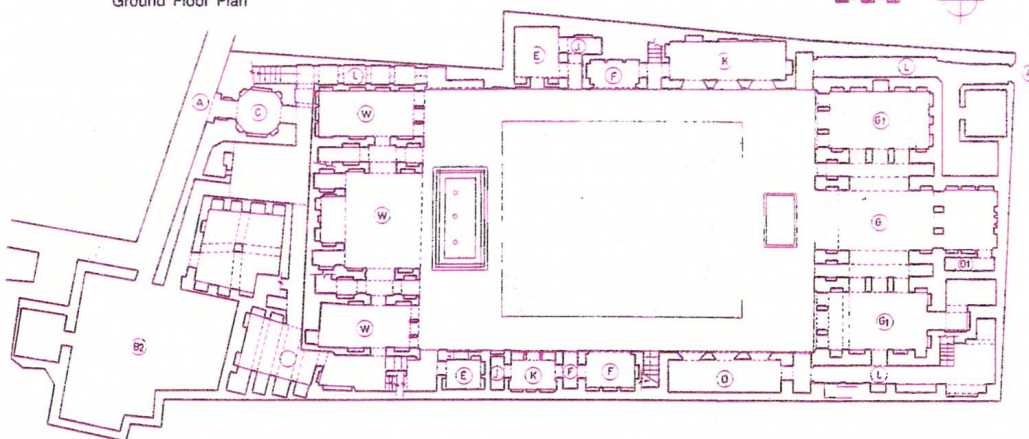
Bldg.Code

Period	Present State							Further Information
	Restoration Completed		Undergoing Restoration					
	Consolidation	Reproduction	Conservation Plan	Rehabilitation Plan	Restoration Plan	Compiling Regulations	Documentation	
Safavid		✓						Completed

Picture



Ground Floor Plan





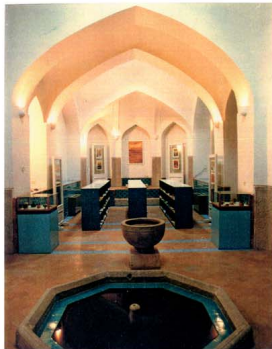
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Valuable Bldgs. in Old Urban Fabrics: Form of Overall Descriptions

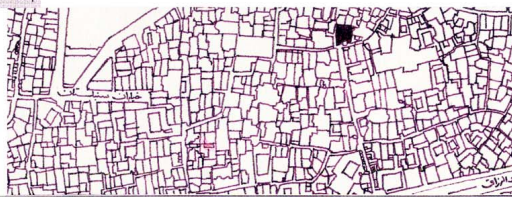
No 6
Bldg.Code

Province	City	Known As	Owner ship				LandUse		Area		Further Information
			U.D.R.C	Municipality	Cultural Heritage Org.	Others	Previous	Present	Total Area	Built Area	
Isfahan	Isfahan	Vazir Bath	✓				Bath	Children's Library	560	560	

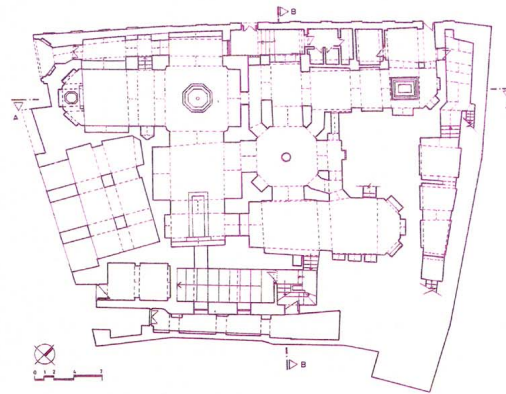
Picture



Sketch Map



Picture



After Renovating (Plan)



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Valuable Bldgs. in Old Urban Fabrics: Form of Overall Descriptions

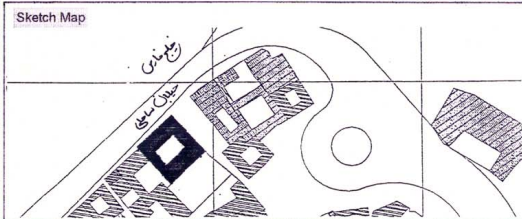
No 7
Bldg.Code

Province	City	Known As	Owner ship				LandUse		Area		Further Information
			U.D.R.C	Municipality	Cultural Heritage Org.	Others	Previous	Present	Total Area	Built Area	
Boushehr	Boushehr	Tabib	✓				House	Center for Boushehr Studies	595	1100	

Picture



Sketch Map



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Valuable Bldgs. in Old Urban Fabrics: State of Restoration Form

No 8
Bldg.Code

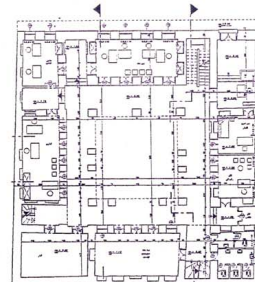
Period	Present State							Further Information
	Restoration Completed		Undergoing Restoration					
	Consolidation	Reproduction	Conservation Plan	Rehabilitation Plan	Restoration Plan	Compiling Regulations	Documentation	
Qajar		✓						Completed

Picture

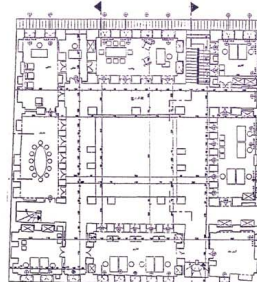


Section

Section




Ground Floor Plan



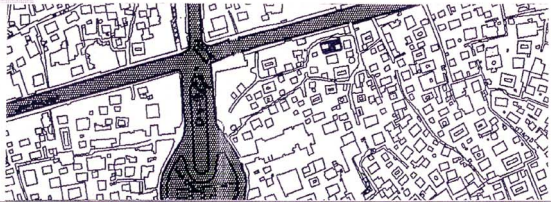
First Floor Plan

Province	City	Known As	Owner ship				Land Use		Area		Further Information	
			U.D.R.C.	Municipality	Cultural Heritage Org.	Others	Previous	Present	Total Area	Built Area		
Yazd	Yazd	Moayed Alaei	✓					House	Maskan Sazan Co.	728	830	

Picture



Sketch Map







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Revitalization Corporation

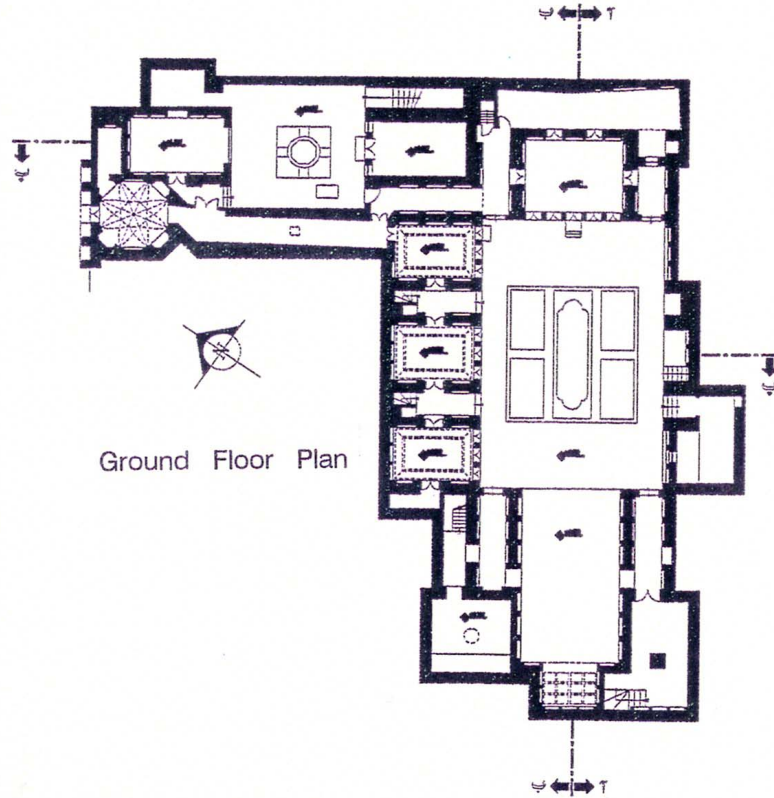
Valuable Bldgs. in Old Urban Fabrics: State of Restoration Form

No 10

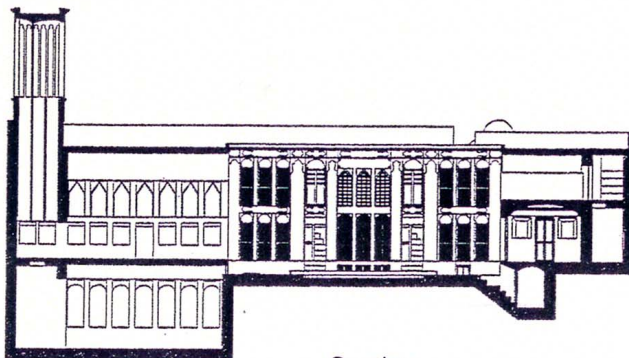
Bldg. Code

Period	Present State							Further Information
	Restoration Completed		Undergoing Restoration					
	Consolidation	Reproduction	Conservation Plan	Rehabilitation Plan	Restoration Plan	Compiling Regulations	Documentation	
Qajar		✓						Completed

Picture



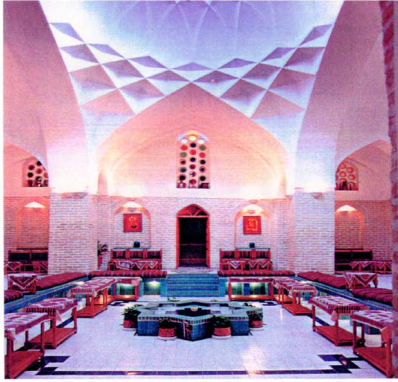
Ground Floor Plan



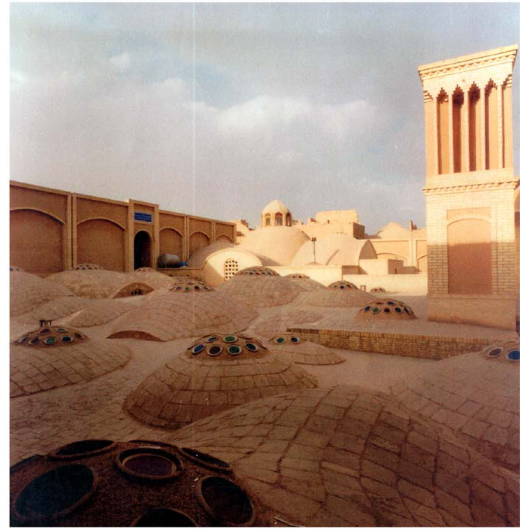
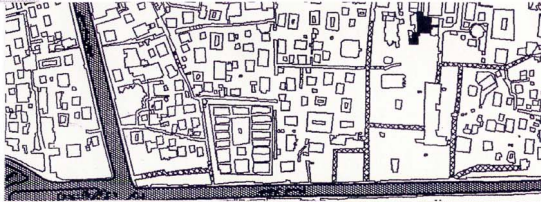
Section

Province	City	Known As	Owner ship				LandUse		Area		Further Information
			U.D.R.C.	Municipality	Cultural Heritage Org.	Others	Previous	Present	Total Area	Built Area	
Yazd	Yazd	Khan Bath	✓				Bath	Restaurant	1100	1100	

Picture



Sketch Map





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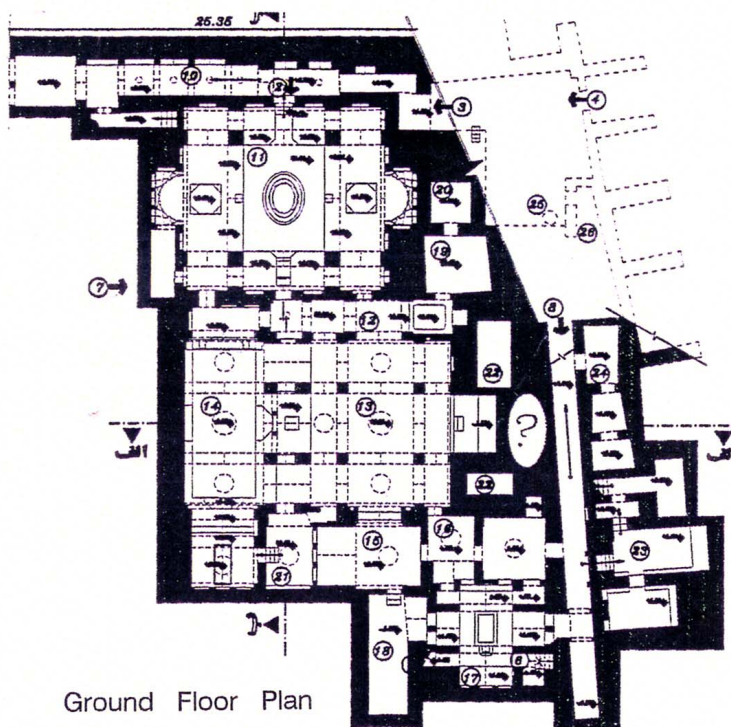
Valuable Bldgs. in Old Urban Fabrics, State of Restoration Form

No 9

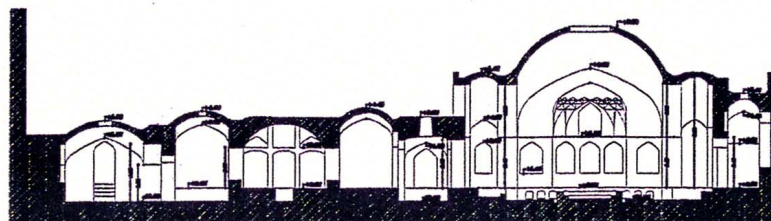
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Period	Present State							Further Information
	Restoration Completed		Undergoing Restoration					
	Consolidation	Reproduction	Conservation Plan	Rehabilitation Plan	Restoration Plan	Compiling Regulations	Documentation	
Qajar		✓						Completed

Picture



Ground Floor Plan



Section