

money. This group is more likely to stay there permanently. Therefore, it seems that establishing a balance among the different

cultural and livelihood aspects of life in Medinas have preserved the physical structure of the city and encouraged its citizen to dwell there.

Conclusion

One of the necessary conditions for the revitalization of urban textures is rebuilding or renovating the physical structure of the city using protective measurements. Apart from meeting these conditions, those who are in charge of urban renovations in the Medina of Morocco have gone some steps further in terms of the economic and social improvements. Examples of such improvements are the maintenance of the physical structure of the city and the actual functioning of buildings and public spaces, in which functions in their ex-forms still can serve the needs of the inhabitants of this context. This shows that these functions and rebuilt the physical structure of city are in line with the dignity, social, economic, and livelihood-associated aspects of the inhabitants of Medinas. For this reason, the residents of the Medinas have decided to continue living there. In fact, the factor of success and survival of the citizenship in the textures is the cultural and economic balance between the “physical structure of the city” and “the inhabitants”. Such a balance which is promoted by management strategies has contributed to the continuity of the life in the

context of Medinas (Table 1).

The sustainable renovation model in Morocco shows that Morocco has succeeded to preserve the physical features of historic textures and to promote the flow of life through appropriate urban management. To this end, the textures of Medinas have been protected by walls and the social textures of the inhabitants have been preserved though no changes have been made in the spatial and physical structure and their social configuration. The limited economic and spatial development of the Medinas have positively influenced the lifestyle of its residents and brought them a relative satisfaction of the business and livelihood, and this has been the successful management of urban areas in these cities.

In the literature of balanced renovation, this issue is discussed under the title “divisions.” In the present study, this concept refers to the division between the lifestyle of residents and the degree of cities’ physical renovations,” and modernization in the Medinas of Morocco is an attempt to establish a balance between these two.

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time. For example, the traditional baths all over the city in the Medinas of Fes and Morocco are still used by people and the residents for the same purpose. The neighborhood centers in the true sense of the word are manifested in the city of Meknes where some micro-activities are being practiced and urban signs such as decorated sources have promoted the dynamic participation of the citizens. The citizens' participation, as a part of the urban space, continues to reflect the same functions of the centers in the past. The traditional functions of tanneries in Fes have been preserved. Though the tanneries are today a place for preparing leather, they are considered as tourist destinations in the city of Fes (Fig2). The old markets as a sign of the city's dynamism are among the places that have been preserved in many historic cities. Visiting the renovated markets in different cities of Morocco shows that they provide people with daily necessities. Those markets that have been restructured based just on a tourism approach serve as the routes for the tourists who are interested in souvenirs and handicrafts. Moreover, restoring traditional markets is maintaining the value of the residential texture ..at the back of the market. In the cities of Fas, Morocco, and Meknes, the influence of markets not only on the texture also on the residential areas is observable, and the residential texture is as important as the market in terms of spatial value. However, in our historic cities, the importance of the residential texture at the back of the market is not as big as commercial texture. Simply put, by increasing the commercial functions in historical texture, the value of the residential texture located behind it decreases. Conversely, in the cities of Morocco, the flow of life and the citizens contribute to restoring the texture and traditional markets in the big cities. The points mentioned above are not applicable to the local markets of smaller cities such as Tetuan where people are running the retail business, and the market is a part of the urban life (Fig3). The role of the balanced modernization in promoting the continuity of life in the Medinas of Morocco Observing the active and inactive cultural and social textures in the cities of Morocco shows that the cultural, economic, livelihood-associated, and social scales of life in these textures are fully compatible with the physical

structure of the Medinas. Living conditions in Medina's context in Morocco are in line with the same texture. The presence of residents on the passageways of the Medinas shows their standard of living. The standard is not as high as those which are available to the residents of the new, high-tech, well-off areas and it is not as low as those which are accessible to those citizens who live in poverty and misery. This issue is of great importance for the slum- dwellers in the cities of Morocco. The inhabitants of Medina are not second-rate citizens or marginalized. In addition, the occupations and livelihood of the inhabitants of these Medinas are in proportion to the needs and function of the texture and for earning their living; this group of people does not have to move to the other parts of the city (Fig4).

One of the key factors encouraging the inhabitants to stay and continue their citizenship life in this texture is the coordination or economic, cultural, livelihood-associated, and social balance between the social texture of the citizens and the physical texture in the Medinas. Conversely, in Iran, the deterioration of the living conditions in worn-out textures has forced the citizens to emigrate from these areas and be replaced with the groups of people enjoying a lower living standard. This has happened in many neighborhoods near the Tehran Bazaar whose inhabitants are replaced by Afghan citizens. This process has increased the quality of life and the costs of living in certain areas and has resulted in a change in the lifestyle and economic model governing them. For this reason, the real life in the city has been ruined and many tourist destinations have been developed. The real life in the worn-out textures and their continuity are affected by their physical conditions and the lifestyle and livelihood of its inhabitants. However, in most of the cities of Morocco, there is a relative and logical balance among all the factors affecting the physical structure of city and lives of citizens. Increasing the quality of the physical structure of these medians has not encouraged people to increase the price of land, to make a luxurious living by selling and buying plots of land. In addition, job opportunities within Medinas have discouraged young people to move to newer neighborhoods for earning

or texture regeneration projects elsewhere shows that these measurements are necessary for the modernization of texture but not sufficient for restoring or preserving life in them. One of the domestic samples of the texture renovation in Iran is Joobare in Isfahan and an international sample is Mtskheta in Georgia. In both cases, renovating and improving the physical aspect of both textures and changing them to a high quality and beautiful

textures show that the lack of attention to the today's life in them has negatively influenced their social and cultural status and turned one to a cinematic town and the other to a tourist destination. In many other samples, the purely quantitative interventions and lack of attention to the current lives of residents have put an end to the personal and social life in the context (Fig1).

Table. 1. The process of developing the urban management approach in restoring the old textures of Moroccan cities. Source: The authors. 2017.

Description		Interpretation		Conclusion	
The Continuity of urban life in Medinas	Evidence	The balance of different dimensions of citizenship in Medina	Evidence	The social management of the Medinas of Morocco and success in urban restoration	Evidence
	<ul style="list-style-type: none"> •Promoting the dynamic and active presence of people in urban spaces • Promoting the flow of life in the context of most Medinas, even in the absence of tourists 		<ul style="list-style-type: none"> • Relative satisfaction of middle-class people from attending Medinas • Promoting The continuity of business and citizenship activities within the old textures 		<ul style="list-style-type: none"> •Turning the Medinas of Morocco into one of the main tourist attractions of the country • Not turning the Medinas into a purely beautiful physical structure devoid of any life

Moroccan Medinas, Vibrant Cities

Attending the Medinas is a great opportunity to be familiar with the reality of living in the worn-out textures of the cities and learn about necessary conditions for the success of the renovation process in the cities of Morocco. Attending the place provide us with real knowledge about the flow of life. Such a flow is completely felt by walking through the city. People who are commuting, coming, going, walking through the streets of the city, represent the flow life in these areas. Local markets, small-scale neighborhood

shops, children in neighborhood centers, women, the elderly and the residents who leave home to meet their needs indicate the continuity of urban life in these tissues.

The important point is that understanding the flow of life in the city requires attending the Medinas. Attending the city contribute not only to the visual perception of the life but also to understanding the flow of life in the city.

The flow of life in Medina is reflected by the functions that have not changed through the



Fig. 4. The continuity of the urban life in one of the neighborhoods of the city of Meknes with its residents in the middle-class area of the urban community. Photo: .Reyhaneh Hojjati. 2017.

namely the need for maintaining attention to the physical aspect of city and life of citizens simultaneously in the dominating approach to modernization, we can conclude that renovation and intervention in worn-out textures require the consideration of different aspects of the lives of citizens. For this reason, this process is called the urban regeneration. “Today, the goal of urban regeneration is to consider the complexity and dynamism of the city. Urban regeneration is a multidimensional project that relates to different urban situations in different time periods; in this process, the past, present, and future are simultaneously analyzed” (Hosseini & Sotoudeh, 2014). Obviously, paying attention to all aspects is not an easy and short-term issue. In other words, modernization will be more successful if more dimensions are taken into account. In the theory of balanced modernization, this issue is interpreted as “successive divisions.” “The successive divisions are the smallest unit for detecting, identifying and measuring the balance in the networks, dimensions, components, and indices of the renovating texture system” (Andlib, 2017) The more we include the successive divisions and deeper we analyze them, the better we can measure and identify of the balance in the texture, we would achieve a greater success in modernization.

The first step in the renewal of the Medinas of Morocco

Visiting significant samples of the worn-out texture in the cities of Morocco, called “Medina”, shows a special approach to the modernization of worn out texture for restoring, protecting and turning these areas into tourist attractions. At first glance, what is seen in these cities is a physical renovation emphasizing the protection of the walls of historic cities. To this end, some limitation has been imposed for carrying out building construction projects around the walls. The physical renovation is not limited to the walls, and many actions have been taken to improve the appearance of the Medinas. For example, running new building construction projects in texture is not permitted, there is an emphasis on flooring with native materials and paving roads, painting and renovating the facades inside the texture, maintaining the status of old passages in terms of physical features and density of buildings and preventing the cars to enter into the texture. Such an emphasis on the physical preservation of the Medinas has resulted in creating the world’s largest car-free urban zone in Fes-el- Bali (the core of developing Fes city) in the city of Fes. Comparing the measurements for physical renovation with the ones carried out for restoration

factors such as the interruption or disruption of the networks, the flows, and their links disturb the average balance of the city in worn-out textures, thereby exacerbating the vulnerability of urban life and resulting in imbalance and disruption in the orderly structure of the system, and the status of being worn-out. The situation calls for a drastic action to bring the balance back to the textures (ibid).

Although there is a consensus that some issues



Fig.2. Tanneries, one of the sites of traditional products, in Morocco, are the workplaces for a particular group of people. They are preserved at the heart of the historic texture of the city, "Fez" and serve as a platform for some activities. Photo: Reyhaneh Hojjati. 2017.

dimensions of urban life in these textures involve understanding different factors in urban sociology.

The complexity of renovating worn-out textures

Given that the various dimensions of the life of citizens in the worn-out tissues are influenced by different aspects of their life, adopting a proper attitude towards modernization would be difficult and require the anthropological knowledge of the urban environment.

Renovating worn out tissues is complex for a number of reasons, for example, the neighborhoods are residential and have already been inhabited or the neighborhoods are of economic, social and cultural interests to the people and people have long established a relationship with their living environment and been practicing some activities.

such as maintaining the attention to the flow of life and urban life, as well as not adopting a merely physical look for restoring worn-out textures can address the issue of balance, such consensus is barely reflected at the operational level in the historical centers. The lack of consensus has led to various approaches such as urban refinement, social planning, economic planning, urban centering, and protectionism-based reconstruction (Ghhorbanian, 2010). Addressing the different



Fig. 3. A traditional market in the city of Medina serving the needs of the residents of Medina. Photo: Reyhaneh Hojjati. 2017.

“(Momeni et al.,2010 cited in Andalib, 2017). Due to the above-mentioned reasons, the renovation of worn out tissues is much more complex than development plans and it is ultimately a multi-dimensional area for intervention. “

If we accept that the physical aspect of the city is inseparable from the life of the citizens, we should also avoid emphasizing merely such aspect when it comes to modernization. It is impossible to influence and change the city as a living creature if we do not consider the different dimensions of human life. These dimensions including the economic, cultural, and social and life- associated aspects of the life contribute to the citizens' thoughts and lifestyle. Therefore, in order to preserve the urban life, all these aspects should be considered.

Based on the two above-mentioned assumptions,

Hypothesis

The experience of a balanced renovation in Moroccan worn out textures was a success because the renovation process was derived from the social approach and promoted by a policy of cultural, social and economic balance between the lifestyle of residents and the physical texture of these areas. Such hands-on experience has led to the creation of dynamic, active areas for tourists.

Restoration and renovation in the new age

New approaches to urban restoration have unanimously come to this decisive conclusion that, “the absence of a merely physical perspective” in renovating worn-out textures may not be the only reason guarantee the success of renovation, but its overlooking would result in the failure of a renovation project. This issue has been addressed in defining and describing worn-out textures: “these textures are characterized as unstable and poor in physical, functional, motional, environmental, socioeconomic and managerial aspects” (Falamaki, 2009: 99). Renovation experiences have shown that emphasizing the physical aspect of the restoration and renovation of worn out- textures only results in the creation of a crust devoid of texture that gradually collapses in the absence of life and will be prone to destruction. This approach transforms the worn-out texture into a corpse which seems to be perfect from outside,



Fig.1. A view of the renovated sidewalks in the city of Metshtah. Adopting the tourist approach to the renovation has turned the city into a museum and lifeless city. Photo: Ehsan Dizani. 2014.

though its veins are devoid of the bloodstream of life. This corpse will undoubtedly be spoiled and decayed, and after a while, its smell will annoy any passerby. The smell is caused by the lack of the life flow, being a hangout for social abnormalities and their associated insecurity, decreasing the value of land and construction and accommodating very low-income communities with a low socio-cultural level. Such problems have led to the restoration of urban areas from a cultural perspective. “The goal of urban restoration is beyond physical and spatial measurements. Urban restoration is a cultural practice that can also foster a cultural attitude” (Ghhorbanian, 2010). In addition, by referring to the available categories, the improvement of economic issues and the establishment of a balanced economic system in these contexts can also be achieved.

These categories highlight three types of policies in the rehabilitation and restoration of worn-out textures: 1. the first type of policies mainly represented by the policies before the 1960s emphasize the physical structure of the urban area and qualities, aiming at improving unpredictable housing conditions in old buildings and revitalizing the approach (Cleaning up the slums). 2. The second-type policies for the rehabilitation of neighborhoods are proposed as a comprehensive strategy emphasizing social issues (1960-70). 3- The third type of renovation policies for rehabilitation is especially being practiced in urban centers and includes executive strategies, focusing on economic development (Pour Ahmad & Akbar Nejad, 2011). This economic development seeks to strike a balance between the flow of life and the physical context in which life goes on. In the theory of balanced renovation, “the status of being worn-out” has been interpreted as “temporal, spatial lag of the texture in terms of sustainability of the networks, connections, and flows of the city” (Andalib, 2017). This theory is based on a systemic network view of worn-out textures and has been dominated by a sustainability paradigm. The theory argues that “The system stability requires balance and stability. Variety of

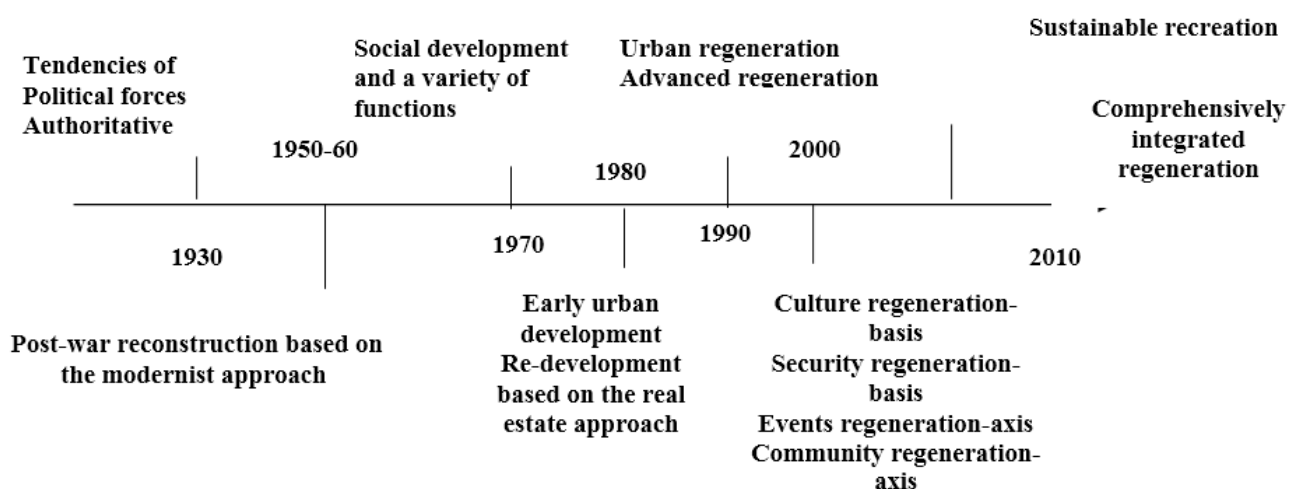
Introduction

Different or contradictory models of renovation have been developed and used in many developing countries. A brief look at the historical course of urban regeneration reflects the importance of its various dimensions. Post-war reconstruction, extensive destruction, and modernization based on the modernist views of the 1950s and 1960s have been the result of different approach employed in the process of urban renovation. This process of changes in thought, approach, and urban renewal policies include macro-scale reforms of the 1950s, the social problems of the late 60s, the rehabilitation and reformation of the 1970s, and the re-development of the 1980s, the development of real estate and business centers, and the development of the scope of activity for designing a comprehensive approach. Such an approach not only focuses on the physical and environmental characteristics of the cities or their promotion but also is committed to transforming economic, social and cultural structures (Chart 1) (Bahraini et al., 2014). A perusal study of available models of modernization and comparing them with each other in terms of the process and findings can help us reason out their failure or success in the world today.

The evolution process of these models shows that they have gradually shifted their attention from the merely physical aspect emphasizing the importance of “building”, to the semantic aspect such as “texture” and then “the flow of life in them “. The models emphasize all aspects of the life of citizens so much so that it succeeds in ...sustainable regeneration. The results caused by such a transformation are as good as the findings of approaches adopted in traditional cities. Morocco which has revived its old textures in many parts of its cities under the title of “Medina” is an invaluable experience. By studying and analyzing the modernization experience in the Medinas of Morocco, we can investigate its model of modernization from its various dimensions and reason out its success or failure.

What the objective evidence suggests is that this texture has been able to sustain its current life and beauty without losing its vivacity. This issue is of great importance because it not only helps us analyze the method that has been successful in this regard but also draw our attention to various aspects of renovating worn texture, which has been overlooked in many of the current mechanism in our country (Chart.1).

Chart. 1. Common regeneration approaches over time. Source: (Bahraini et al., 2014)



A Balanced renovation, a factor contributing to the preservation of originality in Moroccan Medinas

Amir Zaghian

MSc in Architecture, Azad University of Khorasgan, Isfahan
Amir_Zaghian@yahoo.com

Abstract

the attention to the flow of life and socialization of citizens while the physical and structural restoration of the texture is being carried out. The rehabilitation principle behind Medinas of Morocco has succeeded to maintain the integrity of the textures in its true sense. It also has turned the Medinas into tourist destinations which are popular with tourists from all over the world. The Medinas, the core of each city and its old textures, have been distinguished from other parts of the city for their building's physical renovations. The physical structures of the residential and commercial buildings have been in the Medinas over the years. What has made the renovation of the textures a successful experience is not only the measurement for building's physical renovations but also the particular management strategies adopted for preserving the citizenship life in the textures. Such strategies have established a balance between the economic, cultural and livelihood-associated aspect of the physical structure of the city and the lifestyle of residents. This balance is all about preserving the cultural and economic status of the inhabitants of the tissues. This experience has been a success because the citizens' needs for the livelihoods have been fairly served in the context and the residents' relative satisfaction has been fulfilled. Moroccan Medinas can serve as a model of the recent theory of "balanced renovation." This theory argues that status of being worn-out could be caused by the imbalance in the dimensions of life while modernization can re-establish and maintain this balance."The solution for preventing the imbalance is to maintain the flow of life of the residents in the textures. In Morocco, all the measurements in this regards have been carried out in accordance with the limitations imposed by the physical structures of the cities in the historical texture. In so doing, Morocco has been able to preserve the historical textures in the spatial organization of the cities and appreciate the associated values of the physical structure of the cities.

Keywords

Modernization of Textures; Social Life; Citizens; Restoration; Medina.