International Journal of Multicultural and Multireligious Understanding

http://ijmmu.com
editor@ijmmu.com
ISSN 2364-5369
Volume 9, Issue 3
March, 2022
Pages: 814-828

Impacts of Reconstruction and Restoration of Old Fabric of Yazd City on Tourism Development

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http://dx.doi.org/10.18415/ijmmu.v9i3.3840

Abstract

One of the main components of economic growth in countries hinges on the dynamism of the tourism industry, as the reconstruction and restoration of old fabrics of cities has been a critical element of old cities. The basic goal of interventional strategies to reconstruct and restore old fabrics and redesign them is to return those fabrics to the life cycle, that can be useful in attracting and activating sustainable tourism of old cities. This study investigates the effects of reconstruction and restoration of the old fabric of Yazd City on tourism development. This study is an applied study in terms of goal, and survey and correlative in terms of method. The statistical population of this study consists of residents of old fabric of the city of Yazd. Data from 384 residents were gathered via cluster sampling, and for this a questionnaire was used. Three measures of reliability, convergent validity and divergent validity were used to explain the fit of the measurement models. Structural equation modeling was also used to analyze the data. Findings revealed there is a significant correlation between reconstruction and restoration of the old fabric of the Yazd City in terms of economic, social, cultural, structural and environmental dimensions and tourism development. In fact, reconstruction and restoration of the old fabric of the city not only strengthens the economic growth but also increases social vitality, promotes cultural standards, rejuvenates the physical structures and improves the environmental situation that would lead to tourism boom. On the other hand, tourism development has a positive impact on reconsecration and restoration dimensions of the city of Yazd.

Keywords: *Reconstruction; Restoration; Tourism Development; Old Fabric; Yazd City*

Introduction

One of the main pillars of economic growth is a dynamic tourism industry (Sadeghi, Habibabad & Mateerachi, 2021). In this regard, focus on tourism and tourism attraction can bring many economic, cultural and even political advantages. In this connection, old and historical buildings in ancient and developing nations are parts of the latent and forgotten economic, social and cultural potentials of the said

nations. A review of the role of old and historical fabrics in managerial systems, especially urban management could be very important in terms of cultural identity. Preservation of the original historical fabric creates many developments in various dimensions of historical cities; also, the use of these potentials in historical cities will help develop tourism and create revenue sources for the cities (Azad & Ranjbar, 2016). In this connection, Iran is a four-season nation with a bright several-thousand-year civilization which enjoys multiple and unique historical religious, cultural and natural attractions. It is also among the top 19 countries by tourism attraction and the top 5 countries by tourism diversity (Amin Bidokhti & Sharifi, 2012). However, Iran has a small tourism revenue. Global experiences as well as Iranian experiences have indicated that although the presence of ready tourism facilities are the primary conditions for tourism development, they are not the sufficient conditions, as some Iranian historical building dating back to over 7000 years ago. Unfortunately, urban managers have failed to adopt serious measures on urban buildings, thus causing urban decay across cities. Thus, to develop tourism and attract more and more tourists, it is required to provide more appropriate planning for the factors constituting tourism so that tourists' satisfaction is gained (Roustapour, 2005, Sadeghi Habib Abad & Materachi, 2021).

No building can survive for a long term without rejuvenation, regeneration and maintenance, as urban fabrics require constant rejuvenation and reconstruction as they are affected by natural and gradual urban decay and by climate conditions as well as adverse natural disasters such as earthquakes and floods, or destruction by irresponsible and unsystematic measures. In the meantime, cities and neighborhoods which have failed to reconstruct or rejuvenate have been wiped out of the map (Sadeghi & Mohammadi, 2013). Focus on rejuvenation and restoration of old and historical fabrics of the cities, i.e., intervention with old historical fabrics has always been one of the main and key subjects in historical cities, especially cities with social identities (Rezazade & Monshizadeh, 2014). The basic goal of interventional strategies to reconstruct and restore old fabrics and redesign them is to return those fabrics to the life cycle that can be useful in attracting and activating sustainable tourism of old cities. Attention to reconstruction and rejuvenation of historical and old fabrics is so pivotal that will not only improve fabrics and urban performance but is also important in terms of economic, social, cultural and tourism dimensions (Kordovani & Ghafari, 2011; Roberts et al. 2017).

In this connection, the tourism development approach to reviving historical and old fabrics with emphasis on tourism development potentials, especially cultural and historical tourism development has become one of the major and most effective approaches in recent years. This approach has transformed threats posed by destruction and loss of national cultural heritage into desirable opportunities for tourism industry infrastructure and the entrance of macro-level capital into the economy and creation of employment. This approach relies on the unparalleled economic and cultural power basis of tourism in post-modern era. This approach involves various economic, cultural aspects as well as urban planning of historical old fabrics (Sadeghi & Mohammadi, 2013). In fact, consistent with this approach, historical fabrics are parts of the urban configuration which include various structural, social, cultural and economic aspects (Kurdovani & Ghafari, 2011). Proper planning and provision of executive guidelines commensurate with fabric dimensions aimed at reconstruction and restoration can preserve the identity of historical cities and develop tourism industry. For many experts, the most important impacts of restoration of historical sites on the fabric of a city is the development of tourism of that city (Azad & Ranjbar, 2016). On the other hand, tourism bolsters the economic growth and increases sense of place and space security from a social and cultural dimension. Also, from a structural point of view, tourism helps link historical fabric and improve public services and urban view. It also helps reduce environmental pollution and increases greenery per capita, thus contributing to environmental sustainability (Ahmad pour et al. 2020).

As stated, Iran enjoys abundant historical and cultural attractions which could make it one of the largest economic markets in the world of tourism industry. This requires developing ways to reconstruct and restore the historical fabric in order that tourism flourishes. In this connection, identification and

determination of dimensions of reconstruction and restoration of old fabrics are among the most critical steps for urban planning and taking benefits of economic growth of tourism cycle. In this connection, the city of Yazd has one of the most important historical fabrics of the country which, despite recognition by the UNESCO, may face numerous tourism challenges. Major reasons for this are incorrect perspectives and weak management of the restoration and reconstruction of the old fabric over the past years. This city requires planning and expanding types of infrastructure and appropriate spatial-structural strategies to increasingly develop tourism so that tourists can benefit from historical sites and recreational places of the city. In this regard, this study reviews the mutual effects of reconstruction and restoration of the old fabric of the city of Yazd on its tourism prosperity.

Literature Review

Fabric refers to an interconnected area of buildings, routes, complexes, installations, spaces and urban equipment or a combination of them. It also refers to the intertwined and integrated system and manner of various elements in cities and villages or parts of them (Kalantari & Pourahmad, 2005). Urban fabric is a dynamic and changing quantity that reveals its structural situation and the way it is formed over time. Urban fabric determines the configuration of its structural status and the way they are interconnected. It also reveals a network of communications and accesses as well as general features of the routes and alleys; thus, characterizing spatial distribution of the activities and formation of urban development stages throughout history (Soltanzadeh, 2006). Historical fabric can be regarded as the primary core of a city. In other words, a historical fabric is an area situated in old sections of the cities that formed the city since the 1920s, i.e., when new urbanity was established (Mashhadi zadeh Dehaghani, 2016).

Restoration is a kind of regeneration that denotes giving vigor and new birth to already-lost parts of a fabric or its spatial organization; in other words, restoration denotes returning to the main structure or some earlier urban spaces which would restore the existential and original state of the building, complex of urban space (Habibi & Maghsoudi, 2012). Restoration is a concept, while preservation approach is a specific interpretation. Generally speaking, restoration denotes a technique and falls under repair and regeneration work, suggesting measures based on planning and expert work aimed at improving social, cultural and economic activities of a historical site, historical city or building that has lost its own original performance. Restoration provides broader values and opportunities for deployable sites. Restoration guidelines are advised to preserve historical fabrics. Also, emphasis on restoration as a preservation approach in historical urban fabrics with contemporary special uses could create sense of place and prevent the loss of place. Restoration is built on experiences from existing capacities in a historical site using economic, social and cultural indicators. It also serves as an effective method to inculcate the historical fabric on the users' minds, thus actualizing these capacities. In other words, the restoration of values, capacities and latent opportunities can be developed this way (Shateri & Ighan and Dabdabeh, 2019). Urban restoration can be defined as the renewal of urban life, parts of the urban areas which lack standards for public living (Rahnama, 2008). In reality, urban restoration is aimed at renovating the urban life and involves planning to reconstruct houses and eliminate urban decay, together with keeping buildings with historical values, improving and increasing the existing building standards (Burton et al. 2002). In urban development process, various strategies have been offered on organizing and restoring historical sites and urban decay. The most important strategies are those raised by Tisdale et al. (1996) who emphasized on psychological and spiritual parameters of restoring historical fabrics. They concluded that structural-strategic plan for the restoring fabric by relying on conceptual and tropical parameters can be used to provide structural and environmental reconstruction.

Bellowers (1993) also maintained that every historical fabric should be taken into consideration as a puzzle; in other words, concentration should be aimed at parts than the whole set. The second principle pertains to the values which determines which elements can change and which can be

maintained. Another point is that if parts of a city are supposed to change, it is critical to improve the standards and measures. Public participation is also a major theme. Bellowers argues that cities lose their positions, face stagnation and stillness through their path of growth, and need to be reconstructed and restored in order to preserve their cultural identities. Organizing and restoring historical fabrics are ways to repair and reconstruct cities. Urban repair falls under three major ways of regeneration, renovation and reconstruction, each of which involving a set of certain measures (Habibi & Maghsoudi, 2012). Table (1) gives the interventions. Included in these methods is reconstruction which is a long-term measure to regenerate the fabrics. This method is used when decay has completely occurred in a building, and urban space (Hardowi, 2002).

Table 1- Measures taken in interventions with urban fabric

Measures	**Conceptual meaning**	**Goal**	**Principles**	**Time of action**
Regeneration	- Measures taken to preserve, repair and improve the fabric damaged by decay functional and activity. - Measures taken to make changes in the fabric, so that they can be adapted to new uses. - Measures taken to eliminate the relative space decay in terms of functionality.	- Preservation and modernization - Preservation and restoration of aesthetic features to improve visual and spatial qualities - Preservation and promotion of old values	- Lucrative functions proposed - Changing of the function, relying on improving the quality of the spirit and nature of the fabric, complex and ancient urban building. - Preservation and promotion of social values.	Short term
Rejuvenation	- Measures taken to eliminate urban decay space. - Relative spatial physical decay space, which, despite the proper functioning of the urban space, has reduced its efficiency - Measures taken to eliminate the relative decay space of the fabric	- Preservation and modernization. - Making efficiency in space.	- Improving the visual and aesthetic quality of the current situation. - Coordination. - Adaptability.	Mid-term
Reconstruction	- Measures taken to revitalize the space decay to prevent the overall collapse of the urban space. - Measures taken to eliminate complete space decay in terms of function and physical dimensions. - Measures taken to reconstruct the original form using new and old technology. - Measures based on natural or sudden disasters such as war.	- Creation of contemporary, new and coordinated urban space for dialogue between the past and the future - Modernization and revitalization	-Application of new technologies if possible. -Creating a contrast between the new or old space. -Documenting the reconstruction	Long-term

Source: Nazeri and Rouhi Kelash (2008)

Different theories have been provided on planning, organizing and revival of historical fabrics. Consistent with functionality school, the major element is the economic component which disregards other aspects as cultural, social and cultural content. In other words, space transformation is, in this perspective, examined from its economic structures (Pakdaman, 2007).

Cultural school of thought bases its premise on focusing on old cultural values and believes that it is feasible to face urban issues through cultural continuity (Shewai, 2006). Then Humanism school raises such subjects as attention to humans in cities, city repair, and implementation of repair plans without land survey plans, based on organic fabric (Hall, 1995). Rationalists maintain that focus should be directed on repairing central buildings of the cities, understanding original types and creation of new spaces on the basis of past forms. The Idealist school posits that attention should be directed at ideal tendencies, creation of industrial cities, high-rise construction, use of new materials, preservation of a limited number of valuable and original buildings and creation of new spaces in the city. Technocracy school directs its focus on expansion and development of urban transportation, creation of high-rise buildings, while paying less attention to the old fabric and cultural heritage (Falamaki, 2018). The reformism school argues that the urban regeneration and organization should be made within the society, thus stressing reforming and tackling problems and social complications without negating generality (Ziari, 2013). The aesthetics school pays attention to the following: symmetry and balance in the quantity and quality of the urban physical development, alternation, proportion, coordination of urban components, creation of beautiful scenes in the city, safety and security for people, attention to the environment's health, selection of buildings and memorials, creation of comfort in the visual space and urban perspectives. Postmodernism stresses the regeneration and rejuvenation of cites, maintaining the old fabric and physical transformation of cities as well as organic growth. Postmodernism, unlike modernism, attends to traditional and local culture (Eck, 2007).

The most important theory in organizing and restoring old and historical fabrics pertains to the sustainable urban development. This theory involves the following: preserving natural and cultural terrains, determining urban form through ups and downs as well as natural terrains, ensuring that development will improve environmental health, preserving urban customs, adaptability and coexistence with the nature, desirable and effective balance between the population and existing sources, applying maximum urban diversity in terms of land use and various activities, minimum intervention and disproportion with the nature, futurism in decision making, generalizing and expanding social justice in the society and between the generations, preventing and prohibiting environmental pollutions, preventing the disillusionment of the city and keeping distant away from the nature, and finally creating sustainable, active and dynamic views of the city. In fact, sustainable development strategy maintains that urban regeneration includes restoration of economic, structural, environmental, cultural and social dimensions (Hardwi, 2012). Aspects of restoration include the following:

Social-cultural Restoration: Minimizing offenses and violence, providing healthcare services, improving and strengthening local communities, developing and expanding social insights, empowering and strengthening individual communities, emphasis on representative delegates, and meeting the needs of special social groups are all examples stressed by the social and cultural restoration (Armanshahr Consultative Engineers, 2018).

Economic Restoration: The goal is to attract domestic capital, encourage to self-employment, create part time and temporary professions, improve education and increase technical and vocational skills, emphasis on economic viability, reduce costs incurred by life, and create credits and facilities for good shopping. Successful urban economic restoration has two major aspects of supply and demand; the demands are determined by the city's ability to return local expenses and to attract expenses spent outside urban areas, while supply includes improving infrastructure such as new accesses and improving current accesses and other communication routes through investment.

Structural Restoration: In the area of structural element evaluation, structural restoration seeks potential limitations and abilities which adapts urban structure with social and economic changes and developments. Guidelines proposed for structural restoration include: recycling, revival and

aggregation of lands and buildings, improving the quality of installations using new technologies and improving transportation facilities.

Environmental Restoration: Environmental restoration could provide effective and positive measures for the sustainable development. Environmental restoration approach emphasizes the sustainability of environmental sources which can be achieved by creating sustainability of various aspects of the urban system. Sustainability of various urban dimensions include reduction of pollutions, sustainable housing, form of sustainable city, sustainable transportation and sustainable economy (Roberts et al. 2017).

Methodology

The present research falls under applied studies in terms of objectives and is a survey from a methodological point of view. From a nature perspective, it is a descriptive correlative study. In addition to using library sources, a questionnaire was used to gather data required by the variables measured by the target population. The questionnaire mentioned is taken from research literature and involves 31 items which deal with variables of reconstruction and restoration of the old fabric of Yazd City. Considering these variables, social-cultural, economic, structural and environmental dimensions are independent variables, while tourism development is the dependent variable, all of which are assessed on a Likert scale. To determine the instrument's validity, construct validity and factorial analysis were used; also, to examine validity, content validity was used. To measure the reliability of the instrument, Cronbach's alpha was employed which was reported to be 0.878, indicating good reliability. The statistical population includes all residents of the old and historical fabric of the city of Yazd, which due to unlimited number of the statistical population, the infinite Cochran population of 384 people was used. The sampling method was performed via cluster sampling, i.e., from every historical fabric of the city of Yazd, a cluster was selected and from each cluster a number of residents was randomly selected that constituted the sample size.

After gathering, extracting and classifying data, they were analyzed in two descriptive statistics sections using SPSS software and structural equation modeling using PLS Smart. Structural Equation Modeling (SEM) examines the relationships between several variables in a model. The power of the SEM in theory development helps it be employed to a large number of various sciences, including marketing, human resource management, strategic management and information systems. One of the major reasons behind widespread use of the SEM is its capability of testing theories in the form of equations between the variables. Another reason is because of its capability in taking into consideration of the measurement error that allows the researcher to report his/her data analysis by taking into account the measurement error. Conventional models in SEM are composed of two parts. One is the measurement model that examines the explanation of latent variables by observed variables (items), while the other is the structural model that shows how latent variables are linked together (Davari & Rezazadeh, 2016). In the present study, structural equation modeling examines the model based on the measures where evaluation measures of the structural fit and evaluation measures of the general section fit are used.

Case Study

Yazd is the center of the Yazd City which covers a land of 65.134 square km (Kalantari-Khalilabad & Pour Ahmad, 2005). The history of Yazd dates back to the Achaemenid era, whose original name was Isatis. According to historical documents, the Yazd establishment is attributed to Alexander the Great who erected a castle to serve as a prison for his prisoners called Kasseh. Some maintain that the city of Yazd is after the name of Yazdgerd. Yazd denotes holy, blessed and worthy of creation. Greek historians have also called old and historical cities as Isatis which have apparently been established following the destruction of the old city of Kasseh. When Islam was introduced, and people of Ian

embraced Islam, Yazd was called Dar Al-Ebadeh (Shammaei & Pourahmad, 2013). The initial form of the city of Yazd suggested it was a castle due to its position and defenses against the enemies; southern parts of which later transforming into residential areas. Yazd is among the few areas of Iran that involves various buildings and has experienced urbanism (Kalantari-Khalilabad & Pour Ahmad, 2005).

City of Yazd is one of the clear examples of ancient and old cities of Iran which is the first mud-brick made city and the second historical city after Venice, Italy. This city is a valuable historical city. Yazd is made of two general sections which includes the old and new fabrics (Montazeeri & Barati, 2016). Although the old fabric of Yazd received more attention following its recognition by UNESCO, fast urbanism growth of recent decades has caused problems for it, thus endangering its survival. One of the major problems of this fabric is the lack of proper perspectives and weak management in recent decades that have resulted in the old fabric to transform into ruins, despite its high tourism attractions. Thus, it is required to introduce measures to increase quality of life and provide major guidelines to restore the decay fabric using standards (Montazeri & Barati, 2016). This study examines the reciprocal effects of restoration of the old fabric of Yazd on tourism development.

Results

As stated, questionnaires were used to gather data required to test the hypotheses. A review of the descriptive characteristics of the respondents indicated that the number of 208 people (54%) were males and 176 ones were female. Twenty-six percent of the respondents were under 30 years, 30% between 30 to 40, 28% between 40 to 50 and 16% above 50 years. 16, 26, 34 and 24% of the respondents held diploma and lower, associate's, bachelor's and master's or higher degrees, respectively. The number of 271 people (71%) were married while 29% were single.

Convergent and divergent validities were used to examine the fit of the models. Table 2 shows the R^2 value calculated for the dependent variable, i.e., tourism development. As suggested, the coefficient shows a greater value that indicates desirable model fit. Also, positive values of communality index are given in Table 2 which indicates the quality of measurement model of latent variables. To examine the fit of the general model which controls both measurement and structural model sections, the Goodness-of-Fit (GOF) was calculated from the equation. The mean communality values of latent variables are 0.374; also, considering the coefficient of determination, a GOF value was 0.566, indicating a strong general fit. To examine the reliability of the measurement models, measures of factorial load coefficients, Cronbach's alpha and composite reliability were calculated.

Factorial load measurement: Reliability of each of the items depends on the factorial loads of each of the observed variables; they are also used to determine the extent to which the measurement indicators are acceptable to measure the latent variables. In confirmatory factorial analysis, factorial load values of higher than 0.5 indicates significantly strong levels and high correlation between observed variables and the factors; it also suggests the construct has been well defined (Holland, 1999). Confirmatory factorial analysis and a review of factorial loads suggests a desirable reliability for the items.

Cronbach's alpha: It is the classic measure for reliability and the internal consistency indicator. The internal consistency indicates the correlation of a construct with its related indicators (Mouse et al., 1998). In the present research model, the alpha value of the research components is given in Table (2), which a value greater than 0.6, is said to enjoy good reliability.

Composite Reliability (CR): A more modern measure of reliability is Composite Reliability used to determine the reliability of each of the constructs. The advantage of this measure over Cronbach's alpha coefficient is that construct reliability is calculated not absolutely but based on construct

correlation (Nanley, 1978). Composite reliability values of research constructs are derived from Table 2 to be above 0.7, indicating good reliability.

After examining the measure of reliability, the second measure of measurement models is convergent validity. The average variance extracted (AVE) indicates the average variance which is common to all structures and relevant indicators (Magnner et al., 1996). According to Table 2, convergent validity is said to be appropriate.

Table 2- General measures of the model quality

Latent variables	**Coefficient of determination** R^2	**Cronbach's alpha** Alpha>0.7	**Composite reliability** CR>0.7	**Average variance extracted** AVE>0.5	**Communality values** Communality>0
Reconstruction and restoration of the old fabric of Yazd from the social-cultural dimension	-	0.943	0.954	0.748	0.298
Reconstruction and restoration of the old fabric of Yazd from the economic dimension	-	0.799	0.771	0.554	0.318
Reconstruction and restoration of the old fabric of Yazd from the environmental dimension	-	0.980	0.984	0.925	0.358
Reconstruction and restoration of the old fabric of Yazd from the structural dimension	-	0.978	0.982	0.900	0.347
Tourism development	0.961	0.990	0.992	0.960	0.414

Source: research findings

The third measure which pertains to the fit of measurement models in PLS analysis is the divergent validity, which is examined by reciprocal factor loads. According to the Forenell Larker method, divergent validity is examined based on the relationship between a construct and its indicators in comparison with the relationship of that construct with other constructs, with the acceptable divergent validity of a model suggests that a construct in the model interacts more with its indicators than other constructs.

Table 3- Matrix of divergent validity measurement using the Forenell Larker

Variables	Reconstruction and restoration of the old fabric of Yazd from the social-cultural dimension	Reconstruction and restoration of the old fabric of Yazd from the economic dimension	Reconstruction and restoration of the old fabric of Yazd from the environmental dimension	Reconstruction and restoration of the old fabric of Yazd from the structural dimension	Tourism development
Reconstruction and restoration of the old fabric of Yazd from the social-cultural dimension	0.865				
Reconstruction and restoration of the old fabric of Yazd from the economic dimension	0.750	0.895			
Reconstruction and restoration of the old fabric of Yazd from the environmental dimension	0.842	0.585	0.962		
Reconstruction and restoration of the old fabric of Yazd from the structural dimension	0.855	0.586	0.959	0.979	
Tourism development	0.835	0.568	0.679	0.950	0.980

Source: Research findings

Consistent with Table 3, since the squared AVE pertaining to each construct (latent variables), placed in cells in the main diameter of the matrix, is greater than the correlation value of the cells placed in the lower and right cells of the main diameter, one would suggest that model constructs are more interactive with their own indicators than with other constructs; suggesting an acceptable model's divergent validity. To examine the relations between the variables, the structural model test was used. Factorial load and t-value statistic results of examining the effects of different dimensions of restoration of old fabric of Yazd on tourism development are given in figures 1 and 2. If the t-value statistic is greater than the critical t level at error level of 5% (i.e., 1.96), it indicates significant correlation. Factorial load

also explains the correlation of the independent variable and the dependent variable, Thus, t-values and factorial load results of the examination of the reciprocal effects of independent variables on the dependent variable are given in Table 4.

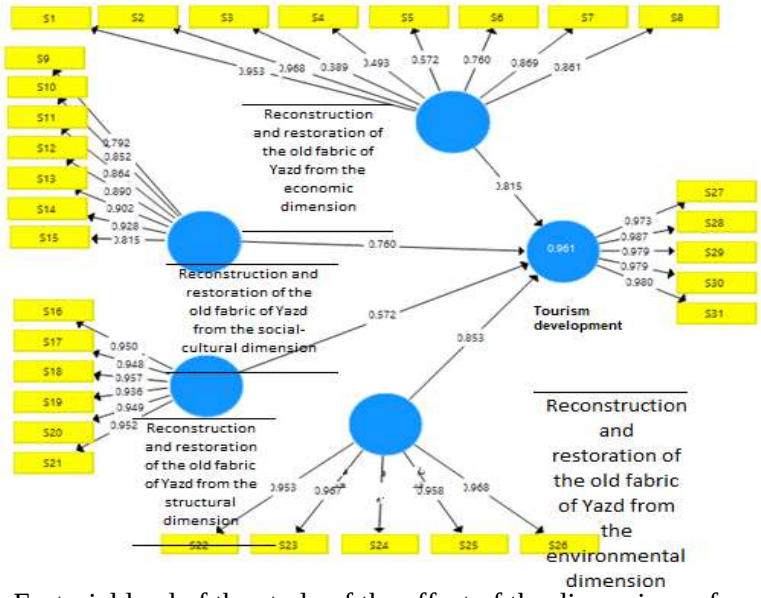

Figure 1- Factorial load of the study of the effect of the dimensions of reconstruction and restoration of the old fabric of Yazd city on tourism (Source: Research Findings)

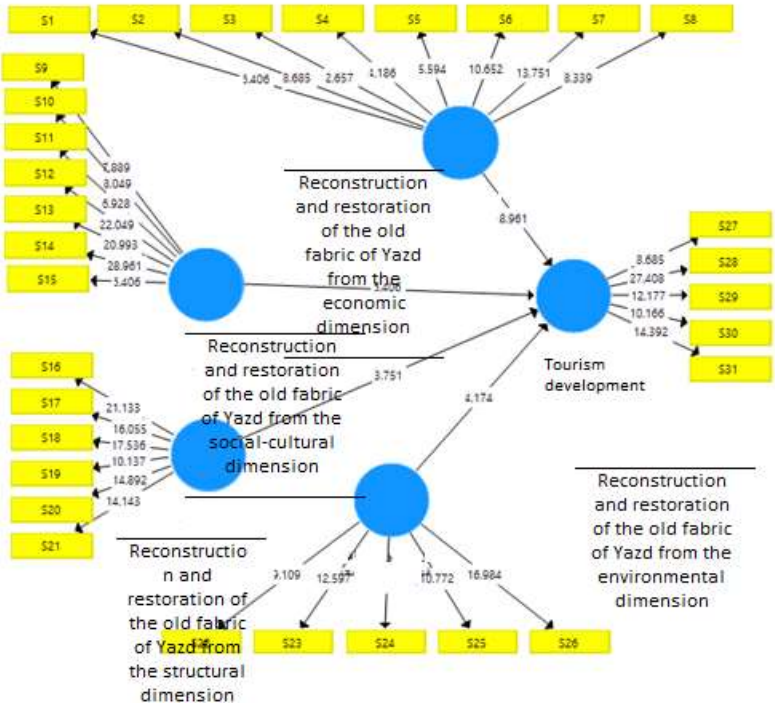

Figure 2 - t-value statistics to investigate the effect of reconstruction dimensions and restoration of the old fabric of Yazd city on tourism development (Source: Research Findings)

Table (4) shows that the variables of reconstruction and restoration of the old fabric of Yazd have had a significant effect on tourism development from economic, socio-cultural, structural, environmental dimensions, with the t-value statistic for these variables being 8.961, 5.406, 3.751 and 4.174, respectively. These values were greater than the critical t value, as the p-value was zero, which indicates that the

observed correlation between independent variables and tourism development was significant. Thus, the power of the relationship or correlation between the reconstruction and restoration of the old fabric of Yazd in terms of economic, socio-cultural, structural, environmental and tourism development were 0.815, 0.760, 0.572 and 0.853, respectively, which were considered acceptable.

Table 4- T-value values and p-values and factorial loads

Hypothesis	Variables	t-value	Factorial load	p-value	Result
First	Reconstruction and restoration of the old fabric of Yazd from the economic dimension and tourism development	8.961	0.815	0	Supported
Second	Reconstruction and restoration of the old fabric of Yazd from the social-cultural dimension and tourism development	5.406	0.760	0	Supported
Third	Reconstruction and restoration of the old fabric of Yazd from the structural dimension and tourism development	3.751	0.572	0	Supported
Fourth	Reconstruction and restoration of the old fabric of Yazd from the environmental dimension and tourism development	4.174	0.853	0	Supported

Source: Research findings

Conclusion and Suggestions

The old fabric of Yazd city has unparalleled values and characteristics which make it a national treasure; this has made the city receive more attention after being recognized by the UNESCO. Meanwhile, recent developments, especially urbanism growth and other issues created many challenges for the old fabric which are now endangering its survival. Thus, it is critical to introduce more interventions to increase the quality of life there. This study deals with the effects of restoration and reconstruction of the old fabric of Yazd on tourism development. For this, data from 384 residents of this area were gathered. The sample size was derived from cluster sampling and a questionnaire was used. To examine the relations between the variables and analyze the data, structural equation modeling was employed. Research found that there is a significant relationship between reconstruction and restoration of the old fabric in terms of social-cultural, economic, structural, environmental dimensions, and tourism development. This finding is consistent with those of Ahmadpour et al. (2020), Azad and Ranjbar (2016) and Kordovani and Ghaffari (2011). In other words, because correlation shows a two-way relationship, one would state that various dimensions of reconstruction and restoration of the old fabric paves the way for the development of the tourism industry, as tourism development could improve the said dimensions in positive feedback. Below is a discussion of the said dimensions.

Economic dimension: Since old fabrics tend to be located in central localities and involve the marketplace, they enjoy plenty of economic privileges which include the following: easy access to all areas of the city, providing services, growth and development of tourism industry through using small handicrafts, potentialities for residential development and presence of infrastructure, etc. Thus, these economic advantages reveal the necessity of focus on regeneration and renovation of the fabrics. On the other hand, one of the attractions of using tourism as an element

in restoration and reconstruction of old fabrics is its economic benefits that can help improve and rejuvenate the decay structures of the old areas. Urban tourism development can also serve as an agent for the economic growth f the old fabric of the city by increasing constructions, renting houses to tourists, increasing employment and flourishing retailers. Economic growth can be regarded as a factor for preventing the migration of the youth.

Social-cultural dimension: Since old fabrics tend to be located in central localities and involve the marketplace, they enjoy plenty of economic privileges which include the following: easy access to all areas of the city, providing all-out services, growth and development of tourism industry by using small handicrafts, potentialities for residential development and presence of infrastructure, etc. Thus, these economic advantages reveal the necessity of focus on regeneration and renovation of the fabrics. On the other hand, one of the attractions of using tourism as an element in restoration and reconstruction of old fabrics is its economic benefits that can help improve and rejuvenate the decay structures of the old areas. Urban tourism development can also serve as an agent for the economic growth of the old fabric of the city by increasing constructions, renting houses to tourists, increasing employment and flourishing retailers. Economic growth can be regarded as a factor for preventing the migration of the youth.

Structural dimension: Reconstruction and restoration of the old fabric of the city helps eliminate decay spaces and buildings, and improves access to recreation and entertainment centers as well as urban spaces; thereby bolstering the structural quality of urban historical spaces and buildings. Reconstruction and restoration also improve infrastructure and increases the quality of urban public services and the urban landscape, thus, the reconstruction and restoration of the old fabric of Yazd results in the attraction of tourists and bolstering of the tourism industry in this region.

Environmental dimension: Improving the environment in the old fabric creates positive emotions that results in the satisfaction of residents and visitors and their commitment to the old area. On the other hand, reconstruction and restoration of old fabric of the city improves the environmental situation, reduces environmental pollution and increases the urban green space per capita and thus strengthens the tourism industry.

Because Yazd has a good potential in tourism and experienced an upward trend in terms of investment in civil activities related with tourism industry up until the outbreak of COVID-19, it is clear that support for the tourism industry under present conditions is pivotal. This is, however, impossible without reconstruction and restoration of the old fabric of the city of Yazd which provide conditions for the presence and attraction of foreign tourists. Based on the result, the following are recommended:

- Completing and development of architectural designs and patterns as well as traditional urban development to protect the cultural identity and civil life in Yazd.

- Construction of access rings around the old complexes of Yazd, which not only create a link and coherence between the old and middle fabrics through creating public uses including recreation and greenery, education, health, commercial and services around them but also create access points, which aim to restore the urban decay.

- Adopting proportional laws and regulations for organizing land use to develop urban activities and services and to remove incompatible and disturbing uses in the old fabric of Yazd, and

- Government's expert intervention along with the participation of private companies as well as public participation to purchase abandoned and demolished residential houses or spaces and adoption of rules and regulations and credit lines for the development of public spaces in the central part of Yazd.

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