



KI (2011)

Rehabilitation of the Cultural Heritage in Historic Towns (Pilot Project 2 Kyiv Initiative Regional Programme)

Preliminary Technical File for the Pilot Town of GORIS (Armenia)



Table of content

	Foreword		3
1.	Base maps		4
2.	Thematic maps		
2.1	Location of the Town in the context of the Country and the Region	8	
2.2	Traffic Circulation, Transport and Access to the town		10
2.3	The main activities/functions in buildings		14
2.4	New buildings/development/interventions in the historic centre		16
2.5	Time Periods/EPOCHS of Buildings	17	
2.6	Cultural heritage		18
2.7	Occupation and Ownership of Buildings		19
2.8	Physical state of condition of buildings		21
2.9	Physical state of the condition of roads, pavements surfaces and public areas		22
3.	Historical maps		23
4.	Reference File		26
4.1	General information about the town		
4.2	Brief summary		
4.3	Main stakeholders and potential partners		
4.4	Geographic, climatic and/or other physical factors which have influenced the morphology and structure of the town		
4.5	Historical events that have shaped the town and its identity		
4.6	Current socio-economic situation		
4.7	Capacity of action of the Municipality		
4.8	Demand and Supply for space		
4.9	State of public services		
4.10	Legal and institutional situation		
4.11	Cultural Heritage		
4.12	The contribution that heritage can have on the quality of life and the social and economic prosperity of the town		
4.13	Challenges and opportunities		
4.14	Participation in international co-operation (including technical support to projects)		

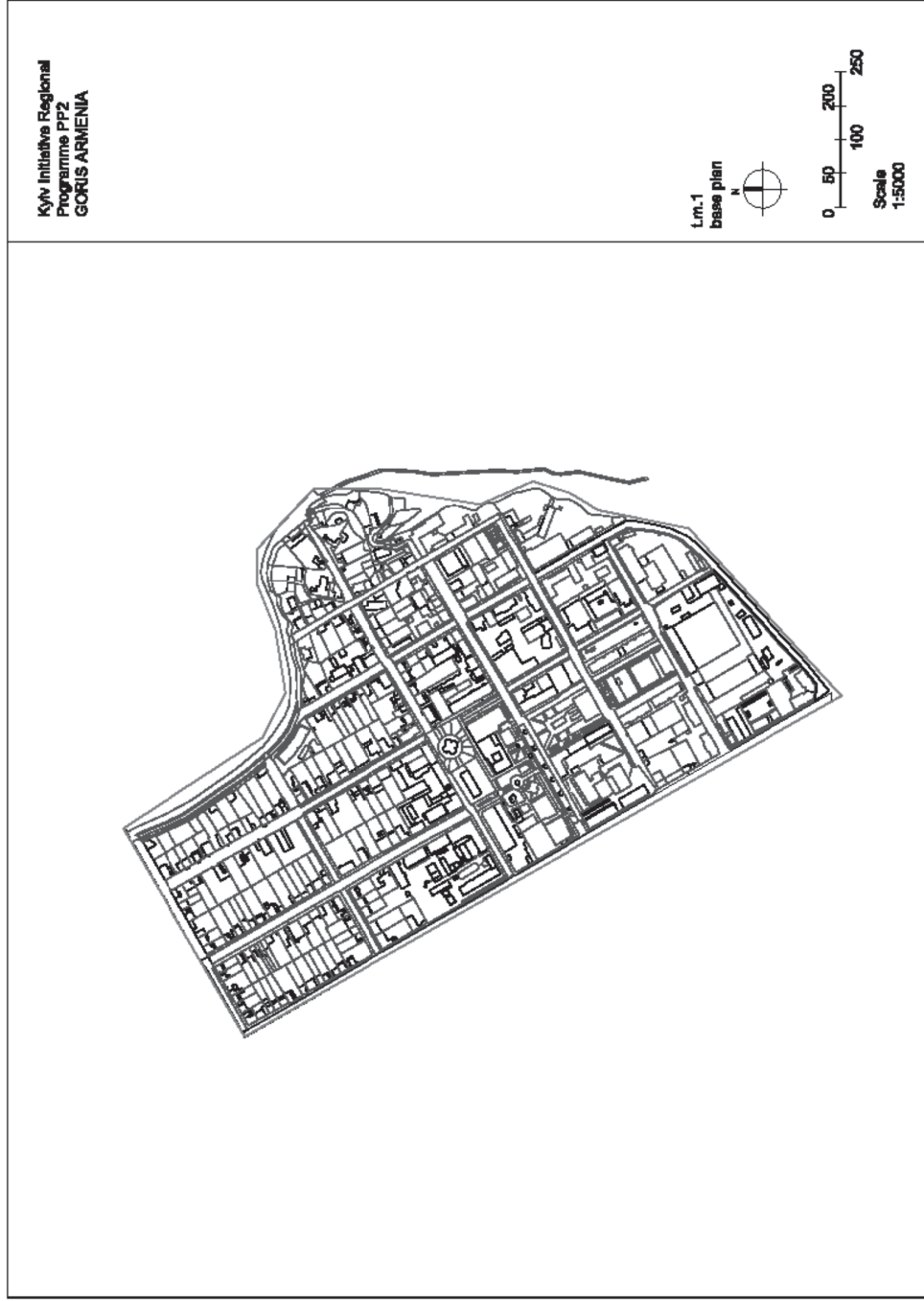
Foreword

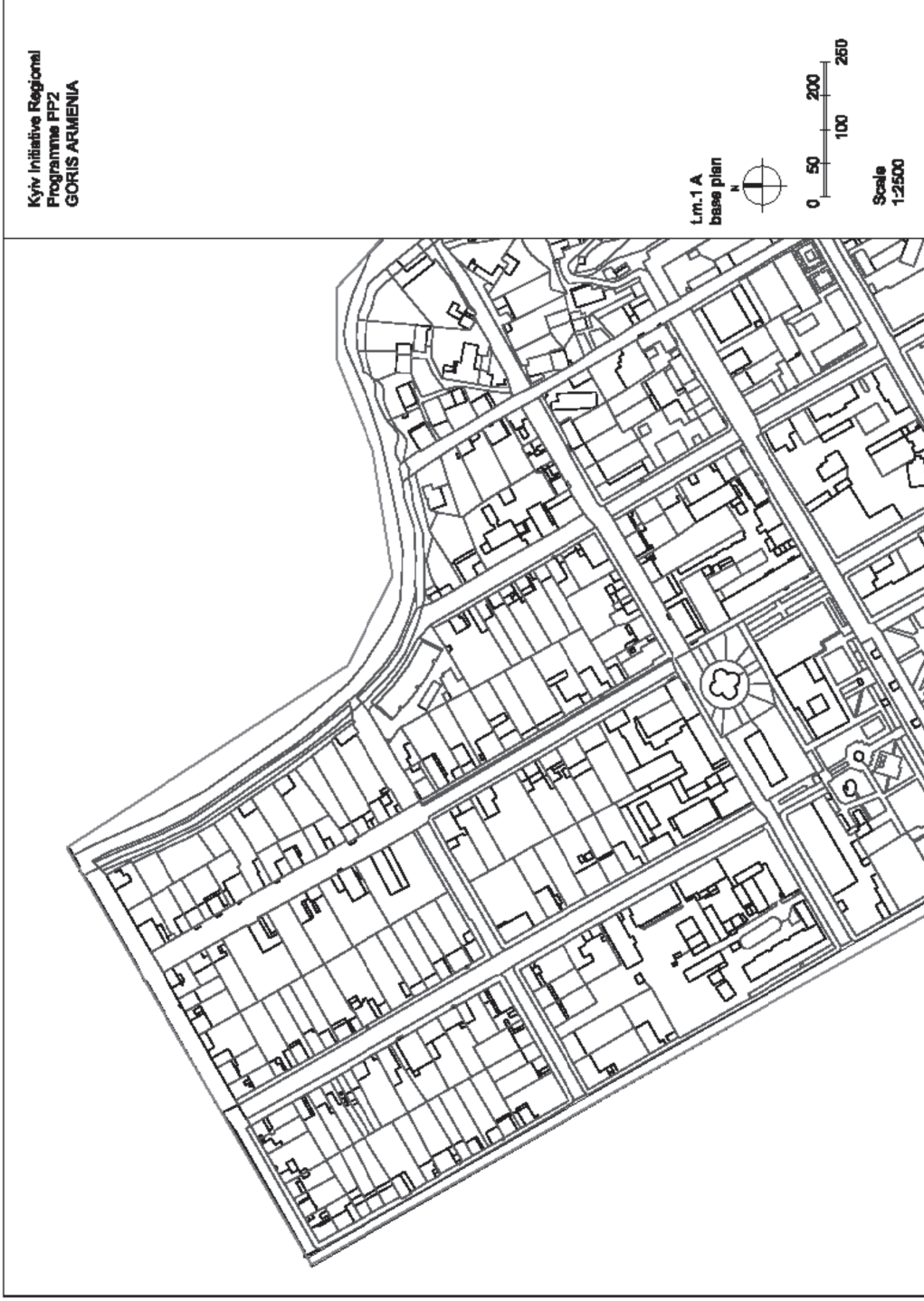
Goris file has been prepared by Tigran Barkhudaryan (Deputy Mayor of Town),

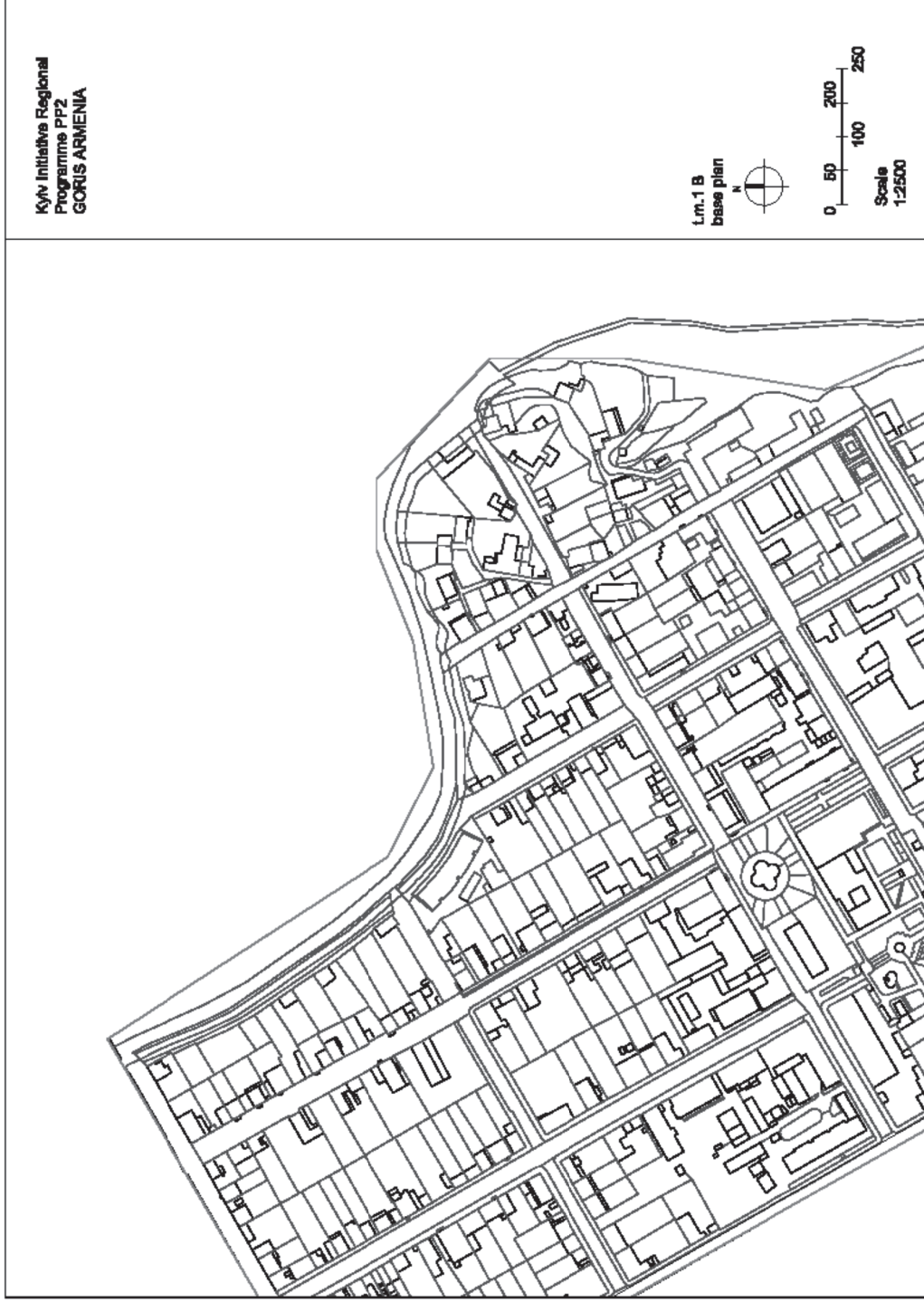
These documents have been prepared by Karo Ayvazyan, Project Adviser and Gohar Grigoryan, Assistant Project Co-ordinator.

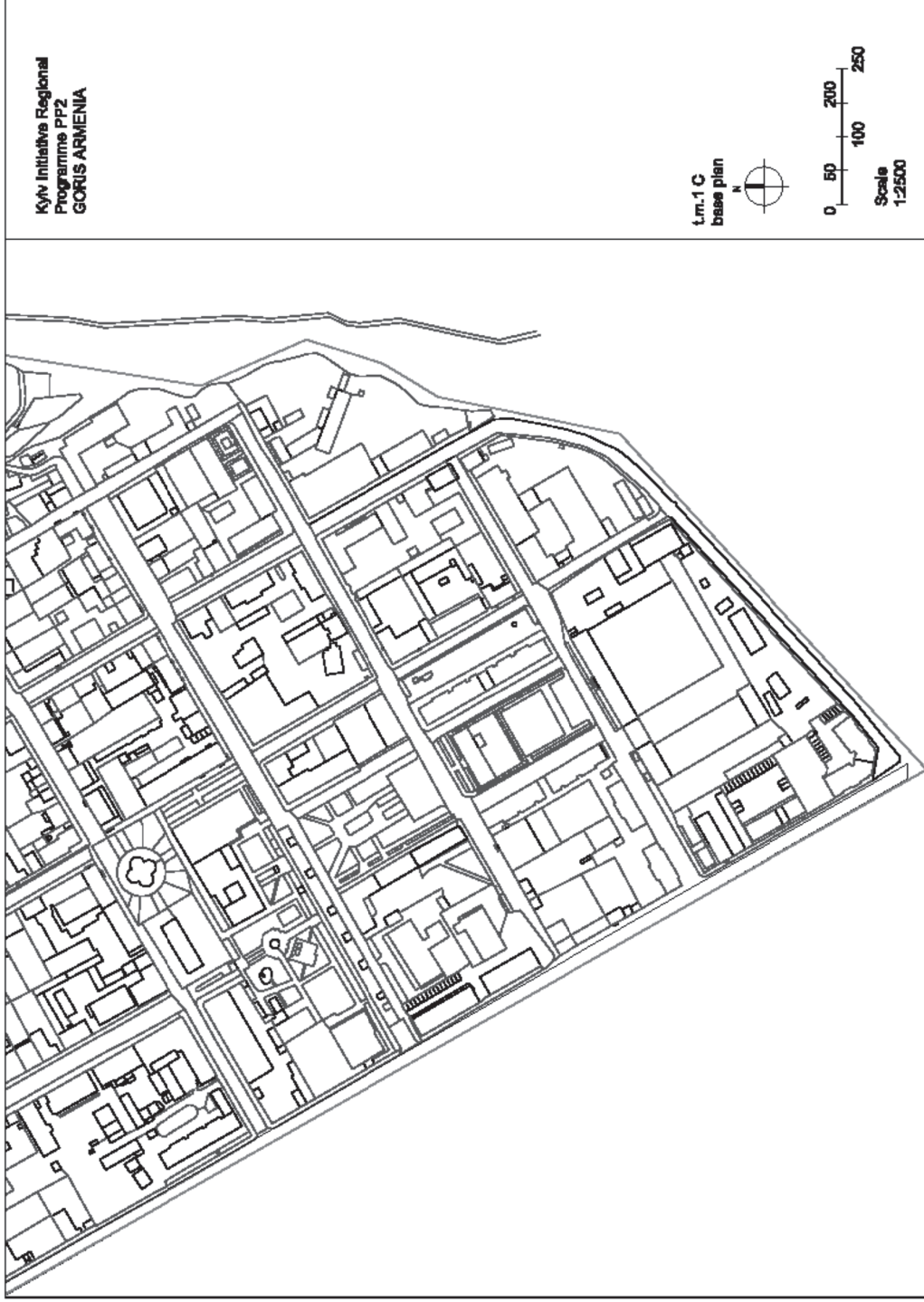
This file was updated in the framework of “Community-Led Urban Strategies in Historic Towns” (COMUS) project by Goris Project Implementation Unit Manager Hayarpi Avanesyan in March 2017.

1. Base Maps

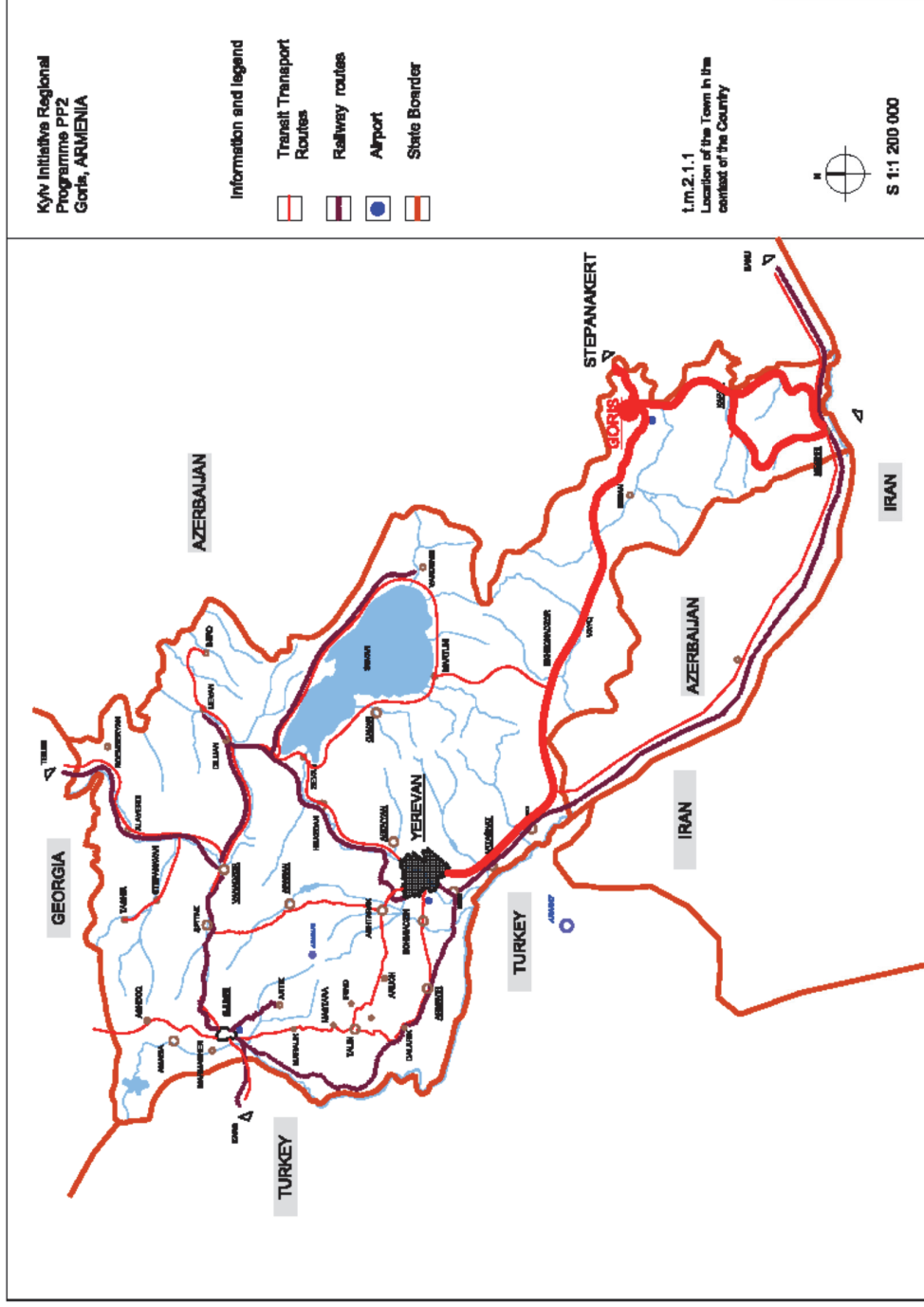




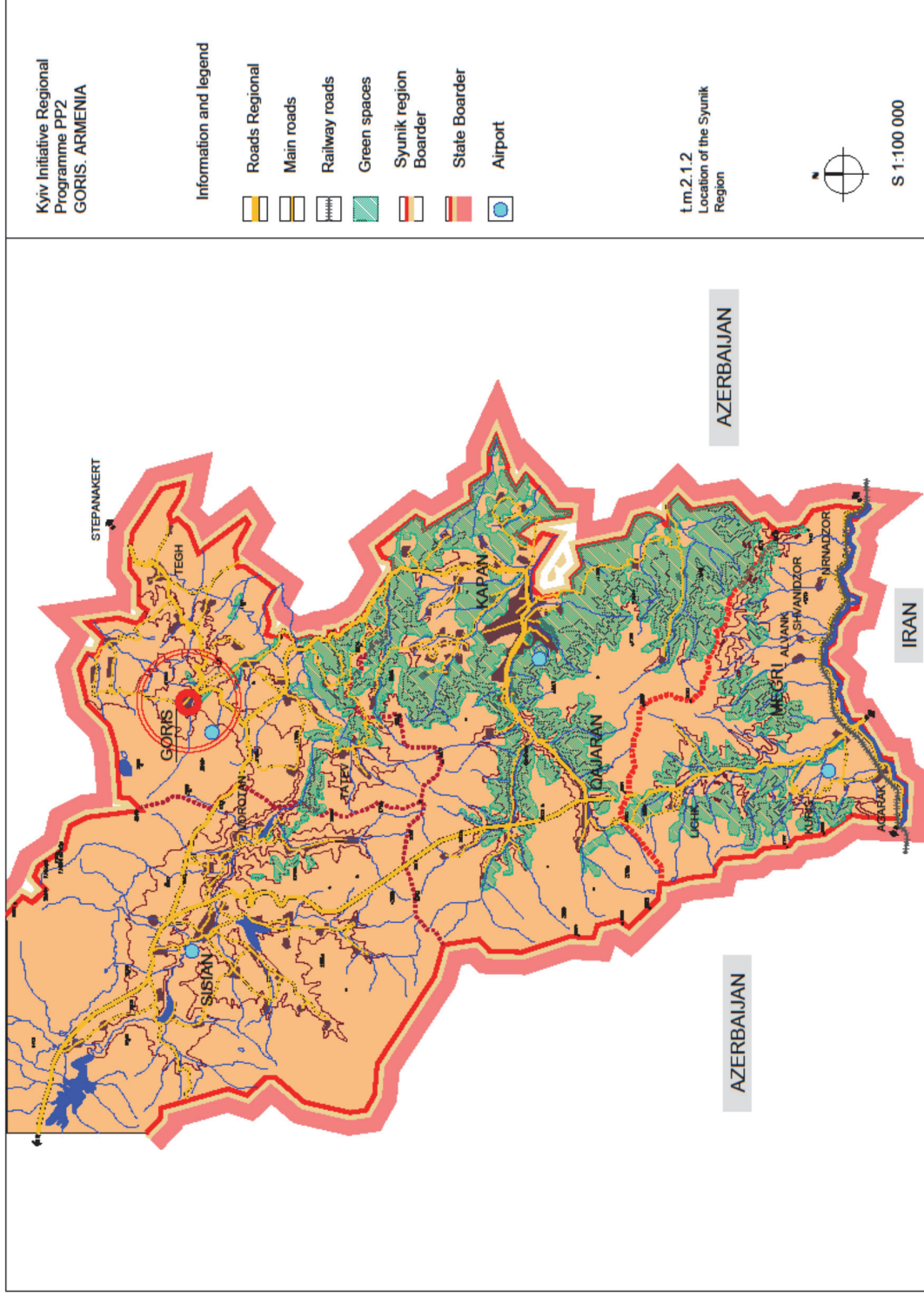


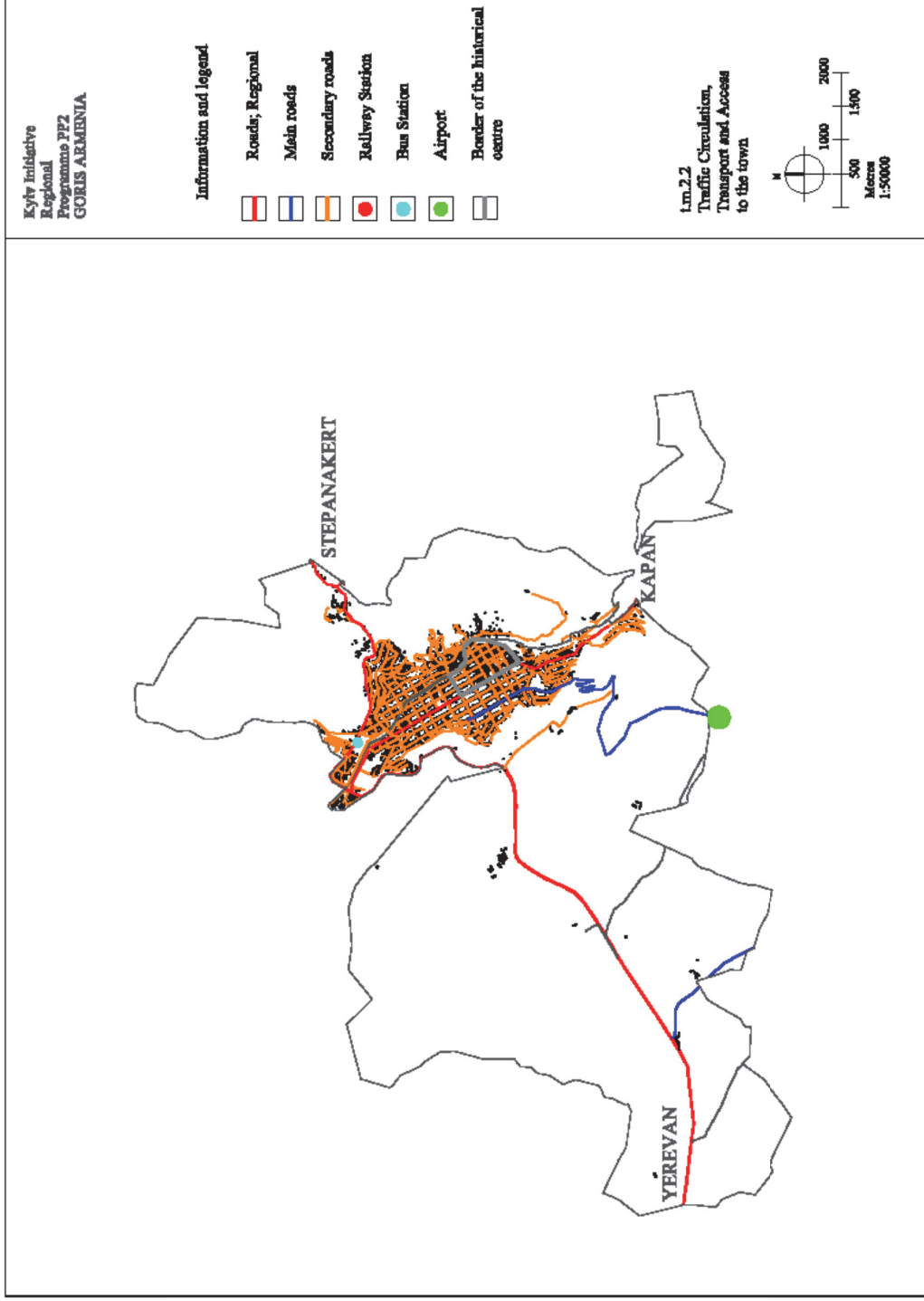


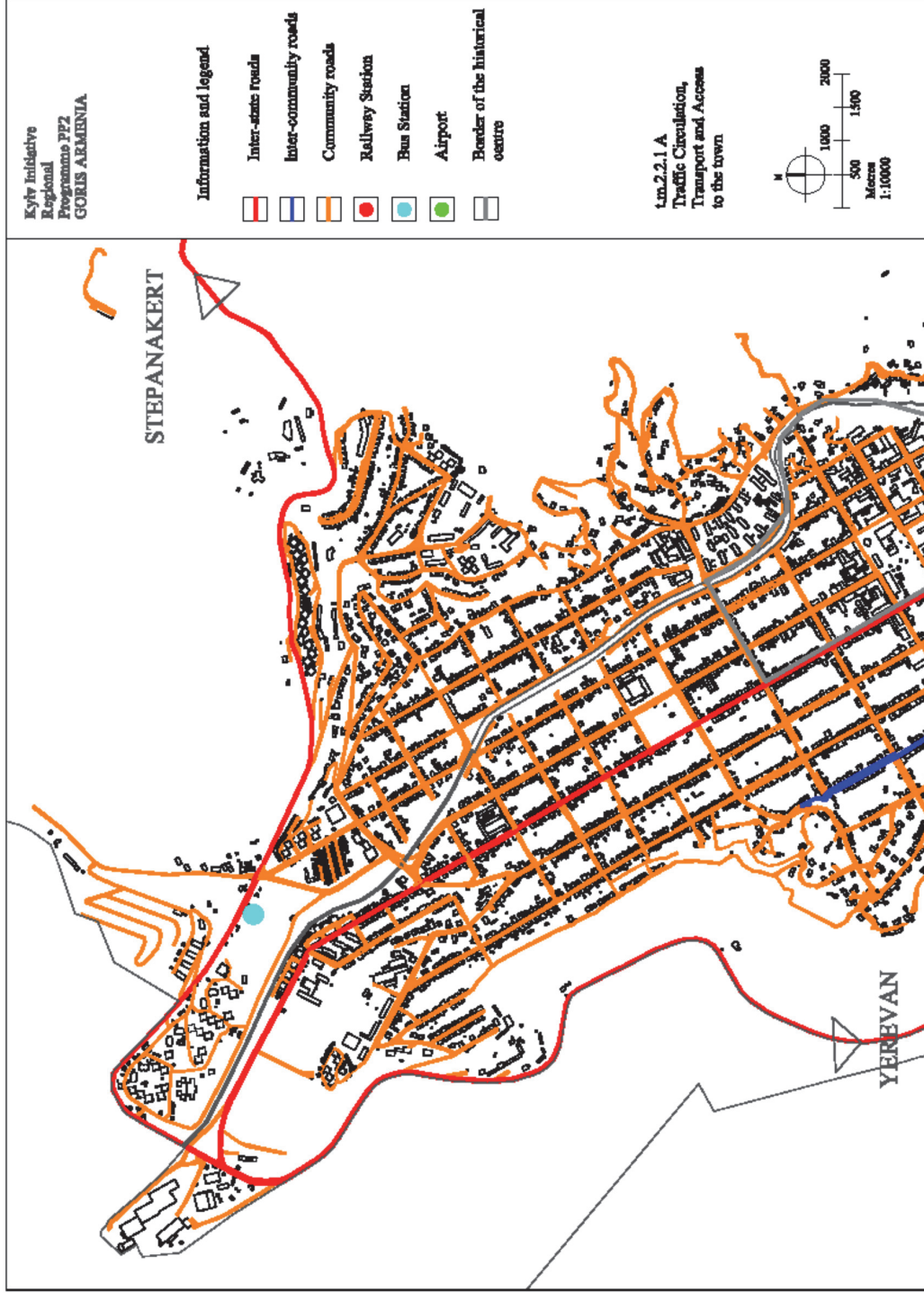
2. Thematic Maps

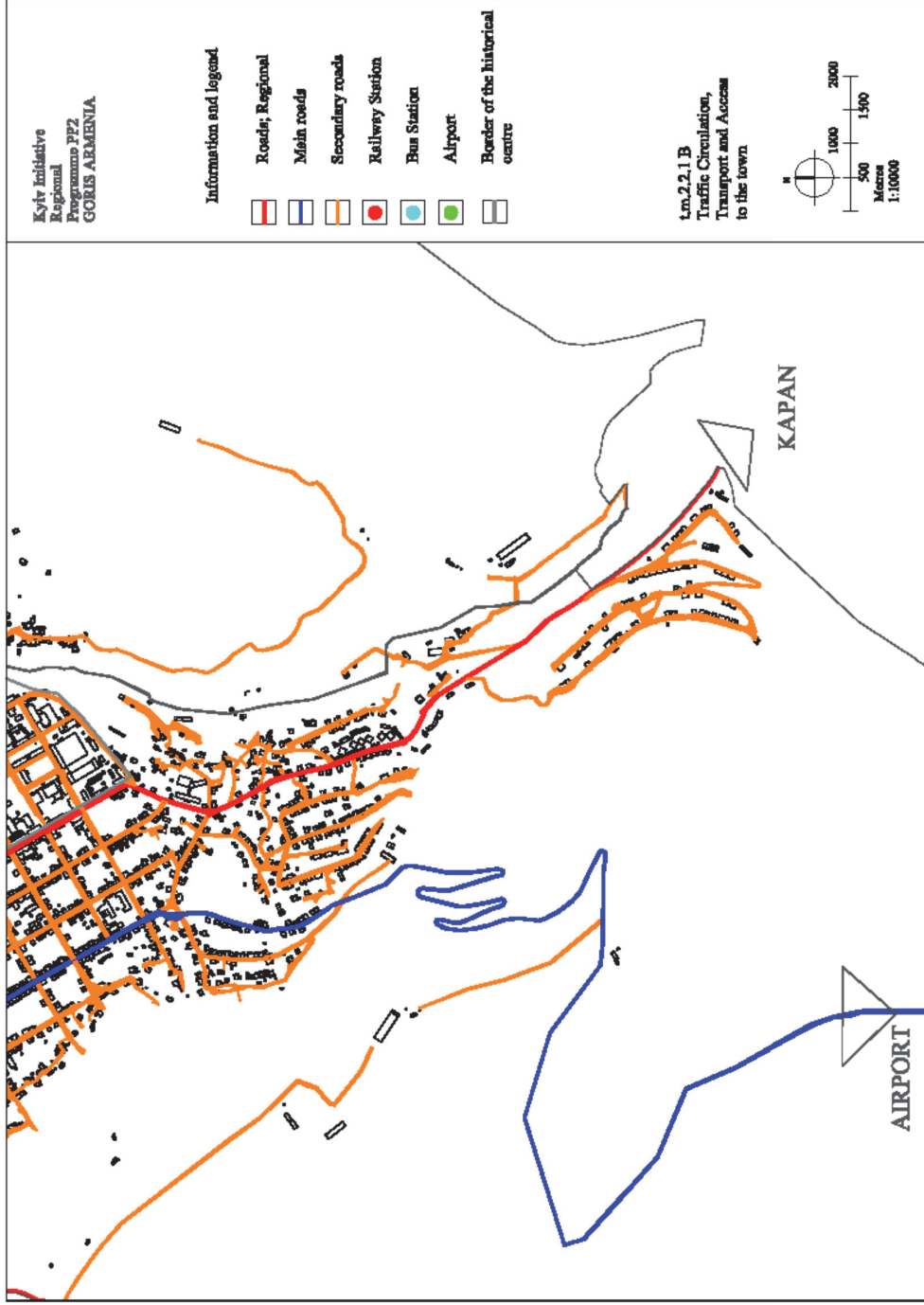


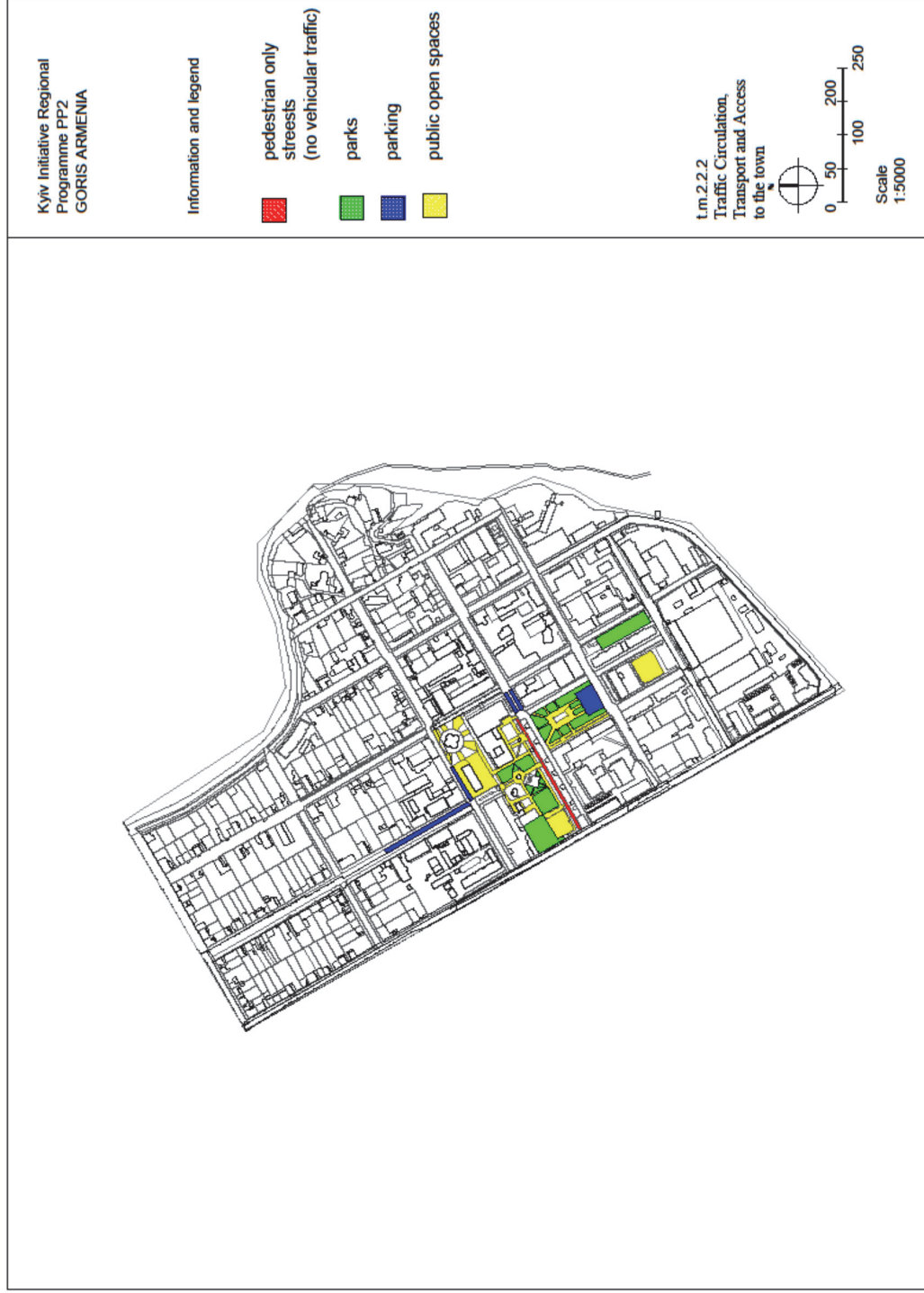
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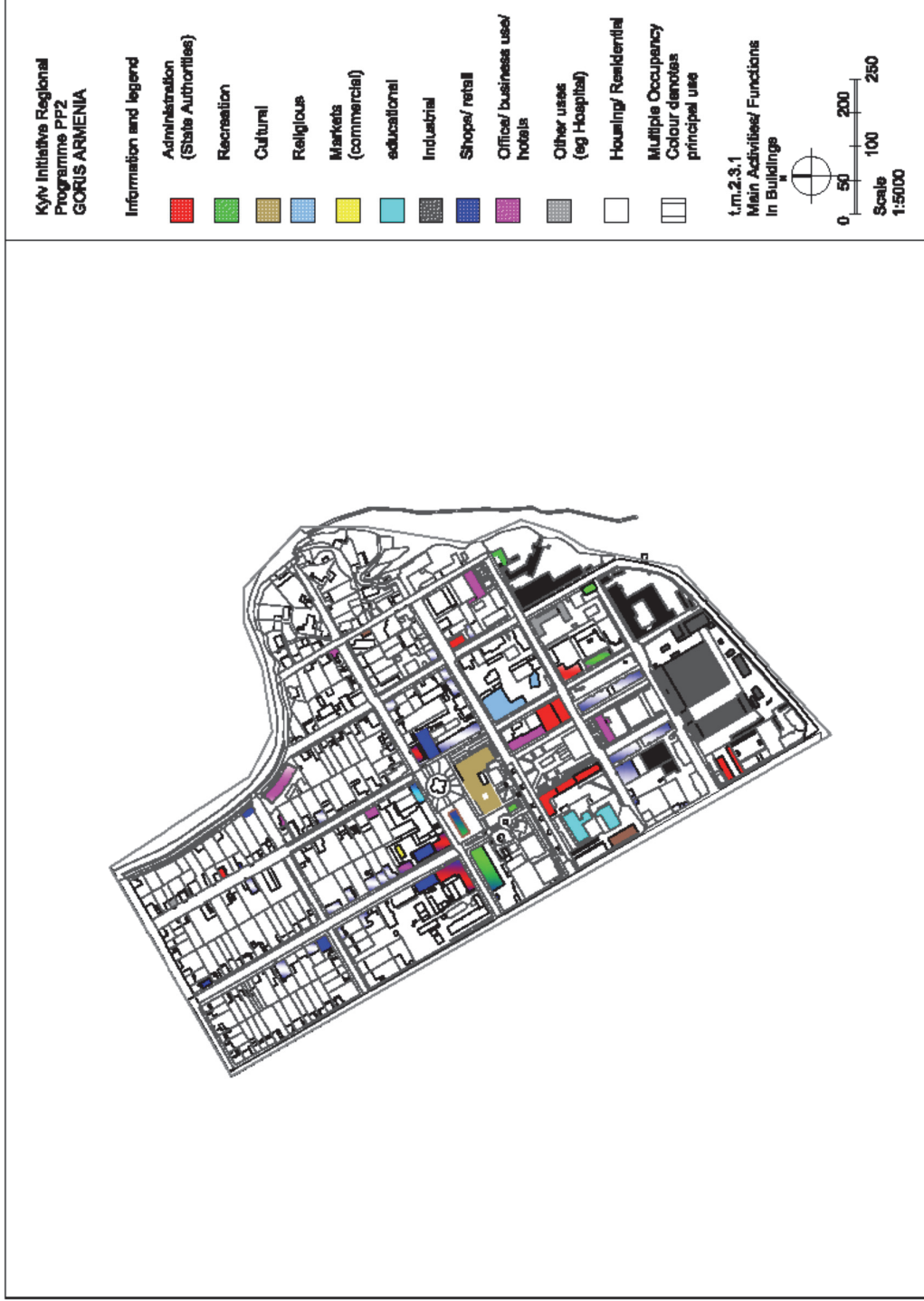


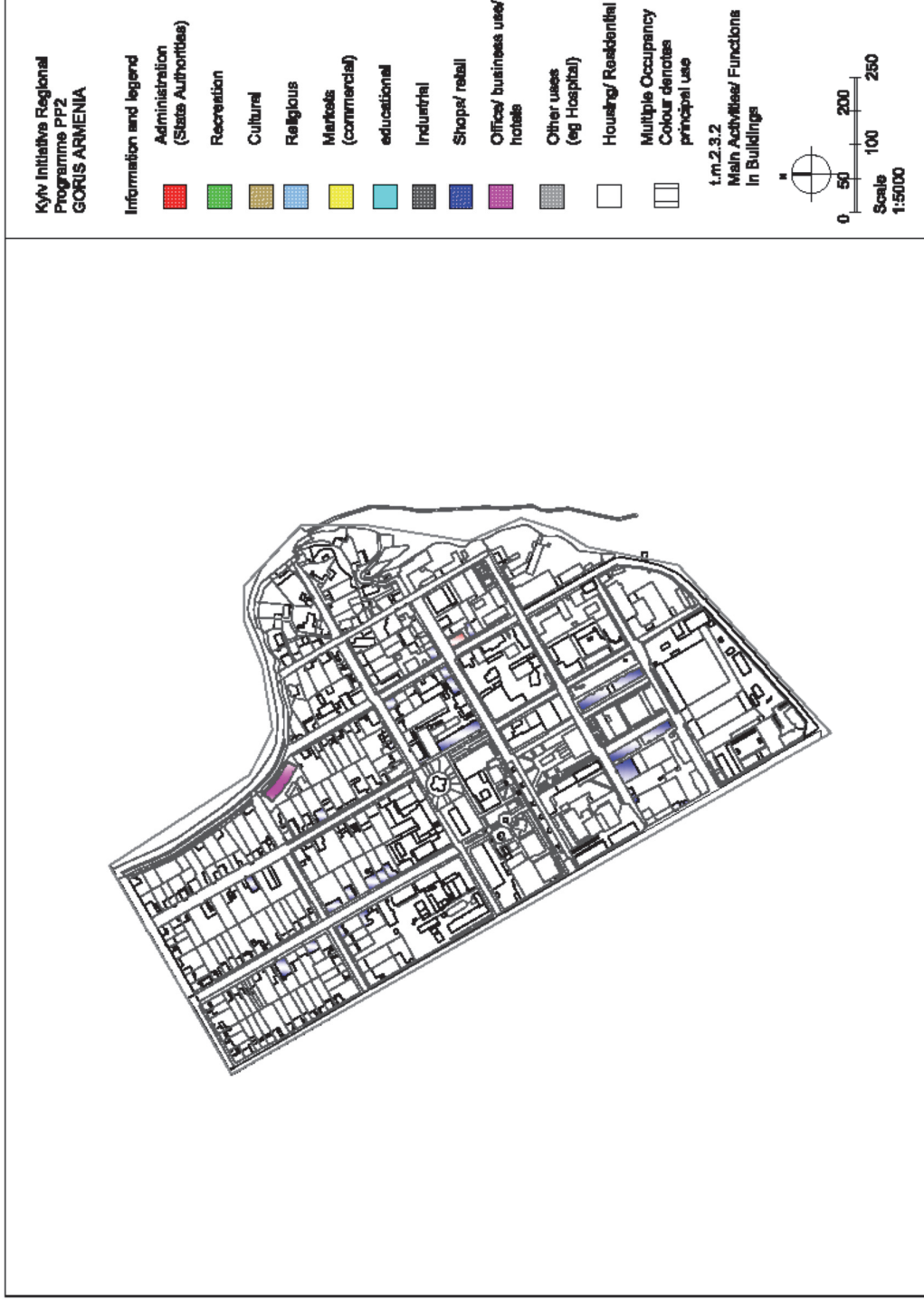


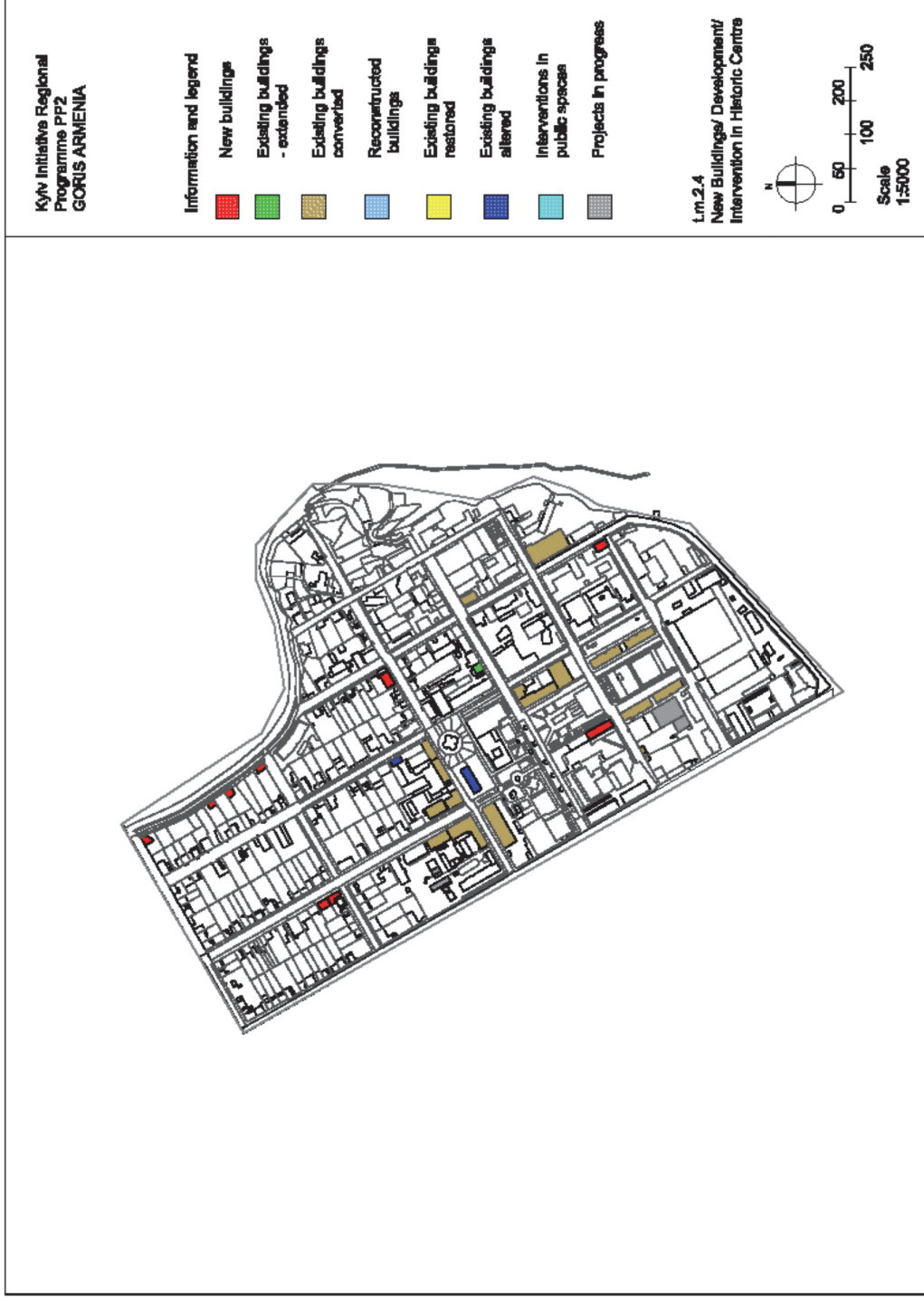


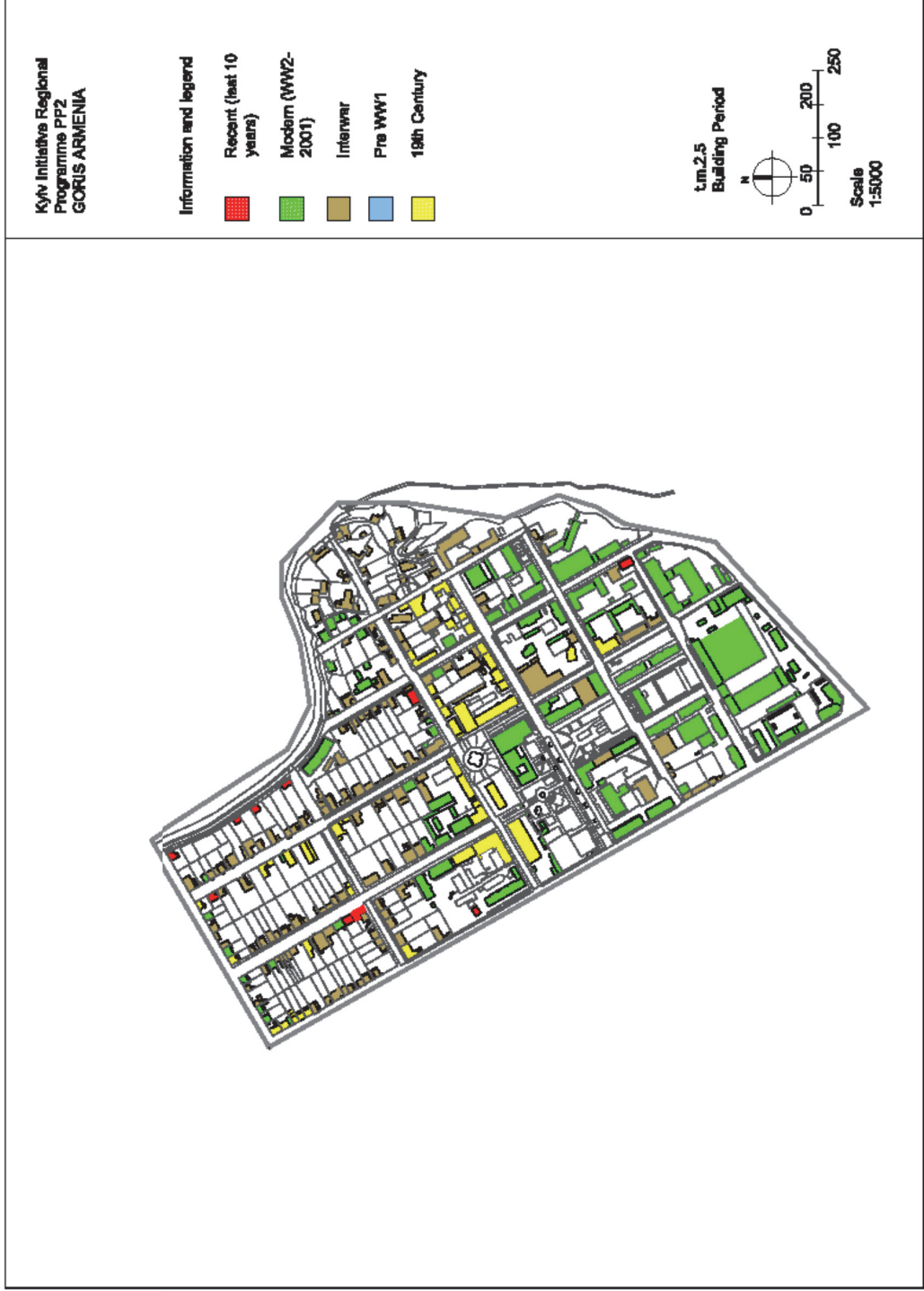


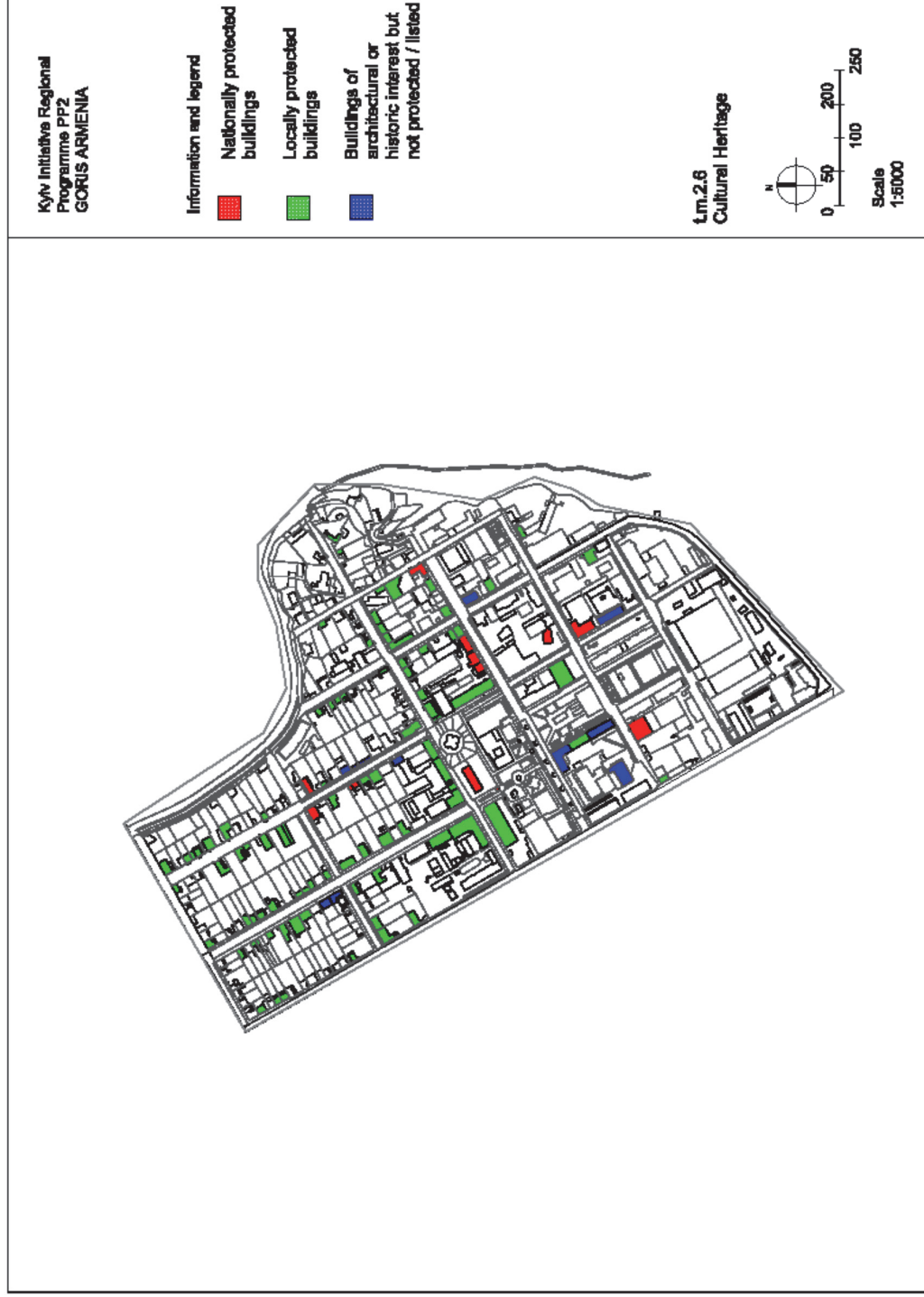


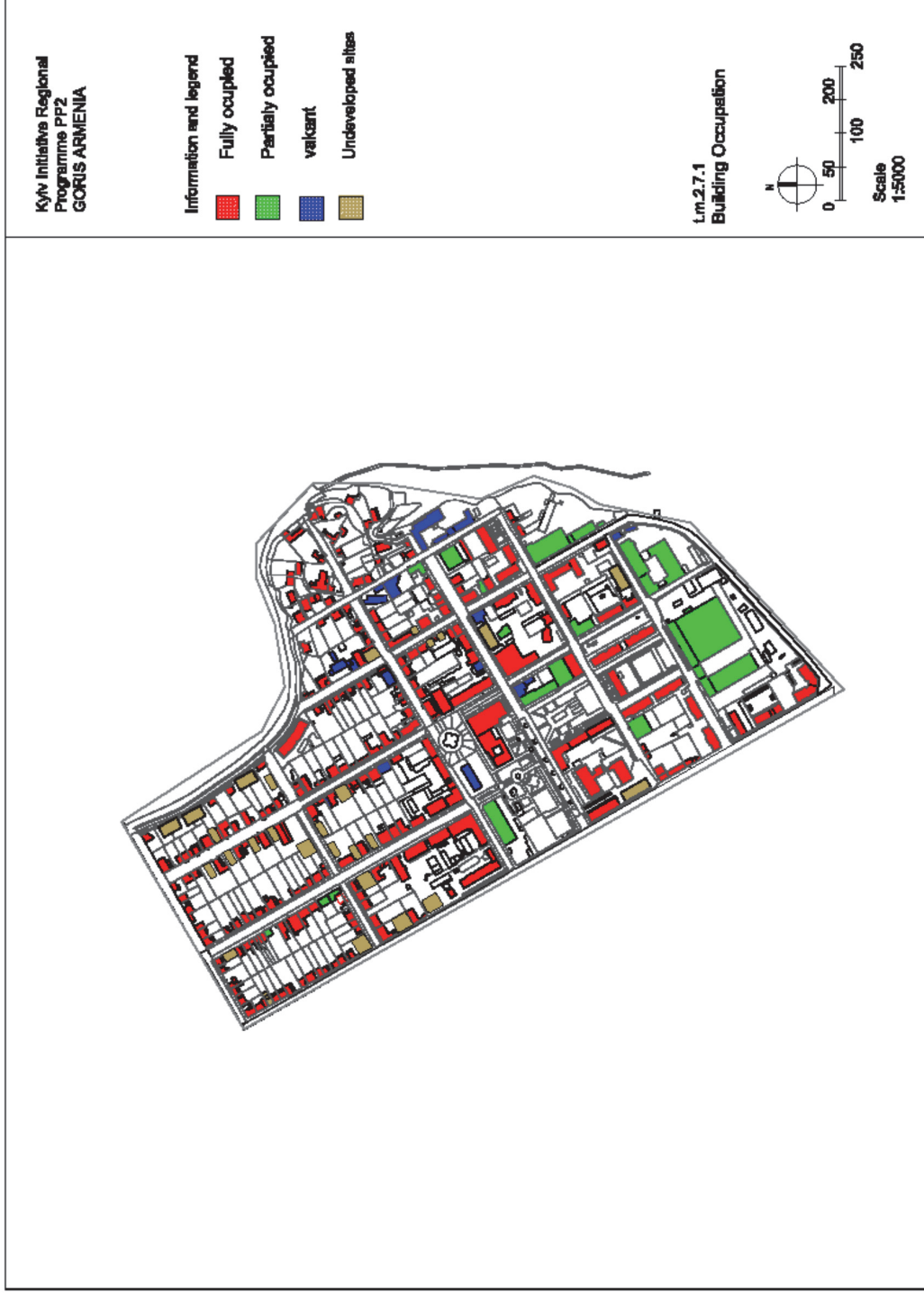


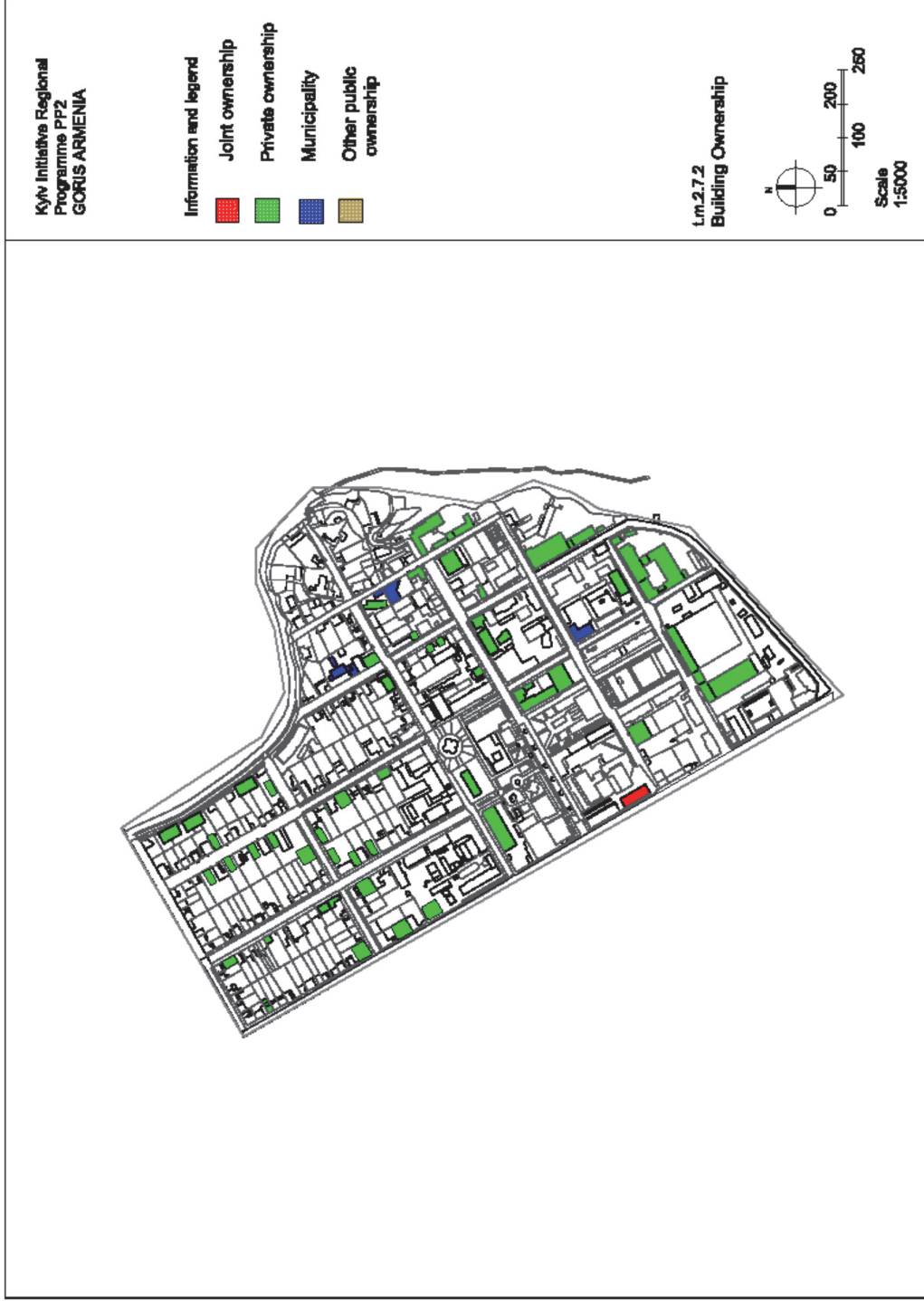


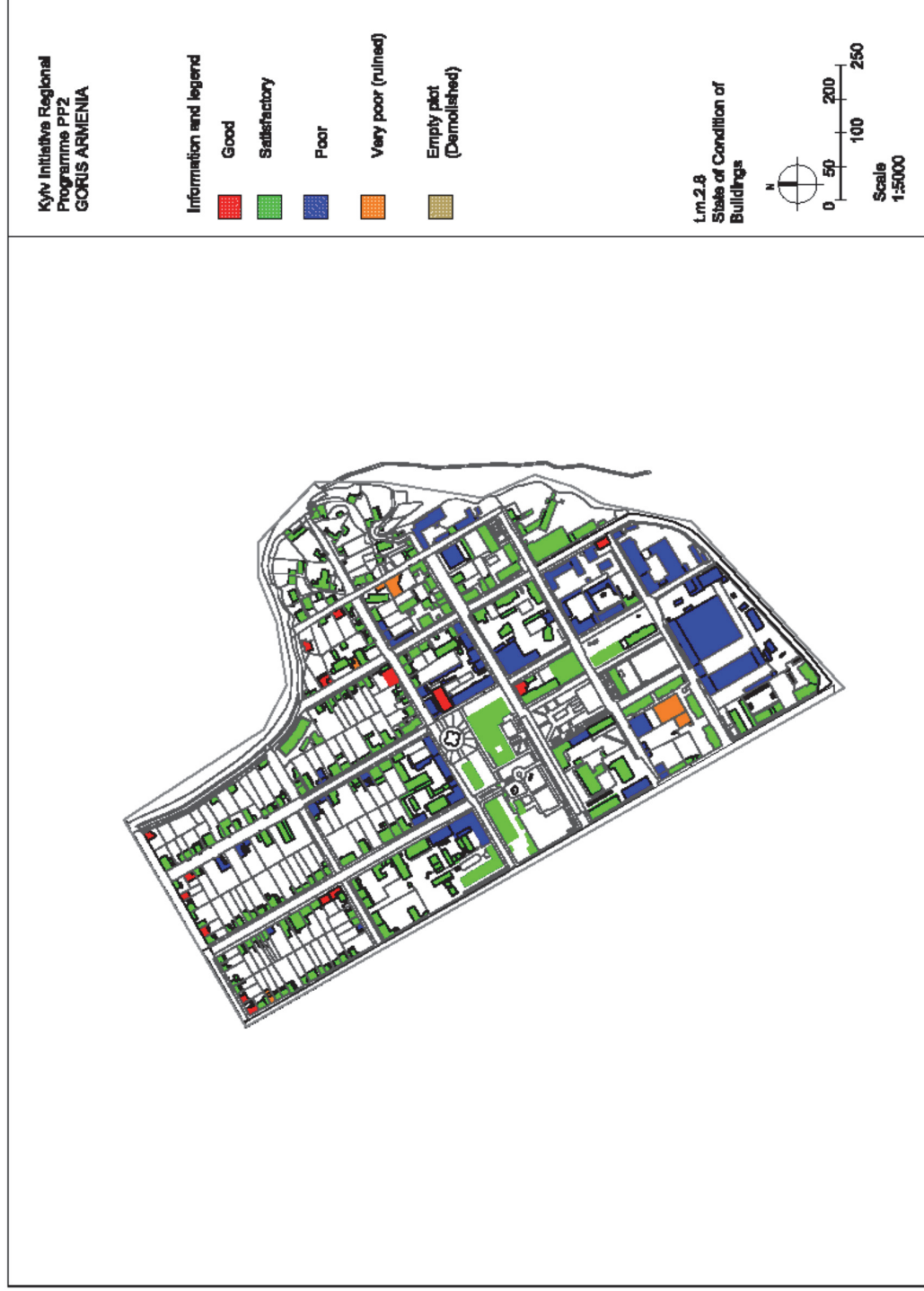


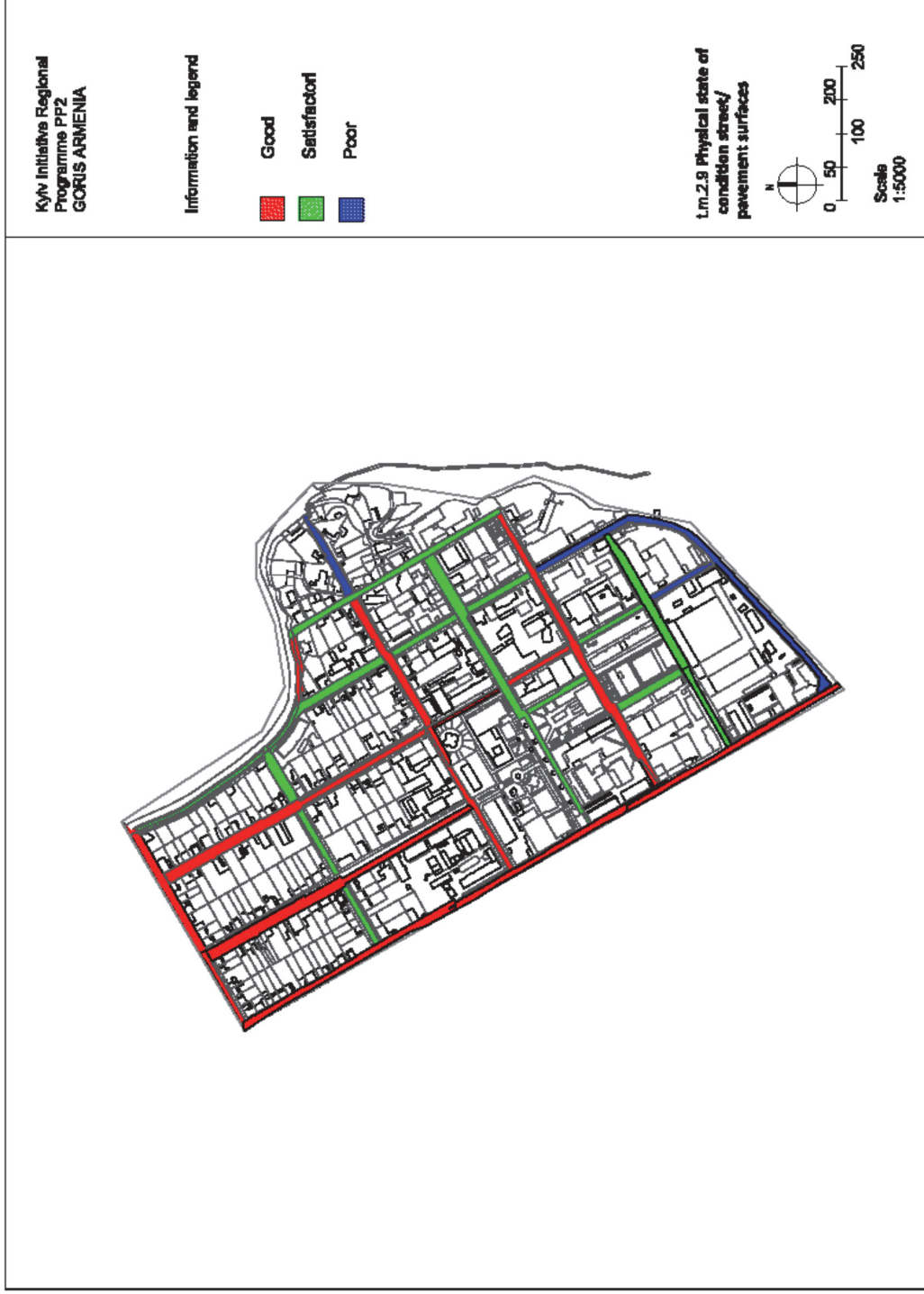




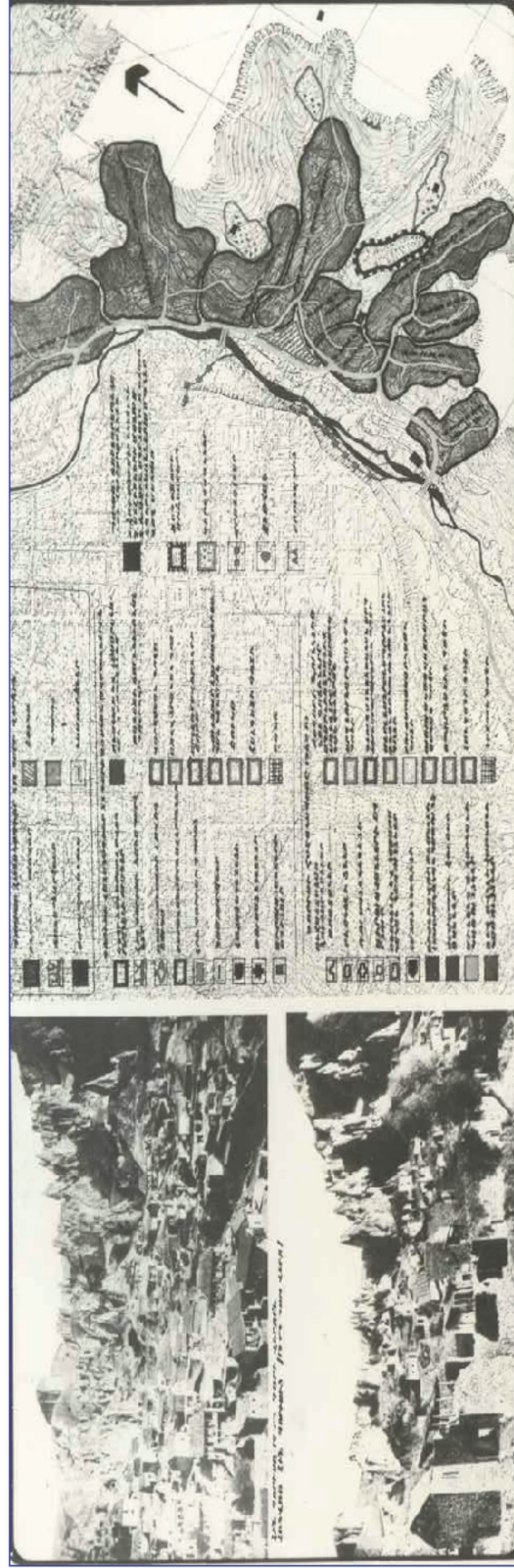




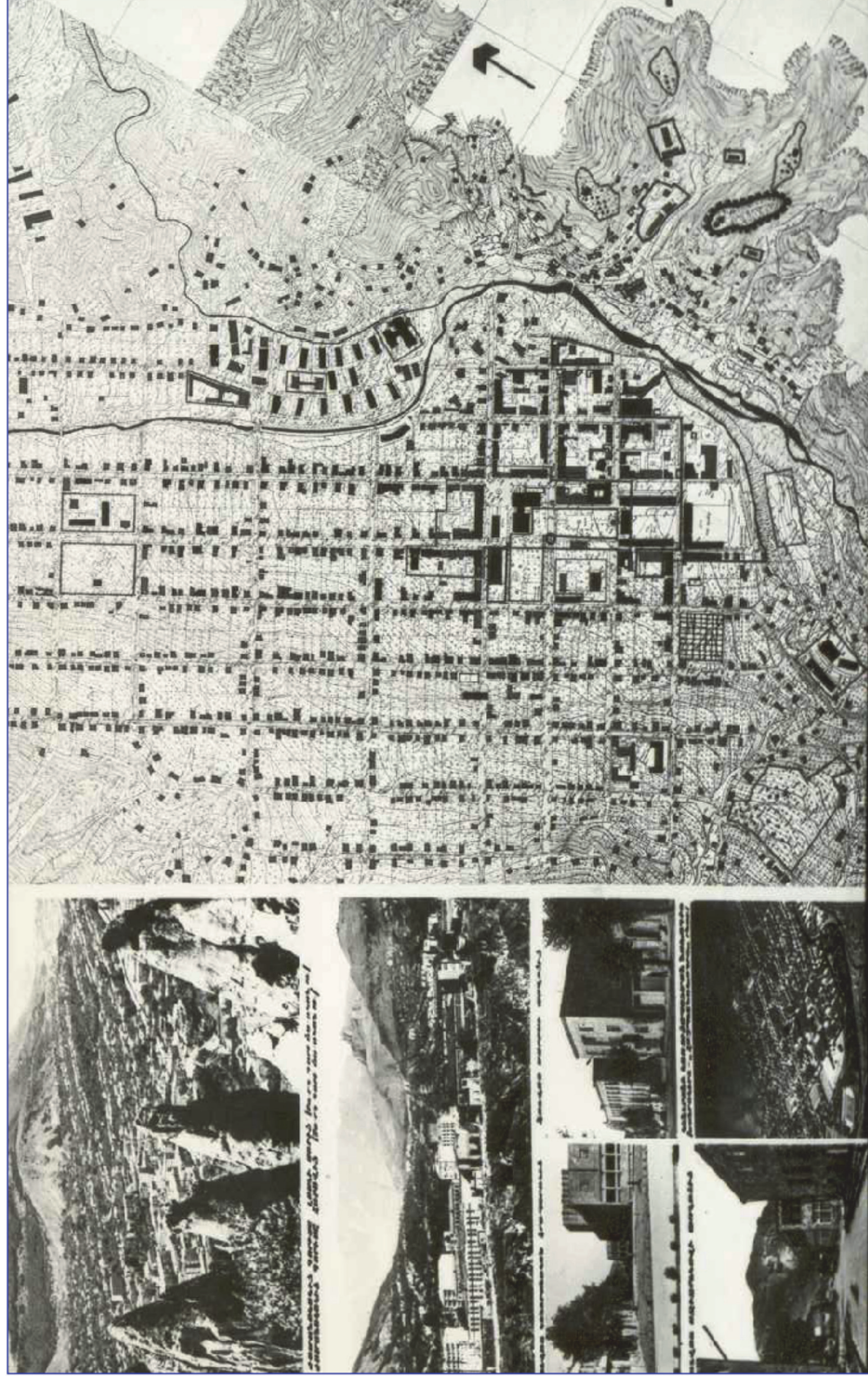




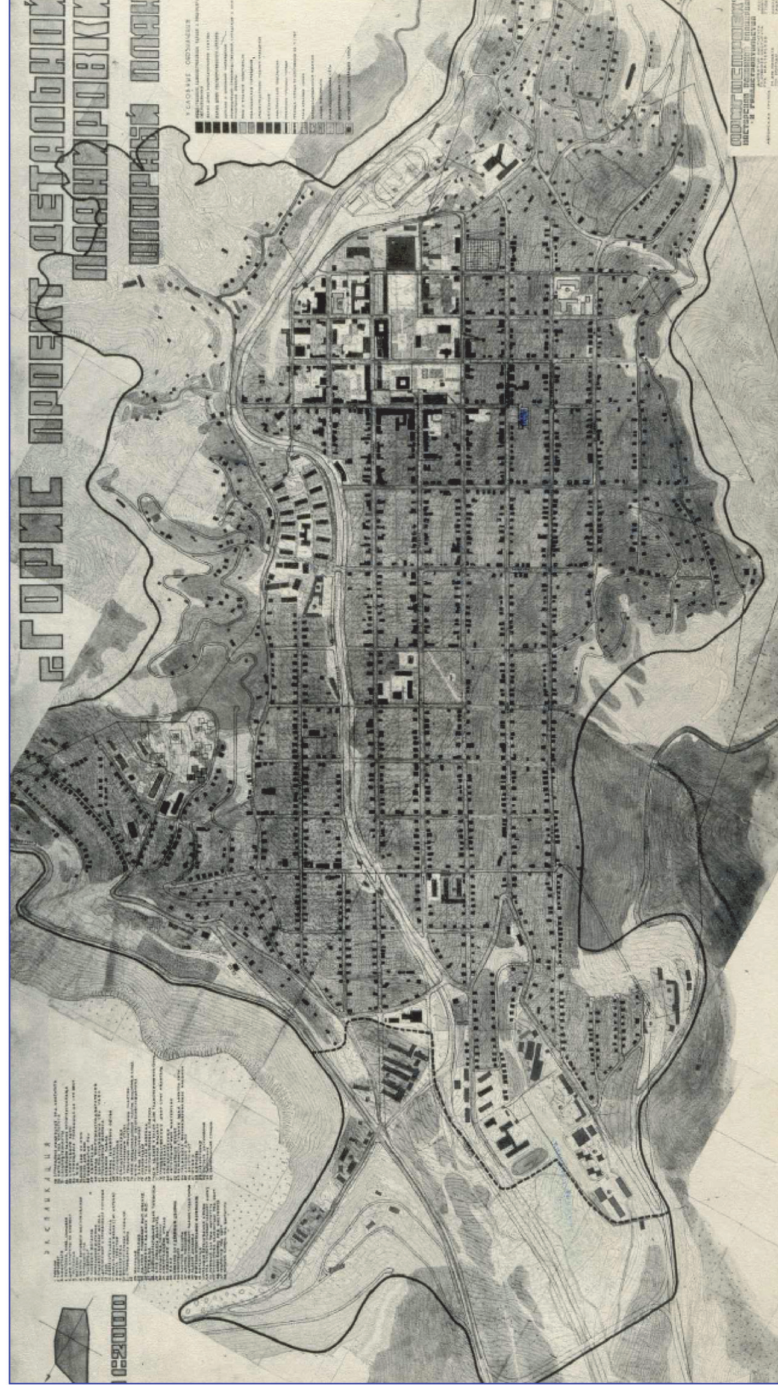
3. Historical Maps
3.1. General Plan of town, 1920



3.2. General Plan of town, 1960



3.3. General Plan of town, 1975



4. Reference File

4.1. Brief information about the town					
Town	Goris				
Status	Community				
Contact person	Position	Name	Address	Telephone	E-mail address
	Head of Community	Vachagan Adunts	3 Ankakhutyan Street	(+374) 94 209 215	aduncv@mail.ru
	Deputy head of Community	Gevorg Bolyan	3 Ankakhutyan Street	(+374) 93 93 96 06	goris.syuniq@mta.gov.am
	Head of Urban and Communal Services Department	Garegin Parsyan	3 Ankakhutyan Street	(+374) 93 99 60 30	g.g.parsyan@yandex.ru

4.2. Brief Summary
<p>The first Goris Master Plan of Goris was based on 19th century Russian urban construction principles. Due to the terrain, a network of diagonal streets that is slightly orientated North, was chosen as a alignment for construction. Being situated on important regional crossroads, Goris rapidly grew in late 19th century. In 1885 it was granted the status of town. Goris is characteristic due to its uniquely styled one-two story houses, with stone fences and arched gates. Throughout its history, a large number of cultural heritage monuments have been built in the town: worship and defence structures, administrative, private and public buildings. The most valuable part of it is the old town and the historical core of the current town centre, where the unique architecture is in harmony with the surrounding natural and urban landscape. The late 19th and early 20th century constructions are ranked as among the most valuable examples of urban development in Armenia.</p>

4.3. Potential interested parties		
	Name	Contact information
Local	Private investors, non-governmental organizations, unions, organizations, commerce chamber, religious organizations, foundations, prominent local figures	<p>Garegin Parsyan Head of Urban and Communal Services Department Tel: (+374) 93 99 60 30 e-mail: g.g.parsyan@yandex.ru</p> <p>Susanna Shahnazaryan "Press Club" NGO Chairman of the Board Tel: (+374) 91 01 35 75 e-mail: susannashahnazaryan9@gmail.com</p>
Regional	Regional authorities, private investors, non-governmental organizations, unions, organizations, commerce chamber, religious organizations, foundations	<p>Armine Israyelyan "Initiatives for Development of Armenia (IDeA)" Tatev Revival Project</p>

		Community Development Project Manager Tel: (+374) 99 42 08 29 e-mail: a.israyelyan@idea.am
National	RA Ministry of Culture	Arev Samuelyan, Deputy Minister Tel.: (+37410) 52 12 25 e-mail: arevsam@gmail.com Gohar Grigoryan Senior specialist Tel.: (+37410) 52 3903 e-mail: ggmincult@gmail.com

4.4. Geographic, climatic and/or other physical factors which have influenced the morphology and structure of the town

Geography and local climatic conditions have significantly influenced the town's development and morphology. The old settlement was established on the left bank of the Vararakn River and from the mid-19th century, the town began to develop and expand on the right bank as well.

The old settlement used to occupy a relatively small but picturesque area of hills and rocks, forming a natural amphitheatre with the Dzagedzor Citadel in the centre. One of the main transit trade routes passed the western edge of the settlement from where a network of streets sloped uphill. The inhabitants used the cone-shaped, easy-to-carve rocks and caves to build their houses. Thus, the settlement surrounded by rocky hills, the river and the gorge was in a perfect harmony with nature.

From the mid-19th century, the settlement started to grow rapidly and expand on to the right bank of the river. A new rectangular-shaped town quarter was being developed on the upland plain of with traditional one- or two-story houses and the town centre. The axis of the town was the road leading to Sisian which was crossed the road leading to the Old Goris in the South. On this very crossroad the town centre started to develop with the church and public buildings.

4.5. Historical events that have shaped the town and its identity

First reference to Goris in the historical annals is found in the work of the 13th century historian Stepanos Orbelian. He describes the town as a residence of a local nobleman.

The nature and important geo-political location of Goris have played an immense role in the shaping of the local population's unique character – rebellious, freedom-loving people.

The Silk Road passing through the west side of the town contributed significantly to its development and expansion. From the historical records of 13th century, we learn that Goris was famous for its silk production.

The Russian-Persian wars and eventual conquest of the South Caucasus by the Russian Empire in early 19th century dramatically changed the fate of Goris. The new town-plan of Goris was adopted in 1850, and it became the main document for the future development and expansion of the town. Developments entered a very active phase particularly during the 1870s, when a strategically important highway connecting Goris with Shushi was built. Goris officially received status of a town in 1885 and became the administrative and trade centre of the Zangezour province. In this period many administrative, trade and public buildings were built that shaped the current unique image of Goris.

4.6. Current social-economic situation

Population	29,954 people, 49% men and 51% women. Aged 0-6: 7.5%; aged 7-17: 14.3%; aged 18-62: 63.9%; aged 63 and over, 14.3%.
Migration	Emigration from the community has decreased in recent years. There has even been an increase in the number of immigrants. In general, based on the analysis of the data on migration flows, over the last 5 years the population of the town has increased slightly.
Economic structure	Energy and construction companies dominate in the economic structure of the community. The local population is mainly engaged in agriculture, stone-processing enterprises, small and major power generating enterprises, construction as well as in the area of public services (hotels and restaurants), and in the areas of education, culture and health care. There is also a considerable number of entrepreneurs engaged in the areas of trade and services.
Educational Level	Ratio of educated people in the population of the town Primary education (only): 0.8% Basic education: 15.3% Secondary education: 33.9% (aged 0-17 are not included) Vocational education: 15.3% Higher education: 15.3%
Educational infrastructure	Kindergartens: 11 General number of schools: 15 Primary schools: 4 Secondary schools: 9 High schools: 2 Vocational schools specialized in agriculture, pedagogy, or crafts: 3 Higher education establishments: 2 for philology, history, law, economy, precise sciences.
Local and regional development policy	Regional development policy has been set out in the region's development plan. Local development policy has been set out in the community's five-year development plan.
Employment	The number of people in employment is 4,334 mainly engaged in small and medium-size enterprises. The main sectors of economy are: energy production, construction, state and local organizations, trade, education, healthcare, services, hotels and food industry. The rate of unemployment is 16.7% for the working age population.
4.7 Municipality / community action potential	
Financial Resources	Budget of Goris Community for 2016 is 733,369 AMD, revenues are from the following: <ul style="list-style-type: none"> • State subsidies: 74.5%; • Income: 20.3%, including <ul style="list-style-type: none"> ▪ Property and land taxes: 14.4%; ▪ State and local duties 2.4%; • Other 5.2 %.
Cost structure	General public expenses: 31.7% Environment protection: 5.2%

	Culture: 9.2% Education: 42.2% Social security: 1.5% Others: 15.2%
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4.8 Demand and Supply for Space	
Offices	There is a total of 13,000m ² of office space. Most offices are situated in the historic centre of the town. As for the available free spaces, then it has to be noted that almost 95% of the historic centre has been built on. If there is a further demand for offices, then it has to be met by the change the usage status of the buildings and by developing the areas adjacent to the historic centre.
Shops	There is a total of 6,000m ² given over for other commercial purposes i.e. shops. Most of the town's population live outside the historic centre. There are various shops in different parts of the town. It should be noted that the shops in the historic centre are for meeting the demands of the inhabitants of the centre.
Hospitality services	More than a dozen local companies provide hospitality services, with a capacity of almost 400 beds a day. Hotels, guest houses and B&Bs are wither located in the historical centre, or nearby. The demand for hotels is seasonal. The flow of tourists begins to rise from April and slows down from October. Demand strips supply during the peak, summer season, therefore, some of the hotels and guest houses have applied for planning permission to expand. The sector is entirely privatized and is guided by the general rules of market economy. Internal investment of resources has so far met this demand for expansion.
Apartments	Demand for the apartments/housing is very high. The area to the north of the town, outside the town centre, has been selected for new developments.

4.9 State of public services
<p>The majority of state and communal services are located within the historic centre (notary, registry, passport and visa information offices, employment and social security offices, museums and cultural centres). In addition, all public transportation routes run through the historic centre. Streets in the historical centre are asphalted and almost all have street lighting. The following cultural and leisure establishments are located in the historical centre:</p> <p>Club for Cultural Events: 1 Museums and galleries: 4 Theatre: 1 Art school: 2 Parks: 2 Sport arenas: 2 Restaurants and cafeterias: 25</p> <p>Service coverage: Electricity supply: 100% Water supply – 100% Sewerage: 90% (there is a need to expand the sewage network) Natural gas supply: 88.9% (the service is provided on demand)</p>

4.10 Legal and institutional situation
<p>When the town's cultural heritage is registered it comes under the protection of the state. The historic centre is included in a special historic zone, thus any new construction must be conducted with the approval of the Ministries of Culture and Urban development. "Hin Goris" (Old Goris) community has been given the status of a reserve. Protection of the historic and cultural monuments is regulated by the law and related bylaws at state level.</p>

The majority of the monuments are private properties and most of the owners have no means to take care or maintain them. As the resources of the local community are scarce, there are insufficient funds to carry out the necessary maintenance and protection activities.

4.11. Cultural Heritage	
Main features	<p>The main features of the urban and cultural heritage of Goris are traditionally built houses, the structure of neighbourhoods and the streets that are in harmony with the landscape and surrounding nature in general.</p> <p>From the viewpoint of cultural and historical heritage, Old Goris, dwellings carved in rocks and caves (abandoned since the mid-19th century), as well as the houses and buildings of mid- and late-19th century are of great importance.</p>
Unique features	Complete preserved urban historic fabric; Remarkable natural and pre-historic landscape.
Value	There are 227 protected monuments in Goris.

4.12. Contribution that heritage can have on the quality of life, and the social and economic prosperity of the town
Goris can gain significant advantages in terms of its overall economic and cultural development by carrying out further research and development and use of its unique and rich cultural heritage. In particular, development of tourism can contribute to the creation of new infrastructure and jobs and also trigger the rebirth of the local craftsmanship.

4.13. Challenges and opportunities	
Strengths	<ul style="list-style-type: none"> ▪ Strategic geographical location as an international transportation hub ▪ Large number of natural and man-made historical-architectural monuments within the limits of the city and its vicinity ▪ Unique urban style ▪ Rich intangible heritage ▪ Good climatic conditions ▪ Large number of hotels and B&Bs ▪ Presence of cultural institutes (museums, galleries, theatre) ▪ Existing transport and engineering infrastructure
Opportunities	<ul style="list-style-type: none"> ▪ Potential of becoming a regional and international tourism centre ▪ Improvement of public spaces, construction of green spaces in particular in the post-industrial zone in the city centre ▪ Production of eco-products ▪ Construction of new improved road connecting the city with Old Goris ▪ Political will from municipal authorities ▪ Involvement in many international and regional projects ▪ Health care infrastructure improvement ▪ Potential to develop alternative forms of transport (cycling and walking) ▪ Tourist development plans ▪ Local festivals ▪ Existence of development areas in the urban zone (abandoned

	<p>factories)</p> <ul style="list-style-type: none"> ▪ Goris 'Smart City' project (UNDP) ▪ Banks and their potential funding
Weaknesses	<ul style="list-style-type: none"> ▪ Scarce budget resources ▪ Seasonality of tourism ▪ Lack of maintenance of the roads ▪ Poor presentation of cultural and historic heritage ▪ Lack of tourism services (restaurants, souvenir shops, authentic accommodations) ▪ Lack of branding and advertising ▪ Need to improve waste management ▪ Lack of Sewage treating plant ▪ Low quality public spaces ▪ Lack of facilities and services for the prosperity of the historic centre ▪ Lack of urban design and infrastructure ▪ Weak local production (economic activities) ▪ Low level of productive and commercial activities ▪ Low-quality environment (public spaces, roads, green spaces)
Risks	<ul style="list-style-type: none"> ▪ Waste Disposal, solid waste management ▪ Absence of urban regulation policy ▪ Morally and physically obsolete Soviet-period housing ▪ New hi-speed national highway ("South-North corridor") will bypass the town in future ▪ Litter ▪ River pollution ▪ Declining population

4.14 Participation in international co-operation (including technical support) projects

Type of project or the main activity sphere (city construction, art/culture, border cooperation, etc.)	<ul style="list-style-type: none"> ▪ Municipal economy (waste management stations, acquisition of waste collecting vehicle, expansion of illumination network) ▪ Urban development (housing construction for refugees, social homes for needy families) ▪ Infrastructure (capital repairs of the drinking water system, repairs of the sewage, renovation of the irrigation system) ▪ Public services (opening access points for public information and One-stop-shop services, development of waste management strategy, establishment of tourist information centre) ▪ Health care (capital repairs of the medical centre, establishment of the regional cardiological dispensary, acquisition of medical equipment, construction of a morgue) ▪ Education (renovations in the kindergartens and schools). ▪ Culture (repairs of the Club of Cultural events, repairs of the Saint Astvatsatsin Church in Old Goris)
Project Donors	GIZ, CHF, USAID, UNHCR, Swiss office for Development, World Bank, Asian bank, Goris-Vienne decentralized co-operation, Smart Cities project by UNDP and Ministry of Urban Development, IdeA Foundation, South Corridor Tourism Project by the National Competitiveness Foundation

Project Partners	Government of the Republic of Armenia, Syunik Regional administration, Goris Benevolent Fund, Fund of Social Investments, Association of Armenian communities, Centre for the development of information systems and retraining non-governmental organization, local non-governmental organizations.
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