



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 GYUMRI (Armenia)



DRAFT



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Foreword

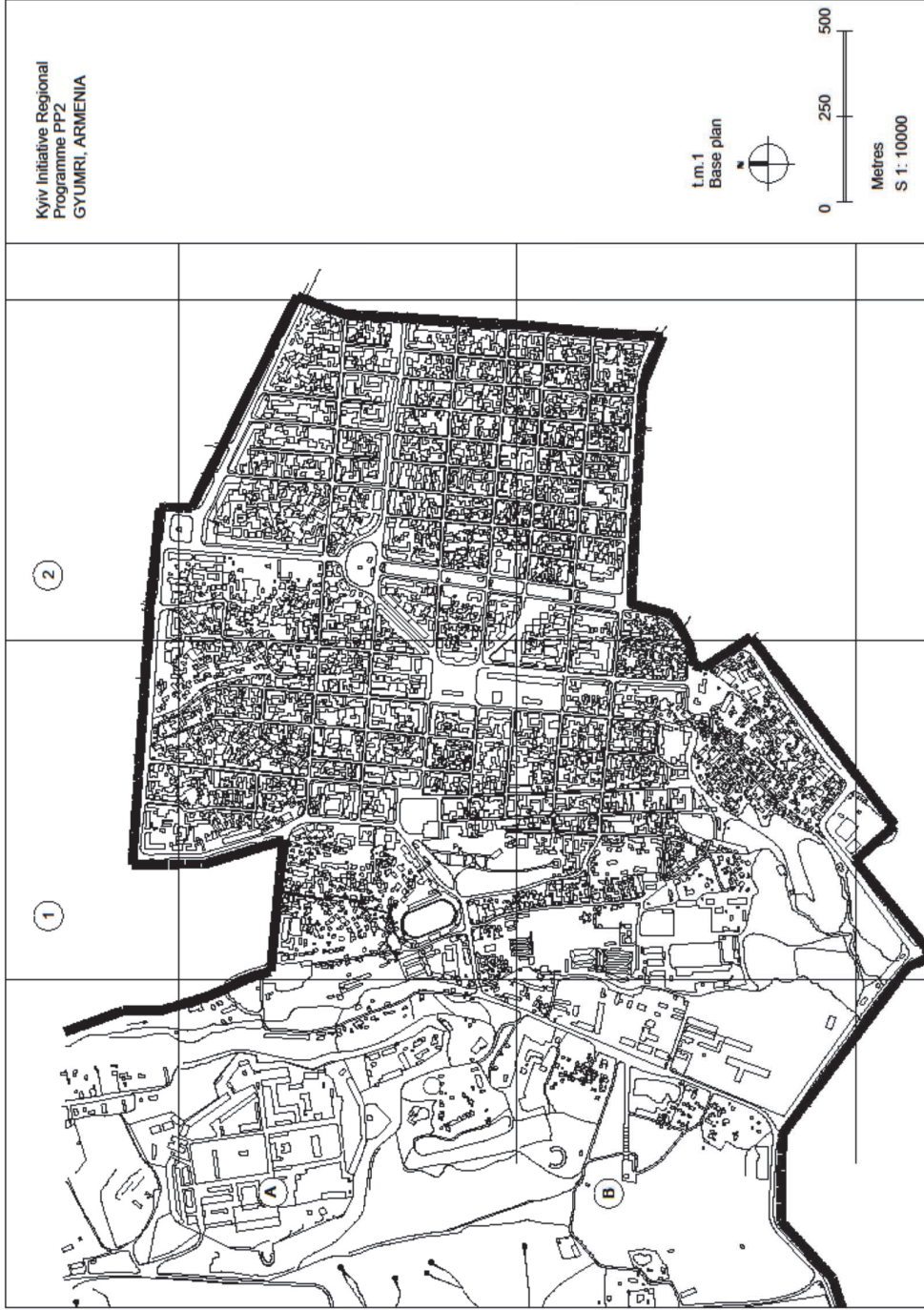
This file on Gyumri was prepared by the Town Technical Team, comprising the following members:

- Henrik Gasparyan (Chief Architect of Gyumri);
- Stepan Ter-Margaryan (<<Kumayri>> historical cultural museum-preserve, Executive director);
- Armen Hovsepyan (translator).

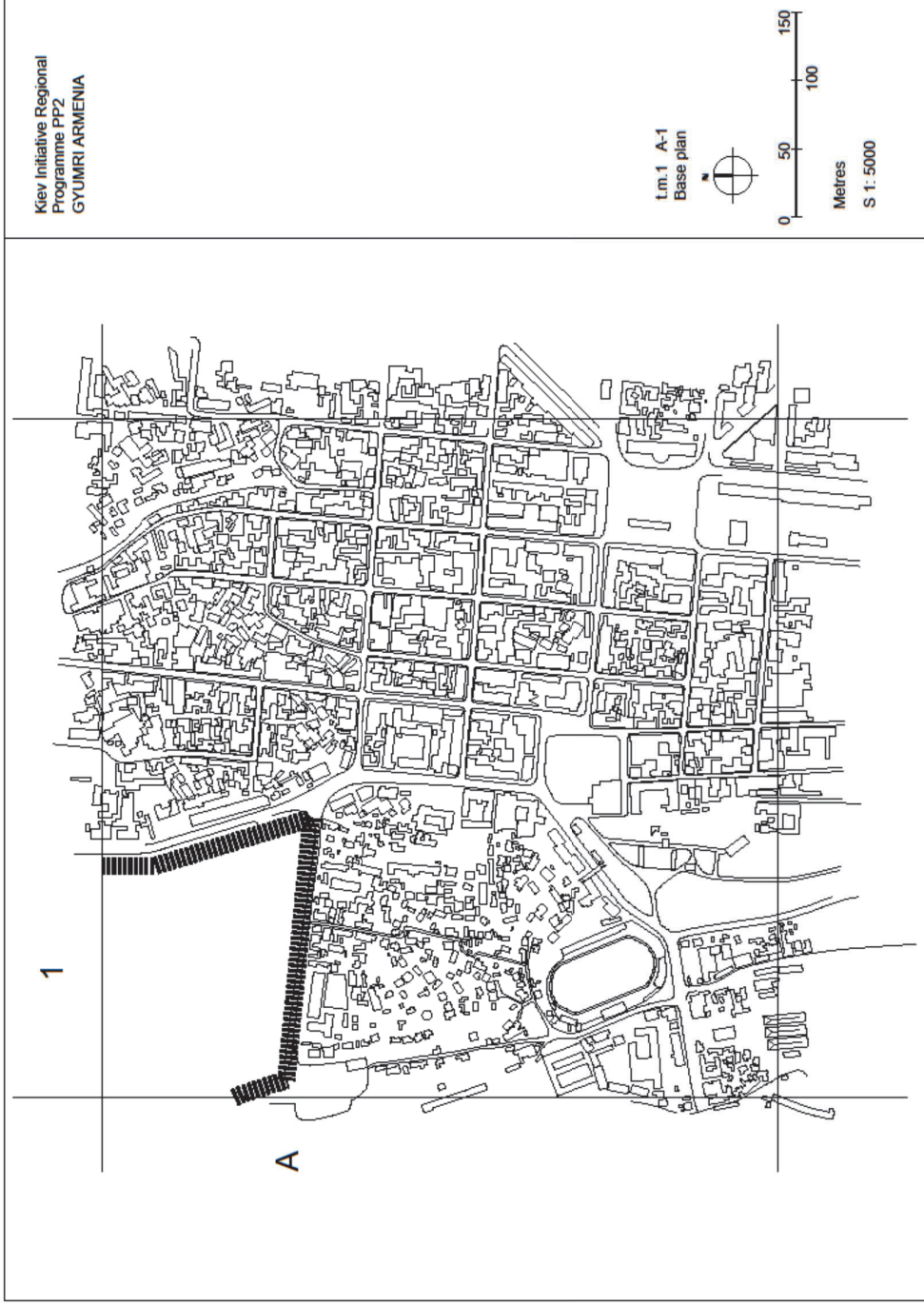
The work was co-ordinated by Karo Ayvazyan, Project Adviser and Gohar Grigoryan, Assistant Project Co-ordinator.

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

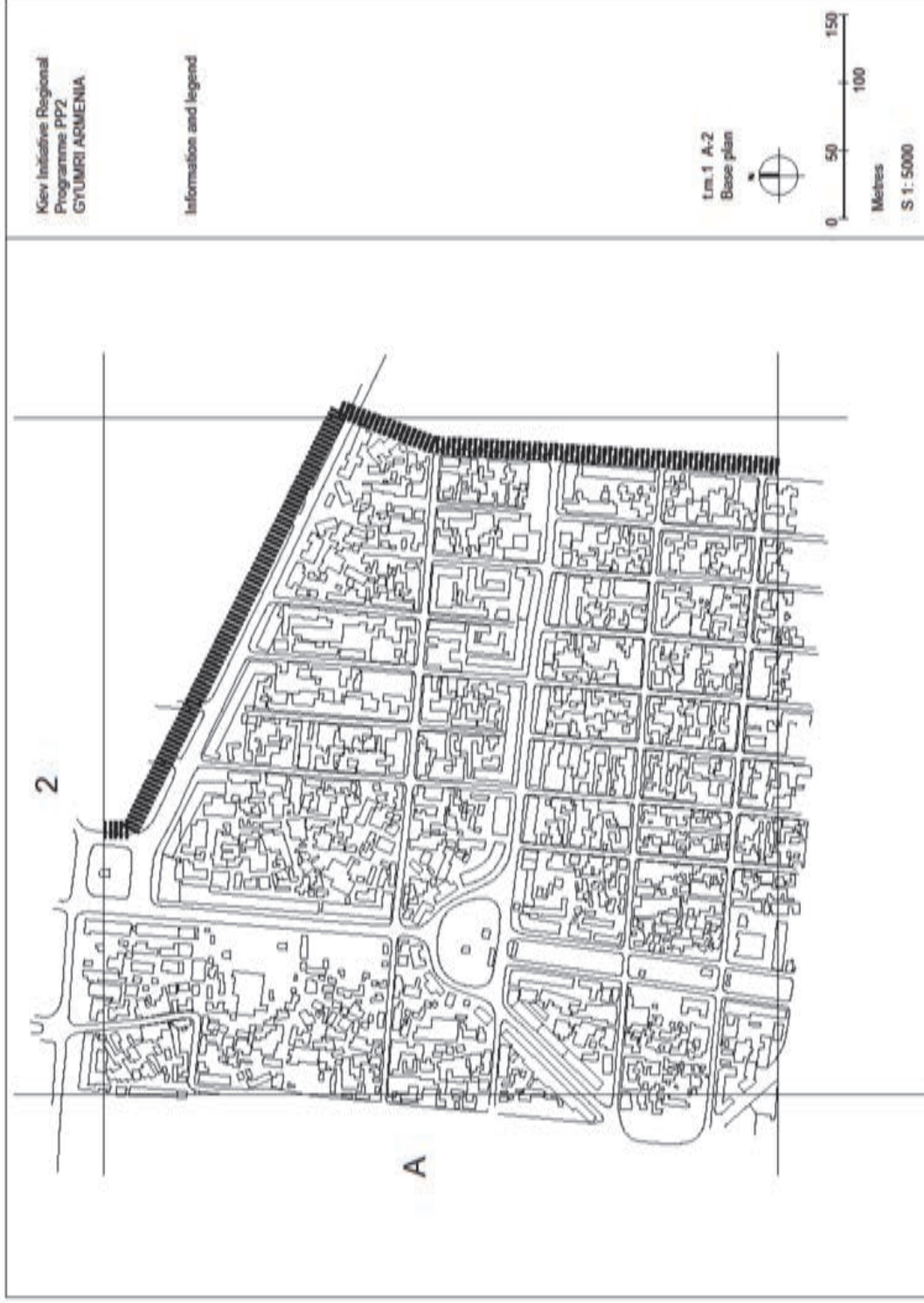
1. Base maps



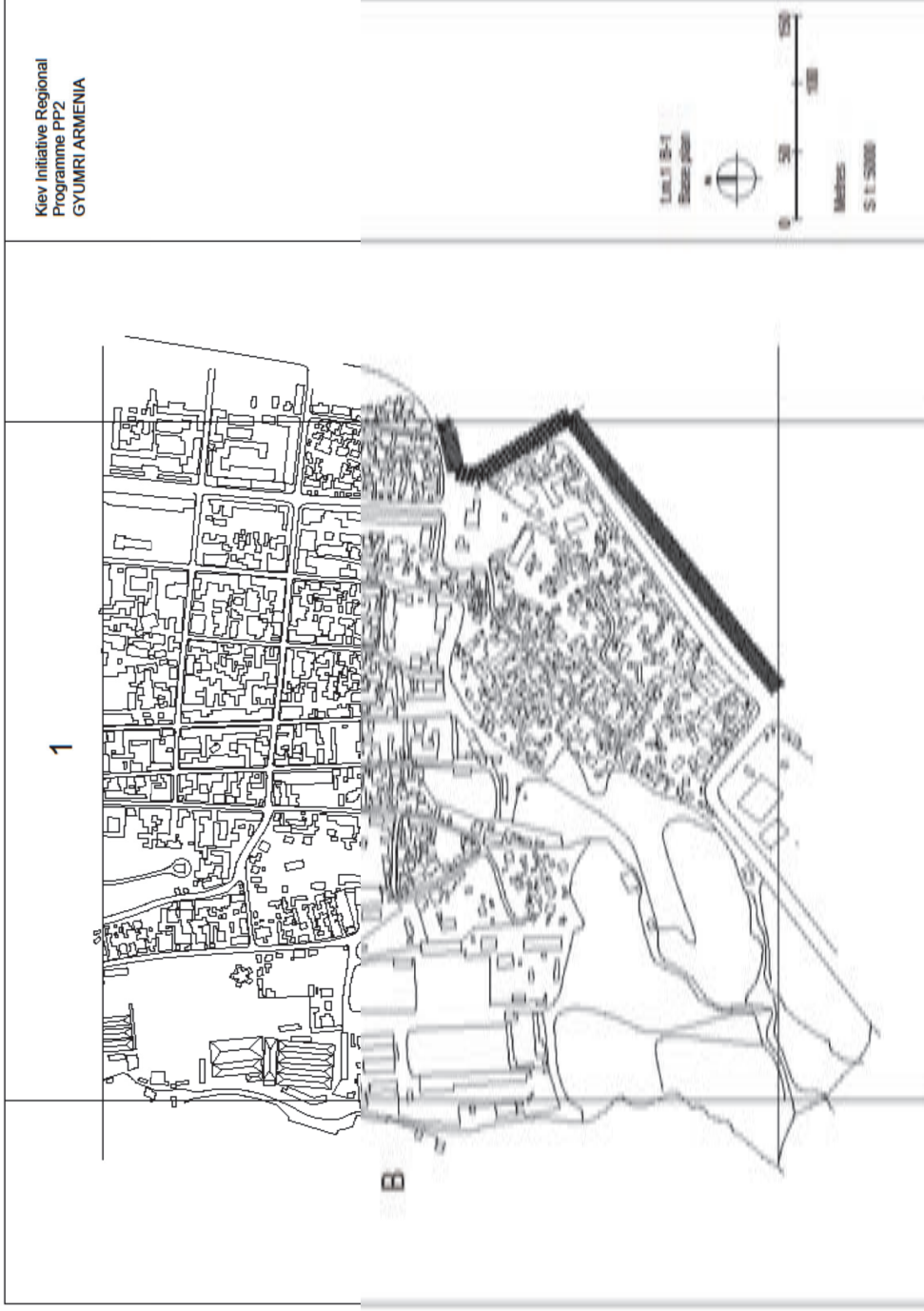
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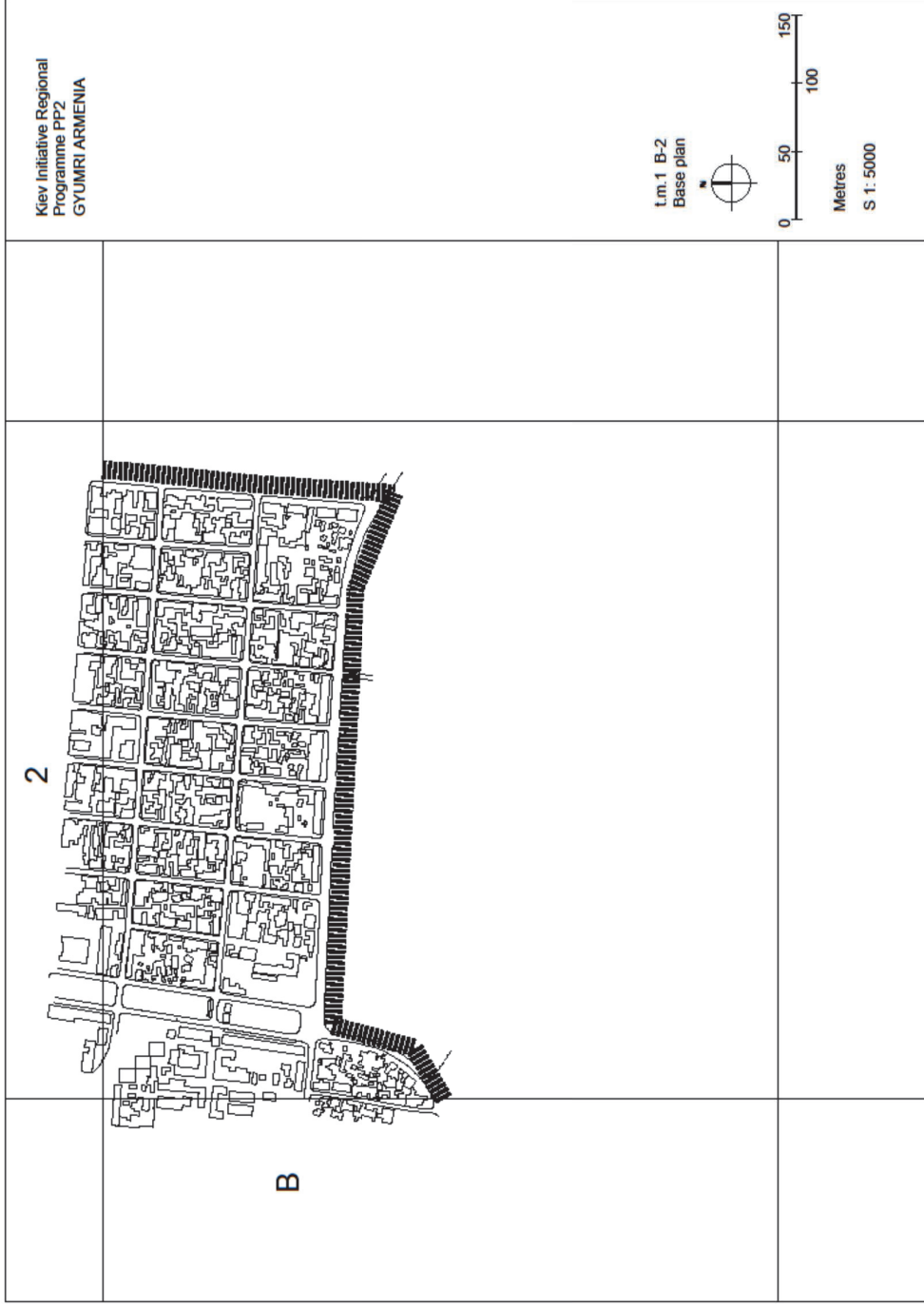
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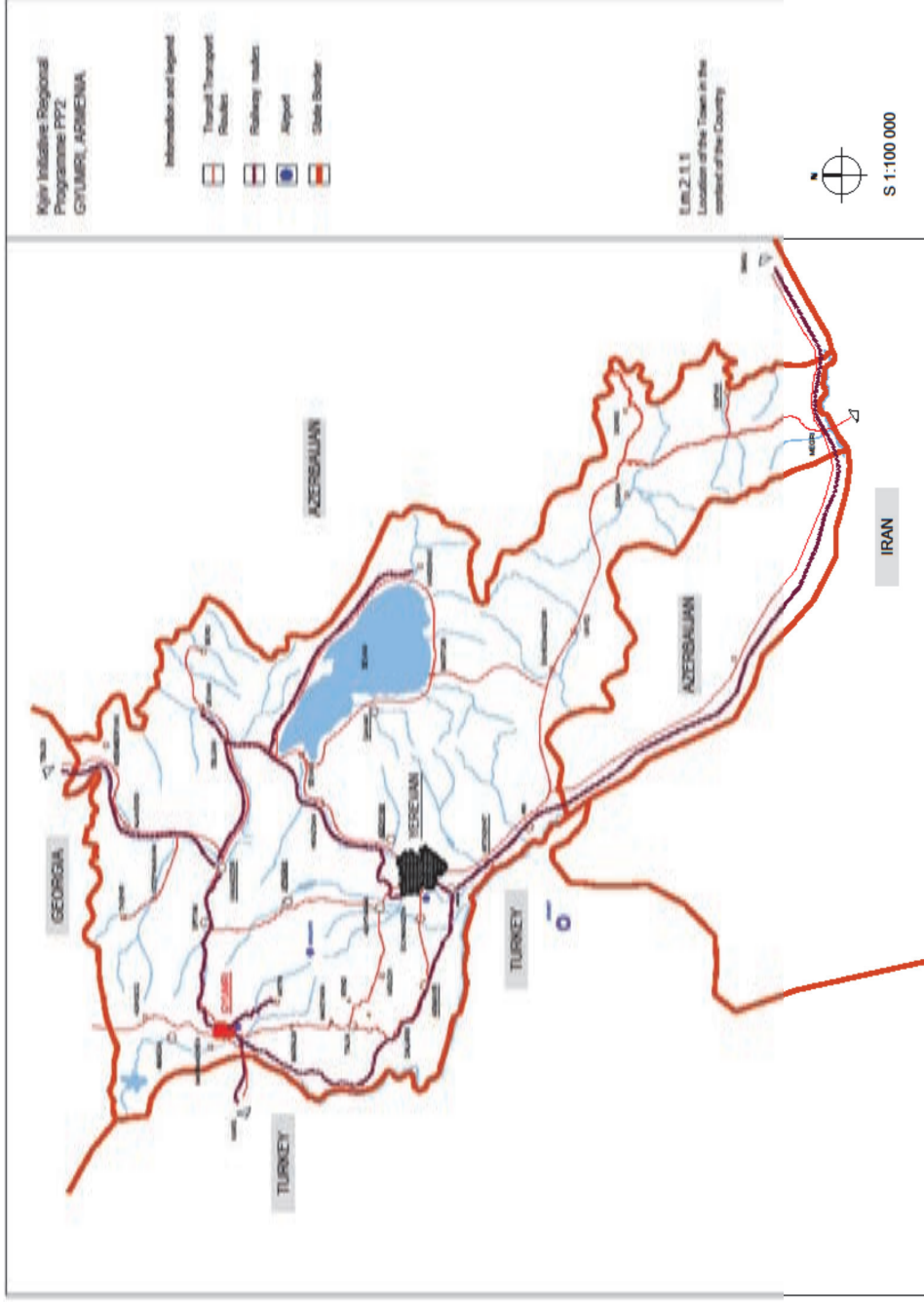
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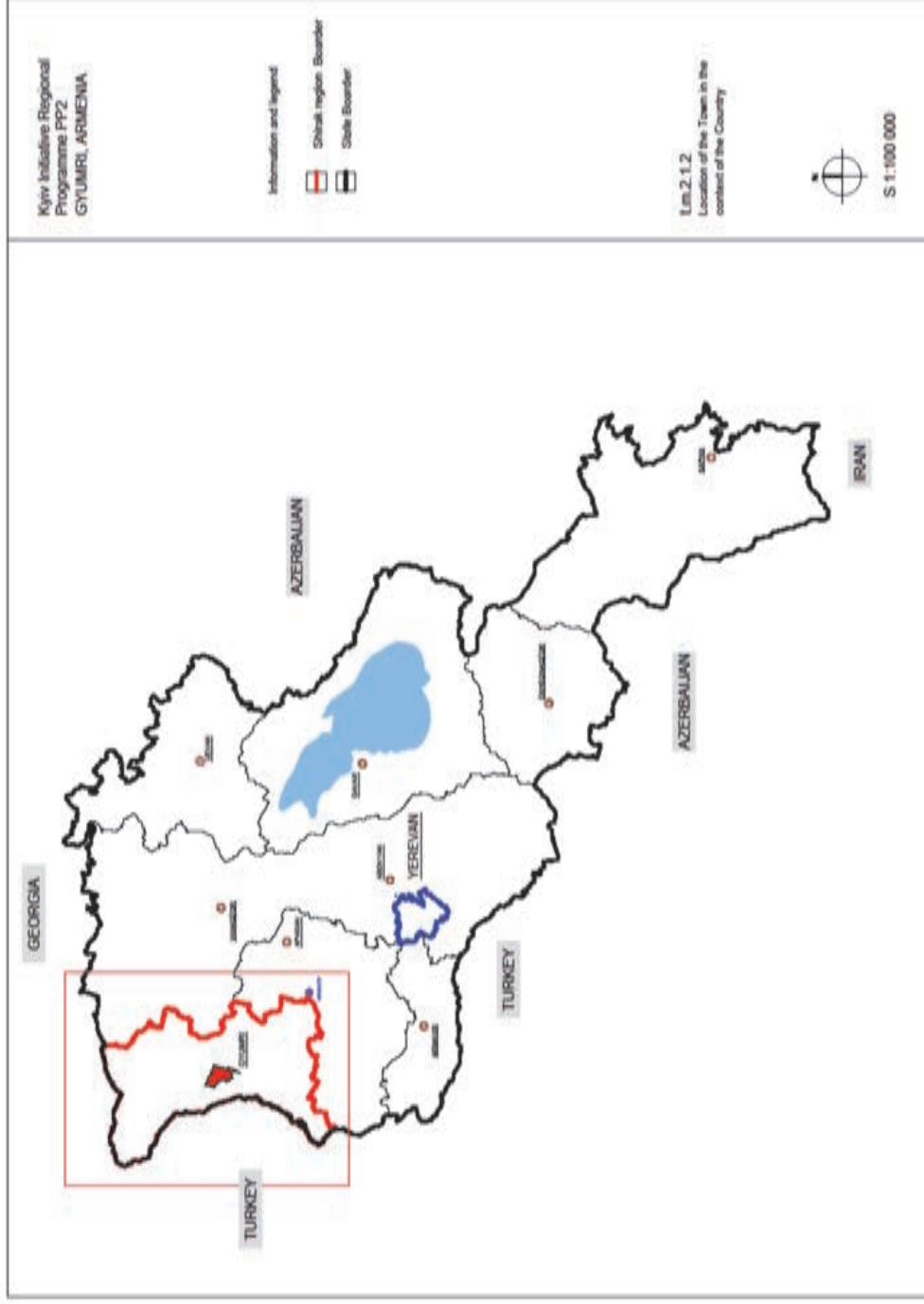
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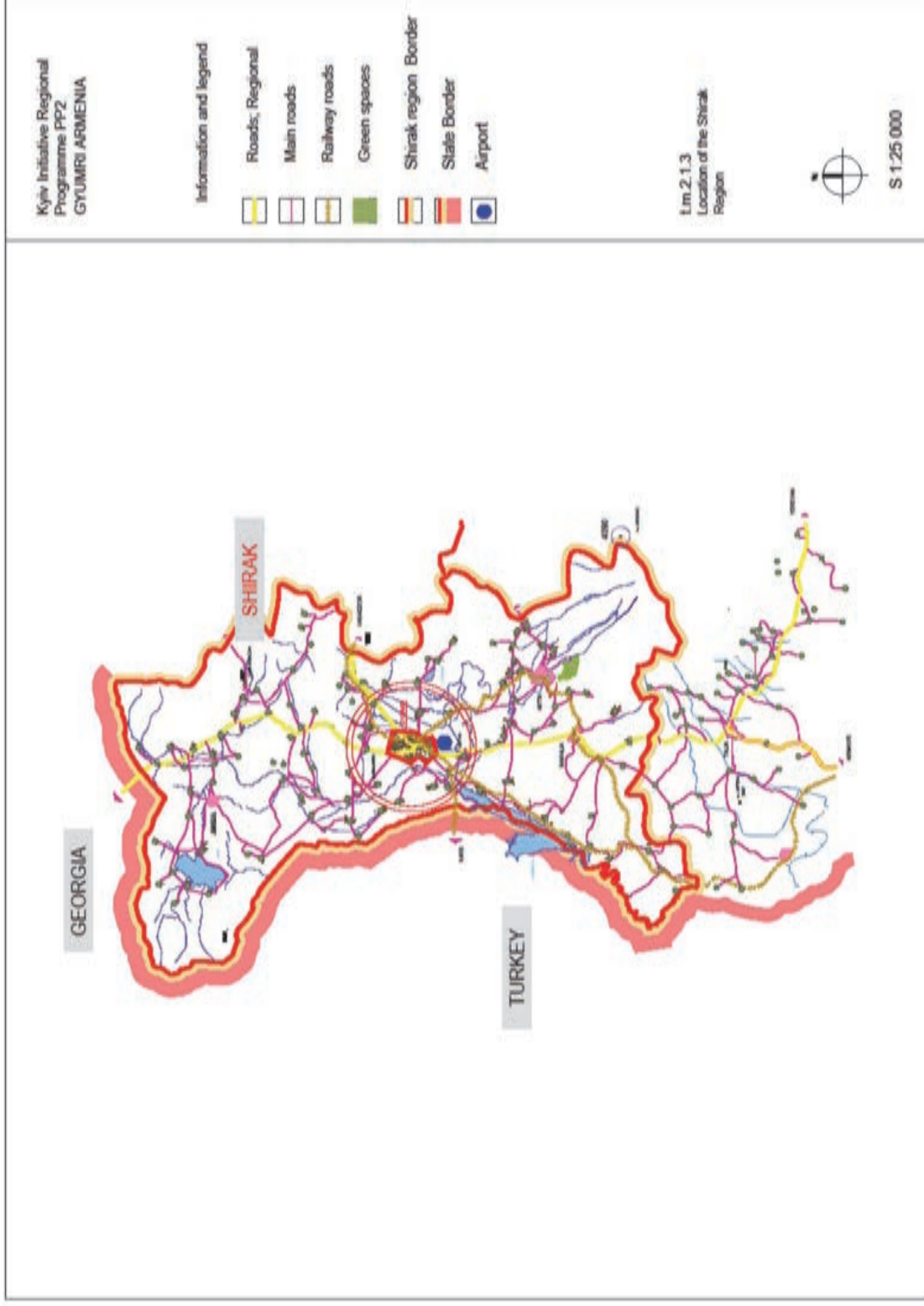


2. Thematic Maps

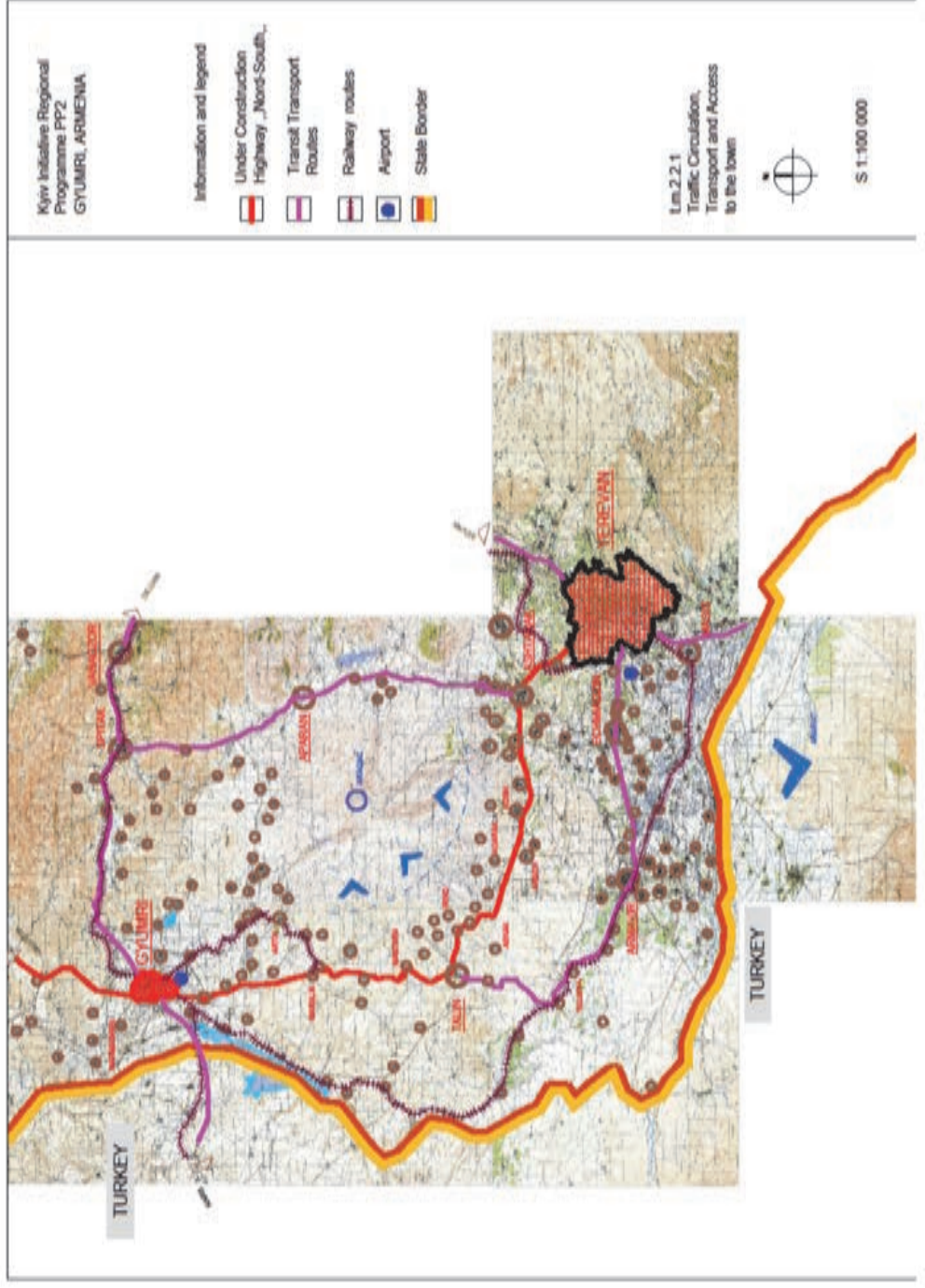


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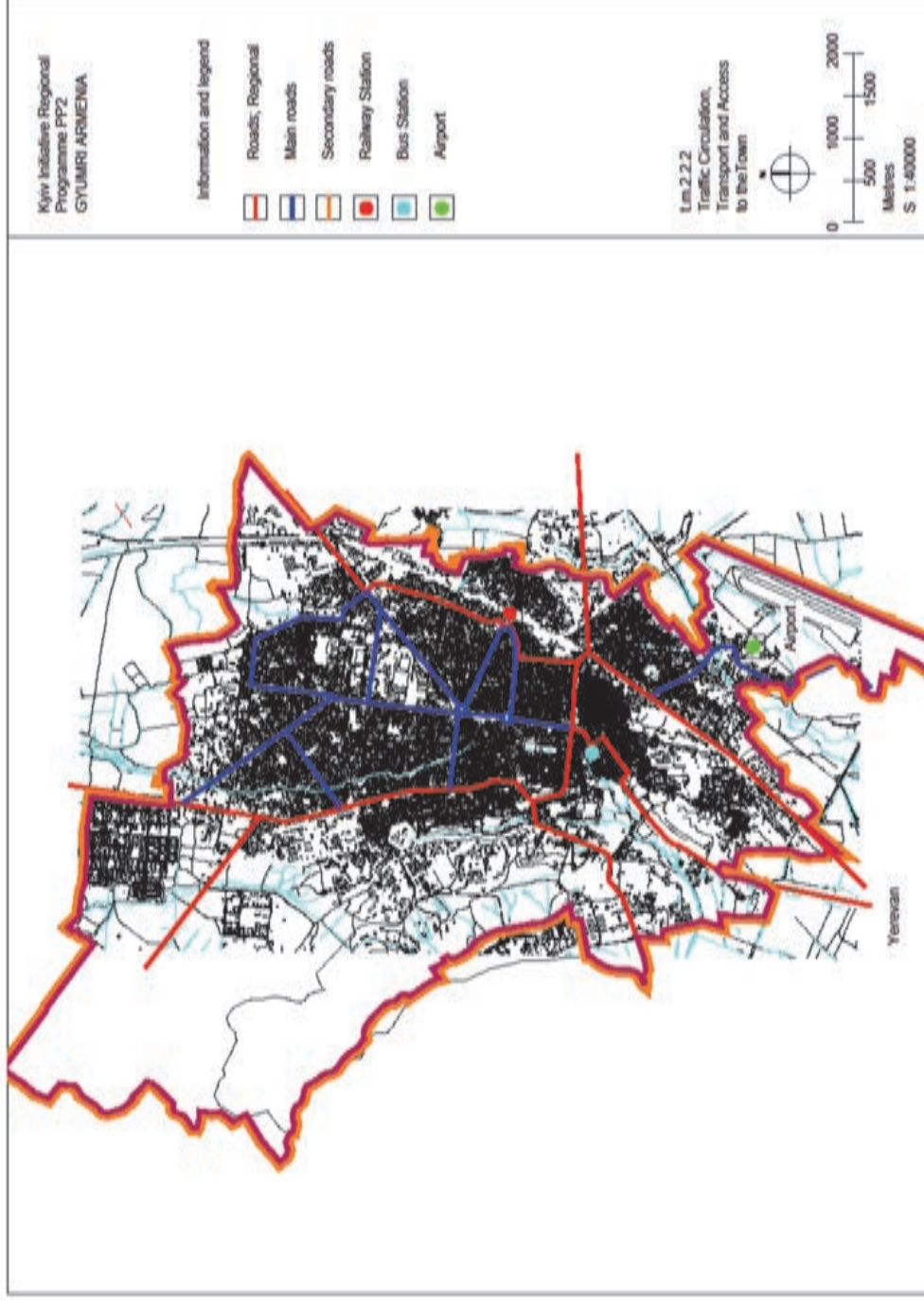




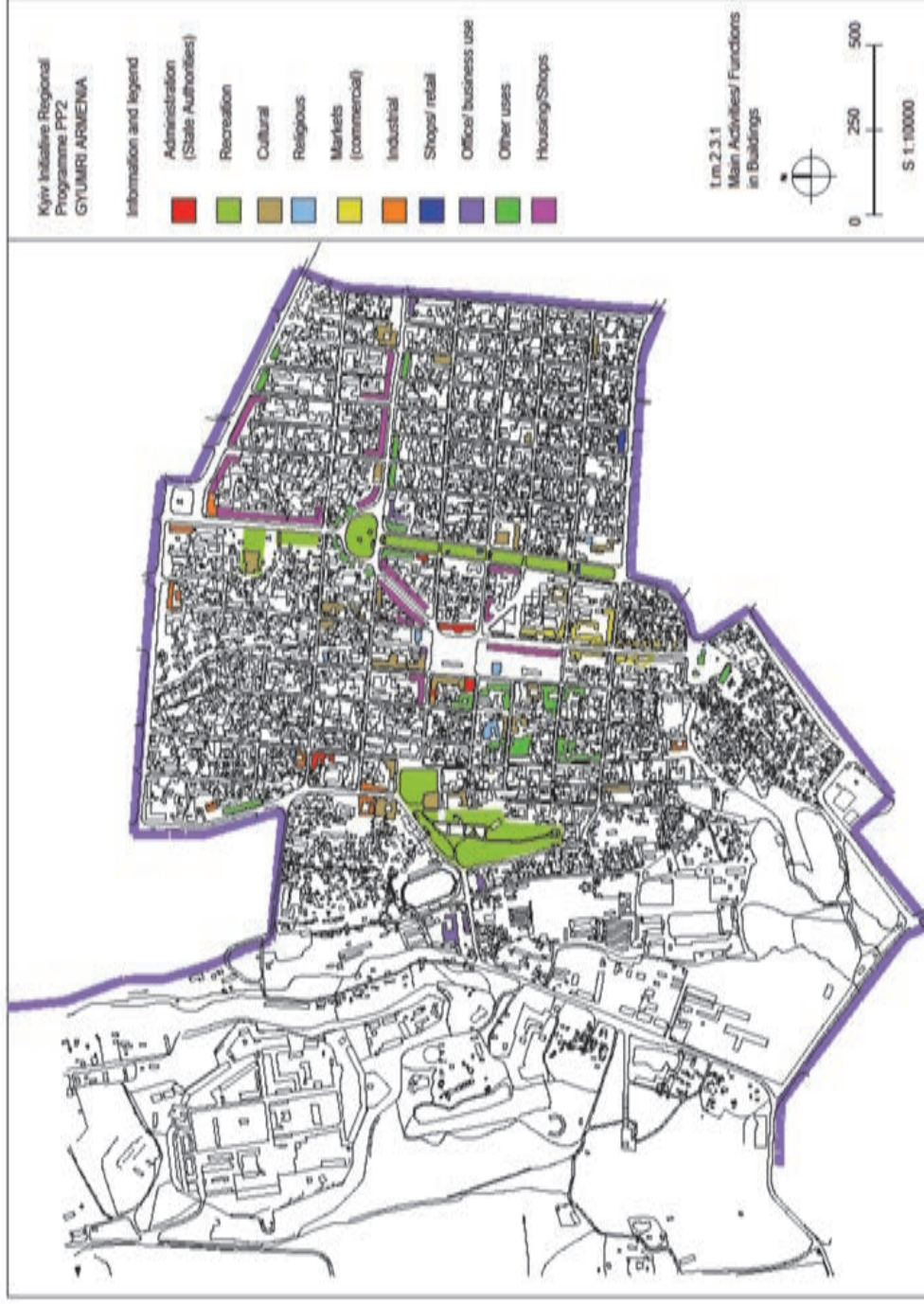
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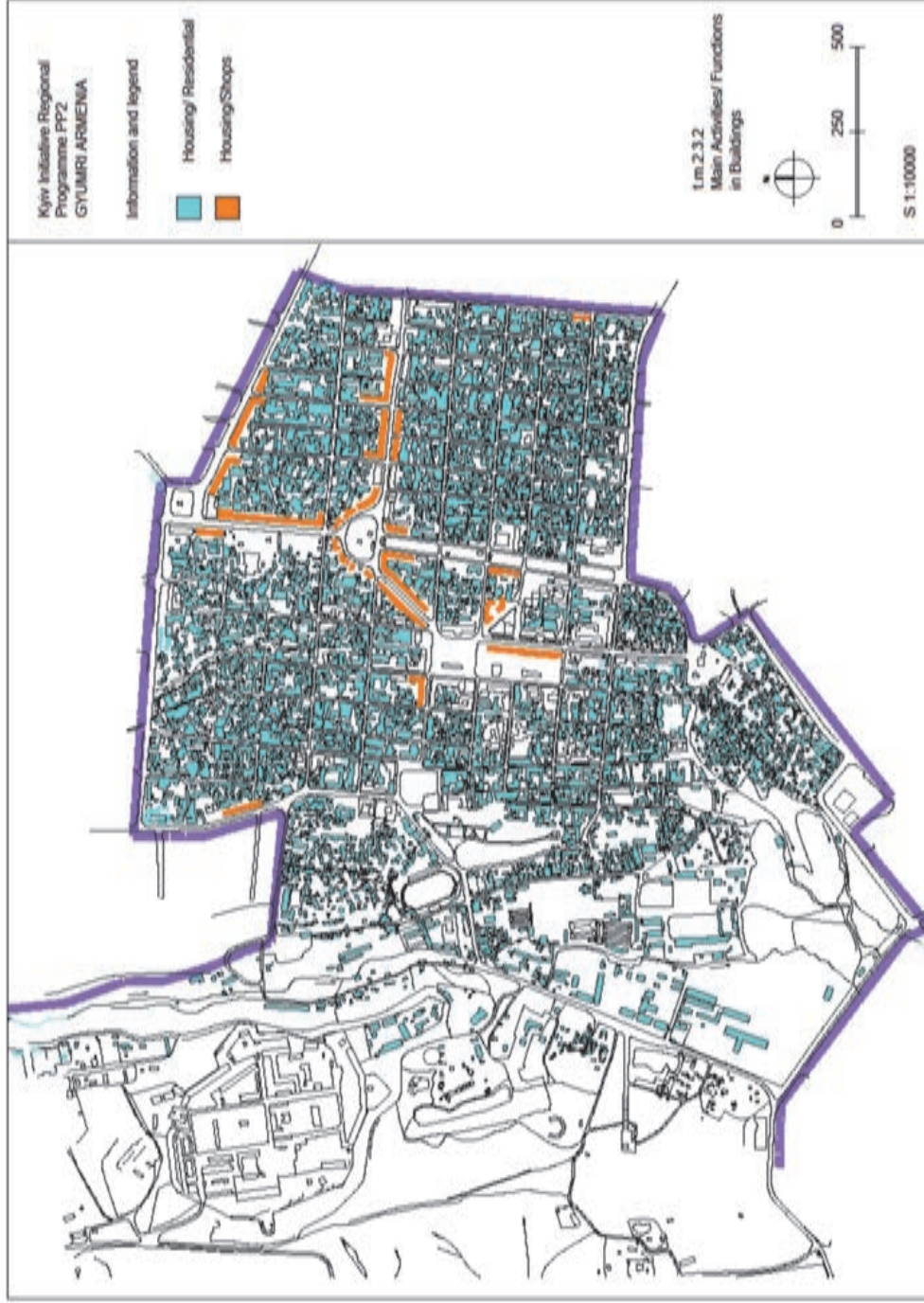
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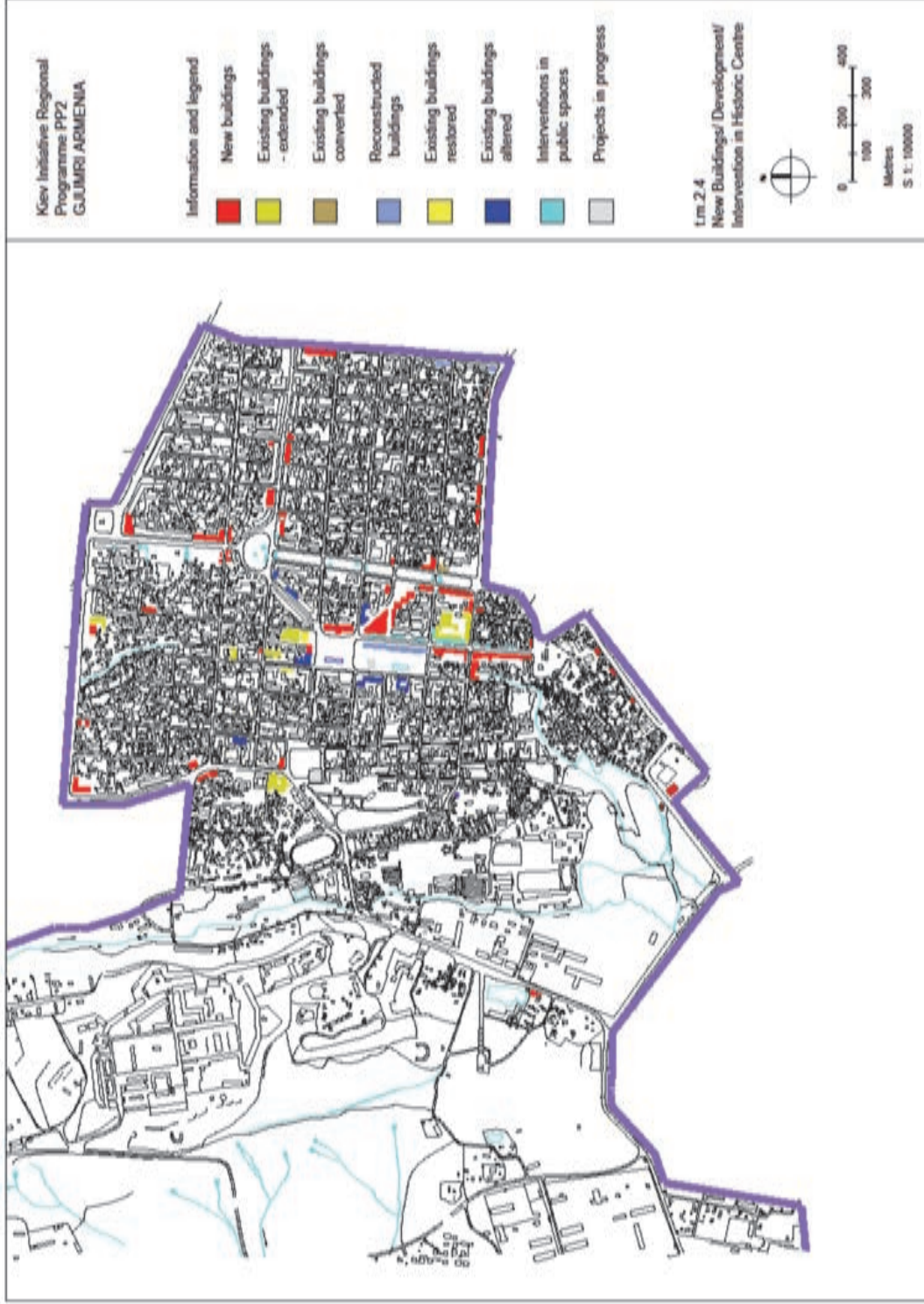
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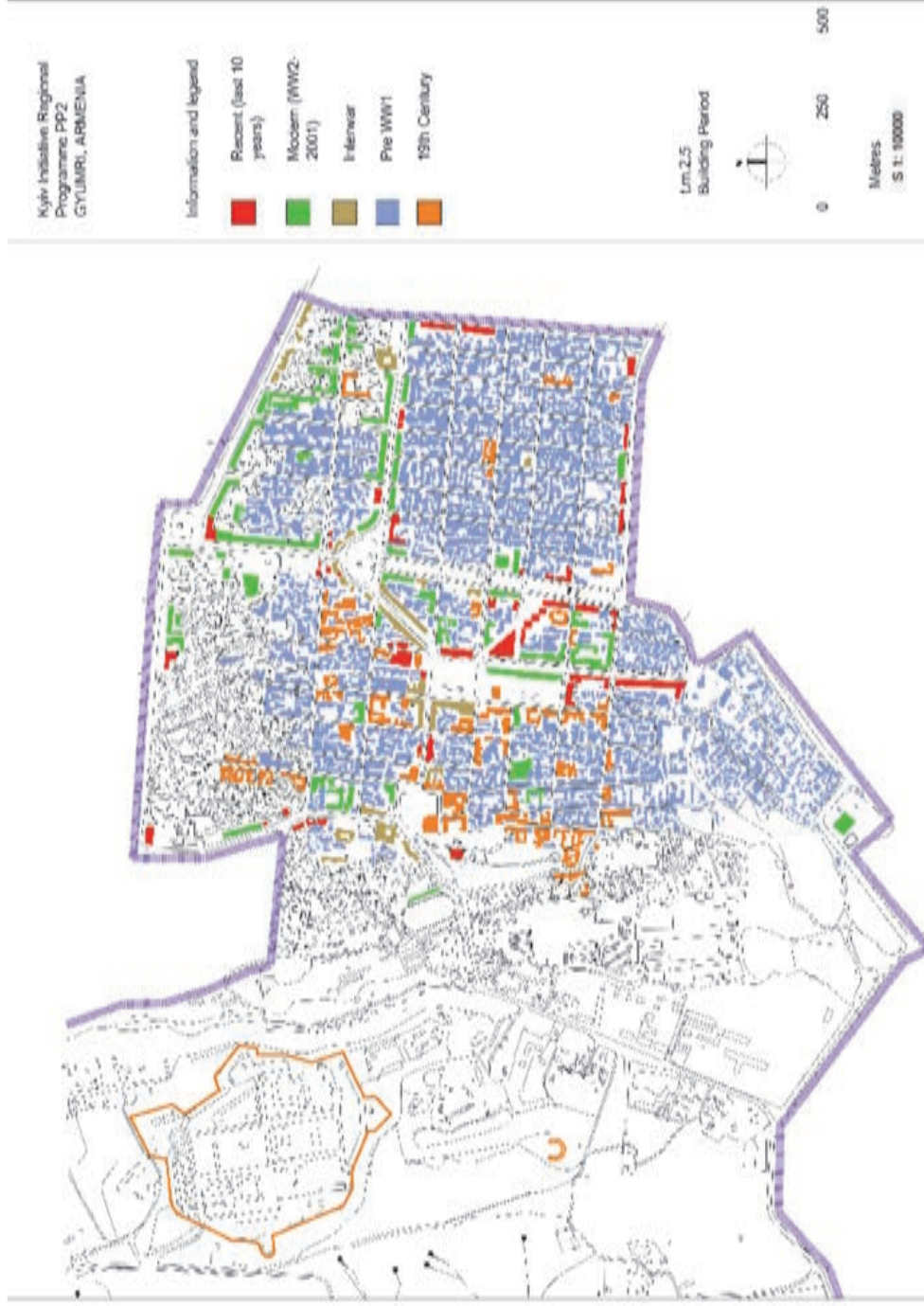
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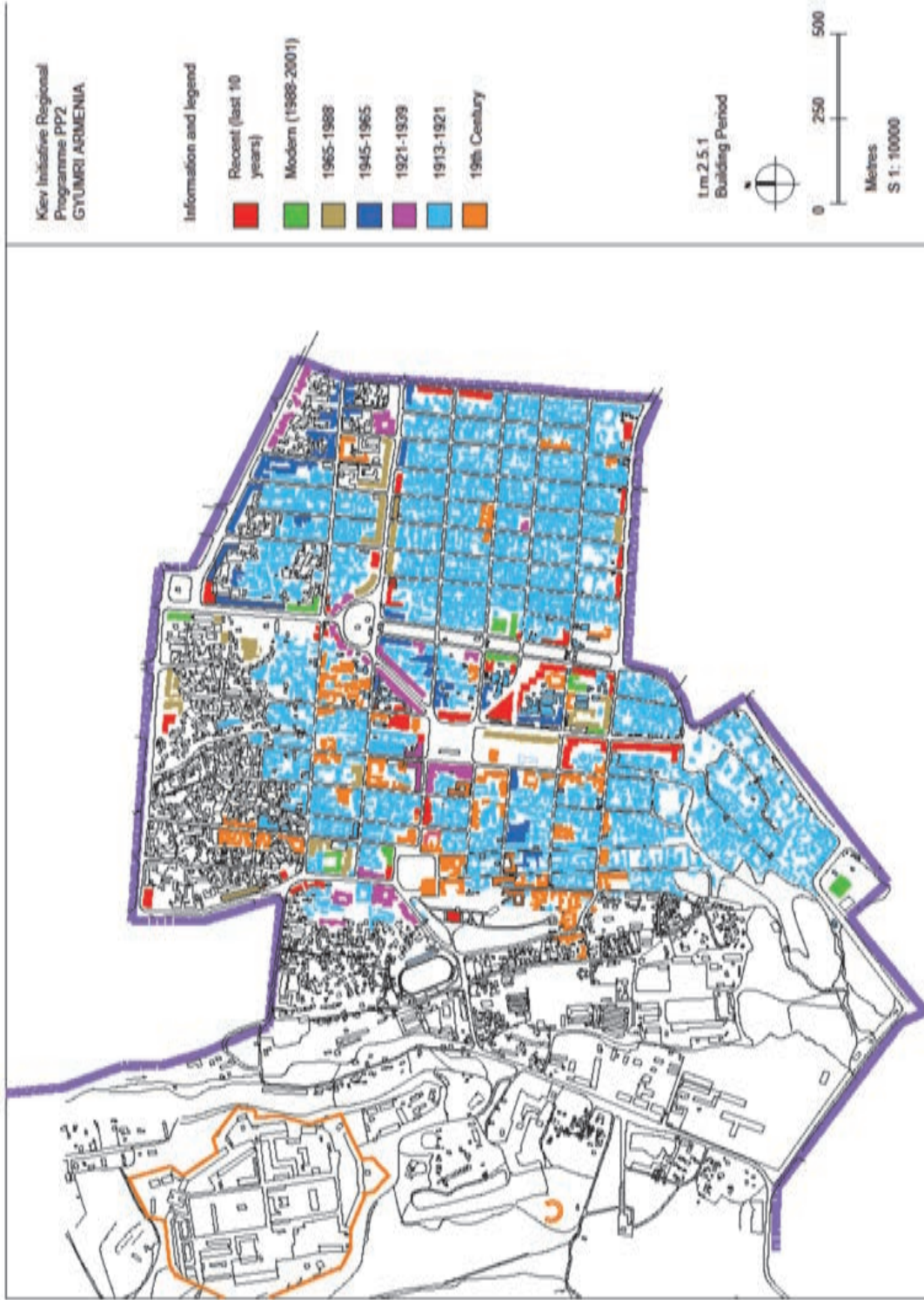
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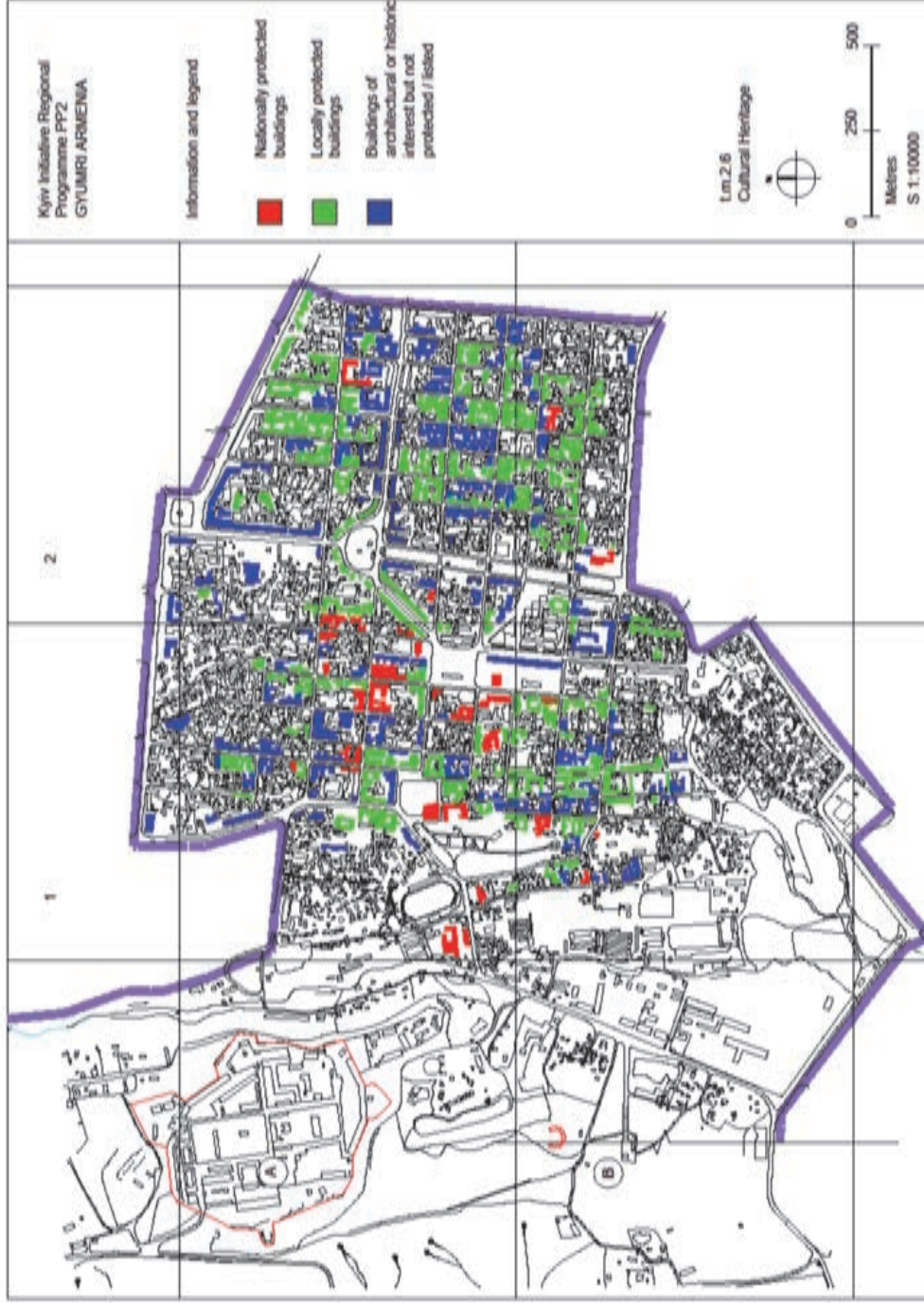
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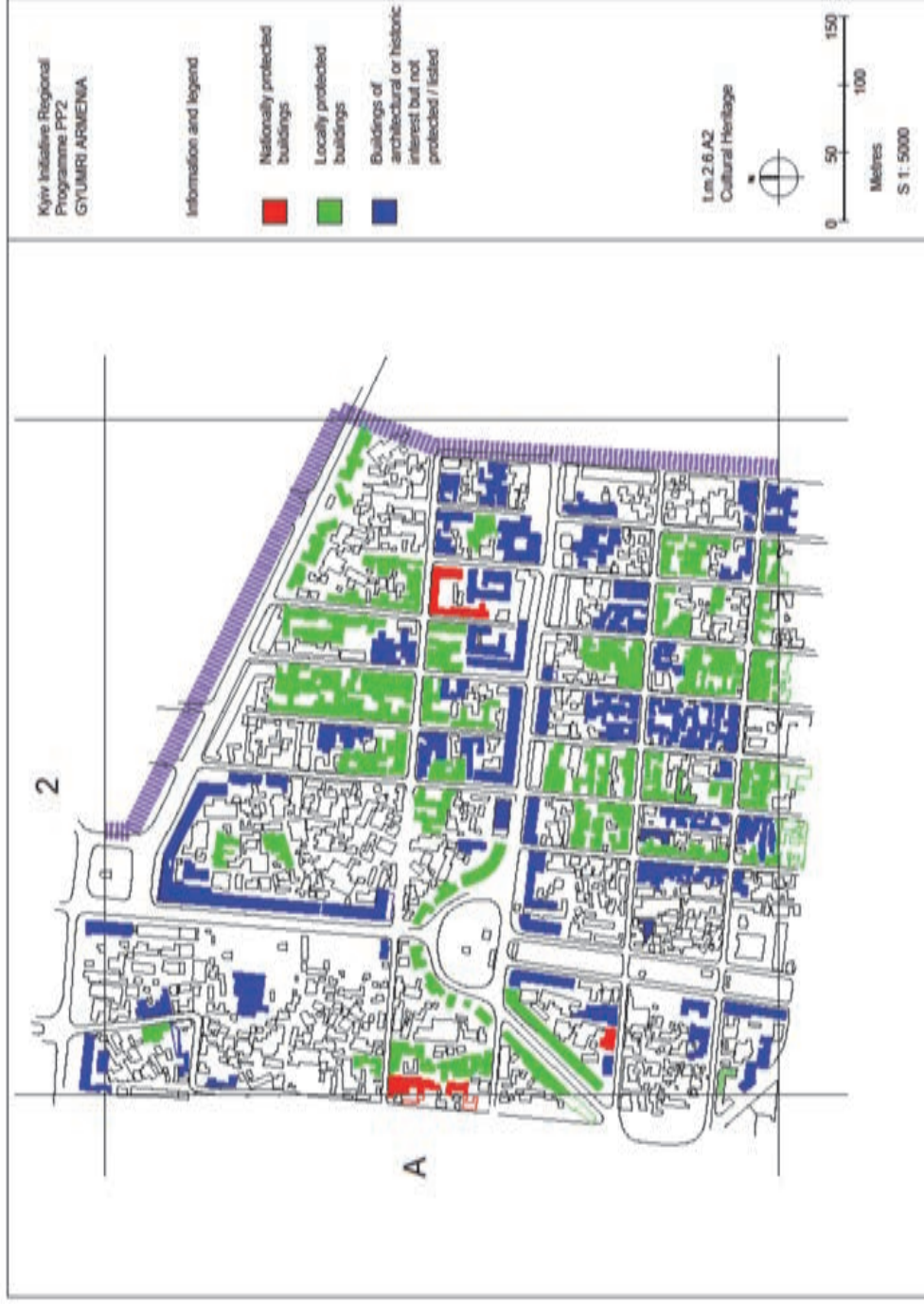
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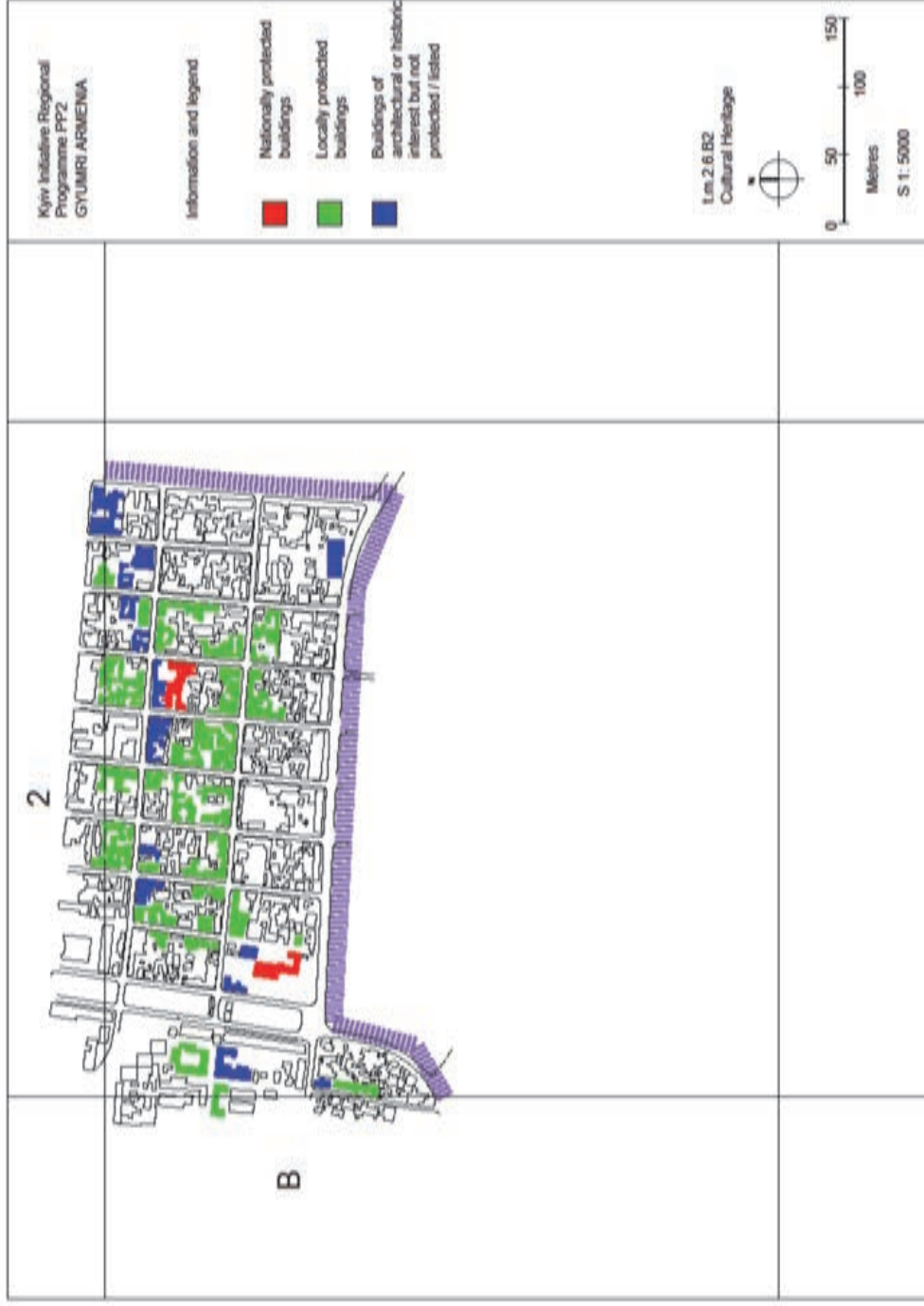
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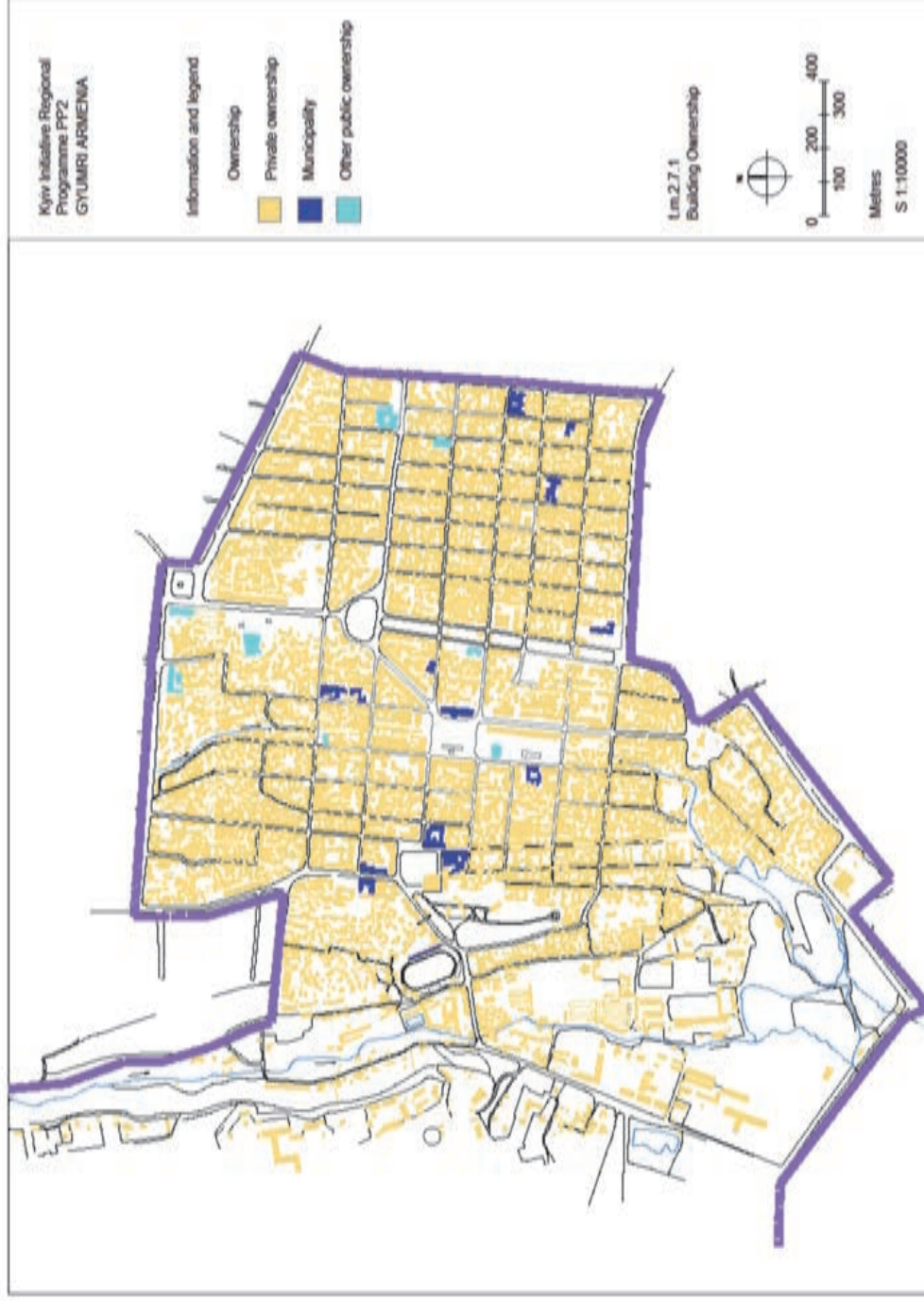
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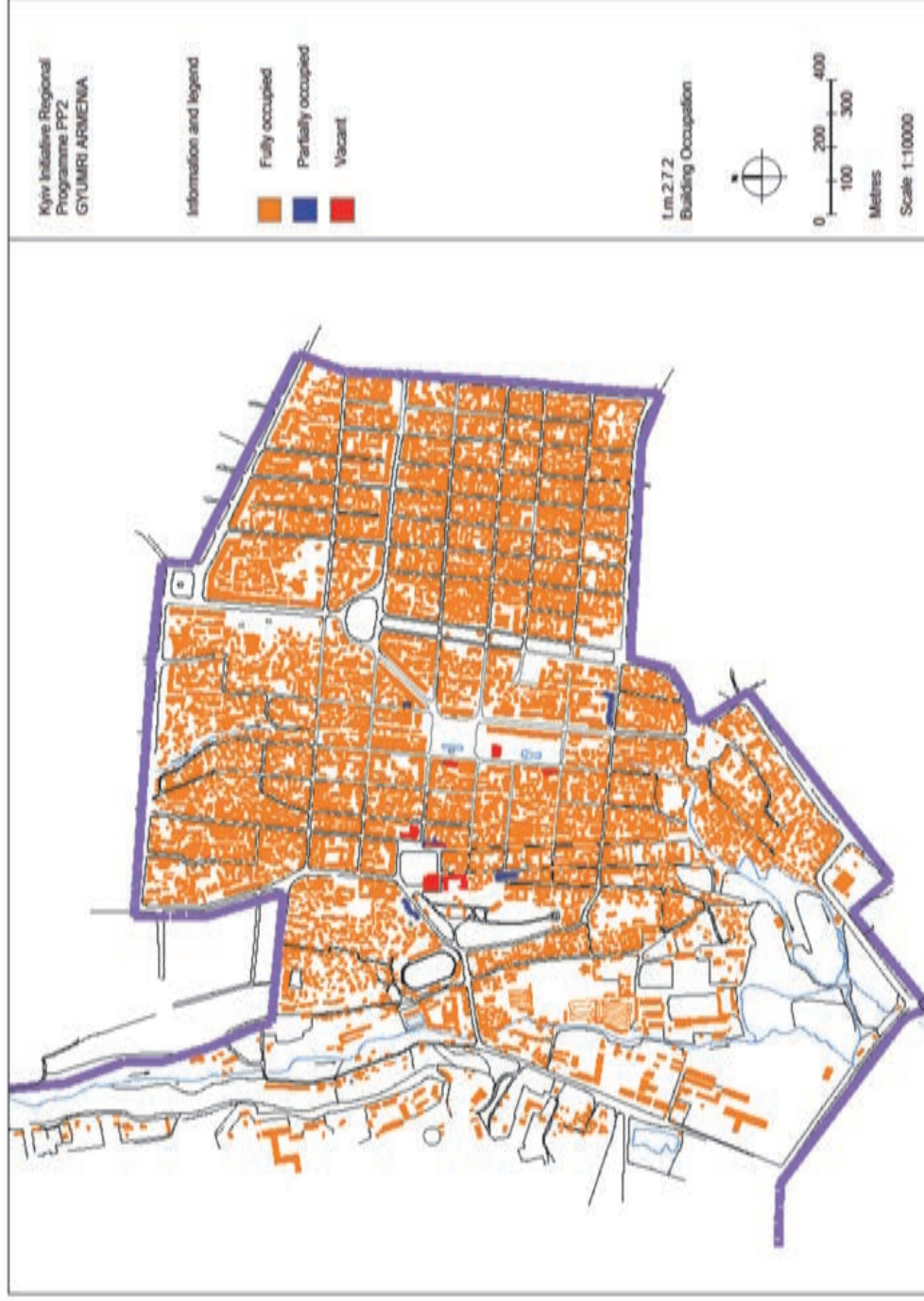
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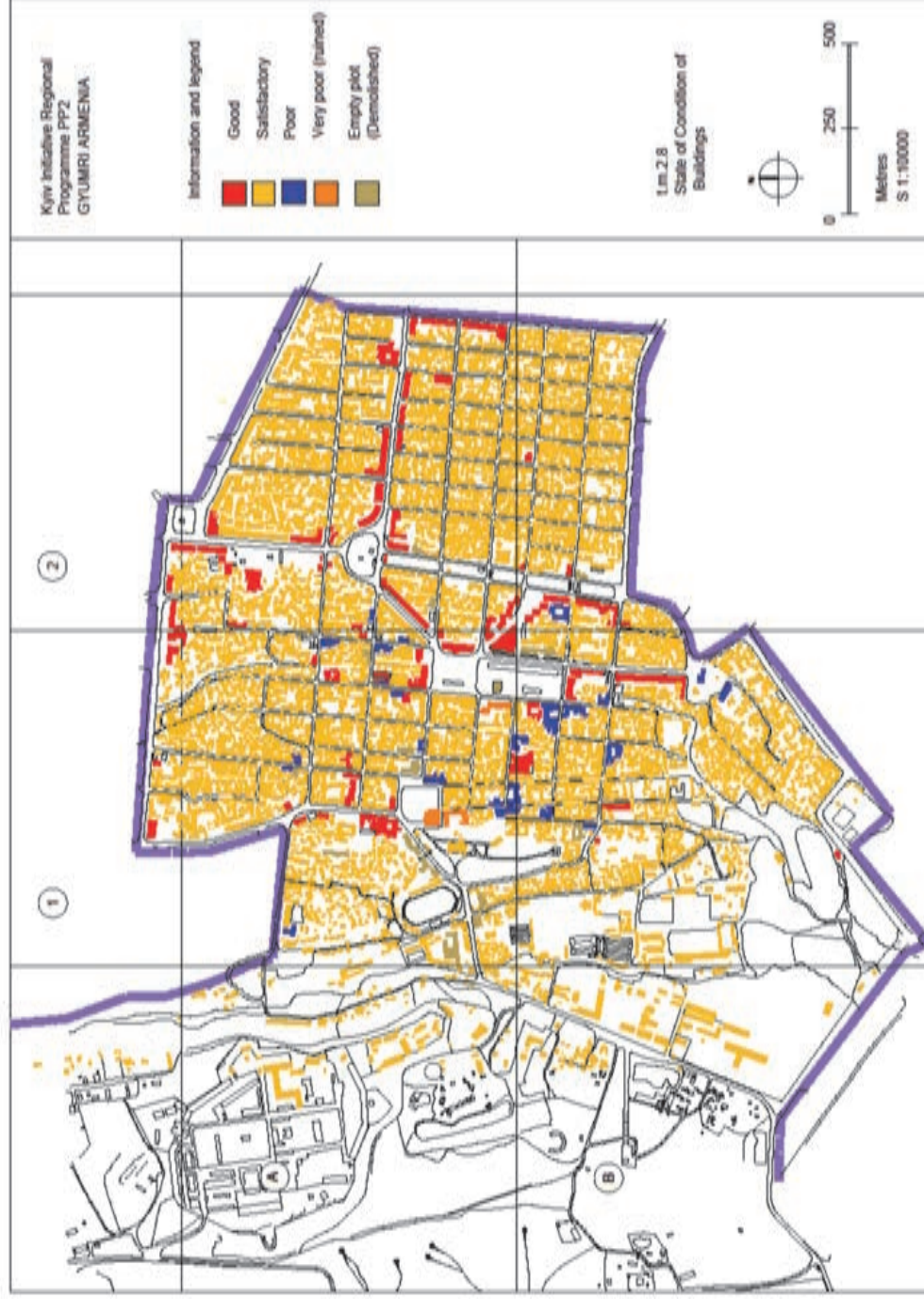
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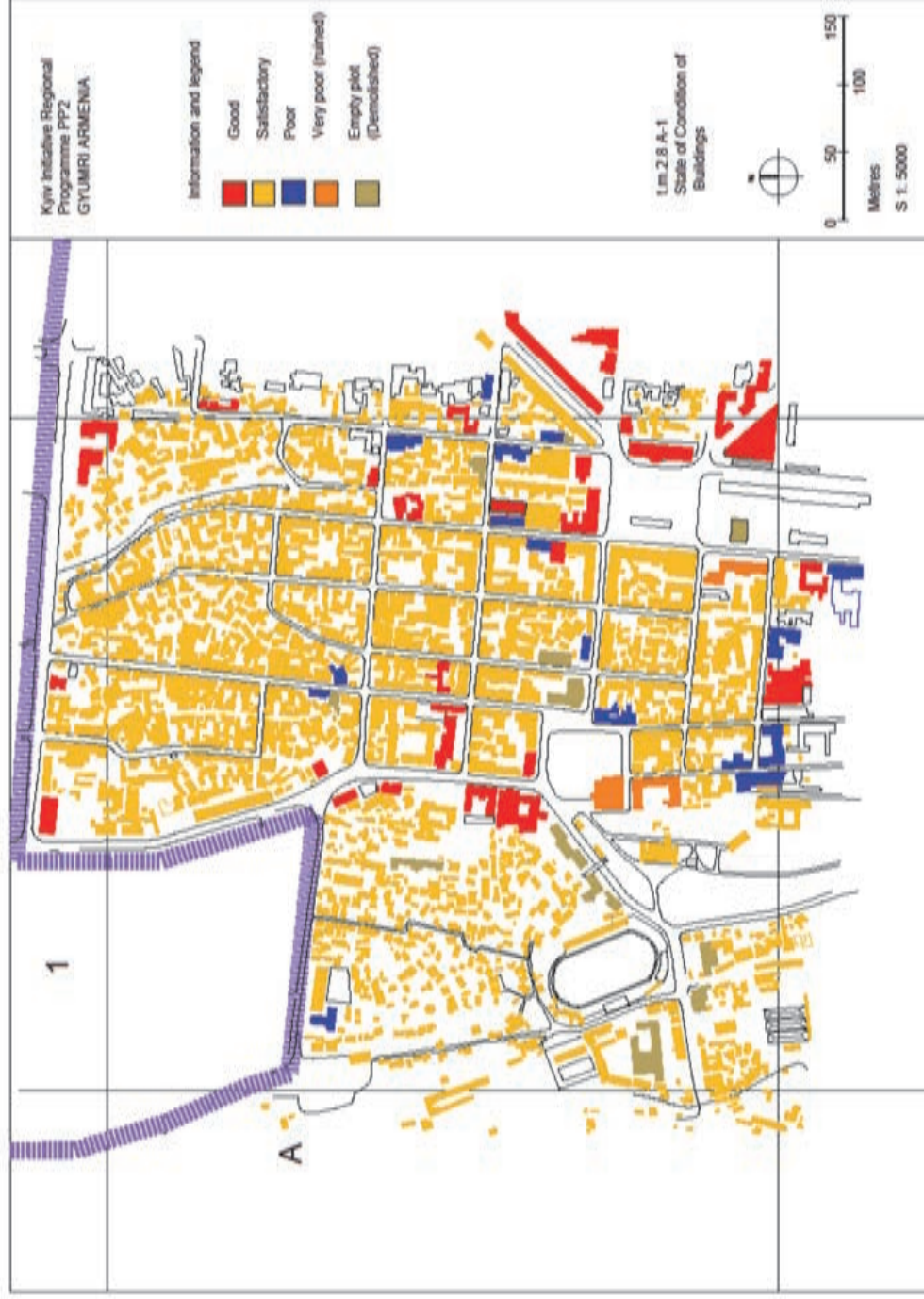
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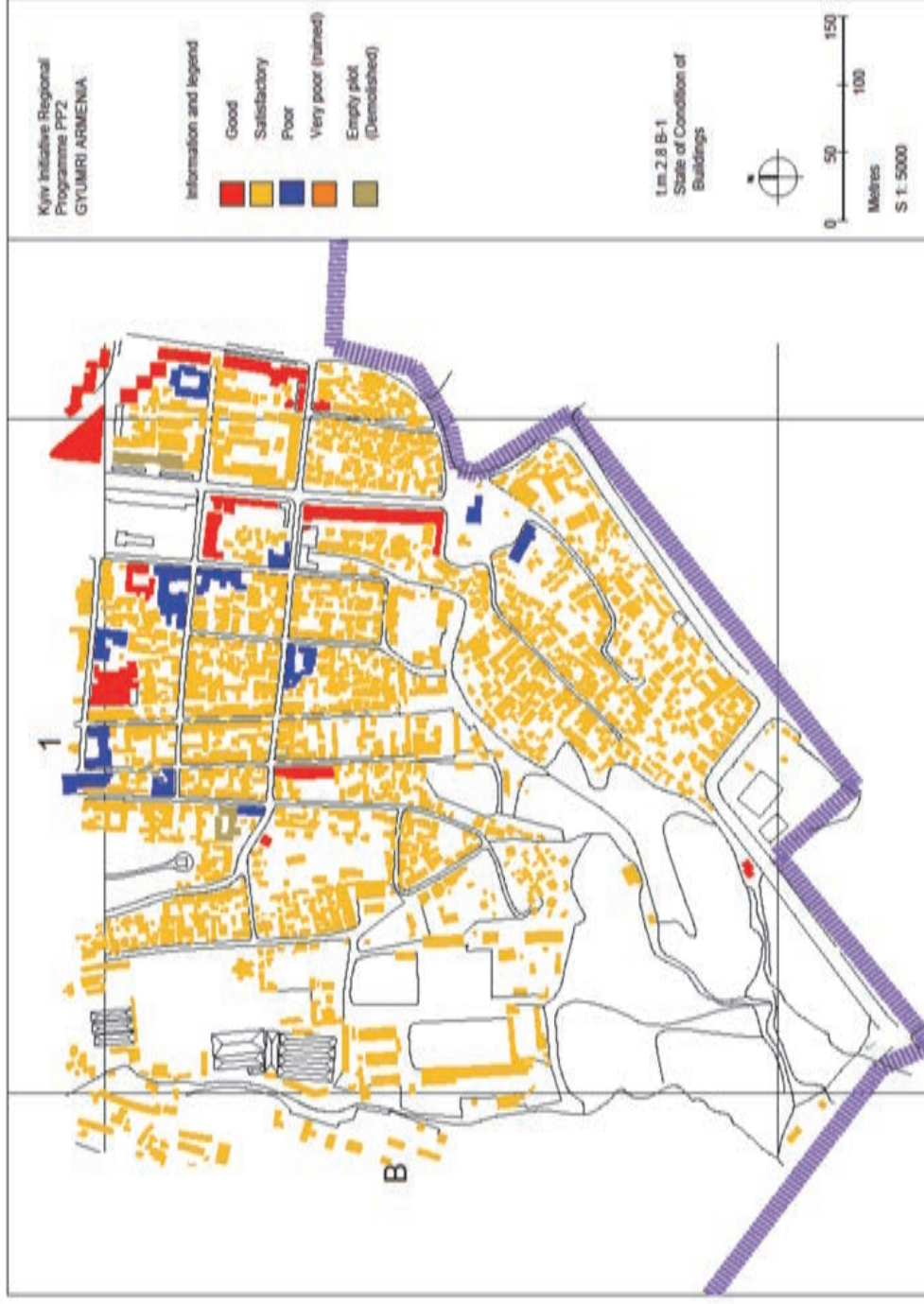
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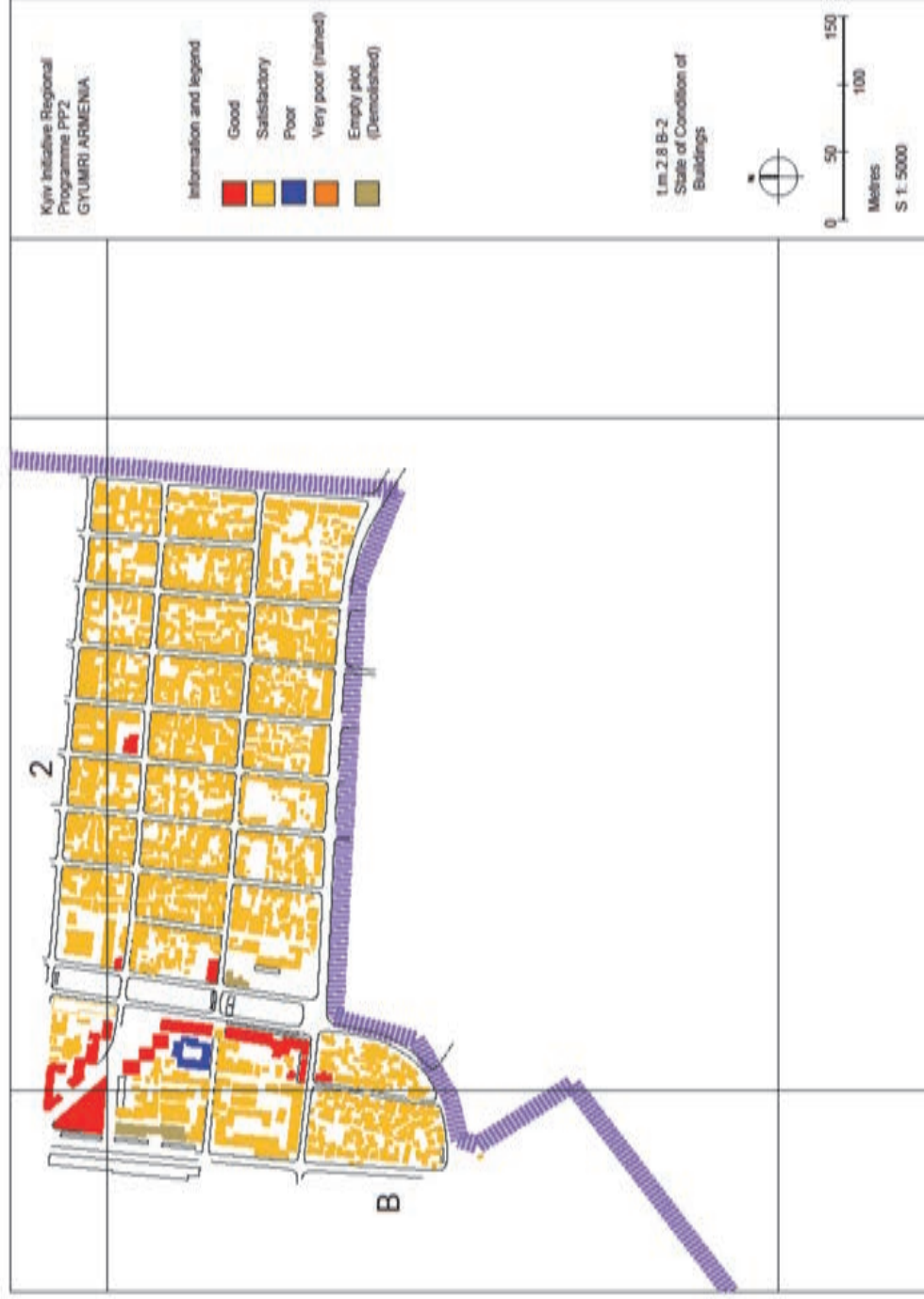
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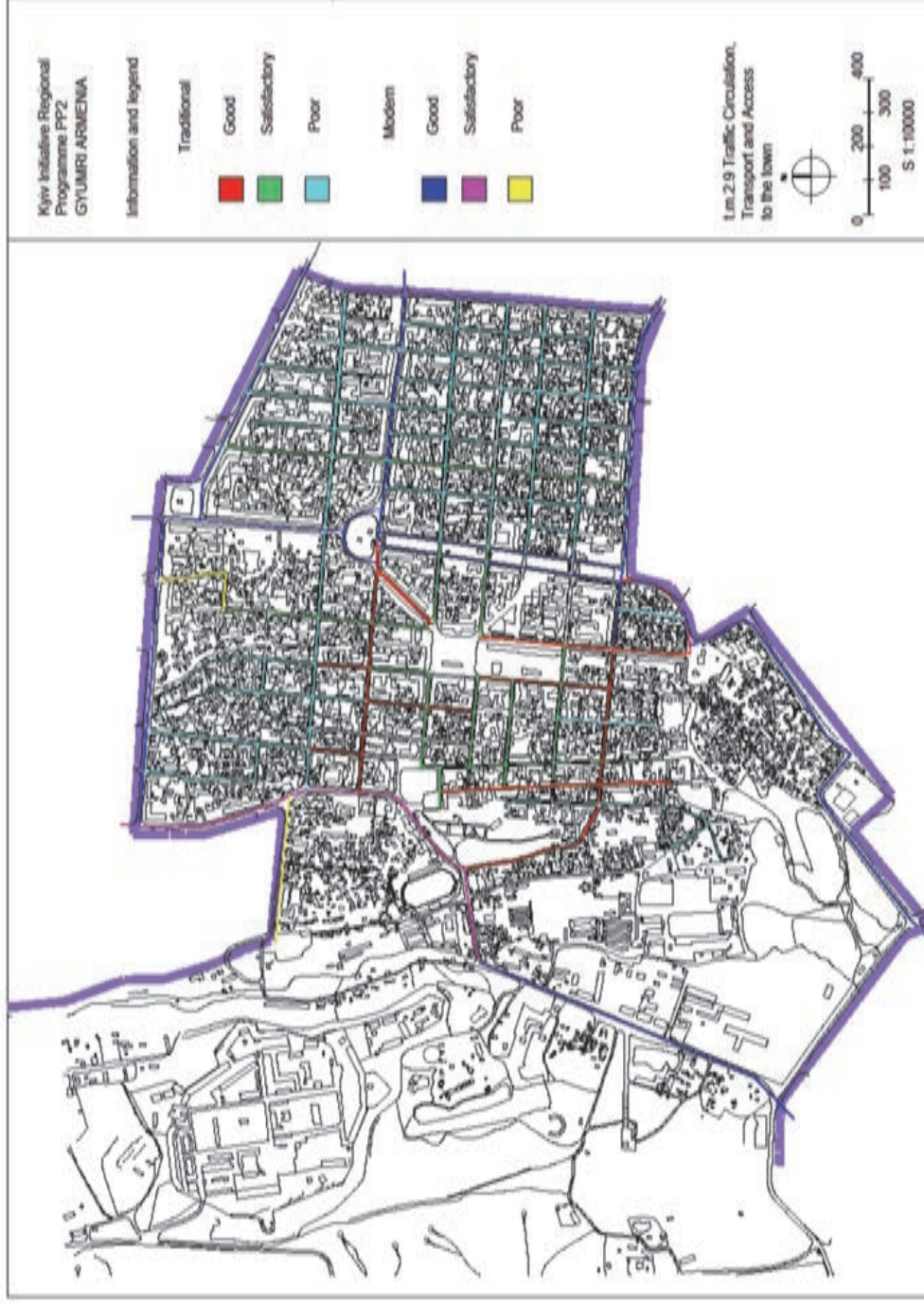
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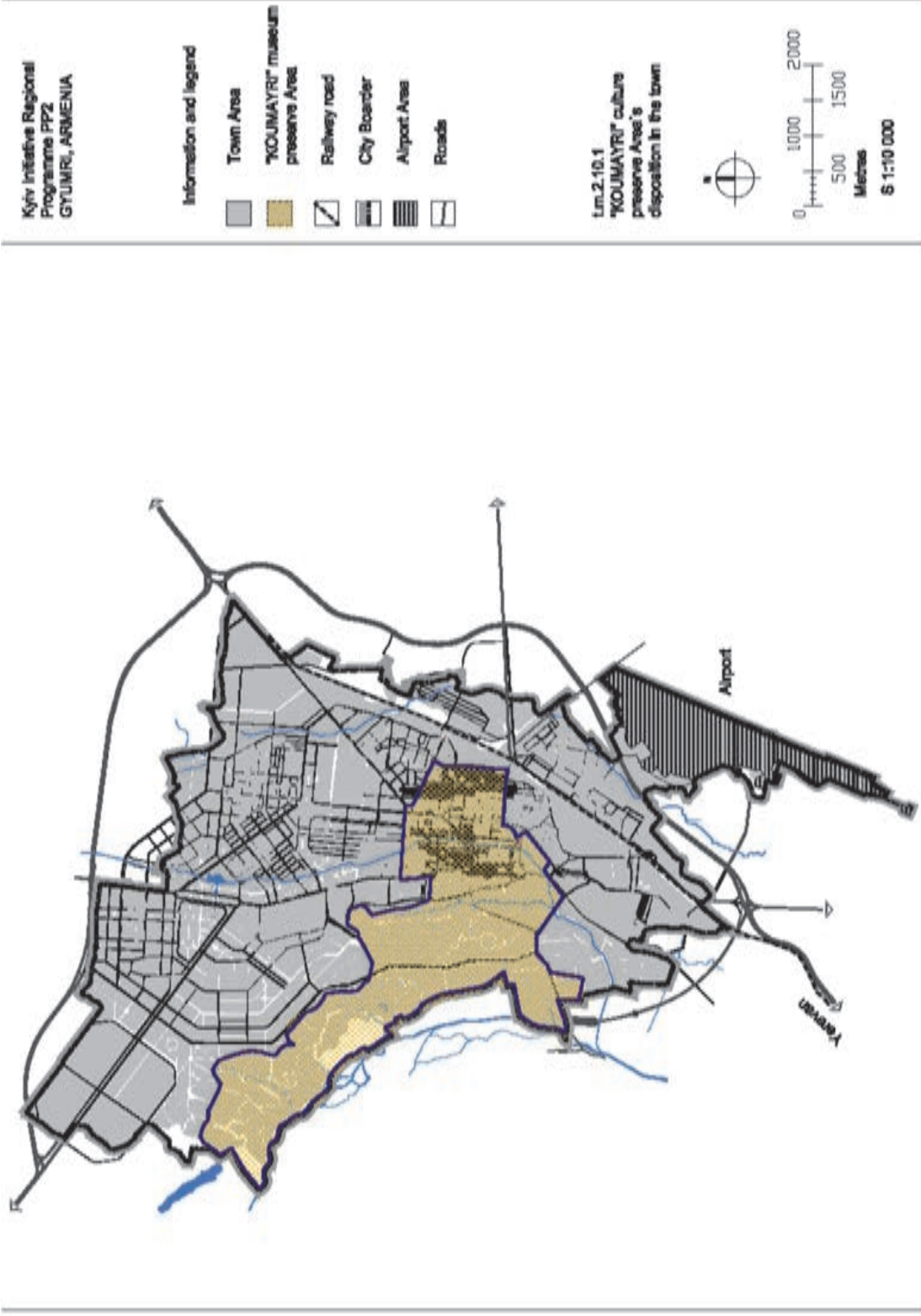
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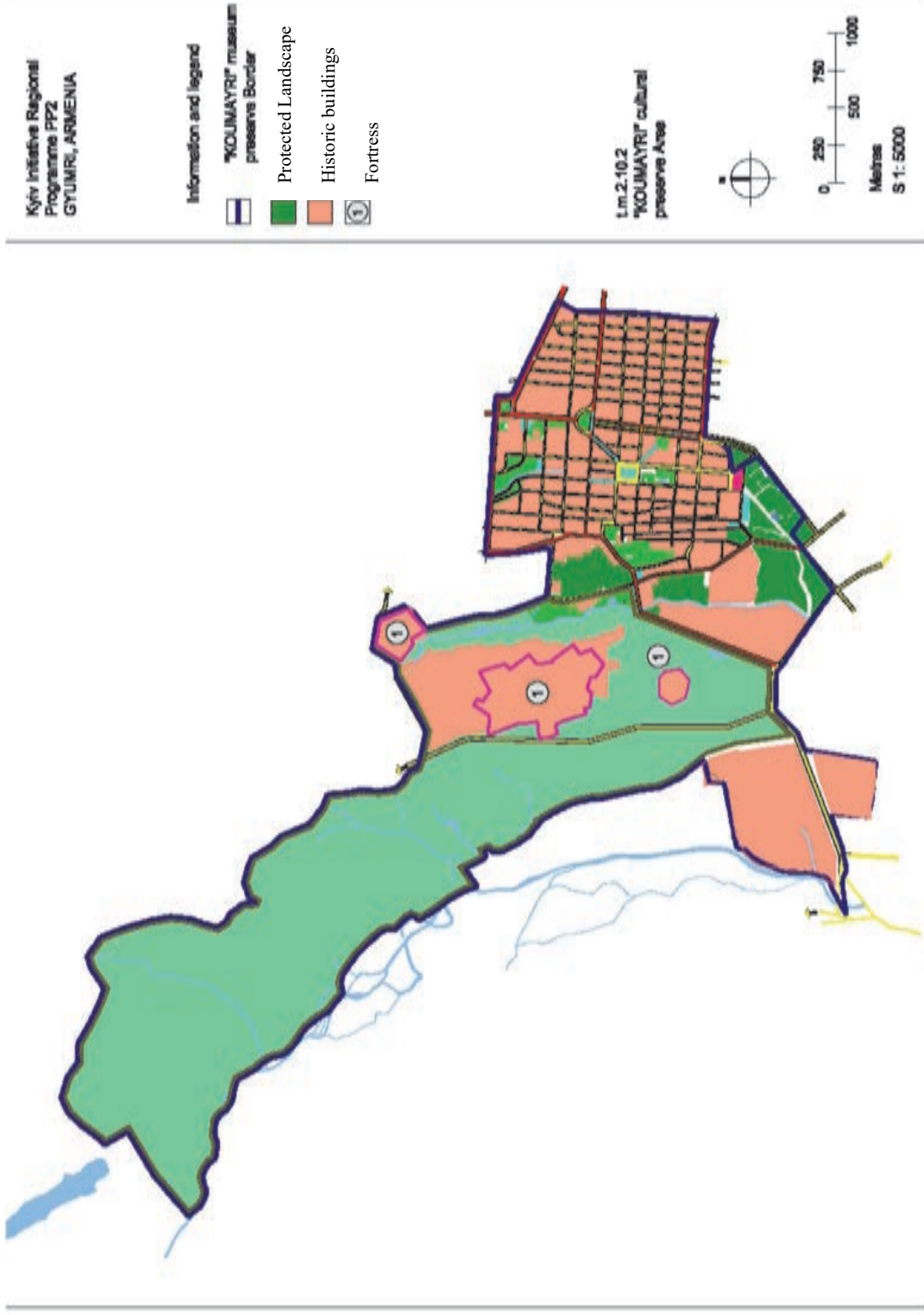
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3. Historical Maps

3.1. General Plan of Aleksandropol castle, 1867



3.2. General Plan of Aleksandropol castle and outskirts, 1871



3.3. Model of Town, 1905



3.3. Model of Town, 1905



4. Reference File

4.1. Brief information about the city					
Name	Gyumri				
Status	City, Regional centre				
Contact person	Position	Name	Address	Telephone	E-mail address
	Shirak Region governor	Hovsep Simonyan	Gyumri, G. Nzhdeh 16	Tel.: (+374 312) 32610, 52310	shirak@mta.gov.am
	Mayor	Samvel Balasanyan	Gyumri, Vardanats Square 1	Tel.: (+374 312) 32606 Fax: (+374 312) 32606	gyumricity.am

4.2. Brief Summary
<p>Gyumri was built according to 19th century principles of civil-engineering and architecture and, despite some small losses, has maintained its integrity. The city contributes considerably to Armenia's cultural life. Annual Young Performers International, Renaissance, festivals are held, as well as International Biennale, state cultural events. Armenian Apostolic Church holidays and rituals are celebrated. In 2013 Gyumri was officially declared CIS cultural capital. The "Gohar" symphony orchestra and choir has also been founded in Gyumri.</p> <p>During the 19th century Gyumri was the third largest industrial and cultural centre of the Tran-Caucasus. The city continued its rapid growth and development throughout the 20th century to become the second largest city in Armenia.</p> <p>The continued development of Gyumri in the 21st century may be strengthened by opening the Armenian-Turkish border, restoring railway communications, enhancing international trade and industrial development.</p>

4.3. Potential interested parties		
	Name	Contact information
Local	Private investors, NGOs, unions, trade chambers, religious organizations, foundations, individuals, and legal entities	
Regional	Local government, private investors, NGOs, unions, trade chambers, religious organizations, foundations, local authorities, individuals, and legal entities	
National	RA Ministry of Culture	<p>Arev Samuelyan, Deputy Minister Tel.: (+37410) 52 1225 e-mail: arevsam@gmail.com</p> <p>Gohar Grigoryan Senior specialist Tel.: (+37410) 52 3903 e-mail: gmincult@gmail.com g.grigoryan@mincult.am</p>

4.4. Geographical, climate and/or other physical factors that can influence the shape and structure of the city
<p>Gyumri is located in the Shirak valley, in the north-east of Armenia, on the left bank of the river Akhuryan. On one side of the Shirak valley lies the Bazumi mountain chain and on the other the Aragats mountain (4,090m above sea level). The lowland relief is covered with lake, river and volcanic deposits. The total area of the city is greater more 4,000ha, and it is 1,500-1,560m above sea level.</p> <p>The climate is dry, with hot summers and cold winters. The average air temperature in January is c.-8C, although it can reach lows of -35C, in July, the average is 20C, with highs of 34C. The annual precipitation is around 500mm, and there are almost 320 sunny days per year.</p> <p>The vegetation comprises heath, acacia, ash tree, etc. During the 1960s, massive tree-planting works were initiated in the higher and lower parts of the valley.</p> <p>The longest river in Gyumri is called Akhuryan. It starts from the Arpa lake 2,020m above the sea level, and falls into the Araks river. The length of Akhuryan river is 187km, the bank area is 9,639km. The city</p>

and surrounding areas is rich with construction materials, such as tufa, basalt and clay. Gyumri is located in the 8-9 degree seismic active zone and during the 20th century, the city suffered many losses as a result of the 1926 and 1988 earthquakes.

4.5. Historical events

Gyumri is the second biggest city of Armenia and the administrative centre of Shirak Marz (Region). Gyumri is one of the oldest settlements in Armenia. Archaeological excavations show that the area was settled during the 3rd millennium BC. The first archaeological evidence was unearthed in 1875, during the construction works in the area of Aleksandropol fort, and it was dated to 2nd millennium BC.

Throughout its history, Gyumri has been referred to using different names: Kumayri, Gyumri, Alexandropol, Leninakan and again Gyumri. According to linguist Grigor Ghapantsyan, the name Kumayri means “cave groups”, and refers to the ancient caves in Shirak region that were used as safe shelters and storage for agricultural purposes.

As a settlement, Kumayri was first mentioned in written annals by the historian Ghevond, who recounted the story of an uprising led by Prince Artsavazd Mamikonyan against the Arabs in 773-775 AD. The second reference to the settlement is found in a citation in the 1209 Gospel. Going through many phonetic changes the name Kumayri became Gyumri. 19th century historian Ahmed Jevdet refers to Kumayri as “Gyumri”.

In 1804 Shirak and Gyumri became part of the Russian Empire. After the Russian-Persian and Russian-Turkish wars, the settlement of Gyumri became one of the most important military centres for Russia in the South Caucasus.

In 1833, the plan of the future fort and the neighbouring residential area was laid out. On October 4, 1837, Russian Emperor Nikolai I visited Gyumri, and participated in the foundation of St. Alexandra church. An Imperial order renamed the Fort and the surrounding town Alexandropol. In 1804 Alexandropol was granted the status of administrative centre of the province. This represented an important milestone for the city, and thanks to its existing military facilities, and the inflow of refugees from western Armenia, Alexandropol started to develop rapidly.

By the end of the 19th century Alexandropol was one of the major cities of the Russian South Caucasus.

In 1897, according to state regulations, the city leader – Mayor and city council – the State Duma, was elected. Between 1903-1907, a city master plan was created, with a future development plan. Construction of the railroad in 1899 also played an undeniably important role in determining the city's future.

Alexandropol played a significant role in the cultural life of eastern Armenia. In 1865, the city's first theatrical performances were staged. Throughout the southern Caucasus, Alexandropol was renowned for its local musicians – the “*ashoughs*” (troubadours). The famous composers, Nokoghayos Tigranyan and Armen Tigranyan, lived and worked in Alexandropol. The latter's opera, the Anoush, was first performed here in 1912.

An important industrial facility, the textile factory, was built in 1922.

In 1924 Alexandropol was renamed Leninakan.

The city developed rapidly, becoming a centre for the textile industry for the southern Caucasus.

During the Soviet era, the number of large industrial complexes (light/textile, food processing, machinery) reached 54, employing 48,000 people.

In 1980, by the decree of the Government of the Soviet Armenia the “Kumayri” museum-preserve was established, to protect and rehabilitate the rich heritage of the city, conduct studies and organize museum activities.

As it is located in an active seismic zone, the city has been destroyed twice by powerful earthquakes; in 1926 and 1988, with significant loss of life. More than 100 countries and the USSR provided valuable support, participating in reconstruction works. Many projects were implemented, including medical centres, schools, kindergartens, universities and residential areas were built in the city with international assistance.

4.6. Current social-economic situation of the city

Population	146,270 people (2011 census)
Migration	Arrivals – 205, Departures – 495 /-285/
The economic structure	Construction material supply companies providing local raw materials, public and service sector companies, two machinery factories, sugar factories, food production enterprises.
Educational Level	No statistics available.
Educational infrastructure	Schools, 6 music and 1 art schools, colleges, educational and engineering of the state universities, 6 private universities.

Local and regional development policy	The state intends to reorganize Gyumri into a technological city, re-opening the historical-architectural reserve-museum, promoting cultural tourism development. Activities aimed at the environmental protection.
Employment	Unemployment - 17% of the population is engaged mainly in the following sectors: construction, government and community organizations, education, health care, trade, service industry, catering facilities, hospitality services, farming, and field work. According to the data provided by the Gyumri Regional Employment Centre, the official number of registered unemployed is 7891, 9054 are looking for jobs, percentage of unemployed is 17.1%.
4.7 Municipality / community action potential	
Financial Resources	financial resources (and percentages) – 3185055.5 AMD <ul style="list-style-type: none"> • state- 1740894.2 (54.7%) • land taxes – 61400.0 (1.9%) • property taxes – 297700.0 (9.4%) • other/diverse resources – 1085061.3 (34%)
Cost structure	structure of the expenditure (and percentage) – 3185055.5 <ul style="list-style-type: none"> • municipal administration/civil service – 1316693.5 (41.3%) • salaries – 1464684.1 (46%) • maintenance – 403677.9 (12.7%)

4.8 Demand and supply for Space	
Offices	No requests for space (demand and supply is balanced)
Shops	No requests for space (demand and supply is balanced)
Hospitality services	List of hotels in Gyumri: <ol style="list-style-type: none"> 1. “ALHMAS” 2. “Golden Apricot” 3. “Vatanur” 4. “Araks” 5. “Voske Blour” 6. “Berlin Art” 7. “Aleksadrapol” 8. “Gyumri” 9. “Nane” 10. “Villa Kars” <p>KASA, the Swiss Foundation provides bed and breakfast services, there are also individuals who are willing to provide bed and breakfast in Gyumri. Private houses, apartments as well as rooms are available for rent.</p> <p>Restaurants serving traditional Armenian cuisine include Fayton Alek and the Poloz Mukuch restaurants, others provide mixed-cuisine including Voske Tsiran. Vanatour serves mixed and Georgian cuisines. Other eateries include the Oasis restaurant bar-cafe complex, Voske Blour, Jrahars, Araks, Slavyanskii dvor, White Roses, etc. The Khayts Ishkhan fish-farm restaurant complex, where exclusive fish dishes are offered, should also be mentioned.</p>
Housing	The city needs a further 4,000 homes.

4.9 State of public services	
The state of public services is satisfactory.	
Transportation services operate on intercity routes and include minibuses (about 30 routes), six taxi	

services, and individual entrepreneurs.

Cultural and recreational services: 5 museums, V. Ajemian Theatre, St. Alikhanyan Puppet Theatre, October cinema, Central Park, Krupskaya Park, Boghossian park, etc.

Communal-general services:

Gas supply: The city's gas supply is provided by "ArmRosGazprom" company, through a 500mm high-pressure pipe-line. The internal network comprises two parts: medium pressure (47km long) and low-pressure (400km long). There are nearly 35,000 customers. A total of 100% of the city is supplied with gas.

Power supply: The city is supplied through the Hayruseltsants general network. Internal power distribution goes through 27 distribution points and 395 stations. The entire length of the 10kw lines (air and underground) distribution network is 351km; length of the 0.4kw lines (air and underground) distribution network is 191km. The total number of subscribers (physical and legal persons) is 44,500. The entire city is connected.

Water supply: The city has a centralized water supply system with the following sources: Ghazanchi I and II water lines (volume 860 litres/sec, Zuygaghbyur, Krasar spring, Vardbagh. Total amount of water supply is 1400 litres/sec. The total length of the internal water supply system is 650km. Total number of subscribers (physical and legal persons) is 38,446. The entire city is connected.

Sewage: Total length is 236km, diameters 150-1000mm. The system requires repair and reconstruction. The sewage disposal plant has not been in operation since 1998, however, the environment is not endangered because the city's industrial enterprises are no longer functioning.

4.10 Legal situation

The legal situation is satisfactory.

The city is the centre of an urban area in which specific regulations apply. These are developed and implemented in the zoning plan, which details the main urban areas of the city, its restoration and the reconstruction of historical and cultural monuments.

The urban area is to be developed in accordance with the provisions of the zoning project, and according to the law on "Protection and Use of Historical and Cultural Immobile Monuments and Historic Environments", "Local Self-Government", as well as other laws and government decisions and other administrative acts.

The Gyumri municipality, Shirak region government, ministries of Urban Development and Culture - each working within their specific areas of authority - actively participate in the construction process. The current Master Plan with Zoning Plan for the city centre was approved in 2005. It is the main document being used to implement the preservation and restoration of the historic urban environment and is based on hierarchic spatial planning systems and territorial development. It was one of the first Master Plans to be developed following interdependence, when the regulatory frameworks were weak. Unfortunately it does not include all the detailed information required by the legislative framework. Therefore, a Zoning Plan was initiated by the newly elected mayor, Samvel Balasanyan.

The municipality implements local programmes based on a Five-Year Development Plan, but budget limitations have hindered its progress. The majority of the monuments included in the plan are private properties, inhabited by people in suffering from poor social conditions, who lack the funds to preserve and restore their buildings. Most are in dismal conditions, prone to collapse, and often the owners intervene to strengthen their buildings, causing further damage to the monuments.

4.11. Cultural Heritage

Main features	Gyumri and its surroundings are rich in historical and cultural immovable monuments. On October 5, 1980, considering this an important factor, the leadership of the USSR adopted a decision to make the centre of the city a museum-reserve area. Many monuments with heritage value were excavated in
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	this area, including building materials from the 5-7 th centuries AD, foundations, etc. During the 19-20 th centuries Gyumri was particularly famous for its architecture. In the administrative city zone, there are over 1,011 historical monuments, most of them are in emergency state. Kumayri Special Protected Site, consisted from 955 monuments, mostly residences dating to the late-19 th and early 20 th centuries. The total area is 1,000 hectares, around 22% of the urban area.
Unique features	Residential, commercial, medical, industrial, religious and other structures built during the 19-20 th centuries have been preserved; their urban and architectural style contribute to the city's character.
Value	Out of 1,011 registered monuments, 71 are of national importance, 930 of local importance.

4.12. Contribution that historical heritage can have on the quality, social and economic prosperity of the city

Cultural renaissance, rehabilitation of the historical core of the city and its infrastructure, rapid tourism development with all its positive economic consequences.

4.13. Challenges and opportunities

Strengths	Existence of infrastructure, geological location, climate conditions, scientific knowledge, and cultural heritage shaped over the course of many centuries. The presence of historic monuments in the region, importance as an administrative hub. Access by airport and train. Rich historical and cultural heritage documented in the Development Plan (SWOT Analysis).
Opportunities	Opportunities for constructing dwellings, public buildings in the city and its surrounding areas, as well as in the historic-preserve zones. The techno city project will use science and culture as an opportunity to make the region a tourism area, turning the city into a financial centre. Development of tourism by enhancing its attractions, establishing new tourist routes. The “Re-Structuring Kumayri Protected Area-Museum” based on Development Plan (SWOT Analysis).
Weaknesses	The slow cleanings of damage caused by the 1988 earthquake, unemployment, closed border with Turkey, closed Gyumri-Kars railroad and highway, , poor business development capacities, inefficient infrastructures and undeveloped self-governance. Uncertainties concerning the status of the Kumayri Protected Area-Museum's and its management structure.
Threats	Delay will be detrimental.

4.14 Participation in international cooperation (including technical support) projects

Type of project or the main activity sphere (city construction, art/culture, border cooperation, etc.)	Housing construction: Linsy Foundation, American Red Cross Medical Centres, Berlin outpatient facility, Austrian Children's hospital, Rehabilitation Centre etc. Reconstruction of the National Gallery and Palaeontology Museums School building: Ojunyan Foundation
Project Donors	Foreign governments, foundations, individual supporters
Project Partners	Charitable and public funds, organizations