

Community-led Urban Strategies in Historic Towns (COMUS)



Community-led Urban Strategies in Historic Towns (COMUS)

**Rehabilitation of Historic District
located within
Gorky-Abovyan-Rustaveli-Varpetats streets
in Gyumri**

Feasibility Study

Contents

1. Name of Site	3
2. Executive Summary	5
3. The current state of the Site.....	7
4. Suggestions for the future. Expected program.....	8
3. Project management - responsibilities and mechanisms	10
4. Risks	14
5. The main beneficiaries	15
6. The impact of targeted project.....	16
7. Long-term sustainable management of site.....	17
8. Plan of activities	18
9. Estimated budget (for 2017-2019)	20
10. References.....	21
11. Responsible authority	22
12. Name of organisation compiling the information	22
13. FS has conducted	22
14. Appendix	23

1. Name of Site

Rehabilitation of Historic District bounded by Gorky-Abovyan-Rustaveli-Varpetats Streets.

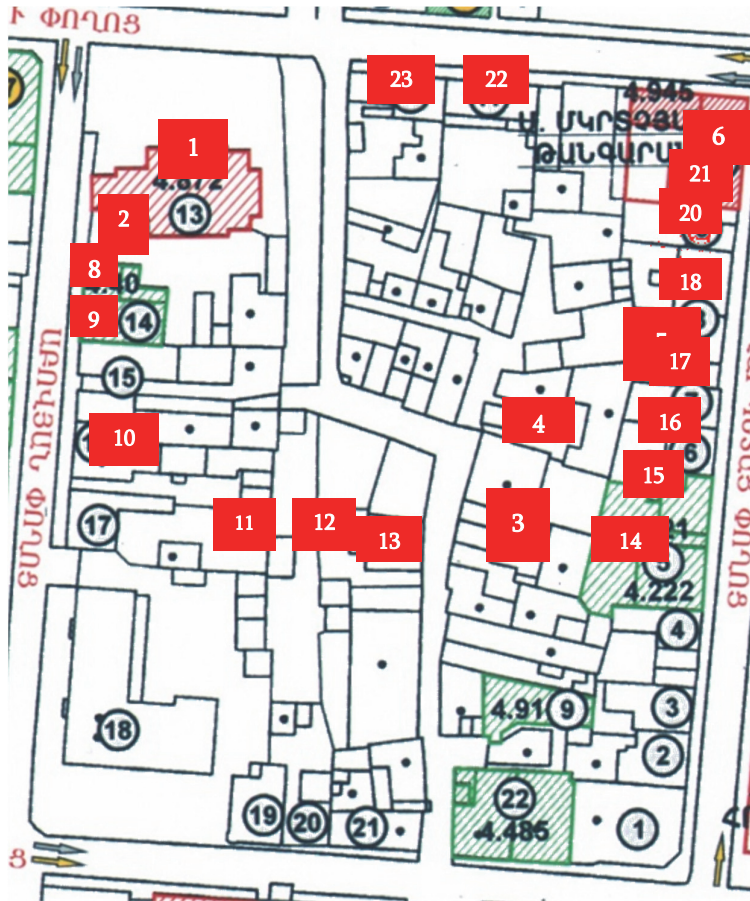


Fig 1. District bounded by Gorky-Abovyan-Rustaveli-Varpetats Streets

*In future, the buildings mentioned in the FS will be referred to according to the following numbers:

Conventional signs:

1 - the location and number of the building

Numbering and name of the buildings:

Monumental buildings:

Other buildings:

N 1 - St Nshan church

N 7 - N 23

N 2 - Sahakanuyshyan Girls School

N 3 - Residential House

N 4 - Residential House

N 5 - Two Residential Houses

N 6 - Mher Mkrtchyan memorial museum and "Armenain Traditional Ceramics Research" Centre

2.Executive Summary

2.1 Introduction

The historical district bounded by Gorky-Abovyan-Rustaveli-Varpetats Streets (Hereinafter: the District) is located in the city of Gyumri, which is in the region of region Shirak, Republic of Armenia. Gyumri is the 2nd largest city in Armenia.

The District is a part of Kumayri Historical and Cultural Museum-Reserve, which is a protected area. Buildings located in the area date mostly to late 19th century and are unique examples of local architecture integrated to the historic urban environment.

There are 23 listed buildings in the District area under State protection as monuments, among which are some of the most valuable examples in the region (see Government Decision N 1270-N of the History and Culture Real Monuments State List of Shirak region, 9 September, 2004 - <http://www.arlis.am/DocumentView.aspx?DocID=12877>).

Most of the listed buildings are built in the local 19th century style (except St Nshan church). There are several new-build residential houses in the district that are in keeping with the existing urban pattern.

This Feasibility Study evaluates the opportunities for restoring the heritage district. This site was chosen by Local Stakeholders Group initiative group – part of the COMUS programme – based on the PTA, where the following strategies and basic questions were taken into account:

- historical and aesthetical significance of site and monuments included;
- degree of risk (the risk of further deterioration);
- the viability of the proposed project (management and sustainability).

The study includes the Plan of Activities (Paragraph 10) and the Estimated Budget for (Paragraph 11) with a total of €5,532,424.

2.2 Project Objective

The Project Objective is to restore and rehabilitate the district's historical heritage. Potential risks and opportunities are considered. A SWOT analysis has been conducted, methods for implementation and effective management have been defined. Through these instruments the historical district will be restored, passing this heritage on to future generations.

2.3 Character and significance of the Site and its property rights

"Kumayri" historical and cultural reserve-museum is the state property and is being operated by the local authority (Municipality of Gyumri).

On the Gorki-Abovyan-Rustaveli-Varpetats Streets district, a total of 23 (19-20th century) listed buildings are located, six of which are protected at state level, and five although not protected at this level, are an important part of the historic environment. The remaining 12 buildings were built during last 60 years and detract from the historic environment's character, requiring urgent, high quality intervention.

This district is part of "Kumayri" historical and cultural reserve-museum, including areas of street environment and monuments that are not protected and the water drainage canal known as "Gyumri-chay" are also valuable parts of the historic environment.

The above-mentioned protected monuments comprise:

N 1. St Nshan church (Image 3, 5) located on the corner of Abovyan-Rustaveli streets. It was built between 1854-1864 and is of great importance to the city, both for pilgrims and believers. The Church is very active, holding various kinds of ceremonies, including baptism, wedding, and religious services. During the Soviet era the church was turned into a warehouse and in the earthquake of 1988 two of its domes collapsed. The church was restored in the 2000s. It is a monumental building of national importance. Currently the church is owned by the Mother See of Holy Echmiadzin.

N 2. Sahakanuyshyan Girls School (Image 7, 8) 41 Abovyan street. This two-story house was built in the 19th century, and provided girls with primary education. It is a national monument and is currently occupied, and is the property of the state under supervision of Gyumri Municipality. It is in need of restoration.

N 3. 41-43 Gorky street (Image 9). Residential house, built in the 19th century. This monumental building of local importance is built of black tufa with expertly polished sections and a niche in bottom right corner of the garden, which possibly held a sculpture originally. It also has a inclined door lintel. The building is a private property, has been restored and is currently occupied.

N 4. 90 Gorky street (Image 10). Residential house, built in the 19th century. It is a monument of local importance. This ramshackle building is still a residence, is in private ownership and is currently occupied.

N 5. 47 Varpetats Street (Image 12) consists of: two separately standing houses built in 19-20th centuries and are monuments of local importance; and, an unfinished building of the same period of which only the cellar was built. The monument was not destroyed by the earthquake and there are traces of red paint from the epoch of the Russian Empire. One of the buildings has classical doors and three windows, while the other has arched windows and the white bars of the same time. These residential houses are in poor condition and are currently derelict. Both are private properties.

N 6. Mher Mkrtchyan memorial museum and "Armenain Traditional Ceramics Research" Centre, 30 Rustaveli/45 Varpetats streets, are located on the corner of Varpetats and Rustaveli streets. This monument is of national importance.

- In the Rustaveli side of the building is the museum of a famous Armenian artist Mher Mkrtchyan (Image 13), who was born in Gyumri. The Museum exhibits show the life and some of the artist's work; there are the photos, costumes, some belongings of the artist. The Mher Mkrtchyan memorial museum is a favourite place of tourists and locals alike. The part of the building housing the M. Mkrtchyan memorial museum is in good condition and is an active working institution and is owned by the state and operated by the Municipality of Gyumri.
- In centre of "Armenian Traditional Ceramics Research" (Image 14) the methods of preparing ceramic items were taught, there were organized different types of exhibitions. In former times it was called "Usta Karo" restaurant *khashatun* (which can be translated from *khash*, a traditional Armenian dish made from cow's legs, and *tun*, meaning place). The section of the building housing the "Armenian traditional ceramics research" centre is being restored and is private property.

There are also 15 new-built private buildings and houses in the district, which are private property and are not monumental buildings.

The character and significance of the architectural monuments located in the District have marked the history and culture of Gyumri city. They display the unique colours, traditions, and aesthetics of Gyumri's traditional vernacular architecture of the 19-20th centuries; black, sometimes red tufa stones buildings with traditional wooden balconies and windows, ornaments, internal courtyards, etc.

3. The current state of the Site

Currently the District is in poor condition, the result of the catastrophic earthquake in 1988. Unfortunately, following the earthquake, the District was not restored, and its condition has worsened. After the earthquake many people's solution was to move into flats, leave the city, or sell their properties, and this was the fate of the above-mentioned district as well.

The monumental buildings were weakened or destroyed, and in the years following the earthquake many new buildings were built in the historic area, which are not visible as part of monument-buildings. The monumental buildings of the District now vary greatly in condition (from good to dilapidated).

4. Suggestions for the future. Expected programme

4.1 Possible investors

It is recommended to implement the restoration of the District by means of:

- public-private partnerships: not only public funders, but also all interested individuals and organizations (Armenia foundation, Friends of Gyumri, Youthbank, etc.), NGOs, will be invited to fund the programme;
- international donor organizations: the World Bank, European Bank for Reconstruction and Development, Asian Development Bank and others.

4.2 Implementation of programme

The first step: a professional group of experts will be formed with clear responsibilities and deadlines for implementation of works to achieve the project aims and results:

- project co-ordinator;
- scientific supervisor;
- international and local consultants;
- fundraisers;
- construction economists;
- restoration architect;
- constructor;
- geologist;
- geophysics;
- internal and external electricity supply specialists;
- plumbing professionals;
- gas professionals;
- environmental impact evaluators;
- dendrologist;
- restoration builders;
- museologist;
- interior and exterior designers.

The best Armenian specialists will be invited to work in the professional group; specialists who already have experience in their fields. The professionals group work will start with a kick-off meeting, where the project's issues, problems, goals, instruments to achieve the expected results, the stages, the terms and the financing will be clearly specified. The professional group will be set-up by the Municipality of Gyumri and the Government of Armenia. Specialists will be invited from governmental organizations such as the Ministry of Culture, the Ministry of Urban Development, the Municipality of Gyumri, and with their agreement, their contribution will be in-kind). The project co-ordinator of this group will receive a salary (see Paragraph 11), as his/her work carries greater responsibilities and is longer term.

Second step: to recruit a motivated group of young volunteers to work in parallel with the professional group. The volunteers will organize fundraising events in parallel to the project's phases. Membership of the volunteers group would be open to all young people with appropriate fundraising knowledge and organisational skills. Thus, during each of the project's stages additional funds can be raised (a precedent exists, when a group of volunteers helped to raise funds to buy apartments for citizens living in shelters in Gyumri). High school students can also be involved, selling hand-made postcards and greeting cards, cakes, to raise money for some of the District's restoration works.

Third step: well-known artists born in Gyumri, such as Tigran Hamasyan (jazzman, composer), Tigran Mansuryan (composer), Gazaz (artist) and others will be invited to donate works of art as well as their time to raise funds and attract attention to the rebirth of the district.

Fourth Step: "Heritage days" will be organized for the citizens of Gyumri and will be dedicated to the project's (priority list) to collect money. This will not only raise awareness but also help to involve locals into project activities. All those interested in the project can participate even with tiny amounts, thus helping with the fundraising.

4.3 Organization of project implementation

The District's architectural monuments and historical urban environment will be completely recovered. The rehabilitation of the historical centre of the District will lead to the creation of a modern comfortable urban living and working environment, which in turn promotes a growth in standards of living, as well as a decrease in unemployment and migration.

The rehabilitation of the district is a long-term process, requiring a step-by-step implementation. The rehabilitation of the district entails:

- a) the study and documentation of the District: collation of the basic materials, detailed analyses of the situation and needs assessment;
- b) creation of the inventory and map of the District, study of the existing engineering infrastructure and its technical conditions;
- c) measure and study of the buildings and other structures;
- d) distinguish buildings in the District according to types of property and functional significance, with conclusions on their technical conditions (in order to detail adapted measures accordingly);
- e) develop the master plan of district and the concept of rehabilitation;
- f) restore monuments based on urgency of their technical and physical conditions and importance (street by street - Abovyan-Gorky, Gorky-Varpetats, Varpetats-Rustaveli, Rustaveli-Abovyan);
- g) renovate and reuse the buildings in poor condition without protected status according to current regulations and needs;
- h) implement electricity, gas and necessary engineering works;
- i) restore the District's street surface and urban furniture;
- j) clean and restore the water collector known as 'Gyumri-chay'.

The results of the above points will be:

- a) a plan of how to renew the historic environment and urban infrastructure;
- b) to provide/establish long-term management scheme;
- c) to improve the daily life of inhabitants.

3. Project management - responsibilities and mechanisms

The restoration of district is a long-term process and demands huge investments, which implies a phased implementation of activities aimed at the restoration of the District. Therefore, based on the level of urgency, we recommend that heritage buildings be restored as a priority.

Immovable monuments of history and culture and their historical environment are retained and limited by the laws of Armenia:

- "Historical and cultural monuments and historical environment protection and the real use" (www.parliament.am/legislation.php?sel=show&ID=1641&lang=arm);
- "The state-owned and not subject to alienation of immovable monuments of history and culture of RA" (www.parliament.am/legislation.php?sel=show&ID=1351&lang=arm).

In accordance with the procedure established by the RA legislation, changes in the external and internal appearance of monumental buildings of national significance occur only upon the decision of the RA Government, and in the case of buildings of local importance, upon the decision of local authorities.

The conservation and restoration of heritage buildings should to be based on a cultural heritage approach which undertakes high quality restoration in light of accurate assessments of heritage value. Stone structures should be maintained in accordance with scientific laboratory studies on mortar type, architectural structural stability, construction technologies of the time, with the aim of either restoring a building's primary function or, in case of adaptation, to at least preserve the original layout of buildings.

The preservation of heritage buildings and sites should be based on contemporary practice and teaching including international principles such as the Venice Charter. The District's historical and architectural monuments as well as its historical environment, together with part of the Kumayri historical and cultural reserve-museum, must be restored in accordance with the provisions of the Charter.

N 1. St Nshan church, whose title is held by the Mother See of Holy Etchmiadzin, is in good condition and does not require restoration.

N 2. Two-story residential house on 41 Abovyan street (formerly a girls' school) is in need of restoration and new use (the responsible authority is Gyumri Municipality). However, given the state's lack of budget for restoration, the project development, assignment and construction can be implemented through donated funds.

It is proposed to establish a self-development and multi-functional entertainment centre in this building (informal education zone, play-zone, open kitchen, white room for yoga, art hall, scenic section with musical instruments, etc.).

This project can be managed by the volunteer group ("Logos" NGO) with the support of Gyumri Municipality. There is no similar centre in Gyumri, with a negative effect on young people in the effective use of their free time. Opening of such a centre will bring together young people receiving education in various professional fields, promote their educational and cultural growth and help them develop as citizens.

SWOT	
Strengths	Weaknesse
<ul style="list-style-type: none"> ▪ restoration and reuse of the heritage building, ▪ place of entertainment, ▪ promotion of healthy lifestyles, ▪ self-development 	<ul style="list-style-type: none"> ▪ limited resources, ▪ availability of private property and owners, ▪ problems with the evacuation of residents
Opportunities	Threats
<ul style="list-style-type: none"> ▪ acquiring new friends and new knowledge, ▪ recuperation of body and soul, ▪ new employment, ▪ promotion of the younger generation 	<ul style="list-style-type: none"> ▪ funding target not reached, ▪ delays of restoration, ▪ young people will not use the offer and the building will be (re-abandoned, ▪ use of monument buildings not compatible with its values

N 3. The residential house on 41, 43 Gorky Street is restored and inhabited, it does not require any restoration, private property.

The integrity of N 4. 90 Gorky Street's residential house has been compromised by other constructions. It is a ramshackle property in private ownership. Considering the owners' inability to restore the heritage building (lack of funds), Gyumri municipality may choose to fund the owners of the heritage building or to allocate them suitable public housing.

We propose that the heritage-building is restored with the aim of housing a section of Gyumri's heritage centre (with another part of the centre in a building belonging to Gyumri Municipality), in particular the bookstore. Not only will there be books for sale, but also book presentations and meetings with contemporary writers. The Ministry of Culture of Armenia will assume the responsibility for providing the books for the bookstore- ateliers / work-shops.

SWOT	
Strengths	Weaknesses
<ul style="list-style-type: none"> ▪ restoration and reuse the heritage building, ▪ establishment of the bookstore, ateliers / work-shops, ▪ acquaintance with contemporary writers 	<ul style="list-style-type: none"> ▪ limited resources, ▪ availability of private place and owner, ▪ problems with the evacuation of residents
Opportunities	Threats
<ul style="list-style-type: none"> ▪ creation of cultural and scientific place, ▪ book discussions, ▪ meetings with the authors, ▪ the creation of new work-places 	<ul style="list-style-type: none"> ▪ extension of the restoration work, ▪ disagreement of the owner or a proposal to sale instead of extensive funds, ▪ use monument building not on value, ▪ unprofitable sales from books, ▪ disagreement of the owner or a proposal to sale instead of extensive funds, ▪ few visitors

N 5. Two residential buildings on the Eastern side of Varpetats Street are dilapidated, the courtyard is in ruins. The buildings are private properties. We propose that Gyumri Municipality buys the buildings from present owners recovering its funds without profit through sale of the property to new owners interested in restoring with sufficient funds to restore the monumental-building to its original architectural and historical appearance: using traditional masonry techniques to repair walls and stones, restoring the wrought iron gates, the chimney, guttering, retaining and restoring window shutters and timbers, improving the internal courtyards and Gyumri traditions associated with it, then to reuse the buildings as a restaurant and deli selling traditional Armenian dishes.

There is no such restaurant and deli in Gyumri, but there is a need for one. This restaurant and deli will help to revive the traditional culture of Gyumri cuisine (khash; a soup made with cow legs, qyala; a dish made using a cow head, basturma and sujukh; both meat dishes, khashil; a cheese delicacy).

SWOT	
Strengths	Weaknesses
<ul style="list-style-type: none"> ▪ restoration and reuse the heritage building, ▪ establishment of the restaurant-shop 	<ul style="list-style-type: none"> ▪ limited resources, availability of private properties and owners, ▪ problems with the evacuation of residents
Opportunities	Threats
<ul style="list-style-type: none"> ▪ popularisation of Armenian dishes, ▪ the development of infrastructure of the District, ▪ creation of cafe culture, ▪ new employment, ▪ triggering local tourism, ▪ increase in local pride 	<ul style="list-style-type: none"> ▪ funding target not reached, ▪ delays of works, ▪ use of monumental building not keeping with its values, ▪ disagreement of the owner or requiring high price for sale, ▪ not enough clients

N 10. One part of this corner building on Varpetats Street houses the "Armenian traditional ceramics research" centre and is already in being restored. It is a private property (owned by the ambassador of Italy in Gyumri). Currently, repair works have been completed on the first floor where the vocational school for ceramics has been opened. Rehabilitation works are in progress and it is expected that a specialist in silver and tapestry from France will be invited to take residence, offer training and set up silver and tapestry groups for all.

The other part of the building houses the Mher Mkrtchyan memorial museum, Rustaveli Street, which is in the ownership of the state. It is in poor condition. This museum was opened in the post-Soviet period and compared to other museums, has great potential, as it is associated with the name of a famous artist.

The project to restoration the Mher Mkrtchyan memorial museum building and reopen it to visitors will be carried out by the Ministry of Culture, RA, who will try to involve also the private funds. The visitors will be offered an "Audio-visual guide" mobile app, which the Ministry of Culture will develop in 2017 for various museums. It will enable visitors to access textual, audio and visual information about museum, artist and exhibits.

Other buildings

- N 14 – A new two-story building built in the corner of Gorky-Varpetats streets. It is based on the design of monument-building (Image 15). It is a private property. It is recommended that the owner be approached with a request to convert it into a high-end hotel, which will create new employment and boost the daily life of the District. There is urgent need for this project, because there are no high-end hotels in Gyumri (although there are two good hotels – “Berlin” and “Kars”).
- No. 10 – It is recommended that the apartment of unprotected building (white) in the corner of Abovyan-Gorky streets (Images 16 and 17) is repaired and upgraded.
- No. 22, 23 – It is recommended that two private houses (Image 18) in Rustaveli Street (they were built in 1950s) are repaired and improved.
- It is recommended that the private houses of the backstreets of Rustaveli-Gorky streets be monitored to verify urban norms, location, approach roads, to inform work by the Municipality of Gyumri to improve the backstreet (Image 19) according to design planning.
- The streets, the electricity, the non-monumental buildings, the “Gyumri-chay” water collector (Image 20) also need to be restored. This is the responsibility of the municipality. All these activities will be implemented by the Government of RA.

4. Risks

The following risks have been identified:

- seismically unstable area;
- disagreement with the owners;
- shortage in funds collected by fundraising;
- lack of investors;
- inappropriate use of heritage buildings;
- availability of private properties and owners;
- low numbers of clients/visitors;
- unprofitable sales from books;
- young people will not use the offer and the building will be re-abandoned;
- problems with the evacuation of residents.

5. The main beneficiaries

The main beneficiaries of the project are:

- Government of the Republic of Armenia;
- Municipality of Gyumri;
- "Kumayri" historical and cultural research-museum;
- private owners;
- individuals and NGOs;
- young people;
- employees;
- local population;
- local and international tourists.

6. The impact of targeted project

The rehabilitation and management of the District will serve as a pilot project for the creation of similar historical heritage sites in Armenia, which will stimulate the creation of new employment, for the development of: youth education and employment; tourism; and, infrastructure; for the maintenance, use and popularization of monumental-buildings in a profit-making environment.

7. Long-term sustainable management of site

The management of the District restoration project will be co-ordinated by Gyumri Municipality, which also will be the project manager as the owner of "Kumayri" historical and cultural research-museum. The District is a vivid example of the historical heritage of Gyumri city and Republic of Armenia. There are many 19th century monumental-buildings in the District and after their restoration (rehabilitation) it will need a plan for its long-term sustainable management. The following factors are necessary for this to be achieved:

- a shared perception by all stakeholders and comprehensive preservation and use of a historic district;
- the implementation of a phased plan, to control the works, to evaluate the criteria and ensure that there is sufficient feedback between the parties,
- the inclusion of new partners and stakeholders in continued support and development of the District;
- the ability to attract and secure the necessary funding;
- monitoring is conducted, evaluating change and interventions;
- development of cultural and financial potential of the district;
- permanent training of the staff;
- profitable activities.

8. Plan of activities

The activities at the District will begin in March (Month 3), 2017

No	Description of activity	Responsible entity	Timeline
1	Professional group	Government of Armenia, Local Government	Month 3 > Month 4, 2017
2	Form project management team	Local Government, Social organizations, Kumayri historical preserve-museum	Month 4 > Month 5, 2017
3	Procurement process for contracting design works	Local Government	Month 5 > Month 6, 2017
4	Studying and documentation of Site <ul style="list-style-type: none"> • gathering basic documentations • comprehensive analysis of the situation in the District • Needs assessment 	Local Government, Kumayri historical preserve-museum	Month 6 > Month 8, 2017
5	Inventory and mapping of buildings in the District and fixing engineering infrastructure / technical conditions	Kumayri historical preserve-museum, National University of Architecture and Construction, Yerevan	Month 5 > Month 7, 2017
6	Buildings surveys	National University of Architecture and Construction, Yerevan	Month 4 > Month 7, 2017
7	Developing the Master Plan and Rehabilitation Concept	Ministry of Culture RA, Local Government, Social organizations, Kumayri historical preserve-museum	Month 7 > Month 12, 2017
8	Restoration of Monumental Buildings		
8.1	Development Project (monumental buildings)		
	N 2	Local Government Private Owner	Month 5 > Month 6, 2018
	N 4	Local Government	Month 5 > Month 6, 2018
	N 5	Local Government, Private Owner	Month 5 > Month 6, 2018
	N 6 /corner/ <ul style="list-style-type: none"> • Varpetats Str. /part/ • Rustaveli Str. /part/ 	Local Government, Private Owner Ministry of Culture, RA	Done Month 5 > Month 7, 2018
8.2	Restoration (monument buildings)		
	N 2	Local Government, Private Owner	Month 6 > Month 9, 2019
	N 4	Local Government,	Month 6 > Month 9,

		Private Owner	2019
	N 5	Local Government, Private Owner	Month 7 > Month 11, 2019
	N 6 /corner/ <ul style="list-style-type: none"> • Varpetats Str. /part/ • Rustaveli Str. /part/ 	Local Government, Private Owner Ministry of Culture, RA	In process Month 7 > Month 11, 2019
9	Repair of other buildings	Local Government	Month 5 > Month 12, 2019
10	Engineering works (electricity, gas, landscaping)	Local Government	Month 5 > Month 12, 2019
11	Cleaning and restoration of Gyumri-chay collector	Local Government	Month 5 > Month 10, 2019

9. Estimated budget (for 2017-2019)

No	Expenditure Activity	Unit	No. of Units	Unit Price	Cost	State Funding	Other Sources
1	Project Management Team	month	36	3 000€	108 000€		
2	External expertise	days	50	250€	12 500€		12 500€
3	Assessments (needs, structural, technical)	days	15	250€	3 750€		3 750€
4	Inventory (mapping, GIS)	days	15	250€	3 750€	2 500€	1 250€
5	Measurement of buildings	m ²	1,562	2€	3 124€		3 124€
6	Restoration Design Packages	m ²	680	200€	136 000€		136 000€
7	Design packages	m ²	882	150€	132 300€		132 300€
8	Restoration works	m ²	680	2 000€	1 360 000€		1 360 000€
9	Construction works (other buildings)	m ²	882	1 500€	1 323 000€		1 323 000€
10	Public infrastructure	m ²	1,600	1 000€	1 600 000€		1 600 000€
11	Landscaping and urban Furniture	m ²	1,600	500€	800 000€	20 000€	780 000€
12	Cleaning and restoration of "Gyumri-chay" water collector					50 000€	
	Total				5 532 424€	72 500€	5 351 924€

10. References

- “Historical and cultural monuments and historical environment protection and the real use” – law of RA (Armenian)
- “The state-owned and not subject to alienation of immovable monuments of history and culture of RA” – law of RA (Armenian)
- <http://www.armenianheritage.org/hy/monument/Giumri-I/1288>
- <http://www.arlis.am/>
- [https://hy.wikipedia.org/wiki/%D5%8D%D5%B8%D6%82%D6%80%D5%A2_%D5%86%D5%B7%D5%A1%D5%B6_%D5%A5%D5%AF%D5%A5%D5%B2%D5%A5%D6%81%D5%AB_\(%D4%B3%D5%B5%D5%B8%D6%82%D5%B4%D6%80%D5%AB\)](https://hy.wikipedia.org/wiki/%D5%8D%D5%B8%D6%82%D6%80%D5%A2_%D5%86%D5%B7%D5%A1%D5%B6_%D5%A5%D5%AF%D5%A5%D5%B2%D5%A5%D6%81%D5%AB_(%D4%B3%D5%B5%D5%B8%D6%82%D5%B4%D6%80%D5%AB))
- PTA- Rehabilitation of historical district located within Gorky-Abovyan-Rustaveli-Varpetats streets (expert – Gayane Nazlukhanyan, e-mail address: gaynaz2001@mail.ru)

11. Responsible authority

Gyumri Municipality (address: Gyumri city, Shirak region, Republic of Armenia)

12. Name of organisation compiling the information

"Kumayri" Reserve-Museum

Contact Name: Stepan Ter-Margaryan,

E-mail address: termargaryan52@mail.ru

13. Development of the FS

Expert – Lusine Igityan (E-mail address: igityluso@gmail.com)

14. Appendix



Fig.3. St Nshan Church



Fig.4. View of Abovyan Street



Fig.5. St Nshan Church (view)



Fig.6. View of Varpetats Street



Fig.7. Sahakanuyshyan Girls School (41 Abovyan Street, front)



Fig.8. Sahakanuyshyan Girls School (41 Abovyan Street, yard)



Fig. 9,10. Residential house (41-43 Gorky Street)



Fig.11. Residential house (90 Gorky Street)

Fig.12. View of Gorky Street



Fig.13,14. Two Residential houses (47 Varpetats Street)



Fig.15,16 Mher Mkrtchyan memorial museum (30 Rustaveli Street)



Fig.17,18. "Armenian Traditional Ceramics Research" Centre (45 Varpetats Street)



Fig.19. Building on Gorky-Varpetats Streets (corner)



Fig.20. Building on Abovyan-Gorky Streets (corner)



Fig.21,22. Building on Abovyan-Gorky Street (corner)



Fig.23. Two Residential houses on Rustaveli Street (1950s)

Fig.24. Rustaveli-Gorky backstreet (view)



Fig.25. Rustaveli-Gorky backstreet (view)

Fig.26. "Gyumry-chay" water collector (view)