

Community-led Urban Strategies in Historic Towns (COMUS)



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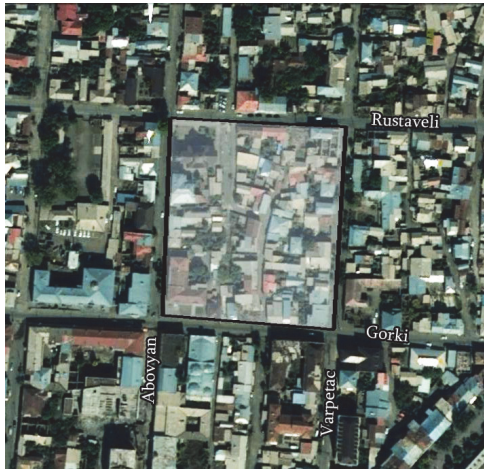
**Rehabilitation of Historic District
located within
Gorky-Abovyan-Rustaveli-Varpetats streets
in Gyumri**

Preliminary Technical Assessment

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1. Introduction



Picture 1. Location (black outline)



Picture 2. Rustaveli-Shiraz /Gorki/lane

1.1 Country or place: RoA, Shirak Region, City of Gyumri

1.2 Organization that compiled the information: Kumayri Historical-Architectural Preserve

1.3 Contact person" Stepan Ter-Margaryan

1.4 e-mail: termargaryan52@mail.ru

1.5 Name of the building or the site and the address: Gorki-Abovyan-Rustaveli-Varpetats streets (*-
Numbering of the monumental buildings is made in the general plan scheme, see Picture X)

13. Saint Nshan Church /Abovyan-Rustaveli streets corner/

14. Residential house /Abovyan 41 street/

10. Mher Mkrtychyan Memorial Museum /Rustaveli 45 street/

22. Residential house /Gorki 90 street, old address/*

22. Residential house /Gorki 41, 43 street, old address/*

1.6 Inventory Number

13. 7.1.4.872,

14. 7.1.4.40,

10. 7.1.4.945,

22. 7.1.4.91,

22. 7.1.4.85

1.7 Type of the building/monument/site

13. Republican,

14. Republican,

10. Republican,

22. Local significance,

22. Local significance:

1.8 Important Dates:

13. 1859-1864

14. XIX century

10. XIX century

22. XX century

22. XIX century

1.9 Current Uses

13. Acting church /in good condition/,

14. Abandoned,

10. Acting memorial museum/in one part of the building/,

22. Dilapidated, inhabited,

22. Inhabited:

2. Summary: the Site and Its Management

There are located architectural monuments in Gorki-Abovyan-Rustaveli-Varpetats streets section – a church, residential houses and a memorial museum, which are specific and important for the city of Gyumri reflecting the unique urban atmosphere, traditions and culture. These architectural monuments located in the district present the image of the XIX-XX century Gyumri's traditional popular houses – with the combination of black, sometimes also red tufa, traditional wooden balconies and windows, ornaments, inner courtyards, etc. The Church also has a large importance for the pilgrims and believers of the city. Different kinds of church ceremonies are held here - baptising, weddings, liturgy, etc. It was built with the funds provided by Ghaghraman Yerkeynabazuk Arghutyun and raised by the people in 1854-1864.

Alexandrapol-Leninakan-Gyumri has a rich cultural and educational history. Sahakanyish Girl's School located in Abovyan 41 was built in 1880s, due to Karapet Yuzbashyan's sponsorship, where girls used to get an incomplete secondary education. The building is in a poor condition and is in need of repair.

On Rustaveli lane there are several residential houses side-by-side, which currently are inhabited; the historic view of some of those has been deteriorated in post-earthquake years. The collector of "Gyumri-Chay" river flowing from here is clogged up and is in need of repair.

In addition, Gyumri has also a rich theatrical past. In Rustaveli-Varpetats corner building there are the memorial museum of brilliant actor Mher Mkrtchyan and "Armenian Traditional Ceramics Research" Centre. Formerly, the famous "Master Karo" Khash house was located here. The traditional Gyumri slabbed pavement has been preserved. The building is currently unsafe and needs restoration and repair, while in the museum section there is also a need for modern and new organization of the exhibition.

The corner building looking down to Gorki Street was built in 1880-1900, by the order of Grigor Drambyan, and has served for different purposes, being built in several phases. Gyumri people used to name it "A Good Morning House" for the northern facade ornaments depicting a mirror and towel. In its inner yard it had a balcony with traditional wooden ornaments. For a long period of time Gyumri Restaurant was located there, and during the Stalin repressions it used to be the KGB detention facility. Currently, a two-storied new building is built in the place of the old residential house – with violations of Gyumri residential house traditional forms and solutions, in a combination of black and apricot colour tufa and gorgeous ornaments.

Gyumri is a city of science, music, humour and literature. Georgi Gurdjieff, Atabek Khnkoyan, Hovhannes Shiraz, Jivani, Igit, Sheram and other artists were born and lived in Gyumri. Thus, it is proposed to restore the traditions of old Gyumri, the historic environment of the district, its museums, that are monuments of republican and local significance, the urban development and master's traditions as a pilot project. According to initial research and estimates, 1 200 000 000 AMD (about 2 240 000 EUR) are needed, which will be spent on the research and development of engineering / geological, geophysical, material, seismic / research-design, documentary, historical, archival documents, repair of the infrastructures and environment improvement works.

3. Administrative Information

3.1 Responsible Bodies

13. Saint Nshan Church – Mother See of Holy Etchmiadzin, RoA Ministry of Culture, “Kumayri” Historical Architectural Preserve,
14. A two-storied residential house in Abovyan 41 Street - RoA Ministry of Culture, Gyumri Municipality, “Kumayri” Historical Architectural Preserve,
10. In the corner of Rustaveli-Varpetats Streets, Mher Mkrtchyan memorial museum and “Armenian Traditional Ceramics Research ” Centre (Rustaveli 45) - RoA Ministry of Culture, Gyumri Municipality, “Kumayri” Historical Architectural Preserve
22. Shiraz 90 / old address/* residential house - Private owner, Gyumri Municipality, “Kumayri” Historical Architectural Preserve,
22. Shiraz 41, 43 / old address/* residential house – Private owner, Gyumri Municipality, “Kumayri” Historical Architectural Preserve:

3.2 Building/site, name and address

13. Saint Nshan Church - RoA City of Gyumri, Abovyan street 42, “Kumayri” Historical Architectural Preserve,
14. Two-storied residential house` RoA City of Gyumri, Abovyan street 41, “Kumayri” Historical Architectural Preserve,
10. M. Mkrtchyan memorial museum and “Armenian Traditional Ceramics Research” Centre, RoA City of Gyumri, Rustaveli-Varpetats streets' corner (Rustaveli 45), “Kumayri” Historical Architectural Preserve
22. Residential house` RoA City of Gyumri, Shiraz 90 /old address/*, “Kumayri” Historical Architectural Preserve,
22. Residential house` RoA City of Gyumri, Shiraz 41, 43 /old address/*, “Kumayri” Historical Architectural Preserve:

3.3 Map Reference

- 40.787474, 43.842664- 40.787726, 43.841376
40.787726, 43.841376- 40.788855, 43.841451
40.788855, 43.841451- 40.788814, 43.842814
40.788814, 43.842814-40.787506, 43.842696

3.4 Monument type

The Architectural monuments – a church, residential houses and a memorial museum located in the sector of Gorki/Shiraz/-Abovyan–Rustaveli-Varpetats streets are very specific and important for the city of Gyumri, as they reflect the unique atmosphere, traditions and culture of urban life. Other architectural museums situated in the districts present the image of traditional popular houses of Gyumri typical to XIX-XX centuries – with black, sometimes with combination of red tufa, traditional wooden balconies and windows, ornaments, internal yards, etc. The Church also has an immense significance for the pilgrims and believers of the city. Here different spiritual ceremonies – baptizing, wedding, liturgies, etc. – are held. Combination of components of architectural and archaeological significance is missing.

3.5 Ownership

13. Saint Nshan Church is a state owned property and is used by Shirak diocese. Not subject to alienation, functioning.
14. Two-storied residential house /Abovyan Street 41/- state property:
10. Mher Mkrtchyan memorial museum and “Armenian Traditional Ceramics Research” Centre monumental building - state property, is used by Gyumri Municipality.

- 22. Residential house /Shiraz 90 /old address/* private property:
- 22. Residential house /Shiraz 41, 43 /old address/* private property:

3.6 Statutory Protection/Constraints

Historic and cultural immovable monuments and their historic environment is protected and regulated by the RoA Law on Preservation and Utilisation of Immovable Monuments of History and Culture and Historic Environment and the RoA Law on Immovable Historical and Cultural Monuments which are considered as the State-Owned Property of the Republic of Armenia and not subject to alienation. In case of changes to monument of republican significance, the RoA Government decision is needed, and of local significance monument – the decision of local self-government body.

4. Summary of Condition

13. For the last time, Saint Nshan Church was repaired in 2000s and is in a good state.

14. The two-storied residential house in Abovyan 41 is in need of repair, there are cracks seen in the walls, the wooden balconies and the cellar are broken and eroded, and currently is it used only partially.

10. Due to the relief of Rustaveli Street, this section of the corner building of Mher Mkrtchyan memorial museum – the half-basement – has been turned to a complete residential floor, thus making it a two-storied building. On the first floor, the wall is decorated with five columns, has a balcony and one entrance with a wooden door. Sedimentary cracks are only in the right side section, the grounds are fixed. The other part of the monument building is located on Varpetats street, where there is the “Armenian Traditional Ceramics Research” Centre. The condition of monument here is intact, the building is one-storied, with a semi-basement, and from the basement, the floor is divided by a simple cornice, has five threaded pillars, and the windows are decorated with traditional ornaments. The floor ends in a jagged, patterned, compound profile cornice, protuberance is medium. The building is finished with a gorgeously ornamented parapet and a more modest cornice. It has a semi-basement entrance opening to the Varpetats Street. Is in emergency (poor) condition, the roof has collapsed, the layer between the stories is preserved however is dilapidated. Small sedimentary cracks are seen on the walls of the building. The traditional slabbed pavement has been preserved.

22. Shiraz 90 / old address/* residential house is in a destructed and decayed condition and is in need of repair.

22. Shiraz 41, 43 / old address/* residential house was restored by the owner and is in a good condition.

*A distorted urban environment due to the irregular construction in the district. A lot of private additional constructions made to the detriment of public sector during the recent years, abandoned and half-demolished buildings, insufficient operation of the internal street network, a poor condition of the “Gyumri Chai” river collector, unnatural high level of ground waters, distorted urban environment.

5. Existing Information

5.1 Documentary sources:

Photos /terrestrial/ – personal, good quality

Video – internet (www.youtube.com), medium quality

5.2 Bibliography:

Main sources:

- RoA Law on Preservation and Utilisation of Immovable Monuments of History and Culture and Historic Environment
- <http://www.armenianheritage.org/>
- <http://www.arlis.am/>
- <https://hy.wikipedia.org/>

5.3 Fieldwork already conducted:

N/A

5.4 Projects in progress:

N/A

5.5 Projects already planned:

“Armenian Traditional Ceramics Research” Centre monument building is a private property. Restoration works of this part of the building are on way. According to the approved project, is will maintain its current operational significance.

5.6 Financial estimates already made:

6. Scope of the PTA

6.1 Extent/Nature of the assessment

Two experts are involved:

- Gayane Nazlukhanyan, restoration architect, 40 years of professional experience, international expert
- Lusine Igityan, historian, 16 years of professional experience, expert

3 days of field work and four days of desk work were spent to carry out the task.

6.2 Limitations of the study:

Acquisition and study of documentary, archive documents, drawings, plans and photos, in case of private ownership – difficulties of access to the residential houses.

7. PTA

7.1 Background: Form, Function and Evolution

7.1.1 Brief description of the building/site with comments on its respective urban or rural context, if it is applicable.

The district confined by Gorki-Abovyan-Rustaveli-Varpetats streets is located in the central part of the city of Gyumri and is a part of "Kumayri" Historical Architectural Preserve. Saint Nshan Church, which is a place of pilgrimage for believers, and the M. Mkrtchyan museum, where materials concerning the life and activity of famous Armenian actor are stored and exhibited, are here, and this is one of the beloved and frequently visited places of the city residents. There are five monumental residential houses in the district which were built in the style of traditional popular houses of Gyumri of XIX-XX centuries, one of which /Abovyan 41/ was built as a secondary school for girls. There are newly built residential houses in the district side by side with the monumental residential houses (apparently build on the basis of old houses).

7.1.2 Summary historic development and evolution of the building or site, from the earliest times until the present day

13. Saint Nshan Church was built in 1854-1864, due to the sponsorship of Ghahrman Yerkeynabazum Arghutyan and money raised by the residents, and was initially named as Saint Astvatsatsin. In Soviet times, it was transformed into a grain warehouse. In 1988, its two domes were bowed in the aftermath of Spitak earthquake. In 2000s it was restored. The Church is in good condition. The carrying wall separating it from the lane is in need of restoration.

14. The Abovyan 41 street two-storied residential house was called Sahakanuish Girl's School and was built in 1880s due to the sponsorship of Karapet Yuzbashyan, where girls were getting incomplete secondary education. The building is currently in a poor condition and is in need of repair.

10. The memorial museum of the talented actor Mher Mkrtchyan and the "Armenian Traditional Ceramics Research " Centre are located in the corner building of Rustaveli-Varpetats streets (Rustaveli 45). Previously the famous "Master Karo" Khashhouse was located here (until now the khashhouses are Gyumri's traditional and colourful favourite places, where both the Gyumri kitchen and Gyumri whole culture is reflected, flavoured with traditional humour), who was the hero of the similarly entitled novel of famous Armenian writer Avetik Isahakyan. Gyumri traditional slabbed pavement has been preserved. The building is currently in an emergency condition and needs to be restored and repaired, and there is also a need to modern and new organization of the museum exhibition in the section of the museum.

22. Shiraz 90 / old address/* residential house was built at the end of XIX century. Due to the 1988 earthquake it is in a destroyed and deteriorated condition; though inhabited it is in need of restoration.

22. Shiraz 41, 43 / old address/* residential house was built at the end of XIX century and was restored in 2000 by the owner, and is in a good condition.

7.2 Significance

13. In historical and spiritual terms, Saint Nshan Church has a big significance for the believers and pilgrims of the city of Gyumri. This monument is preserved in its original form and significance as of today. Different spiritual rituals are held here, during which both the local believers and pilgrims from the whole territory of the republic are gathered, thus it is of republican significance.

14. The two-storied residential house in Abovyan 41 Street was originally educational by its function and a bright sample of urban traditions in historical terms. Currently has not preserved its initial operational meaning; however as a monumental building has republican significance for urban life.

10. Mher Mkrtchyan memorial museum and the "Armenian Traditional Ceramics Research" Centre situated in Rustaveli-Varpetats streets corner building are important for the city of Gyumri in historical, architectural and cultural terms, as an example of a traditional popular house built at the end of the 19th century that used to serve as a khash house. In addition, currently the house-museum of the USSR popular artist, famous cinema and theatre actor Frunsik (Mher) Mkrtchyan, who was born in Gyumri, is located here. It will become more attractive after the restoration and renewed use of the building and through bringing the museum exhibition in line with international standards, thus, it is both of local and republican significance.

22. Shiraz 90 /old address/* residential house was built at the end of the XIX century, according to characteristic features typical for Gyumri traditional popular houses and though currently in a destructed and dilapidated condition, it has preserved the urban atmosphere. Thus, it is of local significance.

22. Shiraz 41, 43 /old address/* residential house is important in historical terms. Being built at the end of XIX century, according to characteristic features typical for Gyumri traditional popular houses it has preserved its original appearance and thus is of local significance.

During the Soviet years, and later due to the 1988 devastating earthquake, the whole city of Gyumri, including the district within the Gorki-Abovyan-Rustaveli-Varpetats streets lost its historical, architectural and urban development significance and appearance. In post-earthquake years, slowly and partially the mentioned sections of the district were restored, in the result of which it was not possible to restore the complete appearance of the historical monument. However, due to the restored and preserved monuments it is of local and republican significance.

7.2.1 Summary statement of significance/historical and heritage importance

The district is of historical and cultural significance, where public and residential constructions with traditional architectural elements of Gyumri have been built. Here are samples of the traditional architecture of Gyumri - its popular residential houses, public buildings (the museum and the girls' school), the church with its rich and restrained ornamentation, which also have aesthetic, spiritual, educational and cultural significance. Black and sometimes red tufa stone layout combination, the climate resilient and polished wooden balconies, windows, doors and unique metal gates were used in the construction of buildings. The "Gyumri-Chay" collector used to pass here. This was the district through which also the Gyumri symbolic and unique phaetons used to rush, the craft of preparing which has been forgotten.

The corner building adjacent to Abovyan and Gorki streets, which is not included in the state inventory list of immobile monuments, has both architectural and historic value. It is a two-storied construction built by tufa stone, and the main facades are plastered with lime and sand. It has compound profile cornice which separates the floors from each other. The facade of the first floor is developed in horizontal grooves. From the side of the yard, the construction has wooden traditional balconies (Picture 19, 20).

Three buildings are located in the lane of the district, which are not included in the state inventory list as well; however their architecture reflects all the specific elements typical to Gyumri residential houses. The buildings are inhabited and are preserved due to the efforts of the owners – intact to additional structures and without deterioration of their appearance.

7.2.2 Checklist of categories which may be considered in the evaluation

This historic district has a great significance both for the city of Gyumri and the whole Shirak Region in historical, architectural and aesthetic terms, as a spiritual centre and a centre of crafts and art. In addition, it is unique by its preserved architecture and culture – humour and traditions. Thus, the district is of exceptional local and territorial significance.

7.3 Vulnerability/Risk assessment

The 1988 devastating earthquake of Spitak caused a massive damage to the city of Gyumri, and naturally also to the Gorki-Abovyan-Rustaveli-Varpetats streets. The church, residential houses and museums located in this district were destroyed and damaged, in the result of which the whole district was ruined and the whole historical environment got destroyed. Being located in a seismological area, the district currently is also prone to a risk, due to which it would be necessary to bring the restoration of the district and monumental structures in line with the seismological safety standards during the further restoration works, without deteriorating the historical appearance of the monumental houses. The current external illumination of the district and the coverage are deteriorated and destroyed, which is a witness of the loss of craft traditions. It is urgent to implement in the future restoration works of the district the traditional Gyumri slabbing and illumination via external metal luminary fixtures, which will restore the aesthetic and historical breath of the district. The three museums located in the section of Varpetats street do not have directing signage, which is causing intense visits, while the owners of residential house-monuments have implemented wrong and not coordinated reconstructions and additional constructions that prevent the efforts to bring the district back to its former historical appearance. The traditional narrow stream stretching along Varpetats street and the "Gyumri-Chay" collector don't operate currently due to the accumulated dirt. The main wall of the church is dilapidated and destroyed. It is necessary to integrate both the respective state bodies and the residents of the district around the task of restoring the heritage of the district. Administrative shortcomings, the lack of necessary financial resources as well as the need to raise the awareness of the residents are obstacles to the preservation and restoration of the district, in order to insure proper sustainability of the street.

7.4 Technical condition

13. Saint Nshan Church was restored in 2000s for the last time and is currently in a good condition. (Picture 3, 4)

14. The two-storied residential house in Abovyan 41 (Picture 5, 6) is preserved, however is not used, in the result of which it has an untidy look. Due to the broken roof, both the walls and the core are damaged, the wooden constructions of the coverings between the floors are rotten, and in the result, the building faces a serious threat.

10. Having a great cultural, historical and architectural value, the Rustaveli-Varpetats streets corner building (Picture 12, 13, 14) is currently in an emergency condition. The structure is a building built with the local tufa stone and a lime and sand binding material. It has a harmonious facade and layout structure against the diagonal axis of Varpetats and Rustaveli streets. The facades are divided by five pairs of pilasters decorated by vertical and semi-circular grooves, which are based on simple profiled anchors and crowned by graceful capitals. The monument also has a horizontal divide- between the semi-basement and the residential floor and between that floor and the roof base parapet, the first of which is simple profile and the second is a toothed and strongly expressed zone ornamented with complex vegetal motive. Lintels of wide windows opened on the facades are curved style - appropriate to Gyumri architecture, and are wrapped in a complex rim. Windows of the semi-basement floor are designed to be more modest. The facade near Rustaveli Street has an open balcony, which is also typical to Gyumri residential houses' architecture. The facade on Rustaveli street ends with a luxury decorated arched entrance leading to the courtyard, where the traditional wrought gate is missing. Covering of the structures floors is made by wooden logs; the roof is two-sloped, with a metal covering based on wooden truss. On the pavement near the building on Varpetats street, the traditional slabbed pavement has been preserved. The devastating earthquake of 1988 and the fact that a big part of the building is not inhabited have caused a big damage to the monument. In particular, the wooden coverings of the roof and between the floors have collapsed, and sedimentary cracks are conspicuous on the facade from Varpetats street.

22. Shiraz 90 /old address/ residential house (Picture 8) architecture is distorted by diverse additional constructions, and is in poor condition, however is inhabited.

22. Shiraz 41, 43 /old address/ residential house (Picture 7) is in a good condition due to regular renovations by the owner, the left part of the building is used as a trade point.

The overall look of Varpetats street monumental buildings (Picture 9, 11) is painfully distorted due to inappropriate interventions by the owners. Additional constructions are built, which are made by reinforced concrete walls, ignoring the traditional tufa stone, near the entrances of some buildings metal gates are installed, stone fences are made, the stones being alien to the traditional ones.

7.5 Outline summary of required repairs

13. Saint Nshan Church does not need a repair

14. The need of repair for Abovyan 41 two-storied residential building is due to its high aesthetic, historical, cultural and architectural value. The monument has high priorities of restoration, repair and re-projection of the coverings between the floors, the construction system and its layout design, and improvement of the internal yard. In order to ensure the stable and safe exploitation of the building, and due to the circumstance of ensuring its safety in a seismologically 9 point risky zone based on the 12 point earthquake scale of Richter, it is necessary to:

- Strengthen the building foundations and eliminate the sediment phenomenon of the walls through drainage;
- Under a high pressure inject special liquid (lime) into the empty parts created in the core due to the decay of mortar;
- Restore the wooden constructions and balconies;
- Implement repairs in all the sections of the construction with the aim of further use;
- Improve the yard;
- Develop new operational solutions for the use of the structure, taking into account the regulation of functions of the two different institutions and the conditions for joint use and maintenance.

10. The corner building of Rustaveli-Varpetats streets has high priorities of restoration, repair and re-projection of the roof, coverings between the floors, the construction system and its layout design, and improvement of the internal yard. In order to ensure the stable and safe exploitation of the building, and due to the fact, that is its needed to ensure its safety in a seismologically 9 point risky zone based on the 12 point earthquake scale of Richter, it is necessary to:

- Strengthen the building foundations and eliminate the sediment phenomenon of the walls through drainage;
- Under a high pressure inject special liquid (lime) into the empty parts created in the core due to the decay of mortar;
- Restore the wooden constructions and balconies;
- Implement repairs in all the sections of the construction with the aim of further use;
- Improve the yard;
- Develop new operational solutions for the use of the structure, taking into account the regulation of functions of the two different institutions situated in the monument and the joint conditions for use and maintenance.

22. Architecture of the Shiraz 90 /old address/ residential house is highly distorted due to additional structures. It is necessary to remove the newly built additions, restore the initial functional significance of the structure and implement reinforcement works.

22. Building located in Shiraz 41, 43 is not in need of repair.

In order to restore the architectural and historical appearance of the Varpetats street residential monumental buildings in it necessary to dismantle the incompatible additions and additional structures,

restore their original appearance - the masonry of walls and traditionally hewed stones, forged gates, chimneys, water pipes and their funnels, window bars and wooden parts, restore the internal yards of the residential houses and all the Gyumri traditions connected with them.

7.6 Conservation/rehabilitation policy and proposals

The repair and reinforcement of the monument shall be based on the policy of the best intact and correct re-creation of the historical value of the monument. It is necessary to preserve the types of stone used in the structure, the type of the plaster based on laboratory tests of the materials, the intactness of architectural forms of the structure, the technologies of constructive solutions typical to the given period of time, to restore the original functions, or in case of reforming them, by strictly maintaining the original pre-planning solutions.

7.6.1 Broad summary of the vision for the site, and its sustainability, at this preliminary stage

In the area of "Kumayri Preserve", through the implementation of relevant measures aimed at the creation of quality urban environment, regulation, active and balanced transportation communication and securing access to the present historical environment.

7.6.2 Conservation philosophy

Both the architectural monuments and the historical urban environment of the district are subject to complete recovery.

7.6.3 Level of intervention

Protection of monuments and sites is based on modern experience and theory, which of course is based on the most representative document on the international principles of preservation – the Charter of Venice.

It is necessary to restore the Varpetats street historical and architectural monuments and the historical environment as a part of "Kumayri Preserve" based on all the provisions of the Charter.

However, it is well-known that the management of the environment involving the monuments, urban co-structures and the landscape is in need of approaches that will confront to various interests, including the owners. In many cases they lead to socio-economic transformations harming the cultural and physical environment of the monuments. Socio-economic demands (compulsions) often lead to such kind of transformation that has immediate heavy consequences for broad monumental sites. Besides, the restoration of sites that have been affected and devastated by national disasters needs special attention and if of growing concern. Often the urgency demands to leave the cultural components and traditions aside, in favour of new technologies. All of this again obliges to abandon some principles.

7.6.4 Preliminary proposals for appropriate uses, as applicable

Global experience unequivocally confirms that the best preservation of monuments and their historical environment is their use. In the result two interconnected problems get solutions: the monuments and their historical environment are involved in economic circulation and at the same time their preservation improves. The human factor has a great influence on the deterioration of monuments and this factor should be changed to positive; the monument should be operated only in one form – be used. If it is not used, then it has no owner.

7.6.5 Opportunities for social uses and sustainable development

Improvement of the historical environment of the district can create new jobs, and contribute to cooperation between the residents, the community, different state and non-governmental organizations. It will become an exemplary district in Kumayri area, promoting and developing tourism and raising the fame of and the number of visitors to the museums.

7.6.6 Broad assessment of priorities for consolidation/covering, repair, conservation, restoration, rehabilitation

Recommendations for each and the total are provided in the sub clauses 7.5 and 7.6.3.

7.6.7 Public Access

Improvement and development of the historical environment of the district is of significant importance for the city of Gyumri and is a potential community benefit. Museums will host festivals devoted to the great Armenian writers, poetry evenings. They will become research centres to explore the creative life of artists, actors and writers, best places for schoolchildren to become closer to each other, places providing opportunities to raise the level of the community cultural life quality.

7.6.8 Other Benefits

The historical environment will be restored, different cultural events will be organized in the museums, craft studios will open, where different crafts will be taught to the younger generation, hotels will open with the aim of developing ethnic and cultural tourism.

7.7 Finance

In order to revive the historical and cultural value of the district, financial means are needed that would be channelled to the implementation of the following activities:

I Development of scientific and planning documentation for restoration, (including complex expertise)
120 000 000 AMD (about 226 400 EUR)
II Implementation works - 5 500 000 000 AMD (10 377 358 EUR)
Total - 5 620 000 000 AMD (about 10 603 778 EUR)

7.7.1 Broad assessment of budgetary needs and phasing.

In order to prevent the highly emergency of the Rustaveli-Varpetats streets corner building, urgent interventions are necessary, the total cost of which is 14 000 000 AMD (about 26 500 EUR).

7.7.2 Assessment of (real) possibilities for attracting investments.

For the restoration of the monuments of the district and their historical environment, potential investments can be made by international donor organizations (the World Bank, EBRD, Asian Development Bank, etc.), the Republic of Armenia represented by the RoA Ministry of Culture, and other international and pan-armenian foundations ("Friends of Gyumri", All Armenia Fund, etc.), as well as private investors.

7.7.3 Assessment of (real) possibilities for recovering investments.

In order to vitalize the district and the everyday hurly-burly of its population, it is recommended to recreate and revive cultural life - forging, pottery, and kitchen – where promotion of tourism will have a direct effect. To this end it is proposed to transform some of the newly built buildings of the street, in particular the building situated in the corner of Varpetats and Gorki /Shiraz/ streets, into a hotel, due to which additional jobs will be created.

7.7.4 Have you already tried to raise funds for this site or monument?

No

7.7.5 Have you already received funds for this site or monument?

No

7.8. Management

The project for improvement and development of the historical environment of the district is short-term. On August 12, 2016, the Gyumri Reference plan prepared within the context of the COMUS project was

introduced to the Gyumri Municipal Council meeting by the Chief Architecture of Gyumri and a LSG member Henrik Gasparyan, and approved unanimously.

Gyumri Municipality, private owners, the RoA Ministry of Culture will participate in the process; the residents, civil society, local self-government representatives and active groups will also participate.

8. Documentation



Picture 3. Saint Nshan Church



Picture 4. Saint Nshan Church



Picture 5. Building in Abovyan 41 address



Picture 6. Building in Abovyan 41 address



Picture 7. Residential house in Shiraz Street



Picture 8. Residential house in Shiraz 90 address



Picture 9. Yard of the Residential House in Varpetats Street



Picture 10. Residential house of Varpetats Street



Picture 11. Residential house in Varpetats Street



Picture 12. Residential house in Varpetats Street



Picture 13. Facade of the Varpetats Street Residential House



Picture 14. Yard of Varpetats Street Residential House



Picture 16. Rustaveli Street one-story residential houses



Picture 17. Construction on the territory adjacent to Saint Nshan church /not a monument/



Picture 18. Rustaveli Street Lane

Picture 19. Abovyan Street, two-storied residential house.



Picture 20. Abovyan Street, two-storied residential house



Picture 21. Abovyan Street, yard of a two-storied residential house

