

**Heritage Conservation oriented planning:
Heritage Policy in light of Sustainable
Urban Planning
The Case of Piazza LDP, Addis Ababa**

**Department of Urban and Regional planning
Faculty of technology, southern campus
Addis Ababa University**

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In Urban Design and Planning**

By: Mekonnen Worku
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Declaration

I, the undersigned, declare that the thesis is my original work and has not been presented for a degree in any other university, and that all sources of material used for the thesis have been duly acknowledged.

Name of candidate

Mekonnen Worku Awaj

Signature

This is to confirm that the thesis work is complete
and the candidate is ready for examination.

The Advisor – Professor Gerhard Albert

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List of Acronyms

LDP-Local Development Plan

SP -Structure Plan

AAMPPO- Addis Ababa Master Plan Project Office

ORAAMP-Office for the Revision of Addis Ababa Master Plan

UNESCO-United Nations Educational, Scientific and Cultural Organization

FDRE- Federal Democratic Republic of Ethiopia

RHA- Rental Housing Agency

NGO-Non- Governmental Organizations

WTO - World Tourism Organization

UNWTO – United Nations World Tourism Organization

AATC – Addis Ababa Tourism Commission

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Abstract

Addis Ababa, the present capital city of Ethiopia, was established over 120 years ago by Emperor Menelik II. Founded as a garrison town, the city grew without a guiding master plan for which we observe predominantly organic layout with mixed land uses of different nature.

The brief Italian colonization improved road's, created new buildings, and attempted to implement a master plan, which would have split the living areas of the indigenous population of the city from the Italians. The substantial transformation planned according to the master plan was not put in to practice. This allows a reading of the city's astonishing history and exceptional architecture through its old buildings and the paths linking them.

These buildings often lack maintenance or are even ruined, having been used for practical purposes that have disrupted their original features day after day. The question of their survival is aggravated by strong redevelopment pressure from the solely profit oriented market environment.

Every built up environment can not adjust limitlessly to changes of dynamic needs of the society but when it reaches to the point where it could no longer satisfy the needs of the market it will suffer one of the two fates: adaptive reuse as cultural heritage or demolishing.

Therefore, this research paper is intended to identify clearly the pros and cons of this redevelopment pressure on the cultural heritages of the city Addis Ababa, evaluate current policies and regulations as well as enforcement methodology concerning conservation of cultural heritages and come up with relevant recommendation on the policy and policy enforcement measures.

To do this what I have done is first deeply analyze the current international policies regarding built up cultural heritages and also tried to analyze the current policies in the local context, then also tried to analyze the policy enforcement mechanism of the city by studying the master plan and also deeply analyzed the specific policy enforcement mechanism by analyzing the local development plan of the case area, piazza.

Apart from analyzing the policy enforcement mechanism, I also studied the activities made so far with an effort of the preservation and conservation of the city by any of the stake holders, Governmental and non-governmental. Along with this I also have tried to deeply analyze the physical conditions of the cultural heritages and their functional aspects, the developments around them and cross check with all the above stated efforts as well as policy measure.

Then after I tried to analyze the short comings of all the efforts starting from policy level up to the implementation of the policy, the drawback and also the merits of the efforts by all the stake holders and reached on a summarized conclusion as an answer for the research question which helps me to draw relevant recommendations.

1. STUDY BACKGROUND

1.1 INTRODUCTION

It was about 2, 500 years ago that the concept of capital city seems noted in the far northern parts of Ethiopia for the first time. Even though, there are controversial histories in identifying the exact place of the first capital city of Ethiopia; it is believed that as it was Yeha; located in the today's Tigray regional state. At Yeha a great stone temple of pre-Christian times still can clearly be seen.¹

The next capital to emerge was Axum (south-west of Yeha), which the Ethiopians' prosper and decline has seen both politically and economically in the already concluding millennium. Axum was the capital city of Ethiopia throughout much of the first millennium. The city is also a site of many fine stelae including monolithic towers, which are still standing. One of these towers heights to more than twenty-one meters, and is carved to represent the building of nine stories. The rulers in those sunny days of the Axumite Empire were traveling with their courts and armies from one military camp to another.

Lalibela was the third to emerge in the mountainous areas of Lasta in the tenth century. It was originally called Roha, and the capital of a local dynasty called the Zagwe. The city renamed as Lalibela after its prominent ruler; who lived in the late twelfth and early thirteenth centuries. The town is highly known for its remarkable rock-hewn churches. These are assumed as being built during the reign of king Lalibela, who has been ranked among the wonders of the world.

Despite all these and related existences; the urbanization of Ethiopia in the middle ages was hampered by the absence of permanent capital.

The middle ages of the sixteen-century recognized the establishment of the notable city - Harrar - in the eastern part of the country. The inhabitants were only Muslims who spoke the Adare language, which is just unique for it is not known anywhere else. As such like that of the Axumians' in those early days the ancient Harrarians' minted their own currency. A notable incidence in the history of Harrar was the surprise building wall by Emir Nur, a mid sixteenth century ruler. The strong surrounding wall that still astoundingly positioned has five gates with oval towers and different names. Accordingly, it has recently been recognized and registered by UNESCO as part of the world heritages.

The shift of political power in the north-western part of Ethiopia in the late sixteenth century paved the way for the succession of capitals in that part of the country. The first was at Emfraz, also known as Guzara, where Emperor Sertsa Dengel built a strong fortress, which still subsists. In the latter days, castle based towns were also came in to existence at Gorgora on the northern shore of Lake Tana, and at Danqaz a little further to the north.

The most criterion capital of this period, however, was Gondar, established by Emperor Fasiledes in the early 17th century. It remained as the capital of Ethiopia for more than two centuries and was in its day, a major emporium and religious

¹ ከቀበሌ ሰ. ሩቅባይዳርገበገበ, ሎቶቶቶቶቶቶ ሎቶቶቶቶቶቶ, ሎቶቶቶቶቶቶ ሎቶቶቶቶቶቶ ሎቶቶቶቶቶቶ ሎቶቶቶቶቶቶ ሎቶቶቶቶቶቶ ሎቶቶቶቶቶቶ 1997ሽ, ሩ.19

center with over forty churches. The city today is best known for its famous crenellated castles.



Map 1: Map of Ethiopia in the 1930's

Source: The city and its Architectural Heritages, Addis Ababa 1886-1941, P.27

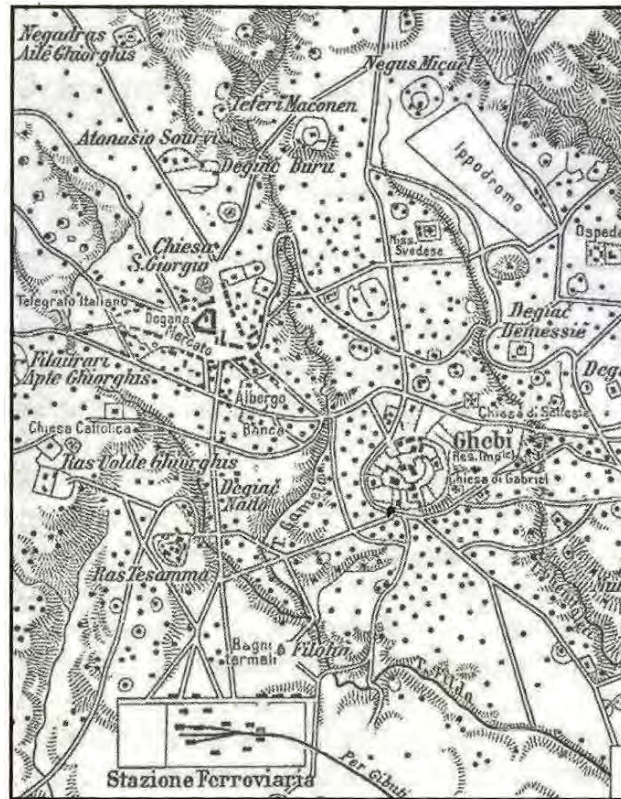
In the centuries followed, many other cities emerged in various parts of the country. Among the earliest of these settlements Adwa in Tigray was known. Adwa was the major commercial center between Gondar and the red sea port of Massawa; Sekota, the capital of the district of Wag; Bonga, a sometime capital of Keffa in south-west of the country; and Ankober in shoa.

Likewise; many other provincial capitals came in to existence in the early nineteenth century. Among them Debre Tabor in Begemder, Antalo and Adigrat in Tigray, Bichena and Dima in Gojjam, and Angolala and Debre-birhan in Shoa can be mentioned.

The last half of the nineteenth century and the first decades of the twentieth, which were notable for the foundation and growth of Addis Ababa, were also marked by the founding of scores of other towns, the most important of which are today modern cities. Among all the mentioned only Addis Ababa attained the stature of a true capital.

Addis Ababa; one of the Africa's largest and popular cities with a population around three million, and the headquarters of the African Union, is extremely young in fact by Ethiopian standards.

Addis Ababa was founded a century ago by Emperor Menilik II; the great modernizer of Ethiopia. It is located in a happy valley surrounded by lofty mountains. During the early time of the establishment of Addis Ababa, the settlement was basically number of tents as a garrison town till the emperor decided to establish a permanent city on top of mount Entoto. In this land, where history seems to stretch back almost without limit in to the remote and legendary past, it looks as if a brash of new comer.



Map 2: 1897 sketch Map of Addis Ababa

Source: Old track in New Flower [Milena Batistini & Gian Paolo Chiari]

Presently the city is experiencing relatively fast redevelopment activities for which an increasing demand for an urban land at the central part of the city is observed. This demand for an urban land and the existence of old structures in the central part of the city seem to create tension between the demolishing and preservation of these structures which exist in the expensive locations in the city. Thus proper urban land management in collaboration with conservation and preservation initiatives are very much vital for the future of historic structures if Addis Ababa is entitled to be the first true capital of permanent location with a history of significant effect for the whole nation.

1.2 Background and problem formulation:

Conserving urban heritage - historical buildings, gardens, festivals, art forms, dance, music, sculpture etc. may seem less of a priority compared to more pressing issues such as infrastructure development, poverty alleviation or job creation. But effective conservation of heritage resources not only helps in revitalizing the local economy of cities, but also brings about a sense of city identity and belongingness to its residents.

The present trend of development activities in the city of Addis Ababa both redevelopment activities or new development initiatives do not have a well integrated and wholesome approach to their effects on the existing urban heritages of the city. This, however, should not continue as it is for the sustainability of the development endeavors with out compromising our responsibility to pass our natural and cultural heritages to the next generation.

There fore, the on going development activities in the urban environment should be carefully monitored from every aspect of the sustainable and positive achievements for the whole nation and this has to consider the preservation and conservation of the natural as well as man made heritages.

In doing so the very important factor in monitoring every development initiatives have to have proper policy and policy enforcement mechanism that is designed to achieve the pre-set objectives. Like wise, policies and policy enforcement mechanism with the view of preservation and conservation of cultural built up heritages should be updated up to the internationally practiced best examples so that we achieve our goals before it is too late.

1.3 Significance of the study:

Most nations in the world have had very many historic structures which could give strong testimony about their historic civilization and the level of their for fathers achievement through history. Hong Kong was one of the nations who have lost very many historic treasures for the sake of 'mere economic development' due mainly to redevelopment pressure created on the urban land. These days most of the citizen of Hong Kong regret about the lost heritage that could never be retrieved.

The present era in the history of Addis Ababa and other cities of Ethiopia seems to be relatively a high time for redevelopment initiatives with in and around cities. Redevelopment and city renewal always call for demolishing exiting structures and construction of new and modern technologically advanced structures.

The lesson that we can learn from those nations who have lost considerable amount of their heritages is the need for proper protection and conservation mechanism of the existing heritages of the city in spite of the redevelopment pressure that could exist. For this to happen the need for proper protection and conservation policy as well as well enforced protection strategy is mandatory.

This research paper will primarily try to show the positive and negative aspects of the present mechanisms of protection and conservation strategies of the cultural heritages of the city with the intention of inspiring the decision makers of the city to see the short comings of the present mechanism and the possible negative impact on the heritages.

There fore, this research paper will try to help policy makers and other responsible governmental authorities to review the issue of the historic heritages of the city as well as the whole nation in an internationally accredited approaches and strategies with a visionary point of view.

1.4 Research Objective and approach:

Objective

The over all goal of the research is to elaborate and promote innovative policies, strategies and tools in revitalizing urban heritages that can be practiced by local governments to improve urban development involving the principles of sustainability and participatory decision making.

Approach

The research's methodological approach will involve analysis of;

- Current Policies in Addis Ababa regarding heritage conservation and revitalization,
- International best practices and results, and
- Drawing on detailed field work supported by broader information and associated problems and case scan.

After validating insights and best practices, synthesis will be undertaken to assess practice and performance in revitalizing urban heritages in the city of Addis Ababa, recommend policies, strategies and tools to improve cultural heritage conservation in the city.

The overall approach of the research is based on utilizing the available secondary data from policy documents, master plan data and local development plan documents as well as with referring relevant books which have direct or indirect relation with the scope and title of the research and this will be accentuated by having relevant primary data that is collected through interviews with proper personalities in the governmental and non governmental organizations, discussion in formal and informal manner with local residents in the case study area, visual survey on the over all situation of the subject matter and data collected through questionnaire format.

Information collection of the research was made possible in a number of ways:-

- Data collected from Addis Ababa Tourism Commission
- Interview Addis Ababa tourism commission commissioner
- Data collected from internet [Google]
- Microsoft Encarta Encyclopedia 2004
- Literature review
- Interview different people at visited sites
- Personal observations

1.5 Research questions:

In order to validate the objective of the research it is mandatory to design the research question whose answers could lead to the right conclusion which shall justify the recommendation that could be forwarded. Therefore, the following four key research questions were chosen as the main frame of line in which the research will look forward to get their relevant answers:-

Is there a well-enforced policy regarding protection and revitalization of urban heritages of the city?

What are the basic features of the existing urban heritages in the city?

To what extent the local planning authorities recognize the cultural heritages of the city as a resource in their planning schemes?

Is there any effort in revitalizing the heritages of the city? [If any] what are the lessons drawn from such activities.

1.6 Scope and Limitations of the study:

Scope

The scope of the research is limited to finding the basic features of internationally accredited heritage based planning initiatives and compare it the local situation regarding policy issues with regard to heritage preservation as well as planning. This study is focused on finding the merits and demerits of the current local policy and enforcement mechanisms regarding the built up heritages in the national and regional level in the context of the country. This will be accentuated by studies made on the current situations of the heritages in Addis Ababa specifically taking piazza as a case study area. The study will analyze the current physical conditions, the impact of development around these heritages of the city and their possible fate in the immediate future. The research shall also include studies made on current activities and initiatives by different responsible stakeholders with respect to heritage protection and conservation.

Limitations

This research was accomplished through collecting information regarding the local and international trends analysis as well as assembling the required data from respective Institutions of governmental and non-governmental organization together with field observation and interviews with different stakeholders. This has helped the research to attain this result however; the data obtained from the Institutions were not as satisfactory as the research required. There was very huge difficulty that was encountered to get an up-to-date and well-organized data to validate the different issues raised in the research due mainly to bureaucratic system and lack of transparency in providing information regarding the issues raised in the research.

The other limitation in performing this research was lack of fund and financial constraints as well as lack of reputable literature on this specific subject. In fact very few literatures are written regarding the heritage of the city but none of these literatures are written from future oriented planning perspective. Therefore, readers of this study shall recognize the possible impacts of these limitations on the overall result of the research.

1.7 Expected Result from Research:

In countries like Ethiopia, there are very many pressing issues like poverty alleviation, upgrading programs on housing and infrastructure and educational facilities, etc... that need huge attention concerning priority setting from politicians as well as the general public. When the speed of the economic wheel starts to get faster every one will be very much obsessed about the possible constraints that could hinder its acceleration and thus politician and other ranking decision makers will try to do their level best to facilitate in eradicating the seemingly 'bottle necks' for the development.

In many countries around the world in due course of this kind of economic movement, the decisions which were made for the mere economic benefit of the society have resulted to be the most terrible decisions that should never been taken because those decisions had resulted in destroying the irretrievable assets of the society like those of cultural heritages.

Therefore, this research is intended to advance knowledge, tools, and practices to assist decision makers of government and non-government organizations, and other stakeholders in urban planning to consider urban heritages as assets in developing revitalization in the urban context. The research also intends to introduce modern way of thinking about mechanisms in the protection of the city identity as well as protecting them and pass to the generation to come.

It is also the intent of the research to trigger the very crucial question one needs to answer concerning the necessity of conservation in relation to redevelopment of historic sites for economic benefit. Together with this, the intent of this research also wants to provoke professionals in different profession about the economic and social implications of conservation in an urban environment.

2. LITERATURE REVIEW

2 LITERATURE REVIEW

2.1 Definition and concepts of key terminologies

2.1.1 Development

The definition of development varies a lot. Different professionals define the word in different ways, all from their own points of perspective. In urban planning development could be defined either from economic point or physical conditions and spatial consumption point of view.

Cities begin and development occurs for many reasons: for example for defense, trade or as political or religious centers. Whatever reason, economic forces are likely to reinforce the original impetus. Initially growth was associated with industrialization, which induced more intensive use of existing buildings, changes in their use and outward expansion.

More recently, urban growth in developed countries has taken four main forms. First, there has been urban renewal, usually with much higher buildings. Second, there is inter-urban competition resulting in the movement between cities as some grow (for example, greater London) and others decline (for example, Glasgow) Third, with the rise in income and development of fast and convenient transport, particularly the car, there has been a movement of population from the inner and older parts of the city to the suburbs and outlying towns and villages so that the sharp distinction which once existed between 'town' and 'country' tends to be diminishing. Fourth, a hierarchy of urban centers has evolved, differing in size and importance- provincial, regional, national and international.²

Development as economic growth:

Especially in the economic literature development is defined as ' a rapid and sustained rise in real out put per head and attendant shifts in the technological, economic, and demographic characteristics of the society.'

Development as modernization:

Modernization is the process of social change in which development is the economic component. Modernization produces the societal environment in which rising output per head is effectively incorporated. It involves principally how to make the population 'understand and accept the new rules of economic growth game.' Investment in education, or more broadly on human resources, came to be seen as major and critical bases of societal change.

Development as distributive justice:

If widespread poverty and destitution became visible, tangible and compelling, on the living conditions of majority along with development on per caput income then development could not be asserted on the overall society level.

Therefore, development could be seen not simply as raising per caput but more important, of reducing the poverty level among the masses or satisfying their basic needs.³

²Jack Harvey & Ernie Jowsey: Urban Land Economics. Sixth Edition(2004) P.267

³Akin L. Maboguje: The Development Process A Spatial Perspective(1981) P.36

The Impact of Development on the Physical Planning

Cities and towns are like living organism with a dynamic life style. Their dynamicity depends on factors which resulted on their existence as well as development. A healthy city grows with vibrant economic system developed in or around the city. Urban structures are usually constructed with the intention of providing the best revenue for the developer at present as well as in the future. The changing needs of human being concerning best utilization of the existing resources are dependant on the technological capacity of the present situation.

Overtime the demands for land resources changes, brought about by changes in the size, income and testes of the population, the rate of growth of economic activity, methods of transportation, techniques of production and distribution. On the supply side, existing buildings wear out or become less suitable to present uses, and the cost of constructing new buildings or adapting old buildings changes. Development is the response to such changes.⁴

Technological advancement usually creates changes in the question of space needed to perform new activities in the built up structures. The quality of space with in old structures and the pursuit of new qualities of space to accommodate the newly introduced activities due to technological advancement usually become incompatible to one another.

Importantly the deteriorated structures accommodate a population that also generate its income in the area, and is very much tied to it because of the specific locational advantages.

This leads to loss of initiative to invest in maintaining these old structures usually because the present use value of the old structures becomes less than the value of the cleared site merely from economical point of view. When this tendency of reservation on maintaining old structures in the city center becomes so abundant then we say to experience the phenomenon called urban decay.

2.1.2 Urban Decay

Urban decay is a process by which a city, or a part of a city, falls into a state of disrepair. It is characterized by depopulation, property abandonment, high unemployment, fragmented families, political disenfranchisement, crime, and a desolate and unfriendly urban landscape.

There is no single cause of urban decay, though it may be triggered by a combination of interrelated factors, including urban planning decisions, the development of freeways and suburbanization as well as many other reasons.

Intervention on the causes and effects of urban decay is an absolute necessity to make room for further development of the city as well as the well being of the society. For this to happen the decision makers of the city have to work closely with the society as well as other stakeholder in the city to revitalize the obsolete and un-functional organs of the city.

⁴ Jack Harvey & Ernie Jowsey. Urban land Economics: sixth edition 2004, P.81.

2.1.3 Different Approaches of Redevelopment

So far many cities around the world experienced different types of approaches to city center redevelopment needs. These approaches vary a lot but can be categorized in two broad spectrum of redevelopment planning approaches. The first approach is comprehensive redevelopment while the second approach is piecemeal restoration, adaptation and rebuilding.

2.1.3.1 Comprehensive Redevelopment

Comprehensive redevelopment has been followed where city centers were devastated by war time bombing or where resolute city authorities have decided that urban decay is so extensive that most satisfactory solution is to make a clean sweep. Such redevelopment allows complete planning of the whole area in order to integrate all the activities of the city center as regards both accessibility and the environment. Even so, some elasticity must be incorporated in to the overall scheme to allow for the future adaptation in response to change in the condition of demand and supply.⁵

2.1.3.2 Piecemeal Redevelopment

Piecemeal redevelopment allows the widest possible individual participation, since the necessary finance is smaller and more readily obtained. Moreover because it takes place within the existing pattern of land ownership, it is cheaper and usually avoids the complex political, social and legal problems that arise when people and workplaces are forced out. Above all, it maintains continuity with the past and preserves the distinctive character of the city center by retaining buildings of historical, architectural or aesthetic appeal. This gives the citizens themselves a community identity.⁶

The major difficulty, however, lies in reconciling the historical street system with needs of modern transport. The most usual solution is for the city authority to convert the old high street in to a pedestrian precinct and to provide off street car parks as close as possible.

Therefore, one of the means in mitigating these controversial issues about the historical elements of the city is planning of the historical heritages to contribute to the benefit of economic as well as social aspects of the society.

2.2 Concepts of Urban Heritages and heritage planning

What is urban heritage? And why do we need to conserve or preserve them? What is urban heritage planning?

These are common questions and objections, not least in the developing countries where heritage preservation, like environmental protection, usually is regarded as mainly a concern of the economically developed world, which has already been through the processes of polluting industrialization and modernization.

⁴, Jack Harvey & Ernie Jowsey. Urban land Economics: sixth edition 2004, P.292

⁶ Jack Harvey & Ernie Jowsey. Urban land Economics: sixth edition 2004, P.292

A fundamental dilemma in the management of cities, that underlies many others and emerges in many practical, controversial guises, can be summarized as the form versus function problem. The form of cities, their buildings, spaces, physical structures and designs are produced to satisfy the requirements of specific functions at the time of their realization. These functions and the demands that they make up on urban forms, however, change relatively rapidly through time. The urban forms inevitably change more slowly in response to the changing tasks that the society expects cities to perform.

There is a quite inevitable 'time-lag' caused by the delay in recognizing the nature and tempo of change and in responding to it with new or altered construction, and this inertia alone would produce a discrepancy. This eventually will create tension or rather clear pressure on the effective utilization of the available urban resources.

The very serious question then comes to planners and decision makers is what should be done to mitigate the gap between what people actually want to do in the city and how the city is equipped to accommodate these functions. The question here is about planning strategy to harmonize the urban forms and the functional requirements of the present needs but not how to change present functional needs to be accommodated in the existing forms that are created to accommodate functions that no longer exist.

2.2.1 Urban Heritage

When we want to define 'urban heritage', what comes to the mind of most urban planners and managers are usually 'monuments', i.e. churches, temples, all sorts of religious buildings, palaces, castle, fortresses, historic city walls and gates, and other types of institutional buildings [e.g. of education, science, administration, or other social purposes]. This understanding often excludes historic residential areas and historic city centers which equally represent the urban heritage. In addition, there may be non-tangible elements of urban heritage, such as customs and beliefs, which play a role for the articulation of space use and the built environment.

Experiences of many countries around the world show that due to the existence of international cultural organizations, such as the United Nations Educational, Scientific and Cultural Organization [UNESCO], The International Centre for the Study of the Preservation and Restoration of Cultural property [ICROM] and the International Commission on Sites [ICOMOS] a good number of local conservation groups, monuments have at least a 'lobby' and are in a somewhat more favorable situation than historic residential areas.

In many developing countries, however, the old historic town and villages bear evidence of the rich cultural heritage. The dynamics of rapid urbanization, shifting economic activities, rising cost of urban land and changed political focus are however putting pressure on many of the old historic town. The social and economic characteristics of the towns are undergoing dramatic change while the physical characters often remain unaltered.

2.2.2 Why do we need to Conserve or Preserve Urban Heritages?

Many people argue about the necessity of conservation or preservation of historical buildings, monuments and sites comparing it with the immediate revenue that could be generated by demolishing and redeveloping the cleared site with new structure that could accommodate the new function of the present era.

There are three main reasons and a number of minor justifications for the need to conservation and preservation of cultural heritages in general and urban heritages in particular.

The three main reasons are:

1. **For emotional value:** these include wonder or astonishment, Identity, continuity of values and assets of the society, spiritual and symbolic reasons, veneration, etc...
2. **For cultural values:** Documentary, Historic reasons, Archeological reasons and scarcity, Aesthetics (Architectural, Landscape or townscape), scientific and technological, etc...
3. **For use value:** Functional reason, economic advantages, social and political reasons.

Experiences of many cities in the world show that the process of loosing historic heritages is irreversible and if once they are lost, there is no way of getting them back in the real sense of retrieving what ever the message that could be able to be transfer to the next generation.

There are living examples of wonders of the world about which little or nothing is known about how they are realized and why they are there. These international heritages are registered by the United Nations Educational, Scientific and Cultural Organization (UNESCO).

To conclude the relevance of the cultural heritages; Most cultural heritages

- 1) Have lasting values and can be appreciated in their own right;
- 2) Teach us about the past and the culture of those who came before us;
- 3) Provide the context of community identity where people relate to the land and to those who have gone before;
- 4) Provide variety and contrast in the modern world and measure against which we can compare the achievements of today; and
- 5) Provide visible evidence of continuity between past, present and future.

There are two big questions which need to be well addressed while deciding the conservation of cultural heritage specially the built up structures of a nation, a city or a region. The first question is what is the economic implication of conservation in relation to redeveloping the site with new building structure? While the second question is who takes the financial burden of maintaining the old structures if the conservation is to be of public interest?

To answer these question one has to do a research but according to some literatures I reviewed, if a compatible functional arrangement is found to make the built-up structure more functional in a modern manner, the economic implication is a

compromise towards the need for preservation of the heritages to pass them to the next generation.

Concerning the responsibility of the financial burden of maintenance, though there are a number of alternatives it all goes to the question of ownership. Historical structures and sites are generally classified in to three main categories according to their level of their importance. These are:

International level heritages: these are considered as historic heritages of the world and are registered and taken care of by the UNESCO.

National level heritages: these are heritages which are the interest of a nation and thus the federal\national government takes the full responsibility of the conservation and preservation of the heritages for the benefit of the whole nation.

Local level heritages: these are heritages which are considered to be an important element of historic treasure for the local society and the whole responsibility of conservation and preservation of these elements will be taken care of by the local authority.

2.2.3 Heritage Planning

What is heritage planning? The central concept of heritage planning is the management and future oriented approach to change rather than denying it. It is essentially the choice of a particular balance at a particular time between preservation of past forms and their modification or removal to accommodate present functions.

Heritage planning is therefore active in that the maintenance of such a balance requires continuous intervention and it is dynamic in that each of the three elements, namely the functions of cities, the valuations placed upon urban forms and the nature of the balance between them considered desirable, are a continuous state of flux.

Heritage planning does not assume the existence of a principled and irreconcilable difference between the process of preserving or conserving aspects of the past and that of developing and accommodating new purposes for the city. Indeed heritage planning is in itself a type of development planning, involving the fostering of a set of urban activities.

It is not necessarily, or even dominantly, a matter of protection from change: it is concerned with the understanding and management of aspects of change according to decisions about the nature, quantity and tempo of such changes. Heritage planning policy is as such much proactive as reactive: it is not preserving what exists as a survival from the past, nor worse re-creating the forms of the past city, but shaping a new city in which conserved buildings and sites play an important contemporary role. A corollary of this is the seemingly contradictory but common situation that heritage planning actually requires some demolishing of existing structures so that the capacity of an area for change is itself preserved.

Equally therefore heritage planning cannot be treated as planning for the uses of old structures and morphologies in isolation from the planning of other aspects of the city. Thus urban heritage planning is a management strategy for cities, and as such must

be defined in relation to other such strategies which are designed to operate up on both form and function in specified area. In particular three other terminologies employed can be frequently confused and have acquired slightly different meanings through practice in different countries. In this context the most relevant strategies are;

Urban rehabilitation: this means literally reuse and this context has two related meanings. The rehabilitation of preserved structures, that is the putting to new use of old forms in the service of contemporary demands, is an almost inevitable consequence of preservation and in conservation an intrinsic part of the selection process itself. The extension of conservation of an area logically extends the meaning of rehabilitation to the provision of new functions for areas and even cities as a whole.

Urban renewal: This term has acquired a distinct meaning, in practice it has come to mean a mix of infrastructural improvement, building rehabilitation and on occasion functional change applied to specific districts with a common emphasis upon housing. A widely accepted working definition would be, a once-off curative operation applied within a defined area that is principally intended for the elimination of decay. Such decay may include economic and social deterioration as well as physical and the elimination is likely to be the combating of a continuous process.

Urban revitalization: Literally meaning a process of creating new life, this term thus relates ultimately to the functioning of cities, or to areas within them, with a distinct emphasis in practice upon economic functions. Attention to other functions, through for example community development can equally be seen as a form of revitalization. Urban heritage planning can play two roles in such policies. It provides a preserved morphological structure which may or may not be appropriate to new functions envisaged. It also contributes itself the historic and aesthetic resources which may be supportive of many economic activities and even sustain heritage based activities which are themselves important revitalizing functions.

2.3 Conservation

2.3.1 The purpose of conservation

Following the spirits of the International Charter For conservation and Restoration of Monuments and Site (The Venice Charter 1966) many nations around the world devised their own respective charters to set out principles to guide the conservation of places of cultural heritage value. These charters are intended to serve as a frame of reference for all those who, as owners, territorial authorities, trades people or professionals, are involved in the different aspects of such work. These are aimed to provide guidelines for community leaders, organizations and individuals concerned with conservation issues.

The purpose of conservation is there fore, to care for places of cultural heritage value, their structures, materials and cultural meanings. The cultural heritages are inseparable from the identity and well being of the people who made or used them and have particular meanings.

2.3.2 The Degree of Intervention in the process of conservation

The degree of intervention and the scope of replacement of old features with new ones vary with different practitioners in different countries. Some take conservation to a level where replication of the whole structure of the old heritage while others do not consider replication works of the whole structure as one means of conservation methods.

Conservation may also involve, in increasing extent of intervention: non-intervention, maintenance, stabilization, repair, restoration, reconstruction or adaptation. Where appropriate, processes may be applied to parts or components of a structure or site.

Non-Intervention: is to mean that assessment may show that any intervention is undesirable. In particular, undisturbed consistency of spiritual association may be more important than the physical aspects of some places of heritage value.

Maintenance: this is to mean that a place of cultural heritage value should be maintained regularly and according to the plan, except in circumstances where it is appropriate for places to remain without intervention.

Stabilization: places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilization or support.

Repair: repair of material or of a site should be with original or similar materials. Repair of technically higher standard than the original workmanship or material may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

Restoration: restoration should be based on respect for existing material and the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

3. International Practices on Policies of Protection and Conservation of Heritage

3. International Practices on Policies of Protection and Conservation of Heritages

3.1 Cultural Conservation Policy on International Level

Most of the brief discussions made here under are based on international charters, conventions and recommendations but at the end of this topic a detailed analysis at some national and/or regional charters is also made to focus the content of the discussion on the national level.

The international practices on the conservation of cultural heritages show that there are a number of charters, conventions, and recommendations concerning the development of cultural policy over the last century developed by different international institutions and organized societies who have great interest and concern about conservation of cultural heritages.

The following brief description of charters, conventions, and recommendations represent the chronological development of cultural policy over the last 95 years. Documents described are international, regional and/or national in their scope. Though not a comprehensive list of all national cultural policies and legislations, these documents identify key issues and represent key policies in the development of contemporary thinking about the conservation of cultural property.

To mention some of the earlier international documents prepared concerning conservation of heritages it can be said that the first manifesto produced to set up the ideal of restoration of ancient buildings as "protecting our ancient buildings, and handing them down instructive and venerable to those that come after us." prepared by the Principal of the Society for the Protection of Ancient Buildings (SPAB) to be the earliest initiatives (1877).⁷

The contents of the manifesto is devoted to attacking thoughtless and destructive efforts of restoration that leave the building a "feeble and lifeless forgery." The manifesto recommends protection rather than restoration as well as resisting tempering with the fabric or ornament of the building as it stands, advocating "staving off decay by daily care."

The second notable international consensus concerning the conservation of heritages would be the recommendations of the sixth International congress of Architects at Madrid, 1904. "The recommendations emphasize the importance of minimal intervention in dealing with ruined structures and of finding a functional use for historic buildings. The document sets forth the principle of unity of style, which encourages restoration according to a single stylistic expression".⁸

The Athens Charter for the restoration of historic monuments which was adopted at the first international congress of Architects and Technicians of Historic Monuments, Athens 1931, could be cited as the other notable international initiative taken to safeguard the characters and historical values of ancient structures.

⁷ http://www.getty.edu/conservation/research_resources/charters/charter00.html

⁸ http://www.getty.edu/conservation/research_resources/charters/charter01.html

The Athens charter emphasized the importance of setting out an agreed international guiding principle for the preservation and restoration of ancient building of public importance, with each country being responsible for applying the plan within the framework of its own culture and tradition.

At the congress in Athens the following seven main resolutions were made and called 'Carta del Restauro'.

- 1. International organizations for restoration on operational and advisory levels are to be established.**
- 2. Proposed Restoration projects are to be subjected to knowledgeable criticism to prevent mistakes which will cause loss of character and historical values to the structures.**
- 3. Problems of preservation of historic sites are to be solved by legislation at national level for all countries.**
- 4. Excavated sites which are not subject to immediate restoration should be reburied for protection.**
- 5. Modern techniques and materials may be used in restoration work.**
- 6. Historical sites are to be given strict custodial protection.**
- 7. Attention should be given to the protection of areas surrounding historic sites.⁹**

Apart from the above resolutions made by the conference in Athens there were some key issues approved regarding the general principles, administrative and legislative measures as well as restoration and the techniques of conservation of cultural heritages.

The Summarized General Conclusion of the Athens Conference is as follows:

I. -- Doctrines. General Principles.

- The conference noted that there predominates a general tendency to abandon restorations in by initiating a system of regular and permanent maintenance calculated to ensure the preservation of the buildings.
- When, as a result of decay and destruction, restoration appears to be indispensable, it recommends that the historic and artistic work of the past should be respected, without excluding the style of any given period.
- The conference recommends that the occupation of buildings, which ensures the continuity of their life, should be maintained but that they should be used for purposes which respect their historic or artistic character.

⁹ http://www.icomos.org/athens_charter.html

II. – Administrative and Legislative Measures regarding Historic Monuments

- The conference unanimously approved the general tendency to recognize a certain right of the community in regard to private ownership.
- Recognizing the difficulty of reconciling public law with the rights of individuals, the conference had in the opinion that they should be in keeping with local circumstances and with the trend of public opinion, so that the least possible opposition may be encountered.
- It recommends that the public authorities in each country be empowered to take conservatory measures in cases of emergency.

III. – Aesthetic Enhancement of ancient monuments.

- The conference recommends that, new constructions of buildings, in the neighborhood of ancient monuments, the character and external aspect of the cities in which they are to be erected should be respected. Even certain groupings and certain particularly picturesque treatment should be preserved.
- A study should also be made of the ornamental vegetation most suited to certain monuments or group of monuments from the point of preserving their ancient character.
- It specially recommends the suppression of all forms of publicity, of the erection of unsightly telegraph poles etc...

IV. – Restoration of Monuments.

- The conference approved the judicious use of all the resources at the disposal of modern technique and more especially of reinforced concrete.
- They specified that this work of consolidation should whenever possible be concealed in order that the aspect and character of the restored monument may be preserved.
- They stressed that the adoption of modern material to be applied particularly in cases where use makes it possible to avoid the dangers of dismantling and reinstating the portion to be preserved.

V. – The Deterioration of Ancient Monuments.

- Concerning determining the methods of conservation of specific cases, the conference recommends the architects and curators should work in close collaboration with specialists in the physical, chemical and natural sciences.

VI. – The techniques of Conservation.

- The conference is gratified to note that the principles and technical considerations set forth in the different detailed communications are inspired by the same idea, namely:

- In the case of ruins, scrupulous conservation is necessary, and steps should be taken to reinstate any original fragments that may be recovered, when ever this is possible; the new material used for this purpose should in all case be recognizable. When the preservation of ruins brought to light in the course of excavations is found to be impossible, the conference recommends that they be buried, accurate records being of course taken before filling-in operations are taken.

Even though there are number of other conferences, the next notable international convention was the Hague convention, 1954, for the protection of cultural property in the event of armed conflict.

The convention seeks to ensure that cultural property, both moveable and immovable, is safeguarded and respected as the common heritage of mankind. The convention encourages parties to prevent theft and vandalism of cultural property and proposes a distinctive blue and white shield-shaped emblem to identify protected cultural property.¹⁰

Along with these substantial global changes of critical thinking about the concept of conservation and conservation principles to strengthen the policies, conventions and enforcement mechanisms, there were other developments which have direct impact on the international and national policy measures of conservation of cultural heritages.

One of the main developments which have great impact on the conservation of cultural heritages is the foundation of the United National Educational, Scientific and cultural Organization (UNESCO) on 16th of November 1945. Among the fundamental and diversified target issues that this organization (UNESCO) is founded to address, cultural heritage conservation stood being the focus **'to create conditions for genuine dialogue based upon respect for shared values and the dignity of each civilization and culture.'**¹¹

Based on the basic principles set out by Athens charter the other probably the most important development concerning the conservation and restoration of historic heritages was the Venice charter, 1964. This international charter for the conservation and restoration of monuments and sites was established with the intention of a thorough study of the principles involved and to enlarge its scope during the 2nd International Congress of Architects and Technicians of Historic Monuments which met in Venice from May 25th to 31st 1964.¹²

In general the Venice charter codifies internationally accepted standards of conserving practice relating to architectural elements and sites with all the settings of the traditional layouts. It sets forth principles of conservation based on the concepts of authenticity and the importance of maintaining the historical and physical context of a site or building. Since then the Venice charter continues to be the most influential international conservation document. The Venice charter states that monuments are to be conserved not only as works of art but also as historical evidence.

¹⁰ http://www.getty.edu/conservation/research_resources/charters/charter06.html

¹¹ http://portal.unesco.org/en/ev.php-URL_ID=DO=DO_TOPIC@URL_SE...

¹² http://www.icomos.org/venice_charter.html

Among the most important issues forwarded to be considered concerning the conservation and restoration of historic monuments on the Venice charter, only few which are relevant to this research are highlighted as follows:

DEFINITIONS:

ARTICLE 1. The concept of an historic monument embraces not only the single architectural work but also the urban or rural setting in which is found the evidence of a particular civilization, a significant development or an historic event. This applies not only to great works of art but also to more modest works of the past which have acquired cultural significance with the passing of time.

ARTICLE 2. The conservation and restoration of monuments must have recourse to all the sciences and techniques which can contribute to the study and safeguarding of the architectural heritage.

CONSERVATION

ARTICLE 5. The conservation of monuments is always facilitated by making use of them for some socially useful purpose. Such use is therefore desirable but it must not change the lay-out or decoration of the building. It is within these limits only that modifications demanded by change of function should be envisaged and may be permitted.

ARTICLE 6. The conservation of monuments implies preserving a setting which is not out of scale. Wherever the traditional setting exists, it must be kept. No new construction, demolition or modification which would alter the relations of mass and color must be allowed.

ARTICLE 7. The monument is inseparable from the history to which it bears witness and from the setting it occurs. The moving of all or part of a monument cannot be allowed except where the safeguarding of that monument demands it or where it is justified by national and international interest of paramount importance.

RESTORATION

ARTICLE 9. The process of restoration is a highly specialized operation. Its aim is to preserve and reveal the aesthetic and historic value of the monument and is based on respect for original material and authentic documents. It must stop at the point where conjecture begins, and in this case moreover any extra work which is indispensable must be distinct from the architectural composition and must bear a contemporary stamp. The restoration in any case must be preceded and followed by an archeological and historical study of the monument.

ARTICLE 10. Where traditional techniques prove inadequate, the consolidation of a monument can be achieved by the use of any modern technique for conservation and construction, the efficacy has been shown by scientific data and proved by experience.

ARTICLE 13. Additions cannot be allowed except in so far as they do not detract from the interesting parts of the building, its traditional setting, the balance of its composition and its relation with its surroundings.

HISTORIC SITES

ARTICLE 14. The sites of monuments must be the object of special care in order to safeguard their integrity and ensure that they are cleared and presented in a seemly manner.¹³

United Nations Educational, Scientific and Cultural Organization (UNESCO) seeks to ensure the cultural property both moveable and immovable in a number of ways by recommending every member country to recognize the importance of protection and conservation of their own heritages for the sake of their citizens as well as for all humanity. The recommendations made by UNESCO include suggestions to formulate, develop, and apply policies for protection, conservation, and presentation of their cultural and natural heritages.

These recommendations stress on the increased financial resources for the safeguarding and preservation of cultural and natural heritage and suggest scientific and technical, administrative, legal, financial, education, and public involvement measures to be taken.

Many nations around the world have accepted and responded to the recommendations of protection and conservation of architectural heritages in different ways but most often it was adaptive re-use of old structure which was a common activity of utilizing the functional aspects of historic structures with out losing its historic significance.

Adaptive re-use of heritage buildings often calls for modification of the interior spaces up to the level of demolishing the whole internal partition works so that the building could have a new internal layout without affecting the shell or exterior appearance of the old building to give room for the new function that of the modern society is in need of.

There were many controversies about the applicability of conservation in the manner of adaptive re-use of historic structures considering the vitality of the interior spaces as much as the exterior façade of the building. Up until today, there are different school of thoughts concerning conservation of cultural heritages but all give due credit to the charters and recommendations forwarded by UNESCO.

Recently, UNESCO's recommendations and suggestions was further tuned to architectural works of historic significance in the charter ratified by the International Council on Monuments and Sites (ICOMOS) by establishing principles for the analysis, conservation and structural restoration of architectural heritages on the 14th General assembly which was held in Victoria falls, Zimbabwe, on October 2003.

These sets of recommendations by ICOMOS charter are presented in the form of principles and guidelines: where principles set the basic concepts of conservation while the guidelines present the rules and methodologies that a designer should follow in the protection and conservation activities.

Among the principles, as general criteria, which have the status of approved\ratified ICOMOS document, the following seems to be of paramount importance to the

¹³ http://www.icomos.org/Venice_charter.html

protection and conservation of architectural heritages in response to the attitude developed with regard to adaptive re-use. The under stated principle by ICOMOS sets a clear and precise policy measure as a criteria for the activities of responsible authorities with regard to remodeling and utilization of interior spaces.

Principles

1. General criteria

1.3 The value of architectural heritage is not only in its appearance, but also in its integrity of all its components as a unique product of the specific building technology of its time. In particular the removal of the inner structures maintaining only the facades does not fit the conservation criteria.

1.4 When any change of use or function is proposed, all the conservation requirements and safety conditions have to be carefully taken into account.¹⁴

The principle is justified considering that each item of cultural heritage is unique and that the disappearance of any one item partially or the whole constitutes a definite loss and an irreversible impoverishment of that heritage with its entire historic message that should be transferred to the next generation.

This recently formulated principle of conservation and revitalization of architectural heritages is adopted as a policy in many countries as a national and regional charter of protection and conservation while some countries do not accept it as criteria because of the magnitude of the redevelopment pressure prevailing in respective countries.

3.2 Cultural Heritage Policy on a National / Regional Level

Experiences of different countries around the world show that conservation methodologies for cultural heritages are devised in a general guideline of principles of conservation works. According to analysis made on some heritage conservation policies and enforcement mechanism of countries which I selected, like that of Government New Zealand, Government of Australia, Government of china, two issues stood out clearly as being, in my opinion, the most important in ensuring successful and meaningful heritage preservation. One is community involvement and awareness creation; the other one is making a clear government policy and policy enforcement strategies.

These countries have policies that have adopted the Venice charter of 1964, which is the international charter for the conservation and restoration of monuments and sites, by contextualizing the content of the charter to suite their own pressing and importantly addressable issues.

This fact of adopting the international charter is usually accentuated by developing and clarifying the details of implementation strategies of the policy on regional level by respective regional authorities as the experiences other nations like the

¹⁴ http://www.international.icomos.org/charters/structures_e.htm

government of Christchurch city in New Zealand and the Western Australian city government of Australia.

The reviewed policy documents of these city governments clearly show the importance of clear and explicitly detailed framework of protection and conservation of cultural heritages of a city in a way that could form a positive impact on creating supportive attitude of the residents of the city.

3.2.1 Policies with regard to conservation principles

The city of Christchurch Heritage conservation policy document clearly states that the internationally accepted conservation principle, the commonly known as the Venice charter, is adopted on the national level as ICOMOS New Zealand charter and the Christchurch shares this adopted principles with the rest of New Zealand to safeguard its heritages.

Put briefly, the ICOMOS New Zealand Charter sets out the need:

- . To understand the significance of heritage places**
- . To ensure that an understanding of their significance guides decisions**
- . To retain the historic integrity of places by doing' as much as possible' to preserve their fabric but as 'little as possible' to alter it**
- . To keep records of what we do.¹⁵**

3.2.2 Policies with regard to Heritage research

Research forms the foundation of all conservation work. It provides the information needed to assess heritage value, to make sound conservation decisions and to raise awareness of heritages.

Most nations have heritage conservation policies which encourages and agitates responsible authorities both governmental and non governmental organization to perform a detailed research on identifying heritage buildings, places and objects for listing and study on the preparation of conservation plans for listed buildings to facilitate the activities of proper conservation in a manner that has little or no negative impact on the heritage building.

3.2.3 Policies with regard to Heritage Identification and listing

According to the reviewed conservation policy documents of different countries, identification and listing of heritages is given due emphasis along with the research and documentation processes. In fact the identification and listing of heritages activity is an ongoing process in which the list of heritages will only reflect the current state of knowledge about the heritages of a nation or region at that specific period. The number of heritages in the list could grow and of course minimize if loss of heritages happen due mainly to unavoidable accident like earth quick or flooding.

The usual trend of establishment of heritage list is the local government shall initiate the inventory activity, once the inventory is completed the local government may

¹⁵ Heritage conservation policy: environmental policy and planning unit, Christchurch city council. February 1999

elect to include all of those heritages in its list, or may include a smaller sub-set of those listed in the inventory list.

The inclusion or exclusion of heritages from the list should be based on their degree of historic heritage significance, supported by the findings in the inventory, irrespective of whether they are privately or publicly owned.

A heritage should always be designated on the basis of a clear statement of significance, which shall be cross analyzed with assessment criteria and other guidelines which shall be established by the responsible authority in protection and conservation.

The criteria used to list a building, place or object in the city varies from country to country but the commonly used criteria to categorizing and listing are summarized as follows:

Historical and Social Significance

For its historic value or significance in terms of a notable figure, event, phase or activity and whether it is important reflection of social pattern of its time.

Cultural and spiritual Significance

For its contribution to the distinctive characteristics of a way of life, philosophy, religion or other belief and/or the esteem in which it is held by a particular group or community.

Architectural and Artistic Significance

For its significance in terms of a design of a particular style, period or designer and whether it has significant artistic value.

Group and setting Significance

For its unity in terms of scale, form, materials, texture and colour in relationship to its setting and/or surrounding buildings.

Landmark Significance

For its landmark significance in the community consciousness.

Archaeological Significance

For its relevance in respect of important physical evidence in relation historic events and level of prehistoric civilization.

Technological and Craftsmanship Significance

The heritage item's importance for the nature and use of materials, finishes and/or constructional methods which were innovative for the period or of noteworthy quality.

3.2.4 Policies with regard to Heritage protection

Rules and regulations concerning protection of heritages are the necessary components of heritage conservation policy but this shall be known with the fact that regulation does not by itself protect heritages however it gives framework and guidelines within which protection can be achieved and is an expression of a community's commitment to conservation.

The heritage protection policy can be of different in content and details of scope in which the listed heritages of a community can be protected but the usual trend with regard to how this can be achieved can be learned from experiences of other nations in the world. Many countries try to achieve the protection of heritages by giving emphasis to working in collaboration with owners and developers as well as other stake holders like non governmental organizations who are actively participating in the same intention.

Community awareness creation has been taken as the best means to achieve the goal of protecting the heritages because the very fact that a community who does not have any value related to the heritage is always against the protection mechanisms of heritages.

Therefore, in this protection policy with regard to listed heritages the main points which shall be addressed are:

- To provide legal protection against demolition and alteration initiatives,
- To create awareness in the community and the users, if any,
- To promote heritage conservation schemes

3.2.5 Policies with regard to Conservation plans and Re-use of heritage buildings

The policy with regard to conservation plan and re-use of heritage buildings is the guiding principle as to the future use and rehabilitation mechanisms concerning the listed heritages. This policy document sets out what is significant about the heritage and therefore show what is possible to be done with out affecting its historic or artistic or any thing related to its significance.

This policy document shall set a plan of action which varies in scope from a do-it-yourself plan for simpler structures to a professionally prepared plan of action. This policy is believed to help developers and current users of the heritages the limitations and possible activities that could be implemented on the heritage to make it better fit for their functional demand that they may have.

Some city governments even went to a level where the government staff assigned in the protection and conservation of heritage structures to devote their time in producing a number of alternative schemes in which the heritage can be protected while having functional usage for the owners and present users of the heritage structures.

This is mainly because of the fact that the conservation is dependent on finding compatible new uses with the best scenario of addressing the economic interest of those who are using it while preventing demolition, or to confine the extent of alteration.

3.2.6 Policies with regard to Conservation incentives

Effective public policy regarding conservation of heritages must acknowledge the additional responsibility and costs of maintenance and preservation of older, heritage properties can impose, and provision of adequate financial and technical support and assistance is necessary to help owners conserve their property.

Grants must be made available from the government as an incentive to be allocated for the purpose of conservation up on request from owner or building users and assistance shall be allocated with specific criteria such as:

- The relative value of the heritage,
- The contribution the proposed plan of action in the conservation of the heritage,
- The timing and urgency of the work, and
- The availability of fund and technical staff needed for technical assistance etc...

3.2.7 Policies with regard to heritage education and promotion

The success of any plan of action is basically and mainly dependant on the level of community participation and community support. Likewise, the success of any heritage conservation policy is, to a very large extent, dependent on the degree of community understanding of the heritage significance of important buildings, places and objects, and the level of support for conservation.

The policy regarding heritage education and promotion shall aim towards developing an increased community support through:

- An Increased understanding, enjoyment and appreciation of heritage buildings, object and places
- An increased support for heritage conservation and understanding of conservation principles and practices
- Support for the efforts of community groups and individuals to ensure heritage conservation.

These can be achieved through:

- Preparing and funding for annual heritage 'event'
- Use of interpretation panels that is Installation of significantly bold and different sign and logo marking listed heritage buildings, object and places
- Promote the use of historic names of heritage buildings, and places
- Preparing lectures and briefings about heritage for local community groups, students and others
- Providing historical information about the heritages and
- Promoting and funding initiatives for publications about historic heritages.¹⁶

¹⁶ Western Australia Government: state planning policy 3.5 historic heritage conservation

4. Contextual background information on heritages of the country and the city of Addis Ababa.

4. Contextual background information on heritages of the country and the city of Addis Ababa.

Ethiopia is one of the few countries in the world who has man made and natural heritages recognized and registered by UNESCO as heritages of the world. Apart from these historic world heritages the country has a lot more national and regional level heritages which need proper care and utilization exist throughout the country, among these one could mention the built up historic heritages of the

city of Addis Ababa which are living testimonies of the level of technology and the indigenous architectural style in the times of the foundation era of the city.

Presently, these precious elements of the city are experiencing a seriously critical condition due to so many factors among which lack of proper conservation and preservation practice is the main one.

4.1 Brief history of Addis Ababa and the heritages

The city of Addis Ababa just celebrated 120th year of establishment by the year 2007. This capital city was established in 1886 by Emperor Menelik II who founded it as a garrison town, the city grew without a guiding master plan for which we observe predominantly organic and extremely irregular layout with mixed land uses of different nature.

In spite of having no guiding master plan to the city, hidden inside Addis Ababa's contemporary architectural fabric, Emperor Menelik's old town still exists, partially altered by the short period of Italian Colonization and by the urban development of the Century. In this regard, Addis Ababa represents a remarkable exception among the African capitals having its own fascinating urban character.

No one would deny that the brief Italian colonization has improved roads, created new buildings, and attempted to implement a master plan, which would have split the living areas of the indigenous population of the city from the Italians. The substantial transformation planned according to the master plan was not put in to practice. This allows a reading of the city's astonishing history and exceptional architecture through its old buildings and the paths linking them.

Away from the main roads used daily by those who travel in Addis Ababa by car, the city's oldest buildings still survive, largely unknown, scattered far and wide in different districts, often hidden by inclosing walls, by other houses or large trees. These buildings often lack maintenance or are even ruined, having been used for practical purposes that have disrupted their original features day after day.¹⁷

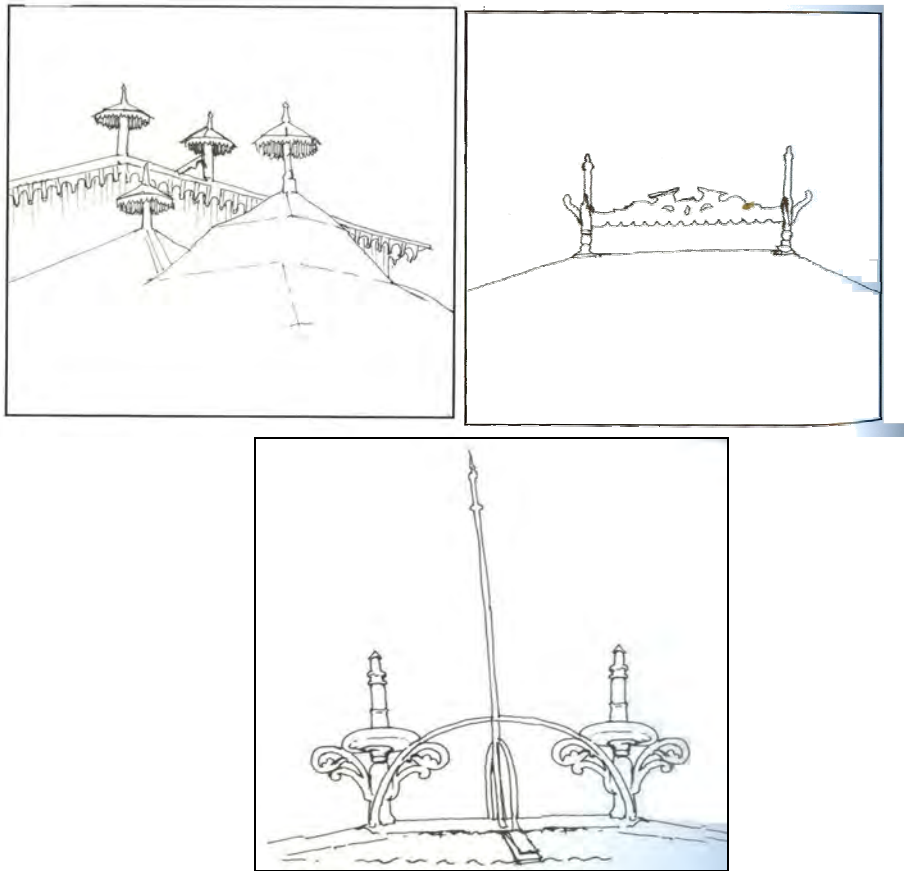
Addis Ababa has tremendous built up historic heritages of which very little is known even by the residents themselves. Even though the intent of the research paper is focused on the policy and implementation strategies related to the study and preservation and conservation of historic built up heritages of the city which have direct or indirect significance with the establishment of the city, there are other worth conserving built up heritages among which the rock hewn church of Yeka Michael and cave structure in the compound of the Holly Raguel church at Mount Entoto are some of the examples one can mention.

The cities historic built up heritages present a unique architectural appearance with some influence from European and Indian styles. The main characters being their decorative wooden works on roof finals, balcony and verandah railings, wooden staircases, wooden verandah posts, as well as wooden window and door works are some of the evident characteristic features which give a delightful and unique appearance.

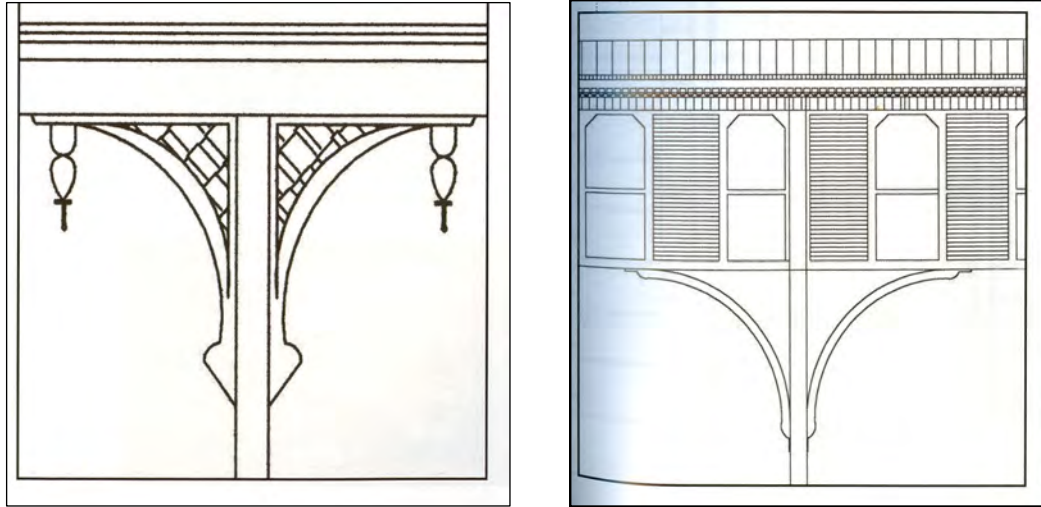
¹⁷ Milena Batistoni & Gian Paolo Chiari: Old tracks in the New Flower: 2004 pp.17

Apart from an individualistic analysis on the architectural details of the built-up structures there is quite a remarkable setting of these architectural elements in the urban landscape giving the overall pattern of the city a distinctive indigenous urban layout from an urban planning point of view. The street pattern and the different zoning of urban functions at the era of the establishment of the city represented more of the social classing and the dignity of the ruling power. This distinctive character is vivid in the location of the palace on the hilly part of the city while the then market place of the society Arada and the locations of the residential quarter of the lower class on the relatively lower topographic locations of the city.

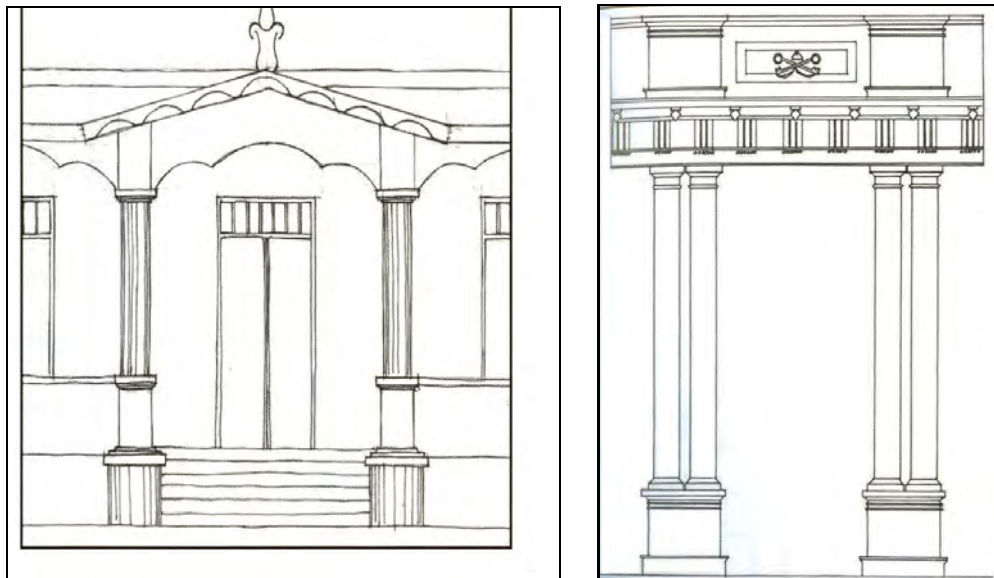
Pictorial representation of the unique architectural characteristic features of the Heritages.



Pic 1: Picture showing different roof finials of the historic built up structures.
Source: The city & Its Architectural Heritages, Addis Ababa 1886-1941



Pic 2: showing different balcony and verandah decorative details of the historic built up structures.



Pic 3. showing different stone columns and entrance details the historic built up structures.

Source: The city & Its Architectural Heritages, Addis Ababa 1886-1941

Presently, huge redevelopment pressures together with aging of the structures of the historic heritages are making them vulnerable to demolishing and

deterioration. The efforts of protection and conservation of these heritages does not seem to be given due consideration in almost all master plan proposals prepared so far to guide the development of the city.

The need of devising policies, guiding principle and implementation strategies concerning conservation and revitalization of these endangered heritages of the city seems to be of a paramount importance due mainly to the present prevailing conditions of most of the heritages.

4.2 Brief analysis on the protection and conservation of historic heritages done so far in the level of the country and the city of Addis Ababa.

There were efforts on a nation scale to preserve and conserve the heritages of the country where by the initiatives were organized in a project manner rather than a comprehensive study and analysis of the preservation and conservation of the cultural heritages of the country.

These efforts were mainly initiatives of governments in collaboration with internationally recognized organizations like UNESCO and UNDP which are well known for their technical and financial support they offer regarding the protection and conservation of cultural heritages of mankind.

According to a master plan prepared for the preservation and presentation of cultural heritages by, Flemming Aalund, United Nations Educational, Scientific and Cultural organization, Paris 1985: **“International assistance for the preservation and presentation of Ethiopia’s cultural heritages goes back to 1967 when UNESCO sent an expert to advise on the organization of the Ethiopian Antiquities Administration.”**

In selecting sites and monuments for restoration, priority was given to those easily accessible from tourists’ place of arrival, (Addis Ababa and Asmara). Later on a report was prepared by Sandro Angelini in 1971, entitled “the Historic Route Monuments”, mainly concentrating on the main tourist attraction areas of Axum, Lalibela, Gondar and Lake Tana.

Apart from these efforts, which were targeting on country level, there were no significant initiatives focused to study and conserve the regional historical heritages of the country specifically the historical heritages of the city of Addis Ababa.

Addis Ababa has had six master plans so far starting from the period of Italian invasion up to now. Of all these guiding plan documents for the development of the city, most of them did not have any target oriented as a strategic plan of action regarding the protection and conservation of the existing heritages of the city except the recent ones. The master plan proposals prepared so far were:

1. The first was the (1934-1945) master plan prepared by the Italians Guidi and Valle,
2. The second was the (1946-1959) master plan prepared by the British and French Sir Abercrombie and B. Menessy,

3. The 1960-1975 master plan was the third which was prepared by Arhc. Le De Marien,
4. The fourth 1976- 1984 was prepared by Polonyi,
5. The fifth one was by Ethio-Italian technical cooperation, that is the 1986- 2000¹⁸
6. THE Sixth Master plan is the revised master plan of 1986 which was recently prepared by ORRAMP in 2001.

Most of these master plans prepared had little or no effect concerning the historical buildings of the city and thus no study has been conducted to conserve and rehabilitate the heritages of the city. The first notable work regarding the study made on the historical buildings of the city was " Historic buildings of Addis Ababa; Preservation in town planning", January 1990, by the former ministry of sport and culture. This study was mainly concerned on the documentation of the buildings, which were built between the establishment of Addis Ababa and the Italian occupation, on the historical aspects of the buildings, their style of architectural design and their present use supported by pictures.

The fifth master plan could be considered as one of the few encouraging efforts that can be witnessed concerning recognition of the problems facing the historic heritages but still this document also shows no proposal as to how the goal can be achieved regarding conservation of the heritages.

The latest revision work of the master plan which was prepared in the year 2001 by ORAAMP had a relatively a better approaches regarding the conservation and preservation of the historic heritages of the city. The basic and major difference from the master plan prepared in 1986 was it has recognized the basic problems of implementation process and also proposed recommendations for preservation and conservation mechanisms.

The analysis made on the works of the office for the revision of the Addis Ababa Master Plan, ORAAMP, shows the heritages of the city were categorized in to five generalized groups which are:

1. Historic residences,
2. Historic religious buildings,
3. Historic public buildings,
4. Historic Monuments, statues, bridges and caves and,
5. Historic areas

Accordingly the revised master plan proposal documents of Addis Ababa has , 35 historical churches and mosques, 26 historical former public buildings, 72 historical residences of former dignitaries and 17 monuments\ statues, caves and bridge which are selected to be incorporated in the structural plan.

The total number of elements selected and incorporated in the structural plan for preservation and conservation are 150 of which 133 are historical structures. Apart from these the master plan has also selected historic site which are historic ceremonial places and historic neighborhoods which have historic significance.

The selected Historic sites are four in number as a neighborhood among which the two historic area are Arada, for it's the oldest commercial place of the city; Arat killo- Sidist killo Axis, for its being historic administrative district of the city.

¹⁸ ርዥን ሎቲቲቲቭ ሎቲቲቲቲ ሥቲቲቲቲ ርቲቲቲ ቴቲቲቲቲቲቲ ቲቲ 1986

5. Analysis of Current Local Policies and Policy Enforcement mechanisms

5. Analysis of Current Local Policies and Policy Enforcement mechanisms

5.1 Policies and enforcement mechanisms on the federal and regional level

The Office for the Revision of the Addis Ababa Master Plan has prepared a planning regulation for the selected and registered historical elements and areas of the city. Accordingly, analysis made on the revised master plan regulation for historic built up areas shows that there are planning regulations together with proposed implementation mechanisms which are designed to control the new development initiatives as well as redevelopment activities.

According to the analyzed international policy measures and regulations regarding preservation of cultural built up heritage of a nation, three steps are mandatory i.e. the first is selection of cultural heritages to be included in the list of preservation, the second is to prepare the preservation schemes for those included according to their level of importance and the third is to practice the planned plan of action.

In this regard, ORAAMP has prepared a document which has stated the list of the selected Heritages of the city and also prepared regulation as to how the heritages should be safe guarded. To mention some of the planning regulations stated in the revised master plan of the city regarding the protection and conservation of the heritages of the city:

The regulation regarding built up historic areas:

- Harmonizing the buildings which are going to be built in the area (in color, material, etc...)
- Limiting the maximum height of the buildings in the area based on the existing maximum historic building.
- Keeping the existing building and block arrangement only finding solutions for circulation and green areas, etc
- Keeping the existing road pattern

The master plan regulation regarding historic open spaces:

- Permanent structures which violets the original intended purpose should strictly be forbidden,
- Most of the historical sites that are used as a ceremonial place occasionally. Apart from the original use of the area it could be used for functions, which does not need permanent structures like Sunday markets, bazaars and exhibitions.²¹

Apart from setting up the regulatory frame work of preservation and conservation of historic heritages of the city ORAAMP has also indicated some Implementation mechanism among which:-

- Privatize some of the confiscated buildings to create ownership feeling.
- When historic buildings are contracted to private developer the following key points has to be fulfilled:
 - legal contract documents stating leasing out for certain period or renting out for certain period,

²¹ ሎ ሬቫብቴቲ በቻ ሻቻን ምቹሽሻበቦቹታቀቂ ሬቹሻን ቀቻቂ ሬቫቦብታሻብቦቻን ቹቻ ሎቂቂቹሽ ሎቂቂቂቂ, 2001 ባ.36

- The holder must abide to preserve specific features of the property,
- The holder must sign to use for specific function,
- Permission must be obtained from culture and information bureau for maintenance,
- Development of awareness to kebele and woreda officials about preservation of historic buildings in their administrative area,
- The culture and information bureau should continuously follow up the condition of the heritages through inspection and annual report.
- Capacity building of culture and information bureau should be enhanced with other professionals (architects).²²

²² ሎ በሻብረቲ በቻ ሻቻቅ ቅጥጠሻበቦቹታቂቹ ሻቻሻቅ ቂቻቂ ሬሻቦቻታሻቻቻቻ ሻቻ ሎቂቂቻሻ ሎቂቂቂቂ, 2001, ሩ. 38

6. Case Studies [Piazza Area]

6. Case Studies on Conservation and Revitalization plans

Case study is selected as a means of researching and finding out what kind of policy measure has been tried so far to safeguard the protection and conservation issues of historic heritages of Addis Ababa and their shortcomings as well as positive aspect to achieve the desired goals.

To this effect I choose to study three cases where possible protection and conservation efforts are of paramount importance:

A. The first one is regulations and guidelines of local development plan of Piazza area first to find out if it has helped in protection and conservation of the abundant historic heritages in that area because Piazza is one of the most important areas of the city due mainly to its historic significance regarding the establishment of Addis Ababa. In due course of the study effort has been made to evaluate the following key points:

- The basic principles of protection and conservation,
- Community participation mechanism at the LDP preparation time with regard to historic heritages,
- Community Participation approaches at the time of implementation,
- The basic implementation strategy envisioned on the plan,
- The present overall development condition and their effects on the Heritages with regard to the plan,
- Any conservation effort so far by any stakeholder,

B. The second case study is if there are any effort so far by the governmental organizations to safeguard the protection and conservation of the historic heritages of the city. In due course of the study effort has been made to evaluate the following key points:

- The basic principles of protection and conservation,
- Community participation mechanism at plan preparation time with regard to historic heritages,
- Community Participation approaches at the time of implementation,
- The basic implementation strategy envisioned on the plan,
- The present overall development condition and their effects on the Heritages with regard to the plan,

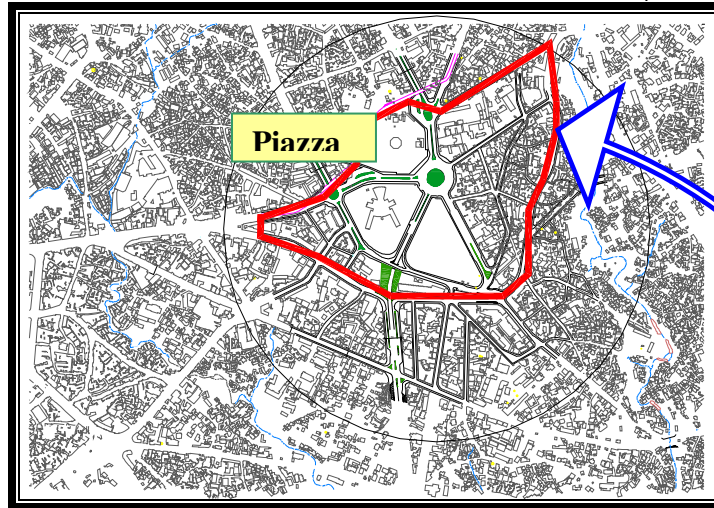
C. The efforts of Non-Governmental organization is the third case study that is chosen to be studied if there are any effort so far in the protection and conservation of the historic heritages of the city. In due course of the study effort has been made to evaluate the following key points:

- The basic principles of protection and conservation,
- Community participation mechanism at plan preparation time with regard to historic heritages,
- Community Participation approaches at the time of implementation,
- The basic implementation strategy envisioned on the plan,
- The present overall development condition and their effects on the Heritages with regard to the plan,

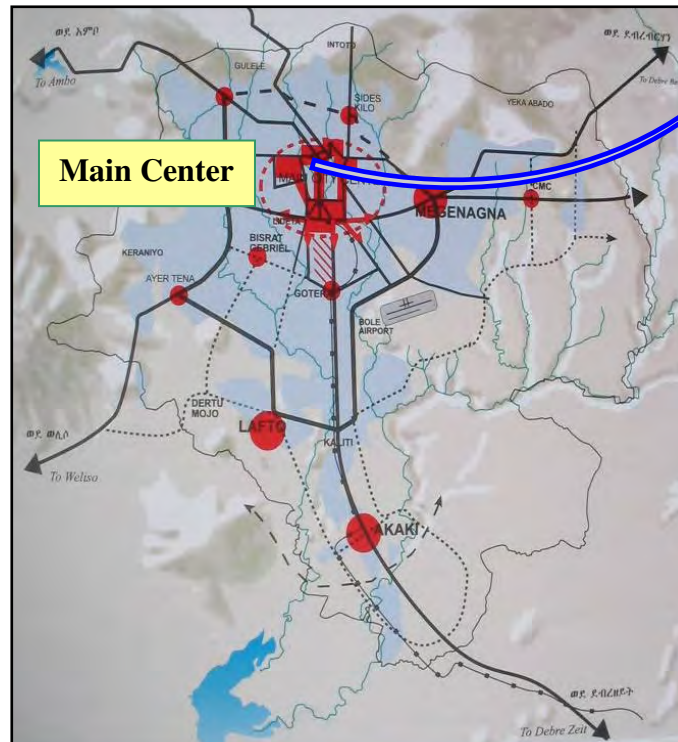
6.1 Piazza Local development plans and the heritages

Back Ground

As it was discussed earlier, Piazza was one the earliest settlements of Addis Ababa which had very vital city wide functions serving as a center of business and a place for cultural activities in the first few decades of the city.



Map 3: The Boundary of the case study area, Piazza



Map 4: the Main Central Part of Addis and Other secondary Centers of the City
One of the key policy enforcement mechanisms in an urban politics is planning regulations of which master plan is a governing principle which sets up the

direction of decisions while a detailed local development plan is the most important and specific one.

The office for the Revision of Addis Ababa Master Plan, ORAAMP, has prepared local development plans for a number of sub-cities which are assumed to have faster redevelopment and new development activities. One of the sub-cities which has detailed plan of action, Local development plan, is Piazza.

As stated earlier, piazza area is selected to be studied with regard to the basic regulations and guideline formulated on the latest local development plan prepared to the area against the level of implementation strategies and efforts at the present. The selection is done because of the existence of exceptional density of the historic heritages in the area in comparison to other areas in the city.

According to the local development plan prepared on 2002, piazza is one of the earliest settlements among which established at the turn of the 19th century. Due to this abundant number of historic heritages which are mainly residences of the dignitaries and noblemen, public buildings, churches and other historic features predominantly exist in this area. Historically, piazza was serving as a centre for the former important market place as well as financial institutions, recreational facilities for the residents of the city in its golden era.

During the brief Italian occupation of the city, major decisions were made to decrease the vital importance of the area by relocating most of the main functions that give prime importance for this area. This was done by relocating the market place of the citizens to the present area of Merkato, the major offices and business functions of the city were relocated to the present National theatre area. This created the importance of piazza area as a spot for the cultural and economic activities.

The prevailing housing condition of the area shows that most of the building structures in the area are in a deteriorated and in a critical condition due mainly to lack of maintenance and proper care for the built up structures. This is assumed mainly to the fact that most of the houses are government owned which is similar to the other places of Addis Ababa but what is peculiar to this area is the existence of very old building structures whose life time dates back to the establishment of the city.

Ownership	Percentage
Privately owned	22
RHA	38
Kebele	40

Table 1: Showing proportion of property ownership pattern in the area
 Source: Local development plan of piazza



Map 5: showing the property ownership pattern in piazza area
 Source: The piazza local development plan

Only 22% of the built up structure in the case study area are owned privately while the rest are owned by RHA and Kebele. This situation makes these structures to be vulnerable to deterioration and inappropriate handling as well as ignorance to the need for maintenance. This could be mainly due to lack of ownership feeling from dwellers, the financial capacity of the owners and administrative capacity of the responsible body. In addition to these factors for the present condition of the overall situation of the building structures, the nature of the building materials from which these structures were built, mud or 'chicka' wall or stone with mud mortar with wooden frame for doors and windows, also have contributed a lot.

The local development plan for piazza has recognized the historical significance of the area and has distinguished the historical building structures, monuments and historical sites which were registered to exist in the project area.



Map 6: showing the distribution of historical heritages in piazza area
Source: The piazza local development plan

According to the local development plan of Piazza area there are 27 building structures which implies 18% of the over all cultural heritages the city has which have historic significance being in need for planned preservation and conservation. These structures namely were the properties of significant individuals and institution listed below:-

- Meriha Tibebe printing press,
- St. George church,
- Mussie Nazreth and Mr. Bagdrasian
- Musssie Minas
- Adnew Cherkos
- Bilata Lorenzo Tizaz
- Etege Hotel
- Cinema Ethio
- Elias Papisinos
- Mohammed Ali
- Ras Adefrisew
- Abune Petros Statue
- Ras Mekonnen Statue
- Greek Church
- Negadras Haile Giorgis Agdew,
- Azaleh Gobena,
- Paulos Cardis
- Mussie Karakahan
- Artin Avakian
- Abyssinia Bank
- Elias Hotel
- Ahmed Salah
- Akiber Ali Abdul Hussien
- Africa Union School
- Aliance Ethio Francaise
- Menilik Statue
- Catholic Cathedral

Apart from the above listed main historic built up structures in piazza area, the local development plan also has distinguished Para-historic structures as well as historic sites which are relevant to the preservation and conservation of the case study area among very few locations in the city.

The tabulated summary of the historic structures sorted by function is:

Function	number
Residences	14
Public buildings	7
Churches	3
Monuments\statue	3

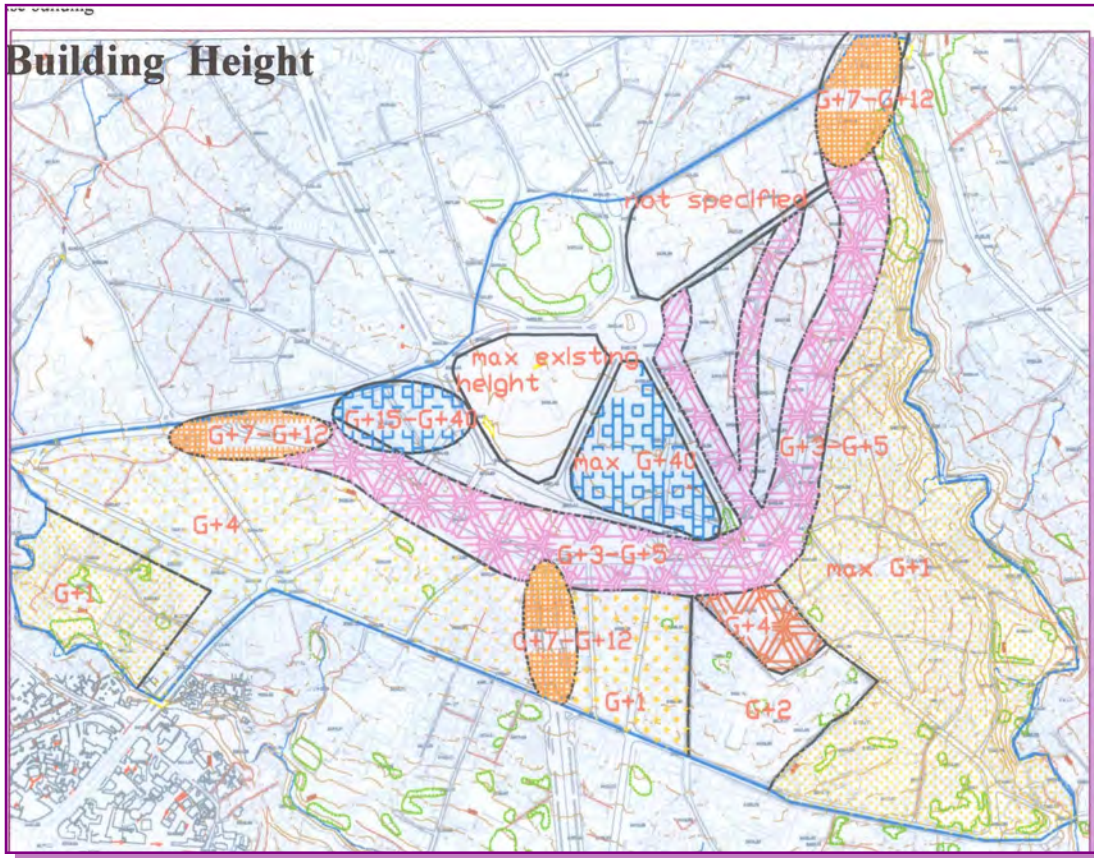
Table 2: showing the functional diversity of the historical structures in the area

This table shows that the majority (above 50%) of the historical heritages are serving as residences and according to the data collected from the master plan document prepared by ORAAMP, 2001 The ownership pattern of these historic heritages shows that very few (clearly stated only three) are privately owned while the majority of the heritages are governmentally owned.

The Local development plan for piazza which was prepared in 2002 does not included any specific information concerning the details of the building materials used for the construction of these historic buildings but has pointed out, in a general manner, that the materials used are not durable and thus deterioration of the heritages have already occurred. The deterioration of these heritages have occurred due mainly to lack of maintenance, incompatible functional usage, lack of ownership feeling, limited financial capacity of dwellers and lack of public awareness.

Analysis on building height regulations

According to the Piazza LDP the development of the area is proposed to take in consideration the historical vitality of the heritages there by respecting the overall condition of the area. This was accentuated by providing building height regulation as shown on the map below.



Map 7: showing the building height regulation in piazza area
 Source: The piazza local development plan

In general terms, the overall intention of the building height regulation of the LDP regarding new developments as well as redevelopment schemes is protection against disastrous effect of development initiatives from destroying the historical importance of the historic heritage by having new dominant features in close proximity to the heritages. Instead, this regulation is intended to encourage development to happen in harmony with the historically important structures.

This regulation is based on the general guideline of the ORAAMP study made on the historical structures and sites. Therefore, two kinds of regulations are developed in Piazza.

- (i) For selected solitary historical structures
- (ii) For buildings concentrated in one area

As per the regulations needed for the first category, for development around

solitary historic structures, the LDP has tried to formulate in a detailed manner referring to prominent historic as follows:-

i) St. George church

- Beside the existing structures, no other structures should be constructed within the compound
- The Fence' characters should be preserved while maintained

(ii) Negadras Haile giorgis Agdew residence (old municipality)

- Those structures obstructing the old municipality's view from the Menilik square should be relocated (the health center, the court's offices and some part of the fire brigade)
- The fence height shall not be more than 1.50 meters so as to make the historical structure visible

(iii) Taitu Hotel

- No building shall be constructed in the front yard or back yard of Taitu hotel (inside the property line) to preserve and maintain the view
- No building shall be constructed higher than Taitu hotel within the distance of 30 meters from the structure outside the property line of the hotel.

(iv) Mohammed Ali residence (old post office)

- The adjacent building next to the post office should have same height
- The roof structure should be similar
- Some important details shall be adopted from the old post office for the development coming next to it

(v) Mussie Minas Residence

- The view from Taitu hotel access to Mussie Minas Residence should be highlighted. Thus, any constructions in this axis that affect or obstruct this view shall not be permitted.

Apart from the first category the LDP has also tried to formulate planning regulation for areas with considerable concentration of historic buildings as the second category as follows:-

(i) Mahatma Gandhi street

- New development along that road should be similar with other structures nearby.

Existing situation analysis

Against the LDP:

The LDP was prepared in April, 2002 and now it is assumed to have served for almost six years which is more than half of the active life time of the proposal before needing revision. But what we observe in the project area regarding conservation and preservation issues of the existing heritage buildings as well as

protecting them from new inappropriate development was not successful as to the predetermined goals of the LDP.

This can be witnessed in two ways:

A. No maintenance except on very few historic structures have been done in the case study area,

The assessment executed on the randomly selected important historical structures in the case study area regarding the present physical and functional condition shows that most of the structures are in a very critical situation being in need of an immediate intervention.

Sample one: The Residence of Bitwoded Haile Giorghis then later it was converted to serve as the municipality of Addis Ababa, which again was converted to serve as court house up to the present date.



Pictures taken recently



Picture taken 1960s looking better than the recent condition
Source: The city & Its Architectural Heritages, Addis Ababa 1886-194, P.219

Pic 5: Pictures of the former Residence of Bitwoded Haile Giorghis
As it is clearly evident in the pictures of the residence of Bitwoded Haile Giorghis, the structure has deteriorated due to years of intensive use with out maintenance and seems to have no future at all unless an immediate renovation activity is practiced. The walls are crumbling, the wooden balconies and Pillars are collapsing, and the roof edges as well as the roofing materials are deteriorated seeking replacement in kind.

The irony of the situation is evident from the existing situation of the structure in relation to previous initiatives to conserve and revitalize this historic heritage because according to the information received from Ato Fasil Giorghis, there were three initiatives by both Governmental and non governmental organizations which were fruit less.

Sample two : analysis made on the condition of the residence of the Engineer Minas Kerbeguan (Engineer Mussie Minas) which is now serving as a residence for more than 30 families is in a very critical condition for it was never been maintained by any one due mainly to the confiscated ownership pattern. The information received from the residents residing in the building shows that half of the building is privately owned while the other half belongs to the kebele.



Apart from the very bad level deterioration on the external features of the building, the interior of each housing units is also in very bad situation where walls plastering and paintings are wretched, original window frames are missing replaced by corrugated iron sheets or plastic covers etc.



Pic 6: Pictures present condition of Mussie Minas's Residence

Sample three : analysis made on the condition of the residence of the families of the Azakian Family (Avakian according to the Local Development Plan Document) which is now serving as a residence for 7 families is in a very critical condition for it was never been maintained by any one. The information received from the residents the building is owned and administered by the Addis Ababa rental Housing agency, AARHA.



Recently taken Pictures
 Pic 7: Showing the residence of the families of the Azakian Family

In addition to the deteriorated features of this historic structure, the construction of the condominium housing block in close proximity has created chaotic urban design pattern both in scale and character.

Sample Four: on a group of buildings level, analysis made on the overall aspects and condition of the building structures defining the Mahiteme Gandhi street shows that most of them are getting deteriorated.

The decorative details of the wooden balconies are missing, the gutters are damaged and rain water is deteriorating the soffit boards as well as wooden details of the walls and floorings.

Apart from this, small extensions by the dwellers is compromising the original artistic detailing which gives harmonious look to the next historic buildings in the immediate surrounding



Recently taken Pictures
 Pic 8: Showing the present look Mahatma Gandhi Street
B. The major targets of the protective regulations of the LDP were frequently over ruled.

This can be seen from a number of deviations of the pre-set land use pattern and building height regulations against the actual developments in practice around the heritages of in the case study area.

The first deviation of higher magnitude can be seen from the building under construction adjacent to Taitu Hotel right on the border line of the two compounds. Due to the unwillingness of the people working in that construction site there is no adequate and reliable information concerning the function of the building but the building height is by far different from what has been stated on the regulation.



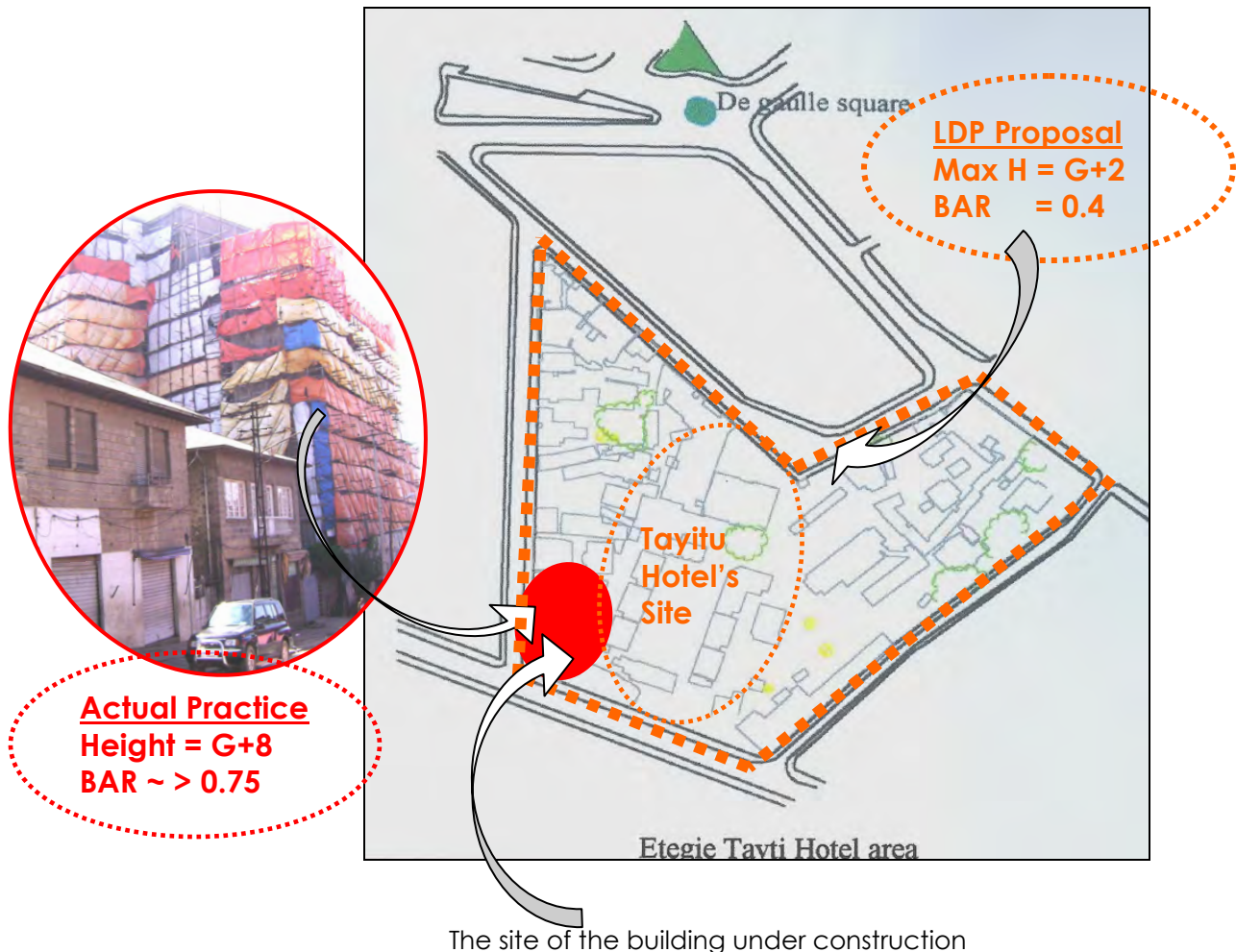
Picture taken from building front side street



picture taken from one of the bed rooms of Taitu Hotel



Picture taken from Taitu hotel compound
Pic 9: Showing the Redevelopment Project adjacent to Taitu Hotel



Map 8: Showing the actual Redevelopment Practiced adjacent to Taitu Hotel

This building is constructed on a site that has a maximum building height regulation of the entire block to be G+2 with a maximum built up area ratio of 0.4 on the LDP but as can be seen on the pictures, it is G+8 with an approximate built up area ratio of more than 0.75. This shows a clear and unmistakable over rule of the LDP in practice.

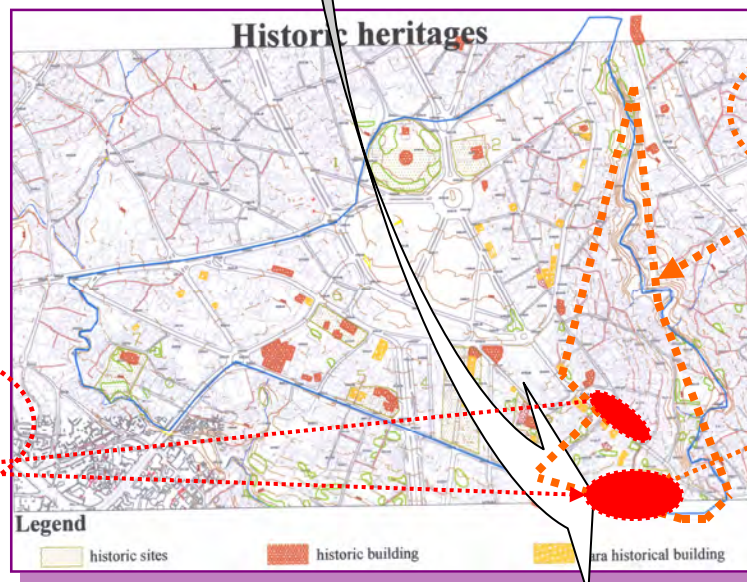
This building under construction which has violated the LDP will soon create some other inconveniences regarding the functional aspect of the hotel because of its dominating effect on the historic building in addition to loss of privacy for activities inside the hotel building. This also might appear another challenge to find some compatible functions in order to preserve the historic building without making it un-functional.

The other negative aspect of the construction of this building is the creation of land rent appreciation on the buildings next to it which will finally call for redevelopment of the plots towards the building structure of same or ever higher building heights. In an economical return perspective this might not be a negative consequence but from conservation of historic heritage it will have a very huge effect in the contribution towards loss of heritages.

The other similar scenario that we can mention as activity which has over ruled the LDP in practice regarding the conservation and preservation of historic buildings, the residence of Alfred Ilg, an advisor of Emperor Menelik, can be seen in the building that was considered as another fine example of historic architectural element that the city has to conserve.



Recently taken Picture
Pic 10\1: Picture showing Alfred Ilg Residence and recent surrounding buildings



LDP Proposal
Max H = G+1
BAR = 0.4/0.6

Alfred Ilg Residence
Surrounded by
G+4 structures

Actual Practice
Height = (B+) G+4
BAR ~ > 0.6

This building which is seen at the center between two condominium buildings was considered as one of the important historic buildings with some Para-historic buildings around it accentuating the visual impression it was creating. But now, due mainly to the need for constructing condominium buildings the buildings around it were cleared and this main historic structure was left as an ice land surrounded by the G+4 Condominium housing structures of completely with different architectural character and style.



Recently taken Pictures

Pic 10\2: Picture showing Alfred Ilg's Residence and scale& character of the adjacent new condominium building.

Apart from a complete deviation of architectural character, these G+4 condominium structures are erected on a block which was entirely predetermined for construction to a maximum height of G+1 on the LDP building height regulation.

Historically the first European style school in the country was opened in the residence of Alfred Ilg after his departure. Then after the Italian Occupation ended in 1941, Doctor Lorenzo Tizaz, an Advisor of Emperor Haile Selassie moved in to the residence of Alfred Ilg.



Recently taken Pictures

Pic 11: Picture showing Alfred Ilg's Residence present Condition

As per the information received from Ato Fasil Giorghis, the significance of this historic structure is mentioned to have been a school where the late emperor Haile Selassie as well as Lig Eyassu attended their primary classes. The other class rooms of the school were demolished to give room for the construction of the present condominium housing.

According to the information received from the residents of the condominium houses, they are now requesting the kebele administration to demolish the house to give room for the scarce parking space they require. The other example that we find which shows the same scenario of over ruling the regulations of the LDP in the case study area could be what has been constructed in the block next to the residence of Mussie Minas which was considered.



Pic 12: Showing the Mussie Minas Residence taken at the time of LDP preparation

Source: The piazza local development plan



Recently taken Pictures

Pic 13: Showing the recently taken Picture of Mussie Minas Residence & Its surrounding

The construction of the G+4 condominium housing blocks along the street side of the block have destroyed the would be historical urban neighborhood quality of the street escape against the Local Development Plan which was predetermined to accommodate only buildings with a maximum height of G+1.

6.2 Governmental organization Initiatives

The first and surely the main responsible governmental organization regarding the historical heritages of the country is the authority for research and Conservation of cultural Heritages, ARCCH. Therefore I have tried to assess the activities of ARCCH regarding the protection and conservation of the historic built up heritages of Addis Ababa in general and Piazza in particular.

Background of the Authority for Research and Conservation of Cultural Heritages

The history of the present Authority for Research and Conservation of Cultural Heritage dates back to the establishment of the Institute of Archeology in collaboration with the French Archaeological mission in 1952. Latter in 1966, the Government of Ethiopia set up Ethiopian Antiquities Administration with various functionaries (e.g. archaeological research, preservation and restoration of monuments and antiquities as well as museum management). In 1974 the administration became one department of the ministry of culture and sports affairs with additional responsibility for arts, and all aspects of traditional culture. A further reorganization took place in 1976 with the creation of the Center for Research and Conservation of Cultural Heritage under the aforementioned Ministry. This new center originally comprised work sections like Archaeology, Anthropology and Paleontology, Monument and Object Preservation, Museum, and several sections including photographic unit. An Inventory and Inspection section was added as one section of the then center for Research and Conservation of Cultural Heritage (CRCCH) in 1978. When the Ministry of Culture and Sports Affairs amalgamated with Ministry of Information in 1995, the Center became an autonomous institution directly accountable to the Ministry of Information and Culture.

Finally the center was upgraded to the Authority for Research and Conservation of Cultural Heritage (ARCCH) by proclamation No 209/2000. Beginning from 16 October 2001 the accountability of the Authority has been transferred to the Ministry of Youth, Sport and Culture due to the restructuring program of the Government of the Federal Democratic Republic of Ethiopia.

The Authority is organized under six departments namely: The National Museum of Ethiopia, Archaeology and Paleontology, Cultural Anthropology, Heritage Restoration and Conservation, Inventory and Inspection of Cultural Heritage and Heritage Research & Central Documentation as well as five supportive services, (Administration and Finance, International and Public Relation, Planning and Programming, Law and Auditing). The Authority has also a Coordinating Office for the National & World Heritage Sites of Ethiopia as well as Office of the Civil Service Reform Program.²³

According to Ato Awoke Wubie, Head of legal service in ARCCH, the authority has the following objectives in the federal level mainly regarding the internationally recognized cultural heritages of the country:

- Protect Cultural and Historical Heritages against man made and natural disasters;

²³ ሬብ-ብሉትን ሮዎባ-ብሉትጽዳብንቅጭ ባብቅቦ ጽዎ ሻቅቅ ጽዳቂባብቅብቲ በቆ ሎራ-ሐሐዎ.

- Enable the benefits of Cultural and Historical Heritage assist in the economic and social development of the country;
- Carry out a scientific registration and supervision of Cultural Heritage so that, Cultural Heritage, as bearing witnesses to history, may be handed down from generation to generation and
- Discover and study Cultural and Historical Heritage

Apparently the information gathered from the officials of ARCCH shows that, the authority only takes care of regional cultural heritages if only a formal request for the authority's intervention is expressed by the regional responsible bodies. Other wise the authority has not assigned any representative for every region to get the insights of the implementation strategies the regions are practicing mainly due to lack of man professional man power and the necessary financial capacity.

According to the information received from Ato Tekle Hagos, Cultural Heritages inventory and Inspection department head of ARCCH, the authority has prepared the final draft of the regulation document according to the power and duties of the authority by proclamation 209/2000 and submitted a year ago for review and approval by the office of the prime minister. This final draft regulation document is said to have contents of detailed conservation procedures and frame works but still no sign of approval is received from the office of the prime minister.

The information received from Ato Nigussu Damtew, Acting Head of Cultural Conservation and preservation Department ARCCH, the authority has participated only in selecting process of the built up cultural heritages of Addis Ababa during the master plan revision preparatory works period and also has been participating in the process of formal request for an approval of maintenance or conservation scheme. It is the assumption of the ARCCH office, as per the information received, that these kinds of activities that they have done so far are not their duties but as cooperation for the city administration office.

This shows that the main governmental office that is administrating the cultural heritages of the whole country does not have such a significant and influential participation in the protection, conservation and administration processes of the heritages of the capital city. The logical justification for this is could be the federalized administrative and management system which has created some form of gap for taking care of the heritages of the capital city as a region.

Addis Ababa Tourism Commission

The second governmental organization which was assumed to have a direct relation to the cultural heritages of the city is The Addis Ababa Tourism commission.

According to the information gathered from Dr. Ayalew Sisay, the commissioner of the ministry of Addis Ababa Tourism commission, his office has the logical obligation and interest of managing and administering the cultural heritages of the city but due mainly to the absence of the mandate the office had not participated in the protection and conservation of the historic elements of the city in a significant manner.

One recent encouraging activity which was done by the ministry of culture and tourism was the renovation of Raguale church and Entoto museum. While the

Addis Ababa tourism commission office has also renovated the Ras Birru W\Gabriel Residence and converted to serve as Addis Ababa Museum building.

Generally, the Addis Ababa tourism Commission had neither the mandate nor the financial and professional capacity to protect, conserve and administer the cultural heritages of the city. Accordingly, Dr Ayalew said **“this has made the office of the commissioner to write letters of complaints to the office of the mayor expressing our concern for endangered heritages of the city”** when ever they observe some dangerous activity going on which could harm the historic elements.

6.3 Non-Governmental organization Initiatives

The other important issue that should be researched is the level of involvement of the non-governmental organizations that have the objective of protecting, conserving and revitalizing the historic cultural heritages of a country. There fore, what was done in doing this research was interviews with different responsible persons who have been involving in the activities of these NGOs to get information regarding the overall situations concerning their involvement and its effect on achieving their objectives.

In doing so, I tried to assess their involvement of three NGOs, Namely:

- **The Ethiopian Heritage trust,**
- **Addis Woubet and**

Though there are some other small scale NGOs which have been working in line with this, these are, according to information received from ARCCCH office, the only full-fledged participating and worth studying organization.

The Ethiopian Heritage trust

The Ethiopian Heritage trust is the first may be significant non governmental initiatives taken with regard to the conservation and revitalization of the cultural heritages of the country.

In spite of a repetitive failure to get the organized information from the office of the organization, I have learnt that this NGO was established with a broader objective about conservation of the heritages of the country. The organization has been involving in the protection of both the man-made and natural heritages of the nation which includes the protection of the unique and endangered fauna and flora of the country.

This NGO was established thirteen years ago and have been trying to participate in different activities concerning the protection and conservation of the country's heritages. This includes the protection and conservation of the cultural heritages of the city of Addis Ababa and this has lead them to take over all the responsibility of conserving one of the historical built up heritage of the city, The residence of Ras Kebede Mengesh. The present office of this organization is the renovated residence of this cultural heritage which is assumed as the organizations best achievement regarding the protection and conservation of the cultural elements of the city.

Apart from this, The Ethiopian Heritage trust has been participating in few other protection and preservation scheme preparation but has never been successful due mainly to the response they receive from governmental organizations. One very good example concerning their effort might be the project proposal they prepared for the conservation and restoration of the residence of Bitwoded Haile Giorghis which failed due to lack of cooperation from government offices. Due to the very wide objective this organization had, the effective participation towards the protection and conservation efforts of the built up heritages of the city is becoming very minimal. This might be the lack of adequate professional and financial resource it requires. This is evident because the organization is now involving in a 13sq.km botanical garden project at Entoto Mountain which has absorbed their full attention as well as the available human and financial resource that they have.



Pic 14: Showing the Picture of Ras Kebede Mengesh Residence
Source: The city & Its Architectural Heritages, Addis Ababa 1886-1941

This Residence of Ras Kebede Mengesh is now restored and occupied by Ethiopian Heritage Trust

The peculiar characteristic feature of the organization of the Ethiopian cultural Heritage trust is their tendency to create awareness and accommodate the involvement of the general public as members regardless of the economic status this has lead them to have the involvement of volunteer young and energetic members which are the basic resource for both financial means and man power needed. This is evident in their activity in the reforestation activities up on the hill of Entoto for the realization of the botanical garden under way.

There fore, the involvement of this NGO in the activities of the protection and conservation of the cultural heritages of the city is not up to the required level because of the justifications listed down below: -

- **Very ambitious objective in relation to the scope it covers,**
- **Lack of adequate financial resource,**
- **Lack of skilled and non-skilled human resources they require,**
- **Lack of proper cooperation from the responsible governmental offices.**

The Addis Woubet

According to one of the founding members of Addis Woubet who is now working as a technical advisor for the NGO, Ato Fasil Giorghis, the organization was founded around 2003 with specific objective of participating the cultural heritages of the city of Addis Ababa. This non governmental organization has recruited its volunteer members from high ranking officials of the government and Ambassadors of different countries. This has helped the organization to secure most of its project based funds from grants of various foreign countries through their Embassies.

The professional capacity of this organization is also another positive aspect for its achievements so far for it is composed of well trained professionals from abroad as well as Ethiopians as well.

The restoration and conservation works on the residence of the former reach merchant, Mohammed Ali, can be considered as the best achievement so far realized by Addis Woubet that can be sited. The fund required to realize this activity was secured from the embassies of Spain and American countries and the organization is now using this historic building as their as their resource center which accommodates lectures, discussions and as a means for generating income.



Pic 15: showing recently Picture taken of Residence of Mohammed Ali

The other interesting activity which is now under way by Addis Woubet is the revitalization proposal for the Mahatma Gandhi street in an urban design scope rather than in a piece meal conservation approach. The preliminary studies for this project was prepared in collaboration with the post graduate program department of planning which has considered the integration of the business activities of the project area to be accommodated in a kind of shopping precinct dedicated only for pedestrian. This project which is assumed to have very good intention is facing the very crucial problems of implementation, the fate of the present inhabitants in the area against the need of the project. This will be a very huge problem because it needs long time as well as huge amount of financial capacity to realize the project.

The challenge facing in the activities of this non governmental organization is the lack of involvement of the younger generation because it has focused towards the high ranking officials of higher profile as its target members during the process of recruiting member. Even though there are comparatively good number of prospective donators in securing the fund which needs to be raised, the minimal number of younger generation volunteer members creates inefficiency of utilizing the secured fund.

7. Discussion on Findings of the Research

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From the activities that were executed so far doing this research, it is better to state the findings of the research in three separate summarized issues, namely:-

- The summary on the physical findings,
- The summary on drawbacks and achievements of the practices so far, and
- The summary of findings on policies, strategies and tools that are practiced so far

7.1 Summary on physical findings

One interesting character one can witness while studying the physical condition and features of the historical heritages of Addis Ababa is about their resemblance in style. In spite of the different volumetric composition and detailing in façade treatments as well as the huge influences from European architectural style, these historic structures display quite remarkably unique architectural style which need to be further studied.

Further investigation in detail on most of the historic building structures in the case study area shows the majority of the historic structures are in a very critically dilapidated condition due mainly to the following generalized reasons:

- **Long life span**

Most of the cultural historic heritages of the case study area are built during the first few decades of the establishment of the present capital city. The period can be stated with in a range of 1890 up to 1935 and thus most of these buildings have passed a lifetime of more than 70 years.

- **Kind of building material used**

The frequently used building materials on the construction of these historic buildings are:-

Wood: for floors, stair cases, windows and doors as well as balustrade, fascia boards, and in some cases walls as well

Stone: mainly for wall in combination with mud

mud(chika): for floors of ground floor and mainly as a wall material in combination with stone or used alone

Corrugated Iron Sheet: roof cover

- **Lack of maintenance:-**

In spite of years of continuous functionality most of the heritages are deprived of maintenance to rehabilitate their deteriorated physical condition.

- **Incompatible functional usage:-**

Most of the heritages are not functioning for the original purposes they were intended to serve but they are serving for some other functions which are not compatible. The other damage the historic structure are facing is caused by the huge number of families they accommodate in most residential units.

- **Existence in scattered manner:-**

This has created the buildings to be obscured by the up coming new buildings and they are not seen easily to the general public. This in a way has contributed to the damage they faced on their physical condition by their inhabitants.

- **Lack of awareness by the users:**

The other most destructive issue one can raise as a reason for the damages caused on the historical heritages of the case study area is the lack of proper knowledge towards the historic elements by the immediate user themselves. The users being unaware of the damages they are causing change the wooden doors and window frames by sheet metal or plastics, damage the wooden balustrades and other details of the buildings.

- **Economic conditions of the users**

Most of the dwellers residing in the historic structures are low income groups of the society which are not capable in maintaining the deteriorated structures instead caused damages of severe level in accomplishing the activities of their daily life, preparation of meals, coffee and other cereal food preparation, clothes and housing equipment washing activity etc.

7.2 Summary of drawbacks and achievements of the practices

From the studies and observation made concerning the activities practiced in an international level regarding the procedures and mechanism in conservation and preservation, the three consecutive procedures seem to be adopted as an efficient mechanism of conservation. This are:-

1. Research and Selection as well as registration of cultural heritages,
2. Protection and conservation plan preparation, and
3. Awareness creation and implementation of conservation plans

In the local context there is no such a well organized authority that is accomplishing the activities of protection and conservation in such a well integrated manner but most of the stakeholders are acting in different direction. This can be seen from the activities of the ARCCCH, which has the biggest responsibility of safeguarding the cultural heritages of the country who only decrees laws and policies in the federal level but having no representative of the authority in the regional levels to see the implementation procedures of the policies and coordinate if initiatives are being taken by any of the stake holders.

The other very sensitive draw back is the gap between plan preparation and over ruling the plan during implementation stages which we observed in the case study area. The examples raised as redevelopment projects in the case study area will definitely create precedences to happen in other historic sites having very huge negative impacts on and the surroundings features of the registered heritages of the city.

The office for the Addis Ababa Master Plan preparation and implementation as well as the Arada Sub city Land administration office have failed to strictly follow the implementation of the local development plan as per the building height regulation violating the overall characteristic features of the historical neighborhood of piazza.

This shows how the local implementation strategies of policies and policy enforcement mechanisms are weak and ground less as well as the decision makers level of understanding regarding the protection and conservation of cultural heritages.

There are some good examples as an original achievements which were executed regarding the conservation of the cultural heritages and other old houses of the city but all the examples we can mention share the same characteristic, that is, the organization that raised the initiative to restore the cultural heritage also takes the opportunity and responsibility of using as well as administering the heritage for other purposes.

- Addis Ababa tourism commission renovated the residence of Ras Biru Wolde Gabriel and reused it as the Addis Ababa Museum,
- The Ethiopian Heritage Trust has renovated the residence of Ras Kebede Mengesh and reused it as an office of the trust,
- Addis Woubet has renovated the residence of Mohammed Ali and reused it as a resource center for administration of itself,
- GTZ-IS another NGO has renovated one old building around Kasa-Inchis area and converted it as an office space themselves.
- and may be some private initiatives that focused on individual building conservation like Asni Gallery etc...

7.3 Summary of findings on policies, strategies and tools that are practiced so far

To date the country does not have a detailed policy regarding the conservation of the countries cultural heritages as well as implementation strategies. The local trend so far was observed to have been engaged in activities of conservation in the form of project based plan of action rather than holistic policy measures. This might be due mainly to the fact that the resources for conservation were coming from the international community and well esteemed organization which take care of the heritages of mankind like UNESCO.

According to the analyzed situations of the experience the country so far, the project based plan of action in the preservation and conservation of the cultural heritages might have worked for those internationally recognized heritages of the country but fail to work for those regional and local level heritages of the nation.

8. Conclusion

8. Conclusion

Towns and cities are similar to every artifact a human being creates, they often experience the same kind of life cycle of a human being. They start with intentional or intuitive action to be created, conceived as an idea first, then they get born\ realized, grow, mature and get adult, then of course start getting old and finally, if the right action at the right time is not taken, they die and perish.

This happens in a very slow and gradual manner that a generation or two may not witness the whole process but the river of history tell us that old structures with all their merits, amusing intents, magnificent architectural styles, marvelous urban design principles disappear through time because of the introduction of new technology, new social values and other socio-economic factors.

Addis Ababa was once established with out any governing master plan of any kind and grew faster than the previous cities of the country to become one of the mega cities of the African continent. Apart from being organically grown, the city had a number of master plans which had little influence on the growth of the city. The present era witnessed the preparation of a better and relatively detailed master plan with a number of local development detail plans to help the city grow in the desired direction. But still like those old days, where our fathers and grand fathers were doing, we are witnessing the implementation of projects against the local development plans in considerable contrast to the pre-set planning regulations.

The research paper shows that the city of Addis Ababa has tremendous potential concerning elements of physical built-up structures considered as historical heritages with significant historic value but inefficiently utilized. As to how and what can be done with those historical built up structures might need a proper and detailed research but the continuity of their existence shall be secured well enough before it becomes too late.

The study also has tried to show the existing condition of these historic heritages to be in a very agonizing condition where it seems that no attention and effort is made from any responsible authority to rescue them from being decayed.

Currently the capital city is experiencing a relatively faster change in urban forms in relation to the other cities of Ethiopia in terms of growing demand for urban space for redevelopment. To address this, the city administrations as well as other stakeholders, developers, are trying to take action to make their best interest happen. But decision makers and planners should take the initiative to mitigate the situations by studying these historic sites and their potential for becoming reusable attractions of the city without losing their historic intents.

This can only be done if there is a clear and strong heritage policy and well designed enforcement mechanism. Apart from this the clarity of the policy should be strengthened by enabling the local governmental institutions to safe guard and participate in the process of conservation.

The other point that is being given very minimal attention is about the creation of public awareness concerning the importance of the preservation and conservation of the cultural heritages of the city. People are not ignorant about the historical significance of those historic heritages but due mainly to their economic capacity they are forced to destroy the historic elements being unaware of what they are really doing.

Apart from very few individual efforts by concerned professionals of citizen and professionals from other nations there is no well organized effort regarding the preparation of documents which could give a detailed information about the historical significance of the historic buildings including the details of the materials used which could be used as a reference in the cases of conservation scheme.

The other very important issue is the lack of well trained architectural restorers in the field of conservation who can do the conservation in a scientifically correct manner because some times to involve restoration with out a good knowledge of the profession might result in the loss of the heritage. This might be because of the very limited knowledge acquired even by professional planners and architects about the profession of conservation of cultural heritages

In general the present conditions of the cultural heritages of the city shows that they are in very critical condition due mainly to the following key points:

- The lack of proper heritage policy,
- The lack of well designed implementation strategy,
- The lack of maintenance despite their life span,
- Lack of public awareness at all levels of the society.

There fore, it is mandatory to address the above listed issues in detail to achieve a good result in mediating the present redevelopment pressure and the means to safe guard the continuity of the cultural heritages.

9. Recommendation

9. Recommendation

As it has been thoroughly discussed above, presently the need for preservation and conservation of the cultural heritages of the city is very vital because of its critical situation. This can only be successful if only we can fill the gap between plan preparation and implementation of the plan in the desired manner and for this to happen I recommend the following very important activities to be applied in an intensively efficient manner concerning protection and conservation of the country's historic heritages. These are:

1.***The first one is awareness creation to the general public by means of preparing different kinds of activities and social gathering around the historical heritages. This shall be well programmed event that could teach the historical significance of the historical heritages to all sectors of the society, the children, the young and the adults as well.

In such kind of events the people shall be encouraged to use the original names of the villages and name of the owners of dignitaries for building structures so that the level of awareness to be with firm historical background.

In effect this activity will result in an increased knowledge by all sector of the society which eventually helps to: -

- protect the heritages from further damages,
- encourage using the facilities in the heritage structures,
- attract attention of the society which in way will create profitable business to be incorporated in the heritage structures

2.***The second one is with regard to Capacity building related to professionals and professional associations as well as governmental and non governmental organizations related to the cultural heritages. This could be realized by organizing local and international forums regarding the present technological advancement of conservation mechanisms and the scientific approaches to conservation and adaptive reuse of historic buildings.

This in effect will result in recreating a well informed and knowledgeable professional people to involve in the activities of the governmental and non governmental organization initiatives related to professional services needed.

In addition to this the increased knowledge will in turn create interest for participation tendency in the preservation and conservation activities in local as well as regional level.

3.***The third recommendation I forward is the need for awareness creation to the decision makers and politicians so that proper policies shall be decreed and that has to happen before it becomes useless.

It is quite clear and understandable that government officials have their own agenda that they may need to address for the continuation of their political power but if they should be aware of the importance of the historical heritages and the kind of loss the whole society will face if they are subjected for damages through their decision.

Apart from protecting damages on the historical heritages, the awareness of the decision makers about the importance of the cultural heritages will also help in securing the necessary financial budget for the implementation conservation plans in various ways. It also will help the preparation of a reasonably good heritage policy

4.*** The fourth recommendation is in light of the above points and as per what we learnt from the analyzed data referred on the best policy issues of the other countries. I recommend the need for a detailed policy with specific policy measure regarding the following key points shall be considered.

- The heritage policy with regard to heritage research,
- The heritage policy with regard to identification and listing,
- The heritage policy with regard to heritage protection,
- The heritage policy with regard to conservation plans and reuse of buildings,
- The heritage policy with regard to heritage incentives,
- The heritage policy with regard to heritage education and promotion,

5*** The fifth recommendation that I forward is the preparation of local development plans in areas of historic significance, like Piazza, shall not be limited to provision of building height regulations and built up area ratio determination. The local development plans for those historically important very few locations of the city shall be prepared up to the level of determination of street escape design and street side elevation proposal level to regulate the transfer of urban historic character.

6*** The sixth recommendation could be integration of the efforts of the other non governmental stake holders to achieve the best goals they set in their objectives. Apart from this, these non-governmental organizations need to consider participating the general public regardless of the economic status but also should be well aware of the need to solve the financial issues as well. Therefore, private developers and well to do economic class society should be targeted to secure the necessary financial resource while the young and energetic citizen are also needed in the awareness creation companies as well as conservation implementation process

7*** The seventh recommendation is the creation of Public and private partnership to the conservation schemes by means of assigning governmental bodies to facilitate in the realization of conservation schemes.

8*** the eighth recommendation is the real need for privatizing or leasing out of the historic heritages which need to be maintained as soon as possible because the governments financial capacity and the priorities set forth do not encourage the governments direct involvement In the conservation implementation activity.

There fore, if the government is not in a position to conserve the dilapidated historical heritages then the other alternatives are leasing out or privatizing with restricted use license for the private developers.

This strategy should be adopted by considering the involvement of the general public with encouraging incentives like tax cutting and tax holidays mechanisms to attract participation the private developers in the conservation of the heritages of the city.

9*** The ninth recommendation I forward is to the need for the master plan which needs to be prepared for locating the historical heritages of the whole city with the details of each sites . This should be followed by a kind of tour map for showing tourist attraction of the city and this in a way might create the means of revitalizing the historic heritage.

10*** the tenth and the last recommendation I forward is the need for the preparation of conservation manual for architect restorers in light with the local context which considers the frequently used building materials on historic heritages of the city, the local technology and skilled man power as well as the technological level at the times of the construction of most buildings.

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Annexes: questionnaire formats and data collection formats

Questionnaire formats

Format one:

For Addis Ababa master plan office and offices related with heritages and redevelopment on piazza

1. How was the LDP prepared concerning these heritages?

- Community participation issues?
- Other stake holder participatory approaches?

2. What was the implementation strategy proposed?

3. Concerning the LDP proposal concerning piazza, what has been implemented so far?

- On the project proposal level:
- On implementation level:

4. Any development on or around the heritages?

- If yes, how was it evaluated?
- What kind of recommendation was forwarded?
- What was the response to the recommendations?
- What has been done so far?

5. Any conservation actions towards revitalization of the heritages proposed by any stakeholder?

- If yes, how was it evaluated?
- What kind of recommendation was forwarded?
- What was the response to the recommendations?
- What has been done so far?
- What kind of development was it?

6. How does the policy enforcement issues supporting the conservation activities?

Remarks: _____

Format Two:

For Ministry of Culture and tourism

1. How is the organizational structure of the minister office?
2. How is the organ responsible for the cultural heritages organized?
3. How are the cultural heritages specifically the built up structures protected and conserved?

Protection and conservation Policy and strategy on federal level?

Protection and conservation Policy and strategy on regional level?

Protection and conservation Policy and strategy on sub city level?

4. What are the general conservation and protection strategies forwarded by the office of the ministry?

5. How is the activity supported and implemented?

Logistic arrangements,

Financial capacity and

Professional capacities.

6. Any activity so far concerning protection and conservation of the heritages in Addis Ababa by the office of the ministry?

7. How does the cultural protection and conservation policy supporting the activities of the ministry?

8. Any relevant information....

Format Three:

For Cultural Heritages Protection and Conservation Authority

1. How are the cultural heritages specifically the built up structures protected and conserved?

Protection and conservation Policy and strategy on federal level?

Protection and conservation Policy and strategy on regional level?

Protection and conservation Policy and strategy on sub city level?

2. What are the general conservation and protection strategies forwarded by the office of the authority?

3. How is the activity supported and implemented?

Logistic arrangements,

Financial capacity and

Professional capacities.

4. Any activity so far concerning protection and conservation of the heritages in Addis Ababa by the authority?

5. How does the cultural protection and conservation policy supporting the activities of Authority?

6. Any relevant information....

Format Four:

For Heritages Protection and Conservation :National Museum

1. How are the cultural heritages specifically the built up structures protected and conserved?

Protection and conservation Policy and strategy on federal level?

Protection and conservation Policy and strategy on regional level?

Protection and conservation Policy and strategy on sub city level?

2. What are the general conservation and protection strategies forwarded by the office of the authority?

3. How is the activity supported and implemented?

Logistic arrangements,

Financial capacity and

Professional capacities.

4. Any activity so far concerning protection and conservation of the heritages in Addis Ababa by the authority?

5. How does the cultural protection and conservation policy supporting the activities of Authority?

6. Any relevant information....

Format Five:

For Addis Ababa Tourism Commission

1. The number of registered cultural heritages for protection and conservation:

1. Residential Buildings
 - Private:
 - Government:
2. Public buildings
3. Monuments
4. Religious buildings
5. Open spaces
6. Others

2. What is the general conservation and protection intention forwarded by the commissioner's office? Why?

3. What is the general conditions of the structures?

4. How are these heritages protected?

- Protection and conservation strategy on regional level?
- Protection and conservation strategy on sub city level?

5. What was the basic strategic approach?

6. How is the activity supported and implemented?

- Logistic arrangements,
- Financial capacity and
- Professional capacities.

7. Any activity so far concerning protection and conservation of these heritages by the office of the commissioner?

7. What has been done so far to make the cultural heritages to make them objects of tourist attraction to the city?

8. How does the cultural protection and conservation policy supporting the activities of commissioner office?

9. Protection and/or Revitalization activities performed so far with any stake holder in the city?

9. Any relevant information...

Format Six:

For Non Governmental Organization

Name of Org. _____

Name of the representative for the organization: _____

1. What is your main objective?
2. When did you start your activity?
3. How are trying to achieve your objective?
4. What have you done so far?
5. What could you tell as your best achievement?
6. Is there any problem you faced?
7. How do the governmental offices back up your activities?
8. What is the response of the society about your activities?
9. How is your activity supported and implemented?
Logistic arrangements,
Financial capacity and
Professional capacities.
4. Any activity so far concerning protection and conservation of the heritages in Addis Ababa by the authority?
5. How does the cultural protection and conservation policy supporting the activities of Authority?
6. Any relevant information....

Format Seven:

Heritage Building conditions inventory format

Location _____

Building Function: Original _____ Current: _____

Ownership: _____

1. Foundation type: _____ condition: E ___ V.G ___ G ___ B ___ D ___

2. Wall type: _____ condition: E ___ V.G ___ G ___ B ___ D ___

3. Floor type: _____ condition: E ___ V.G ___ G ___ B ___ D ___

4. Ceiling type: _____ condition: E ___ V.G ___ G ___ B ___ D ___

5. Roof type: _____ condition: E ___ V.G ___ G ___ B ___ D ___

6. External finish: _____ condition: E ___ V.G ___ G ___ B ___ D ___

7. Internal Finish: _____ condition: E ___ V.G ___ G ___ B ___ D ___

8. Roof Details: _____ condition: E ___ V.G ___ G ___ B ___ D ___

9. Window Details: _____ condition: E ___ V.G ___ G ___ B ___ D ___

10. Door Details: _____ condition: E ___ V.G ___ G ___ B ___ D ___

11. Entrance canopy Details: _____ condition: E ___ V.G ___ G ___ B ___ D ___

Other Details: _____

Remarks: _____

E: Excellent, V.G: Very Good, G: Good, B: Bad, D: Dangerous conditions

Format Eight:

For Sample house holds and housing units

Location: _____

Owenship: _____ owner's name: _____

Number of households: _____

Number of people: _____

Name of the informant: _____

Relation with the structure: original owner _____ inheritor: _____ Tenant: _____

1. What do you know about this building you are residing in?
2. What opportunity does it have to live in heritage building?
3. What do you intend to do in the future?
4. How do you intend to do?
5. Any thing that you tried to do so far?
If yes, what was you intended to do?
What did you do then? And how?
6. Any problem you faced so far because of the public interest?
Maintenance
Extension works,
Redevelopment works
7. Is there any problem you faced so far?

Remarks: _____

