

**ADDIS ABABA UNIVERSITY**

**ETHIOPIAN INSTITUTE OF ARCHITECTURE, BUILDING  
CONSTRUCTION AND CITY ADMINISTRATION**



**ASSESSMENT OF INTERVENTION AND INFLUENCE**

**OF URBAN REDEVELOPMENT ON**

**ARCHITECTURAL HERITAGES LOCATED IN ARADA AREA**

**(A case of Churchill Avenue and the Surroundings, Addis  
Ababa)**

**Author**

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November 2019

Addis Abeba Ethiopia



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**Assessment of Intervention and Influence of Urban  
Redevelopment on Architectural Heritages Located in  
Arada area**

**(A case of Churchill Avenue and the Surrounding, Addis  
Ababa)**

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Department of Conservation of Urban and Architectural Heritage

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Ethiopian Institute of Architecture, Building Construction, and City Development,  
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A Thesis Submitted in Partial Fulfillment of the Requirements for the Degree of  
Master of Science in Conservation of Urban and Architectural Heritage.

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*November 2019*

*Addis Abeba, Ethiopia*

## Declaration

I declare that, this thesis prepared for the partial fulfillment of the requirements for the degree of masters of *Urban conservation and architectural heritage*; entitled "Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located In Arada Area (A Case of Churchill Avenue and The surroundings)" is my original research work prepared independently by my own effort with the close advice and guidance of my advisor. I also declare that this thesis has not been presented in any university and all sources that I have quoted have been indicated and acknowledged by means of complete references.

**Biniam Shawul Tessema**

Author

Signature

Date

As a member of the board examiners of the M.Sc. thesis open defense examinations, we certify that we have read and evaluate the thesis prepared by Biniam Shawul and examined the candidate. We recommend that the thesis be accepted as fulfilling the thesis requirement for the degree of Master of Science in *conservation of urban and architectural heritage*.

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## ABSTRACT

*Conservation of urban and architectural heritage in the Arada area is basic to remember the history of Addis Abeba. Currently, the city is experiencing redevelopment activities. The research was assessing urban redevelopment interventions and influences on architectural heritages, for the case of main Street of Churchill and the surroundings. The significance of the study is to conserve architectural heritages from mass destruction due to urban redevelopment. The research was conducted through site investigation, document analysis, interviews and questionnaire surveys. Both qualitative and quantitative data are collected from different sources. The research is mainly qualitative. The quantitative data collected is used to support the results but not as a major source of data or information to reach a conclusion. The research was done through identifying independent factors that affect architectural heritages such as problem of urban heritage management, professional gap, redevelopment, improper structural intervention and natural factors deeply investigated from site investigation and interviews. The research identifies that architectural heritages are vulnerable due to urban redevelopment and lack of understanding the value of heritage. Due to this, the historic buildings were transforming their existing character into modern buildings; In addition, they are missing its historical values. The research would recommends the policy developers and community should be work together to increase the property value of a Arada area. Generally, the study shows that to conserve the architectural heritage located in Arada area, the stakeholders shall be work on revitalization, adaptive re-use, restoration, and renovation.*

**Keywords; Conservation, Urban redevelopment, Urban Heritage, Architectural heritages, Historic buildings**

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### LIST OF ACRONYMS

ARCCH	Authority for Research and Conservation of Cultural heritage
AACCTO	Addis Abeba City Culture and Tourism Office
AACPPO	Addis Abeba City Planning Project Office
CSA	Central Statistical Agency
E.C	Ethiopian Calendar
FDRE	Federal Democratic Republic of Ethiopia
HPOZ	Historic Preservation Overlay Zone
ICOMOS	International Council on Monuments and Sites
LDP	Local development plan
MOUDHC	Ministry of Urban Development Housing, and Construction
MS	Mean Score
NHLE	National Heritage List for England
ORAAMP	Office for the Revision of Addis Ababa Master Plan
SD	Standard Deviation
SEM	Standard Error Mean
SP	Structure Plan
UNESCO	United Nations Educational, Scientific and Cultural Organization

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## Local Terms

Chika	It is a mud used as construction materials
Kebele	The smallest local administrative unit in government sector
Woreda	The smallest administrative unit in Addis Ababa (Local government)
Edir	Traditional institution to participate in mourning and funerals
Ekub	Socio-Economic traditional institution
Dejazmach	Rank for dignitary in the imperial era
Ghebbi:	A settlement consisting of a main house or palace and its outbuildings of emperor Minilik
Sefers:	A series of quarters or neighborhood buildings

## CHAPTER ONE

### INTRODUCTION

#### 1.1 Introduction

The conceptual idea of heritage conservation is more or less focuses on the desire of keeping unique values such as historical era, national figure or significant architecture for future generations. The decision to demolish heritage buildings is consider as a critical. Because of their value is ceases to exist, and it erases parts of tangible history and making away from future developments. The consequences of this act may not appear directly, but as time goes by, all evidence of the past will have faded away (Stubbs, 2009).

The human's desire for knowledge of the past will leave them with the difficulty of re-imagining a gap in history. The idea of heritage conservation relies on the community and their appreciation towards it. There are also many reasons behind the failure of rehabilitation projects. Some of them include abandonment and neglect, possibly leading to gentrification. The counter-argument is about the completely modernized street fabric in many old neighborhoods, where there is no physical evidence of the past, except for some scattered old listed villas (Rodwell, 2008).

Old cities face many challenges in the search for a better quality of life. They have an obligation towards their past, as they want to grow and develop. They should not lose their identity or destroy their history. The conservation of architectural heritage is one way for old cities to look up a sustainable future. But with rapidly changing markets and inflexible legislative systems, this improvement needs motivation and government officials decisions (Design & Development, 2017).

Culture of conserving urban heritage such as historical buildings, sites, social life, cultural materials, art forms, cultural shops and sculpture is less us compared to the current seek of land and infrastructure development. However, 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.

Conservation of urban heritages in Addis Ababa city is basic to commemorate the history of Addis Abeba. Currently, the city is experiencing redevelopment activities for the matter of the fact that there is an increasing demand for urban land. The demand for urban land and the existence of old structures are create tension between the need to demolish versus the preservation of the structures. Thus proper urban land management in collaboration with conservation and preservation initiatives is vital for the future of historic structures. Since Addis Ababa is entitled to be a capital of permanent location with a significance history for the whole nation.

Urban redevelopments are many impacts on architectural heritage in the Arada area, old sub-city of Addis Abeba. Besides, the decision-makers are only seeing the economic values of new development and land value. However, they have little knowhow about the historical, scientific, cultural and artistic value of the area. They seek only direct economic benefits and development, while neglecting the preservation of architectural heritage. The decision-makers also simply deem the constructions of high-rise buildings as urban modernization while paying insufficient attention to the protection architectural heritages. Their large-scale demolishing old city building has damaged many traditional buildings with historical and cultural values. Some others also prefer to demolish true historical relics and build false historical sites and artificial scenes.

## 1.2 Statement of the problem

In Addis Abeba city, many projects are proposed and approved for purpose of urban redevelopment and building constructions. Especially in Arada area the redevelopment projects are ongoing and on implementation stage. The proposed local development plan around Arada area shows that due to urban redevelopment projects, the area around Churchill Avenue and the surroundings are included for renewal programs. The urban architectural heritages are lost their historic value and architectural character because of the policy developer and decision makers proposed local development plan and structural plan. Besides, historic buildings and architectural heritage relics were demolished in order to replace modern and high-rise buildings. Almost all historic buildings on Churchill avenue are redeveloped and prepared for modern and new buildings. In addition, those redeveloped buildings are disintegrated with nearby historic buildings by its architectural character and story height.

There is also a threats demolition on heritage registered and existing historic buildings around Churchill Avenue and the surroundings. As the evidence shows during site visiting, modern and high-rise buildings are dominate and surround heritage-registered buildings such as “*Hakim Worknehs*” residence and “*Setan bet*” buildings.

The main probable causes of the influence of redevelopment on Arada area are because of the understanding about the property values of urban architectural heritages are low. Besides, the motivation of decisions maker, professionals and community participation for conservation of architectural heritage should not be encouraged as much as what our urban needs.

### **1.3 Research Questions**

During the study, the following questions are support the research analysis during site visiting and analysis of a documents. The following five key research questions chosen as the main frame of line in which the research will look forward to get their relevant answer.

1. What are the solutions to conserve architectural heritage in Arada area, during urban redevelopment of a city?
2. What are the threats that affect the historic buildings and architectural heritage in the Arada area?
3. What are the conditions to create integrations between urban redevelopment with architectural heritage?
4. What are factors that decrease urban redevelopment influences on heritage buildings?
5. What are the factor that increase the property value of architectural heritages in Churchill avenue and the surrounding's?

### **1.4 Objectives of the Study**

#### **1.4.1 General Objective**

The general objective of this research is to assess and identifying the influence of urban redevelopments' on architectural heritage located in Arada area for a case of the Churchill avenue and the surroundings.

### **1.4.2 Specific Objectives**

The specific study site is located in Arada sub city, at upper part of Churchill Avenue and the surroundings. The specific objectives of the research study aims to attain the following six basic lists.

1. To assess and identify architectural heritage located in Arada area.
2. To decrease the influence of urban redevelopment on architectural heritage
3. To identify the cause of the influence of urban redevelopment on historic and architectural heritages
4. To increase the property value of architectural heritage and propose to make tourism and economic center
5. To create integrations, such as architectural character between a redevelopment with historic buildings
6. To provide guideline in order to conserve architectural heritages for a case of Churchill avenue and the surroundings

### **1.5 Significance of the Study**

The basic reason that we care about architectural heritages because of its nature is a unique resource, an irreplaceable expression of the richness and diversity of our past. Structures and places can, over time, acquire character and special interest through their intrinsic quality, continued existence, and familiarity. The built heritage consists not only not only of great artistic achievements but also, the everyday works of artisans. In a changing world, these structures have a cultural significance which we may recognize for the first time only when individual structures are lost or threatened. As we enjoy this inheritance, we should ensure that when it is conserved in order to pass, it is transform to our successors (longfordcoco.ie, 2015).

The advantage of the research is to review architectural heritages and to conserve cultural relics of the Arada area for future sustainability. Also through conservation, it helps us to increase the property value of an area, to promote cultural tourism and to decrease heavy infrastructure cost. Besides, the study was filling the gaps between the decision-makers result and the actual needs.

The study also proposes to minimize the destruction of historic and heritage buildings through revising the LDP and SP plan. The study is using the opportunity the site having the historic value and sense of place to make the Arada area a historic and cultural center. The research show that there is a probability to transform the site to business centers such as cultural café and restaurants, cultural souvenir shops, different arts, and crafts works manufacturing and distribution centers.

Generally, the research is significant to decrease urban redevelopment interventions and influences on architectural heritage buildings, for the case of main street of Churchill and the surroundings.

### **1.6 Limitation of the Study**

This research was 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 accurate result. However, the data obtained from the Institutions were not as satisfactory as the research required. The budget is limited to conduct research based on detail quantitative research, as well as providing detailed architectural designs are impossible due to time and space constraints.

Currently, there is planned and designed proposals are prepared to demolish historic buildings and to relocate residents to a new site. So, this study limited to the major factors that affect the originally settled residents from historical sites and buildings. There was difficulty that 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.

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 Thesis organization**

The research is structured in six chapters. Chapter 1 presents the general introduction to the study, which gives general background information about the research and clarifies the problem statement, the research objective, research question, and limitation of the research and the organization of the research. Chapter II reviews of relevant literatures, define words, identifies advantage of conservations and effects of redevelopment, generally collect data and information from different sources that support research findings include Historical heritage, with more emphasis given to significance of historic buildings, Experience from different countries, with regard to the challenges of historical heritage, heritage and urban planning and other related issues. Chapter III consists research design and methodology that shows how to data collected and the questionnaire would analysis and the equation for the analysis of the research. Chapter IV deals with case study of Arada area- upper part of the Churchill Avenue and its surroundings. The chapter shortly defines the physical setting and site descriptions. Chapter V deals with findings and discussion research from questionnaire response and document investigation. The summary of the analysis will briefly located by graph according to research questionnaires. At last Chapter VI based on the investigation and study the researcher's conclusion and recommendations were bulleted properly.

## CHAPTER TWO

### LITERATURE REVIEW

“It is better to preserve than to restore and better to restore than to reconstruct.”

A. N. Didron, French archaeologist

#### 2.1 Definitions of Words in the Research Context

For the background to this research, the followings phrase are more of times and redundantly used in this research paper. So, according to researchers' basic references, those words are defined as follows.

- **Heritage** for the case of this research it is defined us a collective phenomenon in which collective pasts contributes through a collective legacy and collective memory to a collective future (ICOMOS, 1999).
- **Cultural Heritage**;- means anything tangible or intangible which is the product of creativity and labor of man in the pre-history and history times, that describes and witnesses to the evolutionary nature and which has a major on its scientific, historical, cultural, and artistic and handicraft content (FDRE, Proclamation No. 209/2000, 2000).
- **Architectural heritage**; the researcher defines architectural heritage is a tangible monuments and groups of building that explained on cultural heritage (Ibid).
- **Urban renewal**; Urban renewal involves the reuse of land for new purposes, rehabilitation of structurally sound buildings that have deteriorated or lost their original functions, and conservation of a protective process designed to maintain the function and quality of an area. The term “urban renewal” has three different meanings: Renewal- the demolition, clearance, and construction of a whole area (Egolum & Emoh, 2017).
- **Restoration** means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials. In restoring an art object,

a piece of furnishing, or architecture, the most important requirement is the final appearance. The client and restorer determine the most desirable period of an object's life, and the restorer does whatever is necessary to return the object's appearance to that period (Lichfield, 1988).

- **Reconstruction** means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction (Collins English dictionary, 1994).
- **Renovation** simply means to make an object look like new. The object to be renovated is just a base or starting point for the client/designer's imagination. The object, materials, and method of construction, historical importance, or place in time are not critical. The object itself does not place restrictions on the work should be done (Wikipedia, 2019).
- **Preservation** It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations. Preservation dictates that in order to retain the maximum amount of building fabric, repairs should be done with minimum or no changes to the original building fabric and in like materials, and if possible using the same methods as first created (Dennis, 2007).
- **Conservation**;- The absolute maximum amount of the original material, in as unaltered a condition as possible, is preserved. Any repairs or additions must not remove, alter or permanently bond/cross-link to any original material. All repairs or additions must be reversible and removable without affecting the condition of the original material now, and in the future. Conserving an object means the object dictates all choices on how it is treated (Gaeltacht, 2005).
- **Revitalize** means according to Collins dictionary to revitalize something that has lost its activity or its health and to make it active or healthy again. Besides, it means to give new life .or to give new vitality or vigor. And revitalize movement is a deliberate, organized, conscious effort by members of a society to construct a more satisfying culture (Collins English dictionary, 1994).

## **2.2 Historical Background to Study Area**

### **2.2.1 Brief History of Ethiopia**

Ethiopia, 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 today's Tigray regional state. At Yeha a great stone temple of pre-Christian times still can clearly be seen (Phillipson, 1998).

The earliest known urban settlements in Ethiopia were founded during the pre-Aksumite and Aksumite period. Long before the foundation of Aksum as a capital, there were towns and large settlements along the caravan route along to the red seaports, Adulis. The Aksumite civilization and its capital city name come to prominence around first century AD (Fasil & Gerard, 2007).

Ethiopia is an ancient country with a remarkably rich linguistic and cultural diversity. This diversity includes tangible and intangible heritage with both traditional and modern cultural expressions, languages, and handicraft production. In fact, Ethiopia's cultural industry is perhaps one of the oldest in the world and is exceptionally diverse. The intangible heritage of Ethiopia is also rich with an exceptional variety including ceremonies, festivals, celebrations, rituals, and other living expressions. Moreover, nine of Ethiopia's cultural and natural heritage sites are listed on UNESCO'S World Heritage Site attesting to the outstanding universal value of Ethiopia's heritage (AACPPPO, 2017).

### **2.2.2 Establishment of Addis Ababa**

The immediate area around Entoto did not encourage the founding of a town of Addis Ababa, due to the lack of firewood and water. In 1886, the actual settlement began in the valley south of the mountain. Taytu initially built a house for herself near the Filwoha hot mineral springs, where she and members of the Shewan royal court liked to take mineral baths. Soon, other members of the Shewan nobility and their staffs and households settled the vicinity. Negus Menelik expanded his wife's house to become the Imperial Palace, which remains the seat of government in Addis Ababa today. Between 1889 and 1891,

Addis Ababa became Ethiopia's capital when Menelik II became Emperor of Ethiopia. One of Emperor Menelik's contributions that is still visible today is the planting of numerous eucalyptus trees along the city streets (Fasil & Gerard, 2007).



Figure 1 The Imperial palace ("Gibbi") in 1900, Source (Fasil & Gerard, 2007)



Figure 2 The first settlement in Addis Ababa near filwuha hot mineral springs, during 1886, Source (Fasil & Gerard, 2007)

After becoming the capital of Ethiopia, Addis Ababa grew by leaps and bounds and took on the character of a boomtown. By 1910, the city had approximately 70,000 permanent inhabitants and also had between 30,000 and 50,000 temporary inhabitants. Addis Ababa became the site of many of Ethiopia's innovations. The rapid growth of Addis Ababa especially, soon after the Battle of Adwa, was accompanied by the construction of some of Ethiopia's first modern bridges (Peter, 2000).

### **2.2.3 Early Settlements in Addis Ababa**

Much of Addis Ababa's early growth occurred in the absence of formal planning. The main focus of Menelik II was occupying the mountainous landscape to secure a strategic advantage from which to expand territory. The early palaces of Menelik II and the residences of the nobility were located on hilly and prominent sites (Entoto) (Fasil & Gerard, 2007).

The earliest settlement pattern of Addis Ababa has mainly been concentrated in relation to the Imperial Palace ('Gebbi') and reflected the major settlement patterns of the society at large. The Regional rulers (Rases) used to reside in the midst of their followers and army settlements ('Sefers'), which were scattered over a wide rugged territory around the imperial palace (or the Gebbi) as a political center and St. Georgis Church, as the religious center. (Phillipson, 1998)

The city gradually became a conglomeration of camps or quarters (sefers) that surrounded churches and the houses of noblemen and other important personalities, which had been located on hilltops. These multi-centered settlements brought together people of different classes (Fasil & Gerard, 2007) and their organically mixed character can still be seen in the present-day settlement patterns of the inner city. Neighborhoods of that time were usually located on higher ground with large open spaces separating them from adjacent settlements (Journal of Ethiopian Studies, 1974).

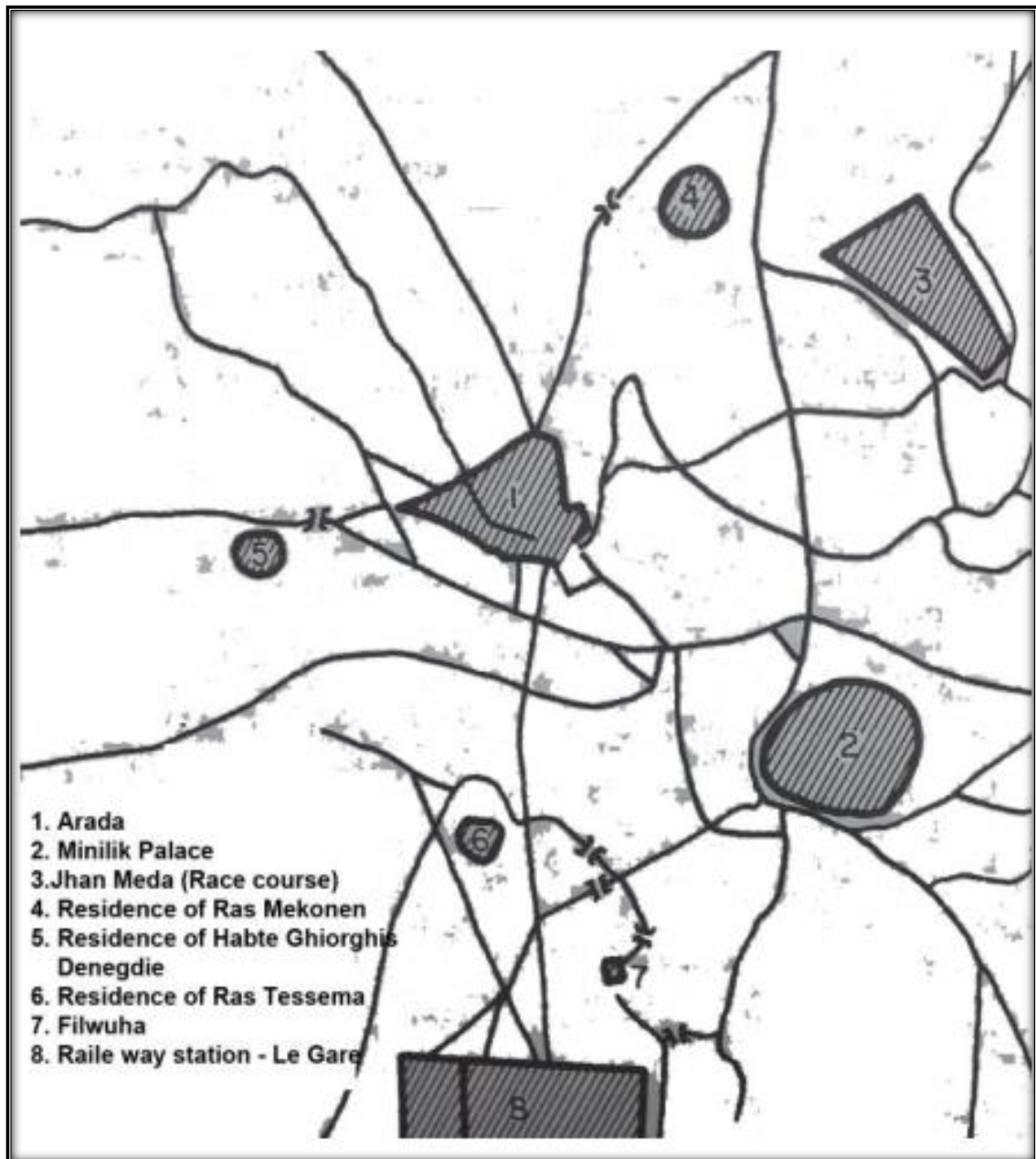


Figure 3 The main centers of Addis Ababa, Photo 1936. Source, (Journal of Ethiopian Studies, 1974)

According to Pankhurst (1962), a city survey from 1961 revealed that in an area of 212 square kilometers, 58 percent of the total land was owned by 1,768 persons, each owning more than 10,000 square meters. Twelve percent of the land belonged to the church. Some areas are still named after the owners of that time such as Dejazmach Wube (Dejach Wube Sefer), Fitawrari Aba Koran (Aba Koran sefer), and the bridges named after Fitawrari Habtegiorghis (Hbtegiorghis Deldey) and Ras Mekonen (Ras Mekonen Deldey). Certain areas retain names

based on occupational segregation such as The Palace Guards' Quarter (Kibur Zebegna), the Butchers' Quarter (Siga Meda), the Workers' Quarter (Serategna sefer), and the Riflemen's Quarter (Tebmenja Yaj). Other areas are based on the names of churches: for instance Tekelehaimanot, Urael, and Giorghis (Pankhurst, 1962).

Before 1957, special permission from the king was needed in order to build a durable house made of stone, brick, or concrete (Beza et al. 1987). On the other hand, landowners were free to construct chika houses (foundationless houses built of traditional mud and straw) for rent and generating income, mostly without formal planning. Owing to Addis Ababa's lack of planning, the phrase "shanty town" was used to describe it as early as the 1930's (Ibid).

Addis Ababa in 1930 rather resembled a shanty town over the rolling hills, right up to the edge of the palace, bumbled a mass of mud huts, half of them thatched, half of them covered in the garish, glinting new strips of corrugated iron which had begun to be so fashionable. There were still only one or two buildings of more than one story (Mosley 1965, Page 155).



Figure 4 Aerial view of Arada before invasion in 1935; Source, (Fasil & Gerard, 2007)

The restructuring of the surrounding small towns in Oromia Regional State into one special zone is one response to the growth and influence of Addis Ababa in the surrounding region. Such growth has sparked rural-urban conflicts in recent years, both within and outside the administrative boundaries of the city. The 2003–2013 master plan sought to fill expansion areas between already settled areas along trade routes with housing and other mixed developments. In practice, these expansion areas are primarily being filled with government-sponsored condominium apartment housing neighborhoods (Elias & Laura, 2018).

#### **2.2.4 Settlement on Old Arada**

King SahleSillase, the grandfather of Minilik II, is said to have announced this prophecy about Finfine, “Oh you land! The day will come; my grandson will make a town out of you.” Some 40 years later, around the 1880’s, this prophecy began to be realized. Addis Abeba wants to grow onto this expansive densely populated city we know today the capital city and headquarter of OAU (Nowadays, AU) (Institute of Ethiopian study, Proceeding of international symposium in Centernary of Addis Abeba,, 1986).



Figure 5 Saint George church from Arada market view at around 1900.

Source (Fasil & Gerard, 2007)

Arada is mentioning its name with the name of Addis Abeba regarding historical foundation. The reign of Emperor Minilik II in 1886 and Emperor Tayitu Butil decide this palace to seat their government, most government structures, residences, others social, economic and political infrastructures mostly here in Arada. It is also the famous market place and it is the meeting place of Ethiopian from different places (Arada Atlas, 2014).

Expansion areas of Addis Ababa have also been settled informally by migrants who migrate from the inner city in search of affordable land for housing, and by others whose primary aim is land speculation. The city administration has followed a dual strategy of dealing with these informal settlements by giving some of the legal status while evicting others, creating a potential for conflict.

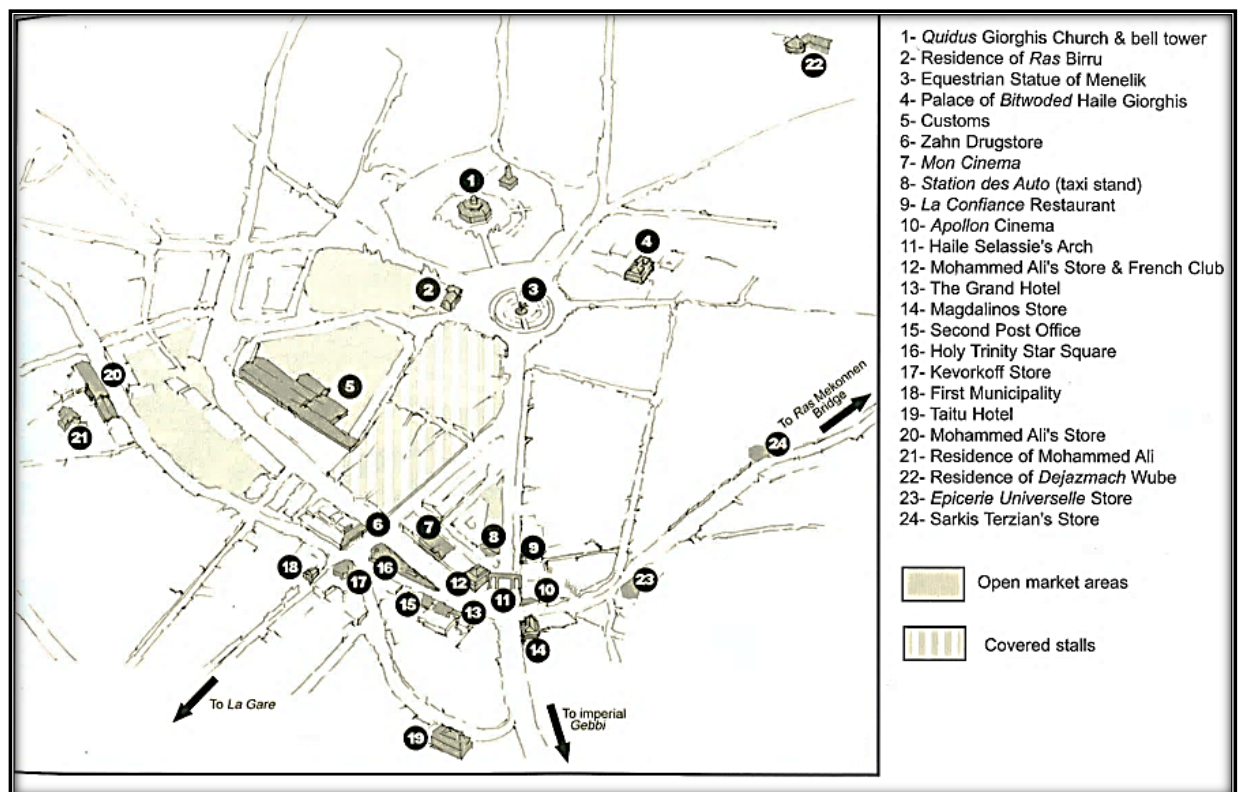


Figure 6 Location of building and particular site in Arada in 1930; Source, (Fasil & Gerard, 2007, p. 71)

### 2.2.5 Effects of Redevelopment For the Case of Addis Abeba

In Addis Ababa, as in many other urban renewal programs throughout the world, residents of compounds and neighborhoods are dispersed to different

resettlement sites against their wishes. When relocates are forcibly scattered to different condominium sites, their local social support networks are dissolved. Given the vastness of the condominium sites and the fragmented, self-contained organization of housing units within them, it is also difficult to create new social ties, since there are no longer the same types of communal spaces in which a mother can watch the children of other families while she is carrying out her household tasks, for instance. As Soressa and Hassen (“Inner-City Dwellers and Their Places in the Context of Addis Ababa’s Urban Renewal”) point out, there is a need for urban development to shift its focus and priorities from individual households to compounds and neighborhoods if the goal is to aid the poorest urban residents. Lappi and Gezahegn argue that all residents in the city should have the right to organize themselves spatially for a normal and productive life (Dennis, 2007).

The interaction between Addis Ababa’s master plans and unforeseen impacts on the ground reveals the dynamic tension between formality and informality in the urban context. While there is always the possibility to extract positive aspects from informal practices and integrate them into formal planning, experience has shown that the development of Addis Ababa’s master plans has tended to neglect informality and negate its positive qualities. The mushrooming of gated communities and the current construction of transport infrastructure are leading towards a divided city (Elias & Laura, 2018).

The current, massive government-led urban housing development of Addis Ababa which began in 2004 can be expected to have a significant human impact. It is vitally important to study the impact on those residents who will be most affected by the transformation of the city: the low-income inner-city dwellers and the most vulnerable groups among them, including women and the youth. The majority of the kebele houses are located in the inner city – an ideal location for the poor struggling to find informal earning opportunities. Yet land at the center of the city is valuable and thus useful for urban development. This means that the older unplanned kebele houses face demolition, a process that has already begun (Journal of Ethiopian Studies, 1974).

### **2.3 Architectural Heritage and Urban Conservation**

Why we conserve architectural heritage? Our architectural heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past. Structures and places can, over time, acquire character and special interest through their intrinsic quality, continued existence, and familiarity.

Sympathetic maintenance, adaptation, and re-use can allow the architectural heritage to yield aesthetic, environmental and economic benefits even where the original use may no longer viable. The creative challenge is to find appropriate ways to satisfy the requirements of a structure to be safe, durable and useful on the one hand, and to retain its character and special interest on the other (longfordcoco.ie, 2015).

The conservation-minded approach entails changing assumptions about existing buildings and thinking carefully about how they can be used or redeveloped. At as early a stage as possible in the process of designing for change, emphasis should be put on identifying and holding on to the inherent character of the structure and its physical and aesthetic strengths. Old buildings can perform as well as, and sometimes better than, new ones in terms of the durability and flexibility of their materials or their adaptability in use. The most appropriate interventions tend to be low key and can be financially economical. Specialized conservation techniques to prolong the existence of structures often rely on empathy with the original constructional materials and methods (Gaeltacht, 2005).

Urban conservation aims to restrain the rate of change in the urban system that embraces the regional systems within which it functions, with a view to achieving a better balance between conservation and development than would otherwise prevail. To assist our understanding of how to do so leads us to formulate a concept of the urban system and how this changes through the interaction between people's activities and the physical stock. In this, the urban system is seen as a resource to satisfy human needs, wants and desires. The resource can be categorized into three interacting components: natural, human and man-made. This leads to the general question of why we develop or conserve urban

resources and to take into depth the logic of conservation of the three components (Balchin, David, & Jean, 2000).

Structures can be read as historical evidence just like written documents and can aid the understanding of past conditions and of how society changes. Social history is revealed by structures such as market houses, hump-backed canal bridges, stables, servants' staircases in twentieth-century houses, public water-pumps and even by details such as boot scrapers outside front doors. There are personal histories and events of the distant past that leave their mark on places, whether these are mansions, grand schemes of town planning, bullet holes or masons' marks. The evidence presented by a surviving structure should be carefully examined for clues to the understanding of the buildings themselves (Gaeltacht, 2005).

## **2.4 Advantage of Conservation of Historic Buildings**

The conceptual idea of heritage conservation is more or less focused on the desire of keeping unique values such as; a Historical era, National figure or significant architecture for future generations(de la Torre, 2013). The decision to demolish heritage buildings is considered as critical; their value ceases to exist, and it erases parts of tangible history, making way for future developments. The consequences of this act may not appear street away, but as time goes by, all evidence of the past will have faded away. The human's desire for knowledge of the past will leave them with the difficulty of re-imagining a gap in history. The idea of heritage conservation relies on the community and their appreciation towards it. There are many reasons behind the failure of rehabilitation projects; some of which include abandonment and neglect, possibly leading to gentrification (Lichfield, 1988).

Historic buildings and sites existing in old cities are used to describe a wide range of cultural, social, political and economic activities, whether of governments or of commercial enterprises. From different journals and other countries experience some advantages of saving historic and old buildings are listed as follows.

- Historic buildings attract people tourists. Arthur Frommer says "Tourism simply doesn't go to a city that has lost its soul." What visitors want is the sense of being someplace, not just anyplace. They are not interested in visiting communities that have transformed themselves into a sad hodgepodge of cookie-cutter housing tracts, cluttered commercial strips, and bleak downtowns. But, they flock to places like Tayitu hotel and Castelli restaurant existing in Arada that have preserved their historic character and saved their soul (Frommer, 1988).
- Historic buildings or sites help us remember our collective past. Many people want to imagine a moment. Architecture is to be regarded by us with the most serious thought. Save old buildings because they need to preserve the marks left on the national landscape by the many people who have shaped it. They need to collective memory.
- Historic buildings conserved have increased property value. They can be reused in countless number of ways.
- Historic buildings are simply good to look at. Older buildings are a feast for the unhurried eye, a welcome diversion from the glass-and-steel banality that casts a pall over too many communities.
- Historic or old buildings are green. The greenest building is the one that is already built (Elefante, 1998).

## **2.5 Theories and Approaches of Urban Redevelopment**

### **2.5.1 Theories of Urban Redevelopment**

Urban redevelopment has multiple interchangeable terms, which are used under the context of different urban centers, among these terms; urban renewal is the most commonly used term for urban redevelopment. Urban renewal definitions are different based on the assumptions and policies directions they need to address, some may focus on the physical aspect, while others focus on social and economic aspects. Scholars have given different definitions of urban redevelopment, among these definitions; a contextual definition was developed that fits to this paper.

Urban renewal is a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change (Robert, 2000).

Urban renewal is an improvement that includes a wide range of activities such as, modernization repair and maintenance of building and infrastructure, the improvement of urban environment, the upgrading of social and commercial services and related facilities, and preservation of architectural and cultural heritage. The term “urban renewal” has three different meanings: Renewal- the demolition, clearance, and construction of a whole area (Ibid).

Urban renewal involves the reuse of land for new purposes, rehabilitation of structurally sound buildings that have deteriorated or lost their original functions, and conservation a protective process designed to maintain the function and quality of an area. For instance, by requiring or assisting adequate maintenance while preventing inappropriate development or uncharacteristic changes in the use of land and buildings (Balchin, David, & Jean, 2000).

In the case of urban economics Redevelopment defined is to pull down the building to release the site which has become economically obsolete, so that the cost of the site is the cost of the property, which equals its current value in the market disregarding development potential (Lichfield, 1988).

### **2.5.2 Urban Redevelopment Attitudes**

An urban renewal program usually brings about a revitalized urban environment, which is both dramatic and exciting. Entirely new and fresh homes, buildings, offices, shops or cultural institutions spring to replace disorder and decay found in the neighborhood a few years back. There is no doubt that nations which wish to tackle serious social crimes and disorder in the society must start with addressing the issue of urban slums. (Soarinen, 1966), remarked that man’s physical and mental development depends largely on the character of the environment in which he is nurtured as a child; where he lives and works. Hence, there is no alternative to concerted efforts to eradicating or mitigating urban slums through well-formulated and coordinated urban renewal programs in the developing economies if the countries must evolve to reasonably rank with those in developed economies. However, because of relocation, the urban poor face many consequences. Unless financial, social, psychological and emotional issues induced by the relocation are duly considered and provided in advance before displacement of families occur, hardships, and new slums and squatter

settlements are bound to spring up in other locations leading to more complicated problems (Ereder, 1986).

In this context, building redevelopment is often perceived as a natural enemy of built heritage, as the latter is often completely demolished to make room for new projects. From this stance, the conflict between real estate development and built heritage conservation can only be averted by having the new project constructed completely below or above the old buildings or en bloc relocation of an older building (as in the case of relocating the Abu Simbel temples and other structures before the Aswan Dam was built) without altering the pre-existing structures or the removal of a collection of older buildings to a new location to form a new settlement, as in the case of Vegan City, the Philippines, which UNESCO declared a world heritage city. Between these polarized scenarios, there exists a range of ways to accommodate and/or make better use of old buildings that would otherwise be destroyed. These include adaptively reusing all heritage buildings and retaining the façades of just a few pre-existing buildings (Lawrence & Frank, 6 February 2019).

## **2.6 Approaches between Redevelopment and Conservation**

*“Preserve the best of the past while, building the best for the future”*

(Ereder, 1986)

There are different views regarding the relationship between the need to preserve architectural heritage and the need for urban renewal endeavors. (Erder, 1986) discusses that it is an attempt to return to the past, and, therefore, the sign of extreme conservatism and opposition to change. He goes on explaining; still, others believe that any effort to protect monuments is alien to the realities of an ever-changing world. Between the proponents of these two extreme views, there is an encouraging rise those who oppose that harmony between the past and the present is an essential part indicates that many city planners and architects exercises.

As the obsolescence grows in the fabric there emerges the question: what should be done about the mismatch? Integration is considered today to be the

most acceptable way to regenerate old neighborhoods. It allows for flexible project implementation, which can preserve the traditional urban environment its human scale while achieving respectable densities. It respects the social order of the community by re-housing the majority of the original residents on the site and invites mass participation. Integration results in the creation of rich environments through the integration of new buildings within the existing neighborhoods and allows for the development of a new form of contemporary architecture with local characteristics, enriching the appearance of old city while maintaining its identity (Erica Av rami, 2000).

#### Benefits of urban renewal

- It improves the quality of life in the city;
- It may increase density and reduce sprawl;
- It improves the global economic competitiveness of a city center;
- It improves cultural and social amenity and
- It may also improve opportunities for safety and surveillance (Olawepo, 2010; Yu, 1988)

#### Some disadvantage of urban renewal

- Demolish or affects heritage and historic buildings
- Breaking up of social relationships
- Upsetting of existing economic systems and opportunities;
- Compounding congestion and pressure on infrastructure due to migration of displaced squatters
- Expansion and or emergence of other squatter settlements elsewhere in the city (Egolum & Emoh, 2017)

If a better balance is to be kept between conservation and development there needs to be management of urban resources. But since management is a function of the proprietary interest in a resource, controlled by the manager on behalf of the owner, need a description of the relationship between resource, property, and commodity (Lichfield, 1988).

In the inner-city areas, where conflicting interest groups are juxtaposed, the interests are great and the stakes are high. In these areas, the low-income groups are competing with other interest groups for access to services and resources. However, for obvious reasons their competitive position is weak and it is generally worsened by explicit and implicit public-sector interventions. In Addis Ababa, as mentioned above, the land is owned by the state and the city administration is highly engaged in the land market and derives revenues therefrom. It is evident; therefore, that the city authorities would seek the most profitable uses for land. Consequently, their interest to clear and redevelop this valuable land or to aid private sector developers in doing so is very strong. Besides, there is also a growing concern about the constant expansion of the city into its agricultural hinterland, while a large quantity of urban land in the center is under-utilized. This also calls for redevelopment of the existing urban fabric. Moreover, as a result of the pressures from donor agencies, such as the World Bank, the new economic reform program of the country tends to support the government's role as the promoter of economic growth (Egolum & Emoh, 2017).

## **2.7 Nature of Architectural Heritage**

Independent of the historical, cultural affiliation of a given site, monument, or art object, it is most probable that people living in a certain locality, or concerned with its heritage, will belong to multicultural communities. This is an important valuing of cultural heritage. Thus, the way communities value that heritage will be influenced by the way they had previously defined their own cultural identity. And it is a matter of some urgency that the issue of multiculturalism with reference to cultural heritage be placed on the international agenda (Ereder, 1986).

A building that is well constructed or maintained will require less work in rehabilitation than one which is not; as will a building which is contingency designed with an eye to possible prospective change of function, that is with a 'loose fit, long life, low energy'. A building that is very well constructed could be costly to demolish (e.g. an atomic power station). Since any renewal decision

implies a commitment of economic resources, such factors are accordingly brought into the decision to review via economic analysis (Lichfield, 1988).

In recent years, several different situations have arisen because of the complexity of multicultural claims to cultural heritage. On the one hand, governments may be claiming, as “national” treasures, ancient masterpieces created many centuries ago by cultures totally different from theirs or whose descendants may even be considered their cultural opponents (Lichfield, 1988).

With the repositioning of actors in globalization, the more that nation-states and cultural minorities need “distinction” to reposition themselves in the global cultural commons, the more they are apt to rely on the cultural heritage to build internal cohesion and an external image of their culture. Inevitably, then, questions about the historical origins and present control and management of cultural heritage will be increasingly raised (Jokilehto, 1999).

## **2.8 Identification and Criteria for Listing of Architectural Heritages**

According to the reviewed conservation policy documents of different countries, it 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 heritage of a nation or region at that specific period.

The number of heritages in the list could minimize if loss of heritages happens due to unavoidable accidents 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 elect to include all of those heritages in its list or may include a smaller subset of those listed in the inventory list (Lichfield, 1988).

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 (According to different sections of books and (ICOMOS, 1999)).

- Historical Significance; for its historic value or significance in terms of a notable figure, event, phase or activity and whether it is an important reflection of the social pattern of its time.
- Social value: it embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.
- Scientific value; the scientific or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.
- 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 color in relationship to its setting and/or surrounding buildings.
- Landmark Significance; for its landmark significance in the community consciousness increases due to place value.
- Archaeological Significance; for its relevance in respect of important physical evidence in relation to 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 constructional methods that were innovative for the period or of noteworthy quality (Mekonin, Feb 2008) and (ICOMOS, 1999, p. 12).

Besides, According to New Delhi Central public work publishing on handbook of conservation of built heritage, the criteria for listing heritage is described as

follows. The three key concepts need to be understood to determine whether a property is worthy of listing.

- Historic significance
- Historic integrity
- Historic context

Historic significance is the importance of a property to the history, architecture, archaeology, engineering or culture of a community, region or nation. In selecting a building, particular attention should be paid to the following:

- Association with events, activities or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction or form, representing work of a master
- Potential to yield important information such as illustrating social, economic history, such as stations, town halls, clubs, markets, waterworks, etc.
- Technological innovations such as dams, bridges, etc.
- Distinct town planning features like squares, streets, avenues

Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Historic integrity enables a property to illustrate significant aspects of its past. Not only must a property resemble the historic appearance but it must also retain physical materials, design features and aspects of construction dating from the period when it attained significance (Bhawan, 2013).

Historic context is information about historic trends and properties grouped by an important theme in the history of a community, region or nation during a particular period of time. Knowledge of historic context enables lists to understand a historic property as a product of its time (Ibid).

## 2.9 Urban Redevelopment in Addis Abeba

Different from the previous nine plans of Addis Ababa, the implementation of the new Structure Plan heavily relies on urban redevelopment. Redevelopment of a specific locality should respect the following basic standards (AACPPO, 2017).

- Except in the City Main Center, all dwellers affected by urban redevelopment should be resettled on-site within 500m of their original home; and the plan should clearly show.
- Except in the City Main Centre, private owners (lease or non-lease) should be given priority to redevelop the site their property lies on.
- If there is no land available on the redevelopment site for private homeowners and relocation is inevitable, compensation should include the provision of land in the city and finance for the construction of similar property (Ibid).

Even If the standard is established as listed above, the actual policy implementation is far from the standard. Relocation due to redevelopment is far, about 10km beyond the land they originally settled.

### Guidelines

- Urban redevelopment plans should be supported by financial plans.
- Detail urban design should be prepared for all urban redevelopment projects.
- All urban redevelopment interventions should be based on detail local development plans.
- The core concept of an urban redevelopment plan should be endorsed by the affected communities living and working in the site before the plan is approved by the City Government.
- All urban redevelopment projects shall be implemented during the plan period (10 years) (Ibid).

## 2.10 Threats to Architectural Heritages

The destructive forces that threaten architectural heritage are both natural and manmade; the effects of humans on the environment have proven more complicated and extensive. These threats can be instantaneous and dramatic,

such as earth quack or terrorist attacks, often gradual and barely perceptible such as the deterioration of stone building materials by pollutants, the decay of wood in damp climates, or the effect of climate change (Design & Development, 2017).

The main issues in objects of conservation are authenticity, integrity and appropriate use whereas architectural conservation must address two special additional continuity of functions. Self-sufficient community uses within its original context. Today's heritage field requires a clear understanding of the theoretical issues that underlie in-depth knowledge of available scientific methods and technologies. Globally, there are numerous examples of the architecture of one faith replacing another. What began as an occasional interest in preserving the more remarkable monuments of the classic past in southern Europe was followed by considerable interest in restoring the more monumental religious buildings from the gothic period. Progressively, expand to encompass increasing varieties of building types without exceptional aesthetic merits that contributed to the special character of historic place. Eventually, the built environment becomes inextricably linked to the surrounding natural sites as the interest grew to include restoring and conserving historic garden's human-made landscapes (Harrison & Hughes, 2010).

The availability of funding for cultural heritage conservation will always depend on national budgetary priorities at every level of government, even in the wealthiest countries. Effective architectural conservation requires a solid knowledge of conservation science and a good understanding of the pathologies of building materials. No structure can escape from natural decay. All building materials are vulnerable to deterioration over time with some materials, such as wood, being more venerable than others. In addition to the effect of nature's sudden destructive forces, exposure to the elements (including sun, wind, rain, and temperature, change) over long periods of time can cause serious damage to the built environment (Bhawan, 2013).

## **2.11 International Case studies, Redevelopment Influences on Heritage Buildings**

Most of the world's major cities have been facing the pressure of redevelopment due to rapid socio-economic development during the last few decades. This rapid increase has created problems for the heritage in these cities. Every new development and redevelopment is going to tear down the old fabric and socio-economic character. Developers and policymakers in the developing nations begin thinking to create a balance between development and heritage conservation. However, those efforts did not lead to "attract development" to these areas and re-life, because of its methods of preserving the cultural heritage.

The countries such as Egypt, China, and Colombo are the countries in which they are rich in urban heritages. Nevertheless, they were suffering due to urban redevelopment. Especially, China, a quarter of their land area is redeveloped because of urban renewal. However, at last, they were understood conservation is important for sustainable development of the city. Besides England has a model country for conservation of historic buildings and registers as national heritage of the city. Ethiopia is also the same problem as the above countries. So, we need to take lessons from their experience.

### **2.11.1 Egypt**

In Egypt, and especially in the old city of Alexandria, the battle between heritage conservation and real estate investment exists and raging. Are we obliged to keep old buildings although they have lost their original settings? The debate of either keeping or demolishing some of the heritage stock for the sake of stimulating investment and harmonizing street-scape is argued at the administrative, public and private levels, with regards to real estate investments and building laws (Nassir, 2016).

The Alexandria Preservation Trust founded in 1999 (Awad, 1999) prepared an inventory of the heritage buildings in Alexandria in need of protection from demolition. After announcing "Law 144" for the Demolition of Buildings and Heritage Conservation was officially in 2006, the Alexandria governorate

established committees to identify the historical buildings and areas throughout Alexandria.

The official conservation list of Alexandria's Heritage inventory was officially published in the official Egyptian press, 'El Waqaa El Masreya' issue number five in 2009. It contains municipal and architectural information on buildings, streets, areas, and art in the city. The listed heritage areas were combined with streets and reduced to 26 areas, and then cut again to 20 areas in 2016 ( Alexandria Governorate,, 2007). Now, after almost twelve years, the number of listed buildings in Alexandria has dramatically shrunk. According to the Save Alex campaign, at least 36 buildings have been destroyed in the past five years since the 2011 Egyptian Revolution. This number is expected to rise distinctly soon, with 20 further properties removed from a heritage building list. (Nassir, 2016)



Figure 7 A small villa in the El-Raml area demolished to build a huge apartment building. (Source, The Arab Republic of Egypt, 2016)

This heritage conservation inventory restricts the demolition of listed buildings and regulates dealing with them only through the local administrative authority. In the framework of the challenges that face the housing and the sustainable urban development and the need to have a future vision of the human settlements as the basis of forming new urban agenda, hoping that the coming

generations enjoy the luxury, security, justice and the sustainable development (The Arab Republic of Egypt, 2016).

**Lesson learned from Egypt Alexandria:** The administrator of a city needs to announce law for protection architectural heritage from the demolition of buildings and heritage conservation. The city administrator must establish committees to identify the historical buildings and areas throughout Addis Abeba.

### 2.11.2 China

Urban renewal significantly contributing to sustainable development has increasingly become a public profile within the urban policy agenda in both developed and developing countries. The total area of demolished urban buildings reached 3 billion m<sup>2</sup> over the 11th National Five-Year Plan period (2006–2010), with the ratio of demolished buildings to newly constructed buildings approaching one-quarter, at 23%. As a typical developing country, China has undergone intense urbanization since China's reform and opening-up, beginning in 1978. By the end of 2017, the urbanization rate in China stood at 58.5% (Liu, Xu, Zhang, & Zhang, 2014).

Prior to the 1980s, construction projects were government procured, being of extremely poor quality, yet overpriced. Many cities are currently suffering from chronic land shortage combined with severe deterioration of the city centers. For example, in the city of Shenzhen, the so-called “three **olds**” of the city center old town, old village, and old factory remain unfit for contemporary use, yet cover some 240 km<sup>2</sup>, or 5.5 times the area of the remaining available unused land in the city. The experience of Shenzhen is typical and highlights the point that urban renewal offers a resolution to the contradiction between urban development and China's land scarcity (Ibid).

In recent years, extensive urban renewal projects throughout China have resulted in the large-scale demolition of existing buildings. According to a report by China Academy of Building Research (CABR, 2014), during the 12th Five-Year Plan period, about 130 million m<sup>2</sup> of residential buildings were demolished in 2011 alone. By 2013, the total floor area of housing demolished rocketed to a staggering 400 million m<sup>2</sup>. Certainly, demolition and redevelopment are root out

substandard buildings in order to replace them with new ones that meet construction standards and functional requirements. Moreover, redevelopment serves to eradicate out-of-date infrastructure, irrational utilization of land, and environmental hazards, while making it possible to more fully utilize urban land in ways that limit damage to the urban natural environment.

The pointed out that the average service lifespan of demolished buildings in China is 34 years. This is both much shorter than the designed lifespan and shorter than the international level. This shortening of building lifespan comes with great costs in the loss of urban culture, waste of resources, aggravation of environmental pollution, and the emergence of social conflict and instability (Liu, Xu, Zhang, & Zhang, 2014).

On the other hand, Some studies have visited the question of how to balance the redevelopment and the renovation of the existing buildings based on the building itself. Nonetheless, the majority of researchers paid more attention to local or area-based factors regarding urban renewal. It is vital to take both external and internal factors into account for making decisions on urban renewal projects, since remarkable differences may exist among different buildings that are located in the same area or site, especially for historical areas or commercial centers (Liu, Xu, Zhang, & Zhang, 2014).

**Lesson learned from China:** Because of urban renewal and redevelopment about a quarter of their land is renewed. Due to this many historic buildings and urban heritage are destroyed. Currently, they are economically developed, but they want to go back to regain their past life. So to protect the city's existing urban heritage is to preserve the history of a city. Even if the past is already passed, they are trying to implement and study by raising the question, how to balance the redevelopment and the renovation of the existing buildings based on the building condition. So based on their passed mistake they try to rebuild by a renovation of old building

### **2.11.3 Colombo, Sri Lanka**

Colombo is a fast-growing city and the major commercial hub of Sri Lanka with a population of just under 1 Million. The city's administrative area is 37.31 sq. km.

that is grouped into six Administrative Districts and 47 Municipal Wards. At present, about half of the city population lives in about 1506 low-income settlements ( SEVANATHA, 2001).

The upgrading projects program has piloted a number project in Colombo from 1978 to 1984. During the period of six years, several innovative steps were developed to improve the living environment of the urban poor in Colombo. Those innovations could be summarized as follows (Ibid).

- Identification of on-site upgradable and non-upgradable low-income settlements within the city of Colombo based on a comprehensive planning criterion.
- Development of three upgrading approaches based on the settlement locational situation for the improvement of all low-income settlements in Colombo.
  - Permanent upgrading
  - Temporary upgrading
  - Sites and services for relocation
- Development of a set of minimum standards for layout planning and infrastructure improvement in low-income housing schemes.
- Normal building regulations (Rules of H&TI Ordinance and UDA Regulations) were relaxed in the declared special project areas in order to make the housing affordable for the poor and to allow low-income households to stay at the same locations and continue their livelihoods.
- Under the urban upgrading process initiated by an urban development, agency is, more than one-half of the low-income families in Colombo city were able to improve their living environment on a self-help basis by 1984 ( SEVANATHA, 2001).

According to Historical forts in Sri Lanka, downtown Colombo used to be a fort. It was built by the Portuguese and then the Dutch took over and finally the British. Today there are no remnants of the fort, but there are many old colonial buildings in very good condition. When walked through the old fort area admiring the old buildings which are now offices and restaurants (Historical forts in Sri Lanka, 2011).



Figure 8 Old Parliament and Cargill's old Colonial Buildings in Colombo

Source, (Historical forts in Sri Lanka, 2011)

The bustling downtown is not far away and the skyline is full of tall skyscrapers and cranes erecting even more. In the rest of the city, there are many new buildings or renovated older ones that house offices, shops, and restaurants. It seems very progressive and new.

**Lessons learned from Colombo, Sri-Lanka;** - we should have considered urban poor residents and provide and implement guidelines and specifications for the residents to make healthy, safe and sustainable the developed city. Besides, the city there is many new buildings or renovated older ones that house offices, shops, and restaurants. Besides, preparation of a policy paper for slum and shanty upgrading and obtained the approval for it by the government

#### **2.11.4 England**

The National Heritage List for England (NHLE) is Historic England's official of buildings, monuments, parks and gardens, wrecks, battlefields and other heritage assets considered worthy of preservation. Properties on the list, or located within a conservation area, are protected from being altered or demolished without special permission from local government planning authorities (NPPF, 2011).

The National Heritage List for England was launched in 2011 as the statutory list of all designated historic places including listed buildings and scheduled monuments. The list is managed by Historic England (formerly known as English Heritage), and is available as an on-line database with 400,000 listed buildings, registered parks, gardens and battlefields, protected shipwrecks and scheduled

monuments. A unique reference number, the NHLE Code, is frequently used to refer to the related database entry, such as 1285296 – this example is for some house. In developing this strategy, local planning authorities should take into account (NPPF, 2011);

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring the desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place

According to the national heritage of England when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest (NPPF, 2011).

**Lessons learned from England:** provide an on-line database for historic preservation by registering individually or in a group. And increase the registration components like gardener. The wider contribution of social, cultural, economic and environmental benefits that conservation of the historic environment can bring the desirability of new development making a positive contribution to local character and distinctiveness. Besides, old city buildings, museum in England are also very high tourist attraction centers

The National Heritage List for England after launched in 2011 available on-line database with 400,000 listed buildings are registered as heritages in individuals in groups and sites. If the management and government sectors are given attention to the conservation sector, conserving our limited historic buildings and sites is not difficult.

## CHAPTER THREE

### RESEARCH DESIGN AND METHODOLOGY

#### 3.1 Methods of Data Acquisition

The researchers used a mixed methodology of photography, mapping, surveys, observation of communities, historical analysis of documents, and semi-structured and life-story interviews. These methods have allowed authors to trace out the multiple processes at work in Addis Ababa's urban redevelopments. Links are drawn between master plans, policies, implementation, and residents' on-the-ground experiences. Visual aids for the reader (figures, maps, and photos) are used to provide background information regarding the main features of urban transformation in Addis Ababa.

The study approach was conducted through detail questionnaire, site investigation and analyze practical problem that appear during site observations. Therefore, the research would need to consider different aspects of the problem such as factors affects heritage, integration nearby heritage structures ...etc.

This research can be done using the following steps

- Introducing to the study area
- Formulating the Research Problem
- Preparing research questioners and interviews are the main data gathering method for this research assessment.
- Developing and analyzing data
- Provide findings and recommendations
- Generalizations and Interpretation in a scientific way
- Write the research report.

#### 3.2 Method of Data Collections

The data collection approach is adopted from site observation, basic documents, Addis Abeba city administrations different offices, ARCCH, tourism and culture

center in Addis Abeba, respondents and archival documents. Besides, desk study is the primary data source. The research was conducted by disseminating two types of questionnaires “open-ended” and “closed-ended” to a number of conservators, urban planners, and designers, institutions and consulting companies.

#### Primary sources of data

##### I. On-site study and Measurements:

- Site visit and observation
- Physical inspection of the building
- Photography, mapping, field surveys,

##### II. Questionnaire and interviews

- Having an informal direct group discussion
- Organized and focused questionnaires among professionals and responsible organizations

#### Secondary sources of data

##### III. Library and Archival sources/accounts

- EIABC library, ‘wemezeker’, ARCCH & AKSC-CTO,
- Historical documents analysis

##### IV. Internet and Multimedia sources/accounts

- Old Photos collection
- Referencing and gathering different countries' experiences from different sources such as electronic media, journals, and websites.

### 3.3 Sample Size of Research Population

The research samples were gathered from different organizations and companies that work together with cultural heritage conservation authorities, land redevelopment plan and design-related organizations. The surveys were conducted based on their direct and indirect involvement in redevelopment and heritage conservations.

The research samples will be gathered from organization and companies that work Sample size for the research study is calculated using the following formula,

$$n = (Z)^2 * P * \frac{1-P}{(E)^2} \dots\dots\dots [Equation 3.1]$$

Where:

- n- Necessary Sample Size, proportion of the population with professionals are responsible persons to understand and responds to the questionnaire about the conservation of Arada.
- Z- Z-score; from Z-score table within a 90% confidence level Z=1.65, it is the amount of uncertainty.
- P- The value of standard deviation that indicate the variation of responses commonly taken 50%
- E- Margin of error With confidence level 10%, marginal error + or – 10% (Kumar, 1999)

The proportion of the population is the most forgiving number ensuring that the sample will be enough and the number of sample sizes is found to be 66. This means the of case study area peoples are professionals related to urban heritage or some knowhow about historic and heritage buildings on a site.

The variables were determined because of the time available for conducting the research work, available funds for the study (project), and the reliability of the respondents. In order to get a thorough representation of the sample size, the dissemination of the questionnaires was conducted to organization encompassing experience and reputational diversities within responsible government institutions.

### **3.4 Research Instruments**

The research is formulated from primary and secondary data sources. Site investigation, questionnaire, and desk study provide the primary data for this thesis while the secondary data sources include research done with related areas with different case study sites, internet sources, and related archival documents. These different methods of data collection systems have been used in order that the data or information obtained from one would supplement the other source where information gaps have been exhibited and enforcement of evidence is required.

### **3.5 Method of Data Analysis**

Both descriptive and inferential statistics are employed in the data analysis. In the analysis, the “Mean Score” and “Mode” method is taken as a tool to establish the relative influence of urban redevelopment and renewal on historic and heritage buildings existing in the case of Arada, local name called piazza, to Churchill Avenue and Mahatma Gandhi Street. In accordance with Likert’s scale of five ordinal measures of agreement towards each statement (1, 2, 3, 4 and 5), the mean score is calculated for each factor that is used to determine the relative ranking.

Data collection part of the research is the most challenging and hectic part of the research were delays in meeting with respondents, vague and unclear responses have been encountered. This and similar problems made the research stressful for the period of data collection. The questionnaires were carefully designed with the intent of acquiring a high response rate from respondents. The answers to the structured part of the questionnaire were based on Likert scale of five ordinal measures of agreement towards each statement (from 1 to 5) as shown in the following. (Devendra, 2006)

The two reasons given why this simple scale approach is adopted are:

- To provide simplicity for the respondent to answer, and
- To make evaluation of collected data easier

Likert- scale helps to know respondents' feelings or attitudes about an opinion. The respondents must indicate how closely their feelings match with the question or statement on a rating scale. Respondents are then asked about redevelopment on these variables in affecting accordingly the respondents would choose one of the following based on their outlook. (Devendra, 2006)

1. Very low
2. Low
3. Neutral
4. High and
5. Very high

After expressing their agreement and/or disagreement on a variable of questioners on redevelopment influence over heritage and historic buildings. Respondents' result was analyzed the chances of variables respondents were evaluated about the impacts based on their choices.

1. No significance
2. Minor significance
3. Average significance
4. High significance
5. Extreme significance

Upon the completion of data gathered from the desk investigation and questionnaire respondents to be identifying the problems and recommendations. The questionnaires are then prepared in such a way that detailed information can be gathered in a systematically prepared in table.

Standard deviations (SD) measures the amount of variability, or dispersion, for a subject set of data from the mean, while the standard error of the mean (SEM) measures how far the sample mean of the data is likely to be from the true population mean. The SEM is always smaller than the SD

The mean score (MS) for each variable attribute overrun is computed by using the following

Formula;  $MS = \sum(f x n)/N$ ..... [Equation 3.2]

Where: MS – Mean Score

- f – Frequency of responses for each score
- n – Scores given to each factor (from 1 to 5)
- N – Total number of responses concerning each factor

Standard deviation, mode and mean score for each question developed analyzed us a summary.

The mode is the value that occurs most frequently in a sample. When multiple values occur with the highest frequency the sample is said to be bi-modal or multi-modal. Standard deviation ( $\sigma$ ) is a measure of the dispersion of a collection of numbers. It indicates how widely spread the values in a data set are with respect to their mean.

Formula  $\sigma = \sqrt{\frac{\sum(x-\bar{x})^2}{(n-1)}}$ ..... [Equation 3.3]

Because the mean of the population is usually unknown it is important to estimate the error between the sample mean and the population mean.

The SEM Standard Error of the Mean is an unbiased estimate of expected error in the sample estimate of a population mean.

$SEM = \sigma/\sqrt{n}$ ..... [Equation 3.4]

Ranks of variables based on cumulative mean score as perceived by different parties should be tested for correlation. The purpose of a correlation test is to verify whether there is a great deal of difference in ranking respondents and as well in order to be able to avoid from deceived by chance of occurrences and significance as view standard error of mean. Standard error functions as a way to validate the accuracy of a sample or the accuracy of multiple samples by analyzing deviation within the means. The SEM describes how precise the mean of the sample is versus the true mean of the population.

## **CHAPTER FOUR**

### **DISCUSSIONS AND FINDINGS – A CASE OF CHURCHILL AVENUE AND THE SURROUNDINGS**

#### **4.1 Description and Analysis of the Arada Area**

##### **4.1.1 Purpose of local development plan on study site**

The purpose of the study is to analysis and to visualize the existing condition and identifying redevelopment effects. It should define what the city structure would look like and produce a better-organized urban space and form to facilitate development. Accordingly, the result expected to provide a better insight into the future and guide development, while at the same time addressing current pressing challenges. In other words, the study will serve as a bridge between the current and future. The overall purpose is, therefore, to ensure that the plan creates favorable conditions for rapid, significant and integrated development.

In view of the vision of reaching creating Africa capital city, Ethiopia has embarked upon a growth and transformation path. Massive public financed development projects are underway. Although this by itself is one defining factor for the development plan, the implication of these programs and projects on the city and its environs transcends the physical structure and spatial form of the area.

According to Addis Abeba city administration, urban planning institute piazza local development plan the major pressures for the cause of redevelopment are poor housing condition, congested living standard, lack of recreational facility (greenery and open spaces) and Insufficient parking and improper accessibility. On contrary, some development pressure are explained because of the area is the main economic and cultural center of the city and It is a strategic investment area in the city by the structural plan (AACPPO, 2017).

There is another way and opportunity through conservation of architectural heritages and historic buildings to develop historic quarter Arada area as economic and culture center of Addis Abeba.

#### 4.1.2 Aerial View and Site Location

The aerial map of the site is located from main road Piazza to Mexico on Churchill Avenue. From the bottom side, Colson Street to the “*Serategna sefer*” area or local name called “*Eri bakentu*”. Generally, the site is located above Tedrowos square roundabout up to Minilik II square as the Google map shows below.

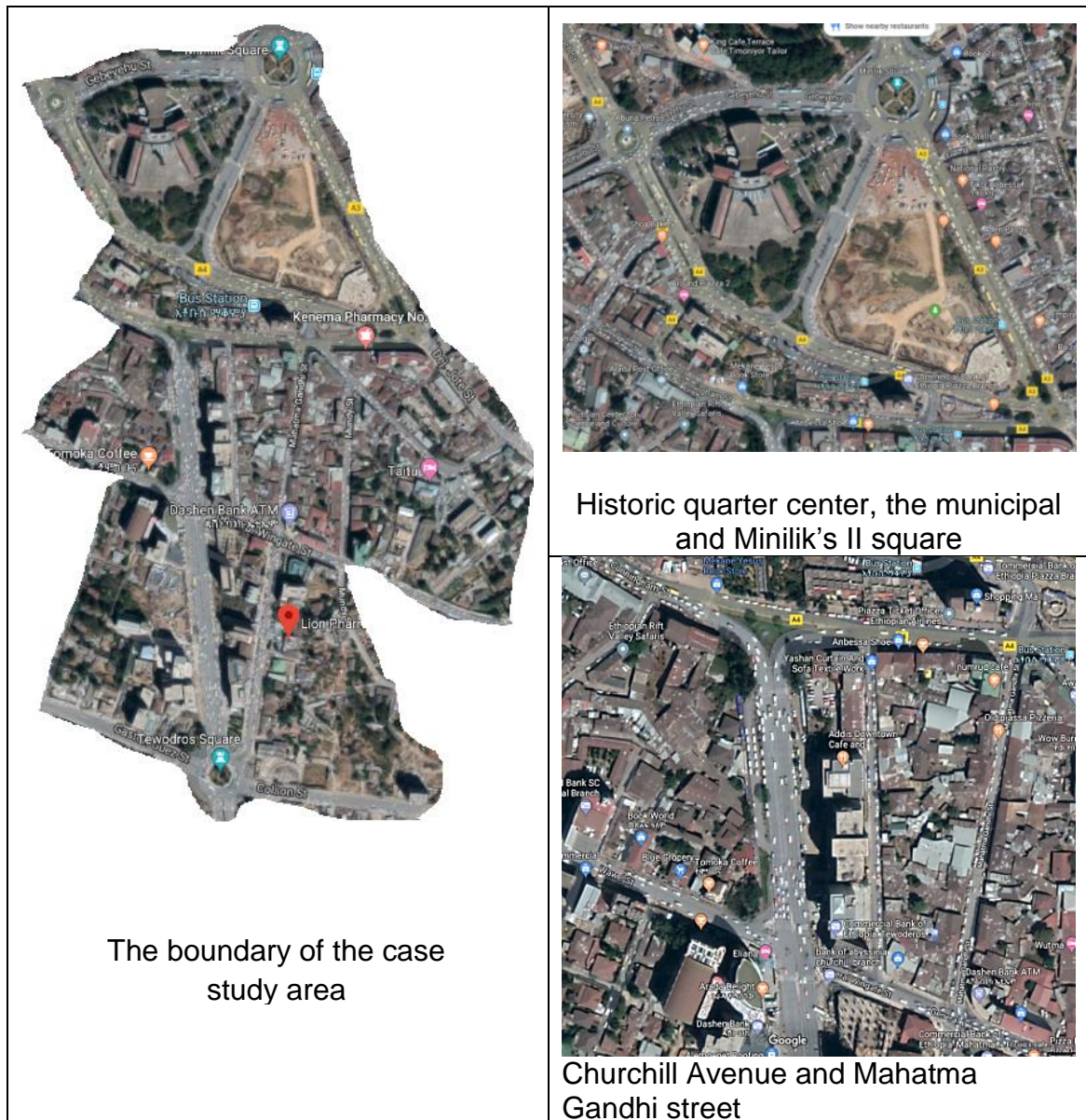


Figure 9 Aerial map of the case study area (Source, Google map)

The site is located in Addis Ababa on Arada sub-city. According to the data from Addis Abeba city administration office, the total area of a sub-city is about 9.9 square kilometer and the population size of about 225,999 peoples whereas

## Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

number residents by gender subdivided in Sub-city, male 105,963 and female: 120,036. Besides, they have a population's density per square. Kilometers are about 22,805.1. There are ten(10) woredas in sub-city. The case study area is taken from some parts Woreda 01 Arada sub-city (Piazza LDP, 2017).

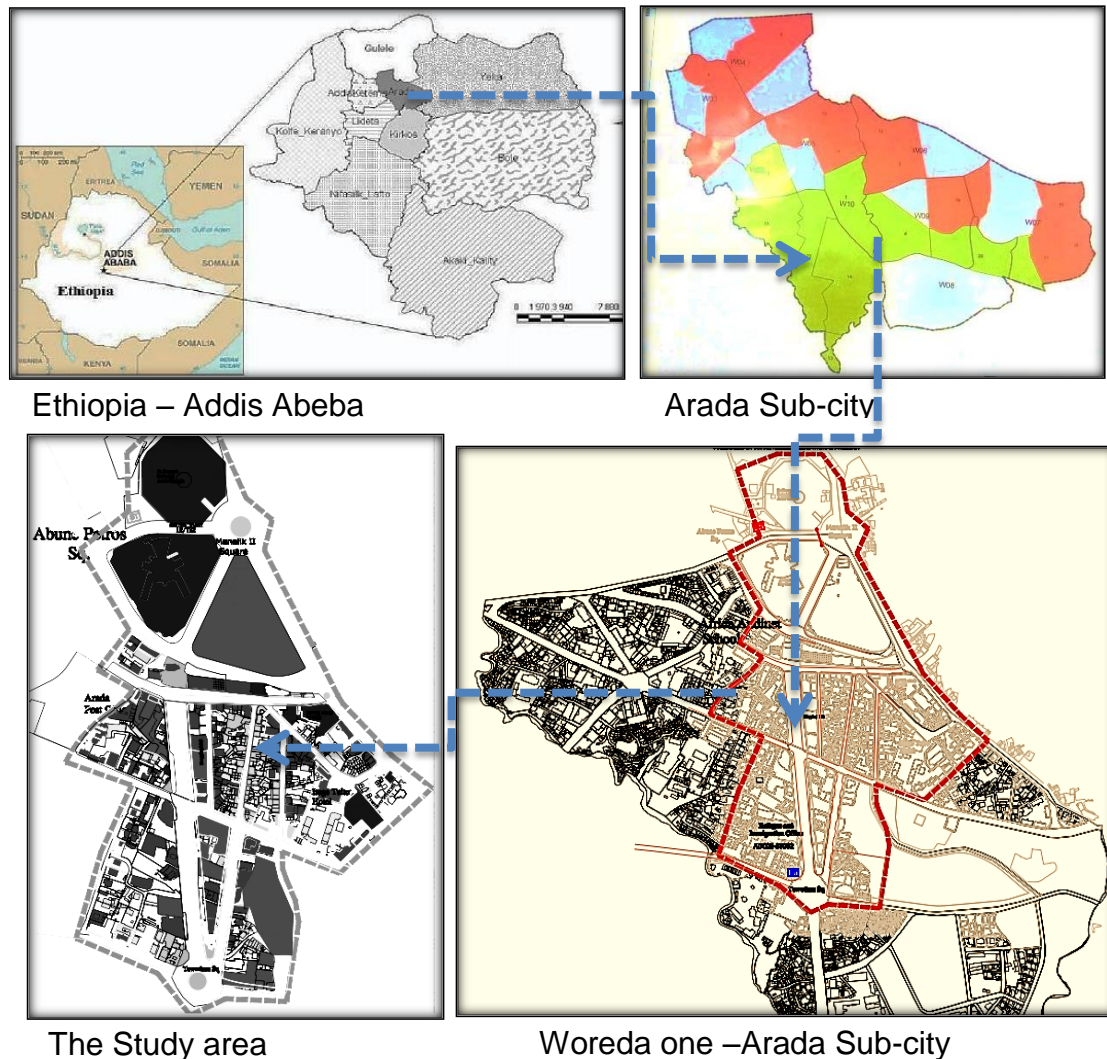


Figure 10 Location map

The boundary is stated around the main road between Addis Abeba city administrations through Churchill Avenue up to Tedrowos square and its surroundings. It is specifically located on the main road between Addis Abeba city council buildings to old train station Laghare square. But for scope limitation, the site is taken above Tewodros square to the city municipal and its surroundings. The clear boundary is shown in the above figure. The total area is about 504,000 square meters.

#### **4.1.3 Significance of Conservation of Arada Area**

According to the heritage listing criteria, the researcher considers the advantage of conservation of the case study area as follows.

- **Historical Significance;** for its historic value Arada is the first market center or historic buildings significance in terms of a notable figure, event, phase or activity and whether it is an important reflection of the social pattern of its time.
- **Social value:** it embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group. It serves as a political center for a group of residents and a punishment place in the middle of the market center.
- **Scientific value;** the scientific or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.
- **Cultural and Spiritual Significance;** For its contribution to cinema, music festivals and hotels, cultural events Generally 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 color in relationship to its setting and/or surrounding buildings.
- **Landmark Significance;** for its landmark significance in the community consciousness. for it serves the first market center and development starts place
- **Technological and Craftsmanship Significance;** the heritage item's importance for the nature and use of materials finishes and constructional methods they are a lot of decorative and architectural character symbol buildings, decorative door and window styles, handrails and slabs exists on the case study sites.

#### **4.1.4 Streets and Road Map of the Arada Area**

The streets are the busier public realm. Hence, pedestrians are flow with vehicles. The streets claim the arcaded spaces primarily belonging to the facades buildings of which define the enclosure on the street as an open public space.

The street is in which the construction lasts before the invasion of Italian. Churchill Avenue is the linking corridor: it is identified as “a missing link” by the former LDP, creating a strong mixed business corridor that links, Piazza in the north & Laghare in the south was envisioned. The LDP was partially implemented on the upper part of the Churchill Avenue, creating a mixed commercial use corridor. In line with this, the new master plan has proposed to enhance the current commercial use into an active commercial corridor; and redesign the street into a boulevard that incorporates proper streets capping (Abdi & Abraham, 2015).

The main Churchill axis is more public and pedestrian-friendly where it will be full of activity where it becomes dynamic and is the living street with people not just passing and moving but interacting with the surroundings and with each other with all the street activities and amenities.

Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

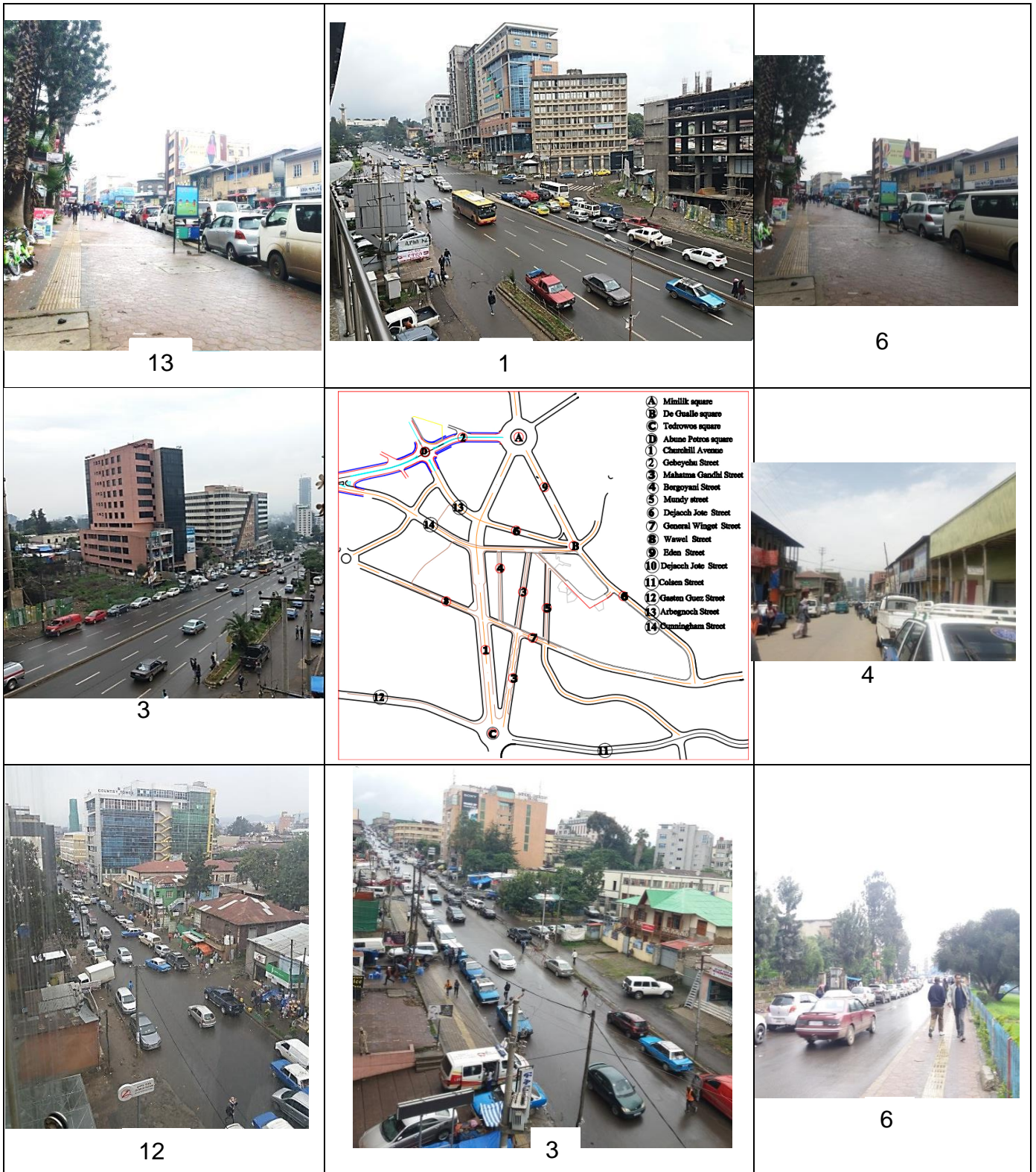


Figure 11 The streets and road map of Arada area (Photo Author, 2019)

#### 4.1.5 Significant and dominant land use old buildings

There are buildings that are used as landmarks in a site. The basics locations are Muhammad Music house, Mezegaja (Addis Abeba municipality), Giorgis (Saint George), Setan bet, Tedrowos square, bank diorama, Arada building, and hakim Workenhs residence.

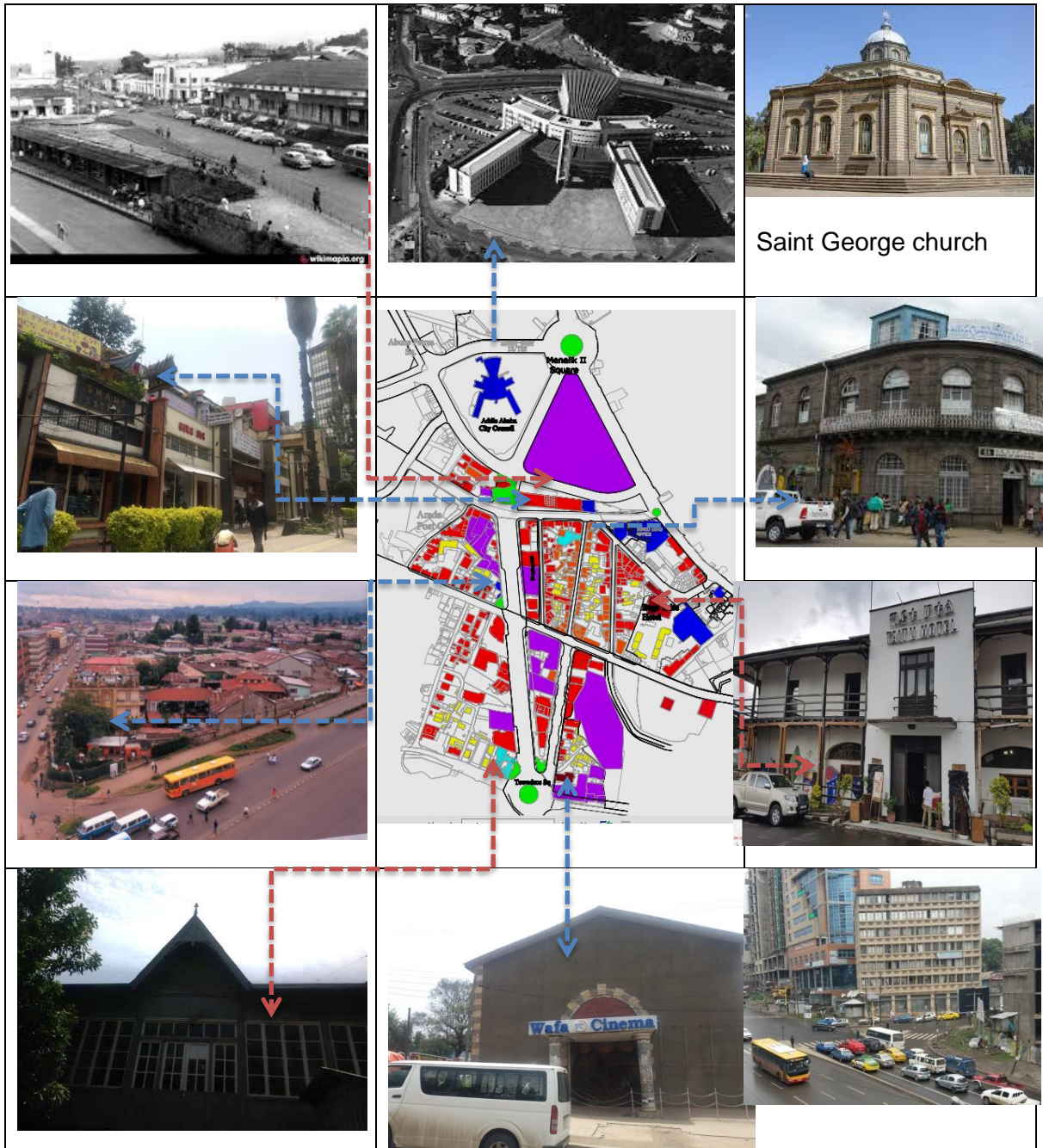


Figure 12 Landmark building in the case study area (Photo Author, 2019)

**4.1.6 Assessment of Heritage Building on Study Area**


No.1 Ethiopian national Physical disable association building	List of Description	Existing condition of a building
 <p>Source; Arada sub-city Woreda one(1) culture and tourism office (Photo Author, 2019)</p>	Name	Ethiopian national Physical disable association
	Location	Near Eliana hotel
	Construction year	Late 20 <sup>th</sup> century
	Ownership	Government
	Current services	Office
	Significance period	Late 20 <sup>th</sup> century
	Significant service	Residence
	Construction materials	Roof by ega sheet, mud, stone wood
	Story height	Ground
	Building condition	Good
	Heritage registered status	Registered
	Threats of demolition	Under threats
	Additional Remark	

Table 1 Inventory of Ethiopian national Physical disable association building


No. 2 Former Residence/ Currently school	List of Description	Existing condition of a building
 <p>Photo Author; July 2019</p>	Name	School
	Location	Near Eliana hotel
	Construction year	Late 20 <sup>th</sup> century
	Ownership	Government
	Current services	Office
	Significance period	Late 20 <sup>th</sup> century
	Significant service	Residence
	Construction materials	Mud, stone wood, glass, iron sheet
	Story height	Ground only
	Building condition	Good
	Registered status	Not Registered
	Threats	Under threats
	Additional Remark	Need to registration and maintenance

Table 2 Inventory of former residence building

## Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

No. 3 Old post office/Cinema Ethiopia	List of Description	Existing condition of a building
 <p style="text-align: center;"><i>Photo Author, July 2019</i></p>	Name	Cinema Ethiopia
	Location	Near Ethiopian Electric utility head office
	Construction year	Late 20 <sup>th</sup> century
	Ownership	Government
	Current services	Cinema and Café
	Significance period	At 1928 cinema Italia
	Significant service	Cinema and post office
	Construction materials	Roof by ega sheet, mud, stone wood, concrete, glass
	Story height	G+1 type
	Building condition	Good
	Heritage registered status	Registered
	Threats demolition	No threats
	Additional Remark	Maintenance change its original character

Table 3 Inventory of Cinema Ethiopia


No. 4 Armenian Matik keworechikove Building	List of Description	Existing condition of a building
 <p style="text-align: center;"><i>Photo Author; July 2019</i></p>	Current Name	Royal College
	Location	Near Mohamed Music building
	Construction year	1902
	Ownership	Government
	Current services	Bank and Collage
	Significance period	Residence
	Significant service	Residence
	Construction materials	Roof by ega sheet, stone wood, concrete, glass
	Story height	G+1 type
	Building condition	Good
	Heritage registered status	Registered
	Demolition threats	No threats
	Additional Remark	Good door and window decoration façade character

Table 4 Inventory of Armenian Matik Cheworechikove Building

Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area


No.5 Etege Tayitu Betul HotelBuilding	List of Description	Existing condition of a building
 <p><i>Photo Author; July 2019</i></p>	Current Name	Tayitu hotel
	Location	Near National lottery Admin
	Construction year	1899
	Ownership	Government
	Current services	Hotel
	Significance period	1899 until now
	Significant service	Hotel
	Construction materials	Columns, slabs, and walls are wooden. Roof by ega sheet, stone, mud, and glass
	Story height	G+1 type
	Building condition	Good
	Heritage registered status	Registered
	Demolition threats	No threats
	Additional Remark	Good door and window decoration

Table 5 Inventory of Tayitu Betul hotel


No. 6 Anebesa Pharmacy Building	List of Description	Existing condition of a building
 <p><i>Photo, Author; July 2019</i></p>	Current Name	Anbesa Pharmacy
	Location	Near Tedrowos square
	Construction year	Before Italian invasion Around 1920
	Ownership	Government
	Current services	Hotel
	Significance period	1935- Until now
	Significant service	Pharmacy production & sell
	Construction materials	Columns, slabs, and walls are wooden. Roof by ega sheet, stone, mud, and glass
	Story height	G+1 type
	Building condition	Good
	registered status	Registered
	Demolition threats	No threats
	Additional Remark	Good door and window decoration

Table 6 Inventory of Anbesa Pharmacy buildings


No. 7 Hakim Worikneh Building	List of Description	Existing condition of a building
 <p data-bbox="405 869 703 902"><i>Photo, Author; July 2019</i></p>	Current Name	Hakim Workineh Residence
	Location	Near Gandhi CBE
	Construction year	Around 1900
	Ownership	Government
	Current services	Commercial
	Significance period	Residence
	Significant service	Residence
	Construction materials	Stone, concrete and walls are bricks. Roof by ega sheet, stone, wood, and glass
	Story height	G+1 type
	Building condition	Good
	Heritage registered status	Registered
	Demolition threats	No threats
	Additional Remark	The building influenced by newly constructed building

Figure 13 Inventory of Hakim Workineh residence building

#### 4.1.7 Redevelopment Influence and Threats on Architectural Heritage

The major influences of historic buildings are the policy and proposed land use map. According to Addis Abeba city planning office shows the land use map of the historic quarter mainly neglected historic building.

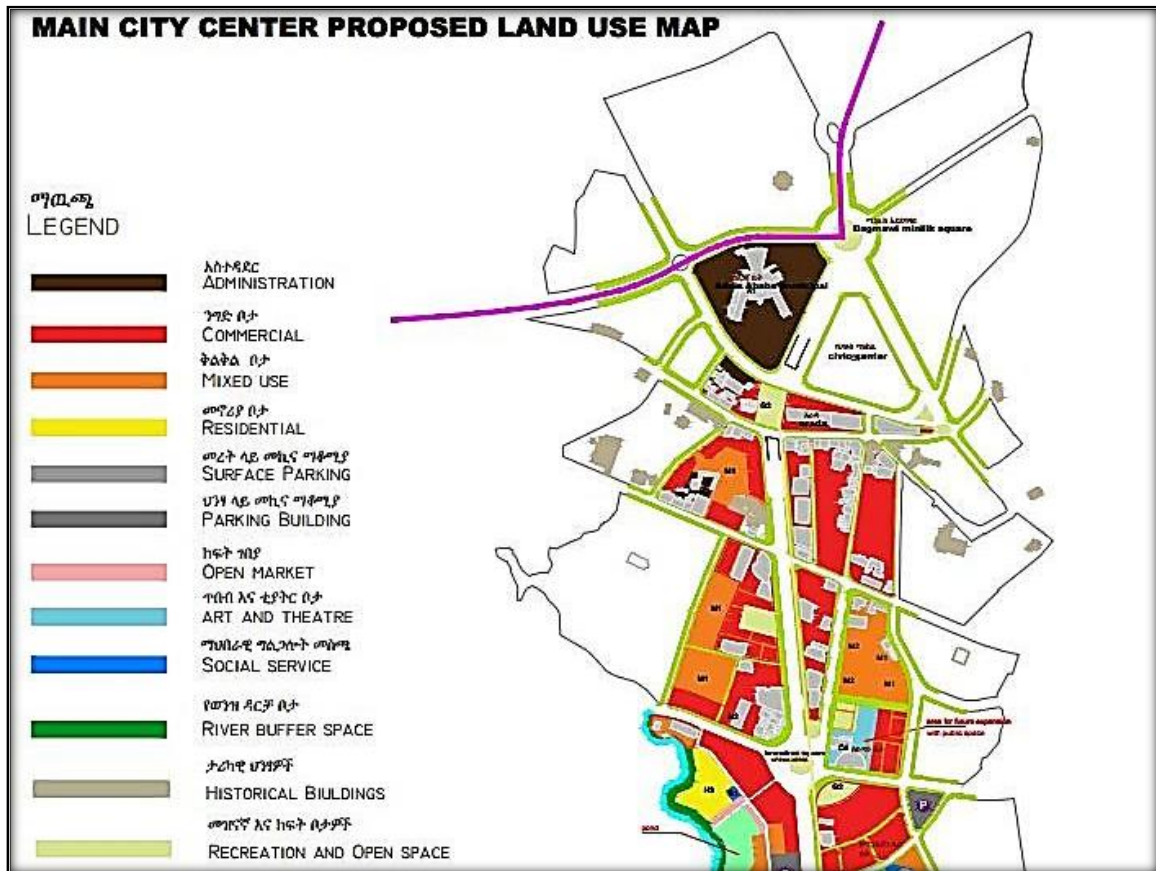


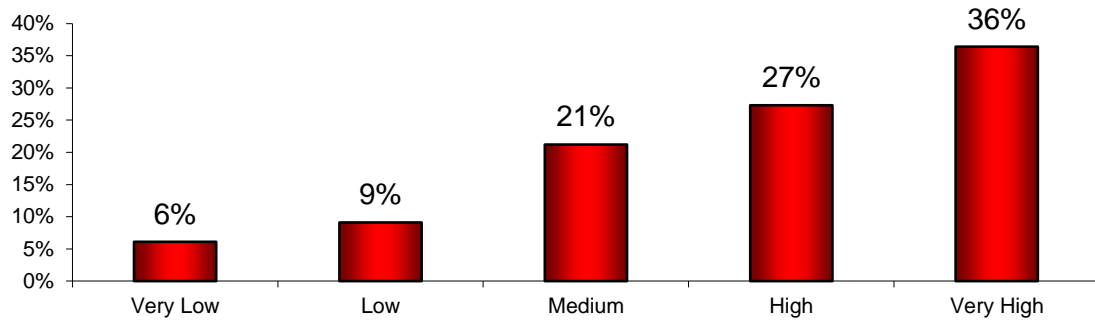
Figure 14 proposed Land use LDP plan source; (Piazza LDP, 2017) (Abdi & Abraham, 2015)

This proposed planned is show as all study sites are under redevelopment or renewal area. So, It is too dangerous to all historic and heritage registered buildings along the road and the site. The researcher recommends the planner shall be revised the proposed plan that they need to consider historic and heritage buildings



According to the graph below, almost all respondents agree that the redevelopment plan and implementation activities will change the character of Arada's historic significance value and sense of place.

## Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area






**Level of Influence of redevelopment over historic and heritage buildings**



No additional evidence is needed to prove the influence of redevelopment on heritage and historic buildings. Simply walking through the site, there are a lot of historic buildings and sites that are massively destroyed and prepared for redevelopment of high rise buildings . some buildings listed below are evidence to show what happens on the site.

	Building image	Remark
1		<ul style="list-style-type: none"> <li>• The policies adopted for the conservation of heritage are not considering the surroundings'.</li> <li>• This shows and leads to misunderstanding and confusion about historic and heritage buildings.</li> <li>• The image shows the heritage registered G+1 building between G+6 and G+8.</li> </ul>
2		<ul style="list-style-type: none"> <li>• G+2 historic building survives between G+8 and G+18(Haron tower) building.</li> <li>• Visually and aesthetically influenced by newly built building</li> </ul>

Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

3		<ul style="list-style-type: none"> <li>Existing Building service and Building construction materials and character are different and dominated by newly building.</li> <li>It was also possible to give similar service to new buildings to preserve and continues the historic service. But not yet happen.</li> </ul>
4		<ul style="list-style-type: none"> <li>The name of the surrounding also changed by name of dominated building redeveloped around the historic building.</li> <li>Example “Gedem sefer” by piazza market center building and Eliana building and the surrounding.</li> <li>The modern nomenclature of a building also influences the historic site.</li> </ul>
5		<ul style="list-style-type: none"> <li>On Wawel Street, there is a lot of historic building which surrounded by high rise G+14 neighborhoods building which shrinks their existence historic value of the surrounding.</li> </ul>
6		<ul style="list-style-type: none"> <li>Bankdiroma building also influenced by a mass high rise building.</li> <li>Architectural character is also too different from a nearby building.</li> <li>It is built by shining glass and aluminum materials.</li> </ul>
7		<ul style="list-style-type: none"> <li>A picture captured from the G+4 building.</li> <li>Totally the historic building top view shows he rusted iron sheet and image of slum.</li> <li>The nearby buildings highly threat the demolition of a historic building, this leads to destruction of the history of the surrounding.</li> </ul>

Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area




8		<ul style="list-style-type: none"> <li>• The opening and façade treatment of historic buildings with developed buildings shows different characters and responses from a street view.</li> <li>• As the image shows the door and window opening of historic buildings are more attractive and decorative within natural color.</li> </ul>
9		<ul style="list-style-type: none"> <li>• Different size and character of construction materials and building height dominate heritage registered buildings.</li> <li>• Hakim Workineh residence buildings.</li> <li>• G+1 brick and stone materials covered by G+13 mass concrete structures.</li> </ul>
10		<ul style="list-style-type: none"> <li>• View of historic building from nearby G-6 Piazza market center building.</li> <li>• The materials and service character of a building with the neighborhood is different.</li> <li>• The historic was diminished and dominated by modern construction styles and materials.</li> </ul>

Table 7 Redevelopment effects on Architectural heritages

Historic buildings are dominated by skyscrapers building. Since historic buildings are a maximum of two stories in the case of the study area, the roof of historic buildings is also viewed from the three-story of newly redeveloped buildings. Since the aged and old top roof of a building looks esthetically unattractive and influenced and encourage plan developer to demolish the historic and old one.

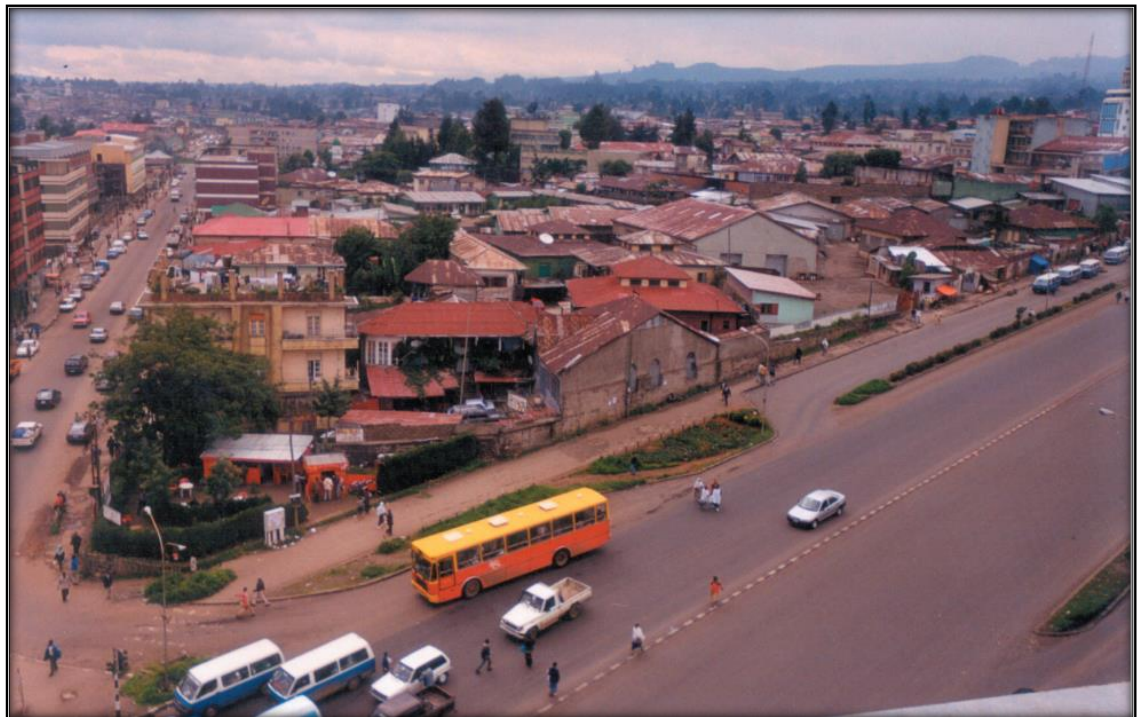


Figure 15 Churchill avenue photo shows effect of redevelopment on historic building (the 1989 and 2019 photo respectively)

As the figure above shown most historic and heritage buildings are going to disappear due to redevelopment purposes. Some buildings are already constructed was dominate the sites. The historic sites nearly future for the coming 10 years almost all sites architectural and historic character disappear and new styles of construction materials, and styles are introduced within new service according to LDP plan 2017 from Addis Abeba city administration.




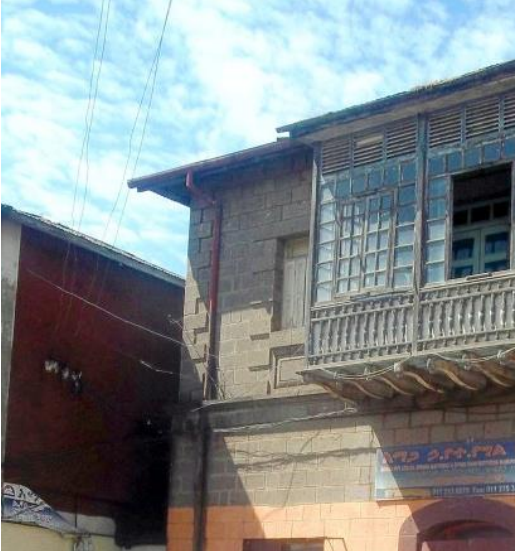
#### 4.1.8 Historic Buildings Character in Arada Area

The historic buildings are nearly similar architectural character throughout the study area. Especially the façade of a building, construction materials, balcony installation and story height of a building are nearly the same characters. The following are some common sample of historic building architectural character.



Figure 16 Common samples of Historic Building Characters in the study area  
(Photo source; Author, 2019)

Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

Label	Image of buildings	Character of symbol
1		<ul style="list-style-type: none"> <li>• The major wall character of the historic building is rubble stone jointed by mortar</li> <li>• Exists in good condition until now.</li> <li>• Lack of maintenance and clearing.</li> </ul>
2		<ul style="list-style-type: none"> <li>• The roof character of most historic buildings is described with different spare shape wooden materials.</li> <li>• The building consists of 2 spear shapes with branched decoration.</li> </ul>
3.		<ul style="list-style-type: none"> <li>• Gable roof eve is decorated by Indian character flower design and a single spear shape</li> <li>• The window door top openings are decorated like sunshine images and lines.</li> </ul>
4		<ul style="list-style-type: none"> <li>• Cantilever balcony is attached to the main building is decorated with wooden materials</li> <li>• The walls and, slabs are made up wooden to reduce load</li> <li>• It helps to view the exterior in a good manner.</li> <li>• Buildings wall construction styles and materials are impressive and attractive.</li> </ul>



5		<ul style="list-style-type: none"><li>• Beam and column are made from wooden materials</li><li>• Columns are vertically erect average 4m height and center to center about 2m width.</li><li>• Most buildings have 2 story building and made from mud and wood with paint finishing.</li></ul>
6		<ul style="list-style-type: none"><li>• On Gandhi street handrail, door and window made from wooden material, curving style, and art is very impressive.</li></ul>

Figure 17 Architectural character and symbol on the study site

(Photo source; Author, 2019)

## 4.2 Physical Setting of Study area (Arada)

### 4.2.1 Existing Land Use

The distribution of land uses shows a variety of functions in the study area. Basically, began from the establishment of a city up to the current time it serves as the commercial center. So, the major part of the land uses for the purpose of commercial. Especially, the main road access and any paths around the site give service for business purposes. Some historic buildings also transformed into mixed residential and commercial buildings with small-scale business. The location some mixed residential historic buildings are covered front façade to main and access road. The residential uses still exist, while the transformation process of the functions changed the uses from residential character to mixed-use and commercial uses on the main street.

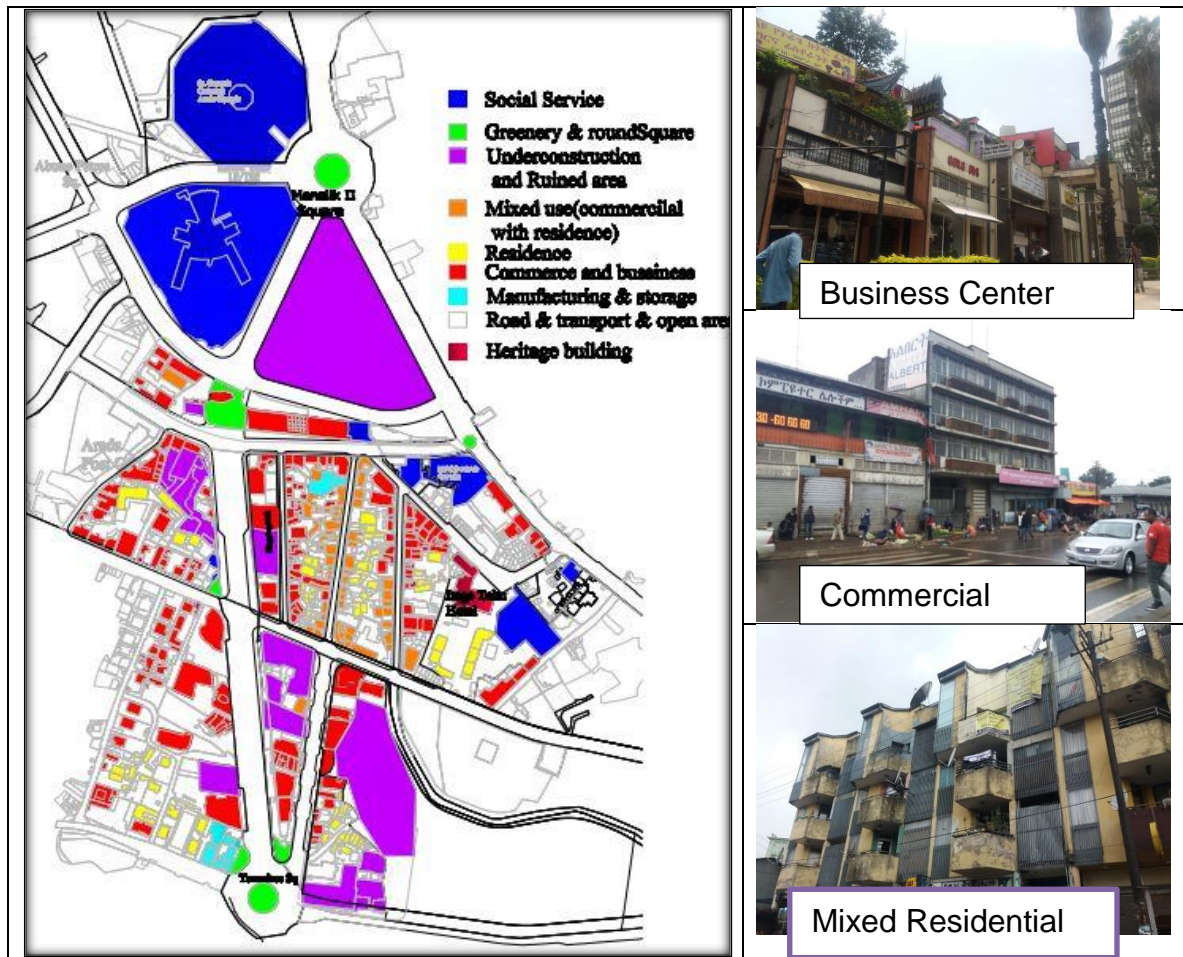


Figure 18 Maps of existing land use Churchill Avenue and the surroundings.

(Photo; Author, 2019)

#### 4.2.2 Land Use Principles and LDP plan 2017

Land use principles of the local development plan of 2017 are described as follows.

- Intensive Uses on Selected Areas: This concept is the central theme in the new Structure Plan as there is little potential space for horizontal expansion. With the advent of a dedicated mass transport line, the concept of intensive use of land becomes clearer.
- Polycentric Urban Development and Decentralization of Urban Activities: polycentric development promotes functional decentralization, provides better opportunities for effective urban mass transport systems and empowers the local community. Polycentric urban center organization is selected to structure Addis Ababa. It encourages self-sufficient (in administration, service provision) smaller local entities like sub-cities.

- Mixed Land Use: The economy is weak; many entities are functioning at a micro-scale. Except for some major uses that require separation, mixed land use will be maintained. However, adjustments need to be made to mitigate the drawbacks associated with such land use.
- Foresight and Practicality: The biggest challenge is that urban plans are not respected or strictly adhered to, even by those with authority. This trend should be changed. It ought to address pertinent and priority problems, and sufficiently linked to implementation capacity including finance. (AACPPO, 2017, p. 38)

#### 4.2.3 Figure-Ground Map

Figure and Ground theory is founded on the study of the relationship of land coverage of buildings as solid, mass and open voids (ground). The figure-ground map is a typical way of showing spatial relationships in two-dimensional form. In this section, we use contrast to show the relationship between positive and negative spaces, solids and void areas. This map is applied at an urban scale, as a way of drawing the plan of the neighborhood for showing solid components of a building and the harmony with open space.

Negative Aspects that exists on Main Street of Churchill avenues are as follows

- Inconsistent building height among the different eras of buildings seen both in the upper and middle parts of Churchill.
- Inconsistent building setback/ street definition/ at some locations.
- Presence of dead walls, fences, bollard

Positive aspects of the site



Figure 19 figure ground map of case study area

- The majority of the site is larger grain size with the residential area having a small once.
- New developments are respecting building line to give more definition and readability.

#### 4.2.4 State of Ownerships

The site is easily accessible and integrated into some of the major commercial, educational, entertainment and religious centers as well as some governmental offices. The close proximity to basic locations makes the place very convenient for low and middle-income residents.

About 9% of the site is used for public service as governmental institutions such as Addis Ababa city council, Ethiopians electric utility head office, post office are some government administration offices. Inside the site, about 6% of the total area is occupied by public services such as school and college. About 20% of the site is used for the purpose of private areas for commercial and residential cases. About 42% of the sites are occupied by governmental rental housing agency which used for different purposes. About 8% of the site is used for purpose religious service and also about 15% used for greenery and free space includes road surface area.

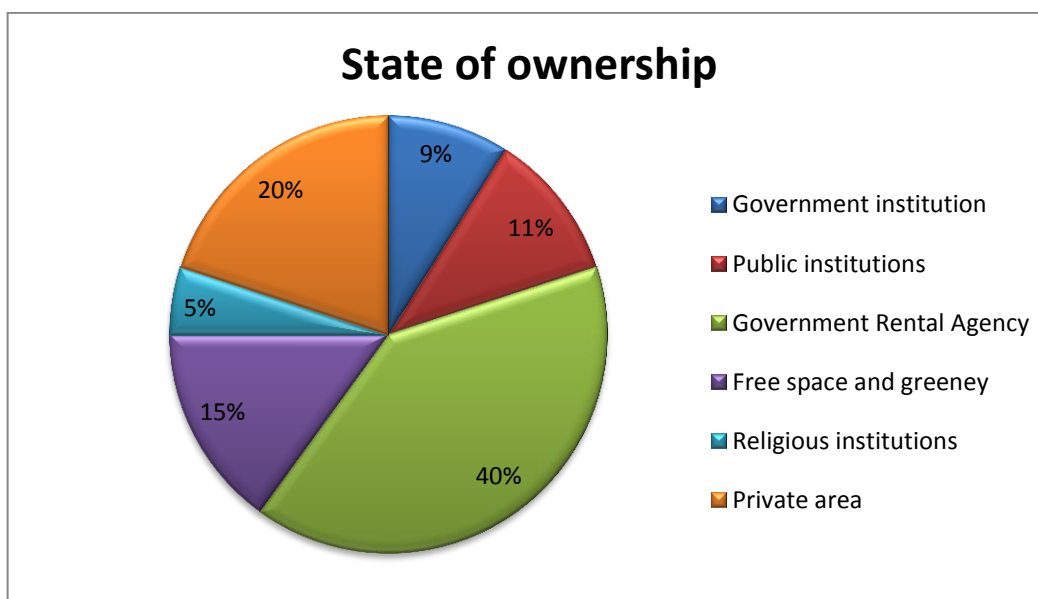


Figure 20 State of ownership by pie diagrams for the case study area

#### 4.2.5 Category of Buildings by Age

About 30% of buildings on the site are constructed during modern times, this means after 1970. And more than half areas of a site are heritage buildings long-lasting about more than 70 years. Some heritage buildings are Tayitu Betul hotel, Cinema Ethiopia, Anbesa Pharmacy, Bankidroma, Hakim Workneh residence, Mohamed Ali residence, Ethiopian electric utility head office, Gandhi street buildings are some historic and heritage buildings exist in the case of the study site. which constructed before 1935.

Since the study site is an original settlement for the city, there are a lot of historic and heritage buildings that exist. More than 10 buildings were constructed before 1910 years. More than fifty percentages of buildings are constructed before the Italian invasion. Due to redevelopment cases, Some buildings are constructed within the last two decade which destroys the oldest and historic buildings around Churchill avenue.

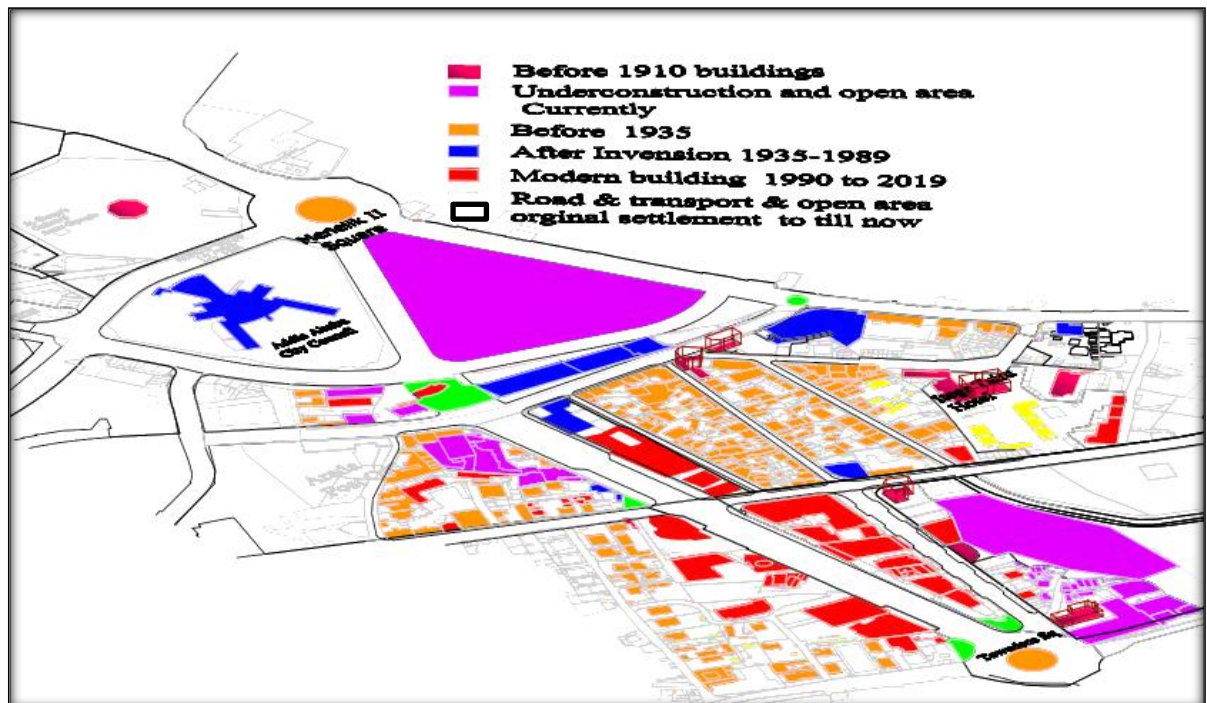


Figure 21 Map of building category by age

#### 4.2.6 Building Height on Study Area

Since the location of the site is in the center city and story area most governmental institution existed on study sites are medium-rise buildings from G+2 to G+12. Almost all private residential buildings existed original settlement begin from the first time no restoration takes place. Due to this, those buildings are historic low rise (G+0) and low condition.

Most historic and original settled buildings are ground and G+1 story buildings. But due to redevelopment and according to the newly proposed plan (LDP, 2017) all sites are redeveloped from G+2 to G+13 floor heights. This shows that all historic and heritage buildings are changed its building height character from low rise to medium and high rise buildings. The following map shows the existing building condition and proposed site plans.

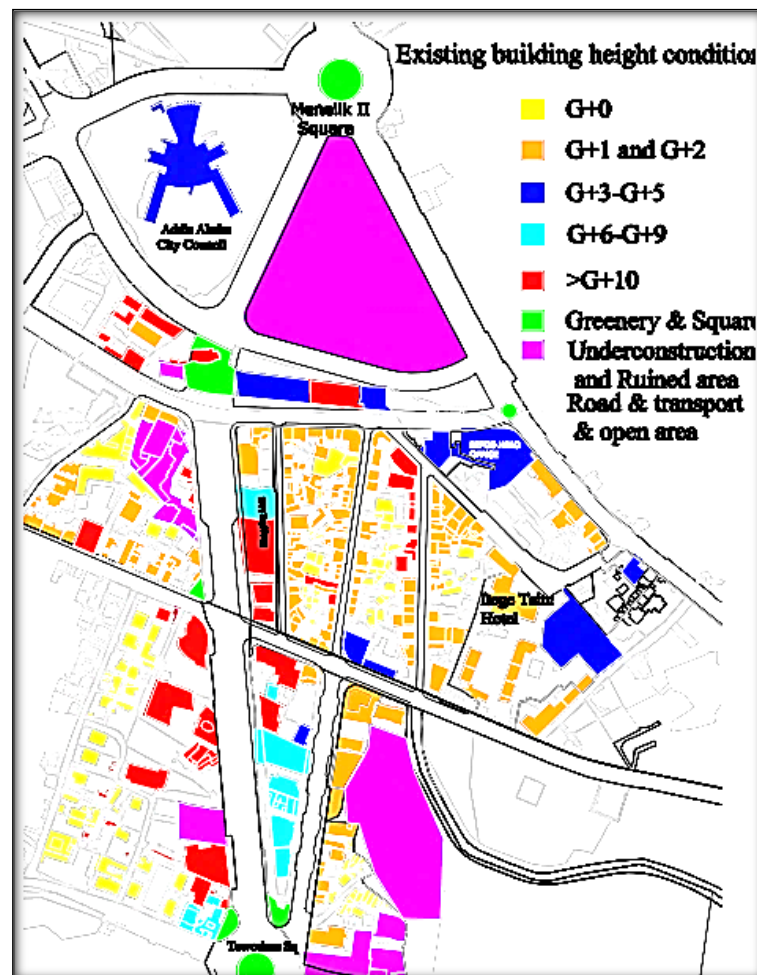


Figure 22 Existing Building Height Condition

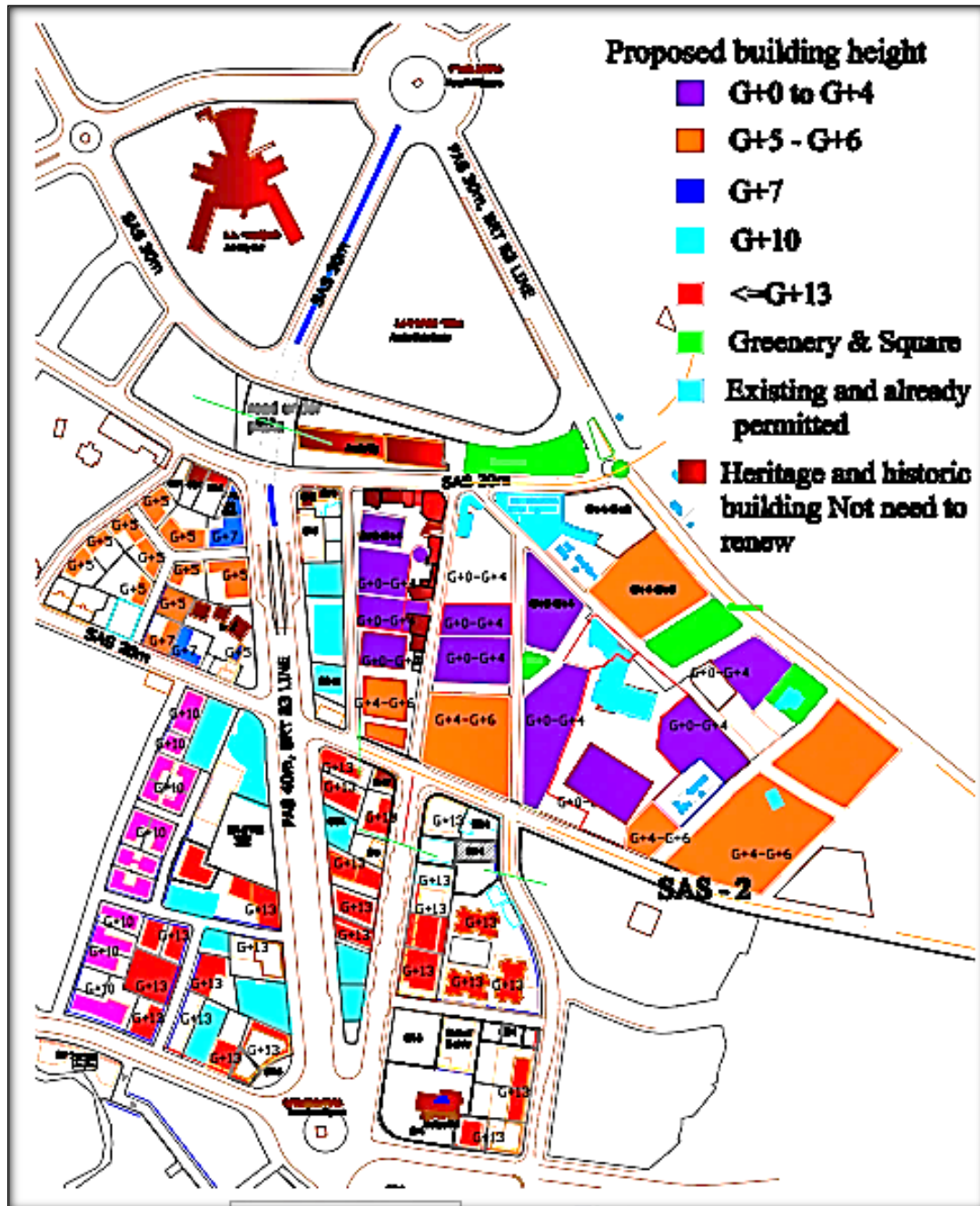


Figure 23 Proposed building height plan view (Piazza LDP, 2017) and Redraw by author (unpublished, approved for proposal; 2019)

#### 4.2.7 Model buildings in the case study area

If necessary, to build and redeveloped the site, it is preferable to consider Historic and architectural buildings character for the Arada area. So

## Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

redevelopment consider the nearby buildings and architectural character like the following chosen model buildings. it considers materials, building height, facade treatments, and openings styles are best and representative.



Figure 24 Model buildings that are properly intervene and redevelop  
(Photo; Author, 2019)

### **4.3 Analysis of Questionnaire Responses**

#### **4.3.1 Introduction**

This part of the research deals with the findings, analysis, and discussions of the data compiled from the questionnaire, site investigation and document analysis. It includes camera shoots, interviews, and videos recorded in news and social media.

#### **4.3.2 Questionnaire Response Rate**

Detailed questionnaires were designed and disseminated for the assessment professional opinion about urban redevelopment influence over the historical and heritage building for the case Arada sub-city especially the historic quarter with the local name called piazza area to the route of Churchill Avenue and Mahatma Gandhi Street.

In line with this purpose, questionnaires were distributed to Addis abeba city Administration land development and planning office (AALDPO) and organization that directly and indirectly involved in heritage conservation concerned offices, ARCCH and Addis abeba culture and tourism office, individual's, residents of sites, etc. The researcher focuses on responsible persons' knowledge and information about conservation and minimizing the risk to heritage building due to redevelopment. Not focus on individuals' or organization's performance or duty.

A total number of questionnaires are 66. The questionnaires were distributed to different organizations and companies. From the total distributed questionnaires, 33 were filled and returned. Those 15 questionnaires are returned online questionnaire but only 3 are valid and fully returned and 30 are manual and direct assistance of the researcher for explanation and response. The overall response rate was summarized as shown in the table below.

Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

Respondents category	Questionnaire		Percentage of returned and valid response
	distributed	Valid and returned	
Addis Abeba city land development office (AACLDO)	4	2	50%
Culture and tourism office of Arada Sub-city	3	2	67%
Arada Subcity Wereda 1 Culture and tourism office	6	3	50%
Authority of Research and cultural heritage (ARCCH)	6	5	83%
Addis Abeba city planning project office (AACPPO)	5	3	60%
EIABC students and graduates	10	5	50%
Residents of a site	12	5	42%
Heritage related professionals	8	4	50%
Others interested persons (old peoples, families, workers)	12	4	33%
<b>Total</b>	<b>66</b>	<b>33</b>	<b>50%</b>

Table 8 Summary of the status, number and percentage of questionnaires distributed and returned.

#### 4.3.3 Quality of Respondents

Various experienced professional levels were targeted to fill the questionnaire survey. Out of the total questionnaire disseminated, 88% of professionals were from governmental organizations of more than 20 years of establishment and employee has from 1 to 15 years of work experience. Only 12% have individuals and self-business workers from respondents. In regard, to educational background, M.Sc. 33%, B.Sc. 55% degree and others 12% (less than degree level) holders'

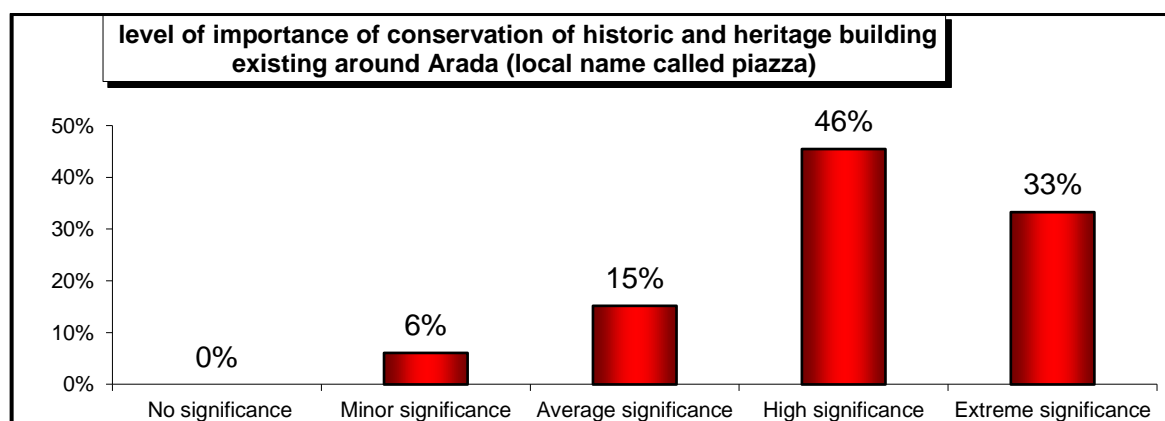
The reliability and accuracy of the survey are believed satisfactorily accurate. Because 100% of selected organization professionals are directly and indirectly

involved in land development plans, cultural heritage conservation, to decide and give remedial solutions. Besides, residents of a site are also stake-holder to identify the cause and effects of the influence of redevelopment over heritage buildings. Due to this reason, they have immediate and accurate information were responded.

#### 4.4 Presentation of Finding from Site Investigations and Questionnaire Responses

The research has made a survey and assessment starting from the importance of redevelopment around the historic quarter (Arada) or professional conservation need for intervention of long-lasting testimony and making tourism center of Addis Abeba.

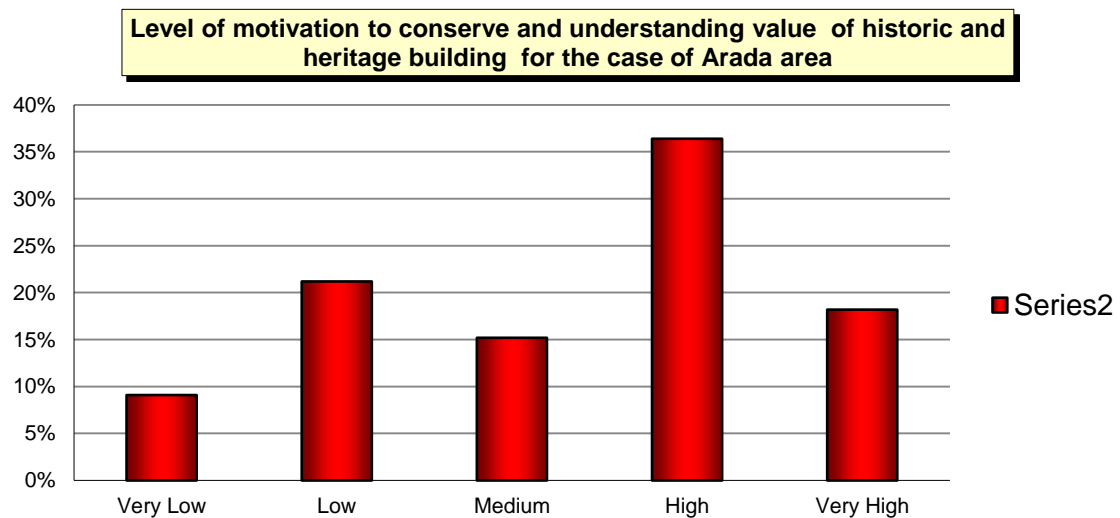
Arada is mentioning its name with the name of Addis Abeba regarding historical foundation. Since the case study area is the earliest settlement between 1880's to 1941. Besides, they are having historic heritage buildings, which survive average between 75 to 125 years. According to the questionnaire raised for different professionals, almost all respondents are agreeing to maintain, to protect and to conserve the heritage buildings to transfer their historic quarters to coming generations.



Arada 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 the study area. Historically,

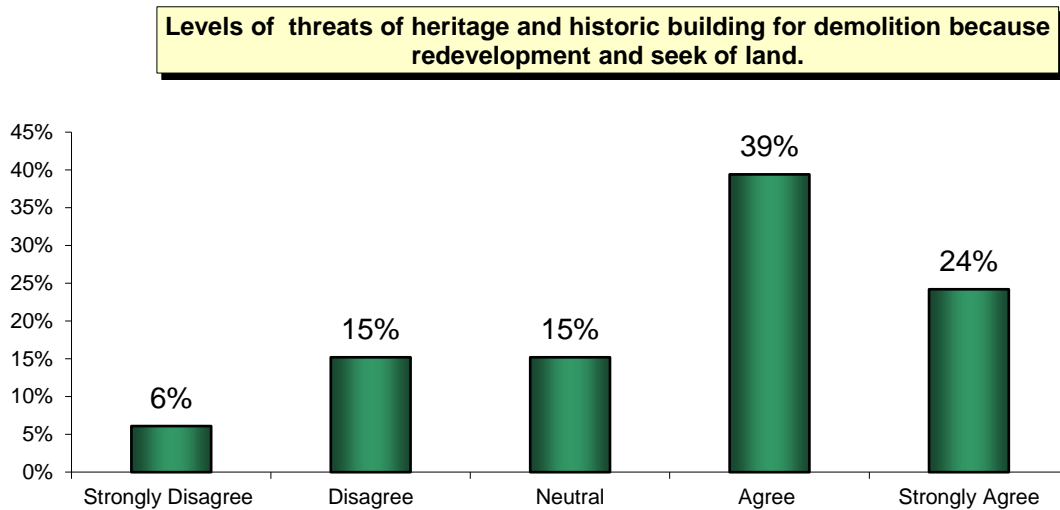
Arada was serving as a center for the former important market place as well as financial institutions, recreational facilities for the residents of the city in its golden era. So, the residents of a city and professionals also desire to conserve historic buildings to its historic, social and architectural values.

On the contrary, according to site analysis and respondent's argument some housing conditions in the case study area have been seen deteriorated in a critical condition due mainly, 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 and lack of frequently maintain and revitalize. The other reason is the existence of very old building structures whose lifetime dates back to the establishment of the city which exposes natural aging and decays.



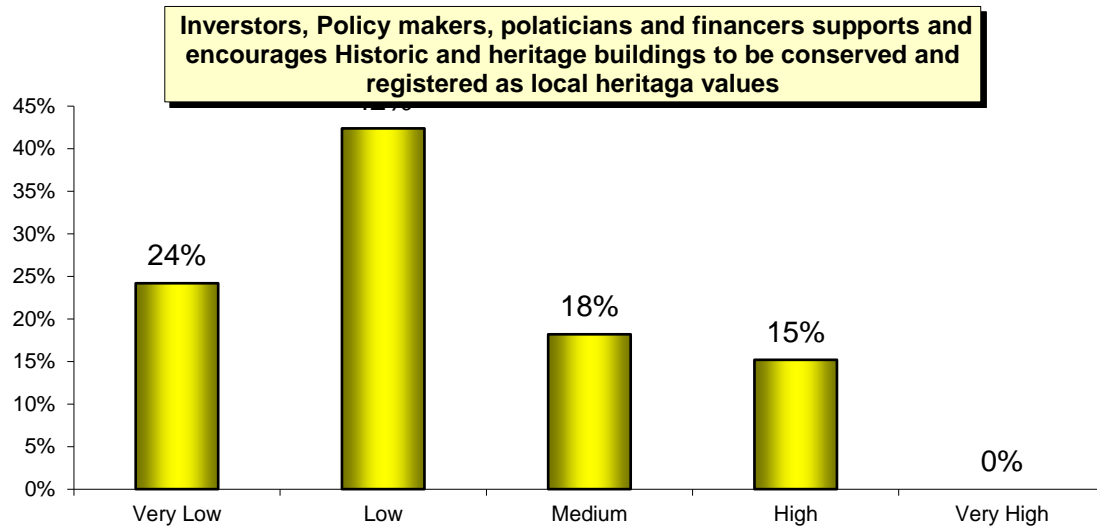
According to the above graph shows, the motivation of the respondents to conserve and understand the heritage value of buildings is about 55%. Most respondents know there are many registered and historic buildings that exist in the Arada sub-city, in the local name "Piazza" area. On the contrary, about 30% of respondents have no know-how and motivation about the value of historic heritage buildings. Even they are not informed about heritage buildings and they want all deteriorated and old buildings will be renewed to change the image of a city by modern building styles (high raised buildings and manufactured materials).

So the researcher observes the gap of introducing, publishing and declaring the listed and heritage registered and historic buildings to the residents. Besides, there is also a lack of encouragement and creating awareness to the responsible body to understand values(historic, social, aesthetic commemorative, intangible), arts, construction methods, architectural symbols, materials and architectural character of historic heritage buildings.



According to the Arada local development plan, 2017 shows the maps on this document figure 16 and almost all historic buildings on the main street of Churchill are demolished for seeking land to construct high rise buildings currently. Even if, according to Arada LDP, 2017 nearly future, all main street feature is renewed by modern character and high rise building. But, Mahatma Gandhi street is having an opportunity to be survive the challenge. Since the facade of Main Street, there is a lot of architectural character, symbols, handrail materials arts, using wooden materials story construction styles, different cantilevers balcony styles existing around the historic road of Gandhi Street. Generally, for transforming tangible and evident history and heritage to next-generation historic sites and buildings such as Gandhi Street buildings are not replicable assets.

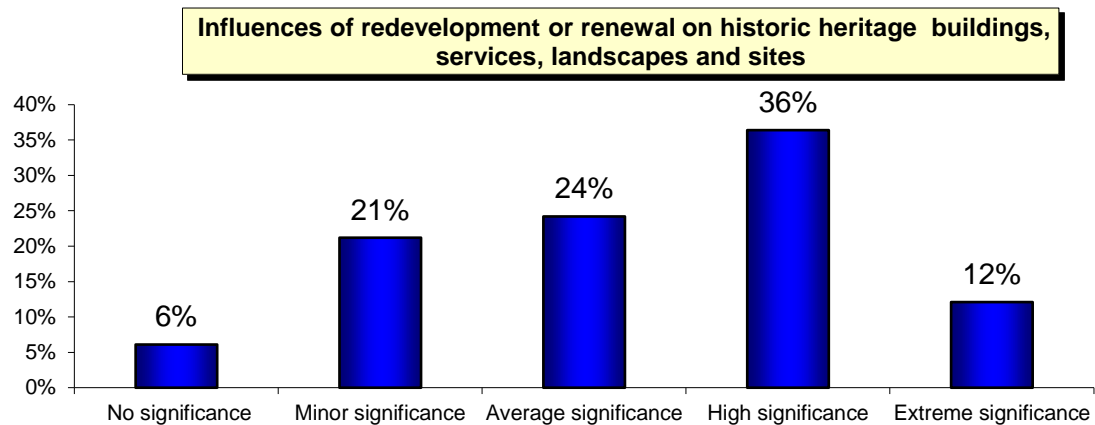
## Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area



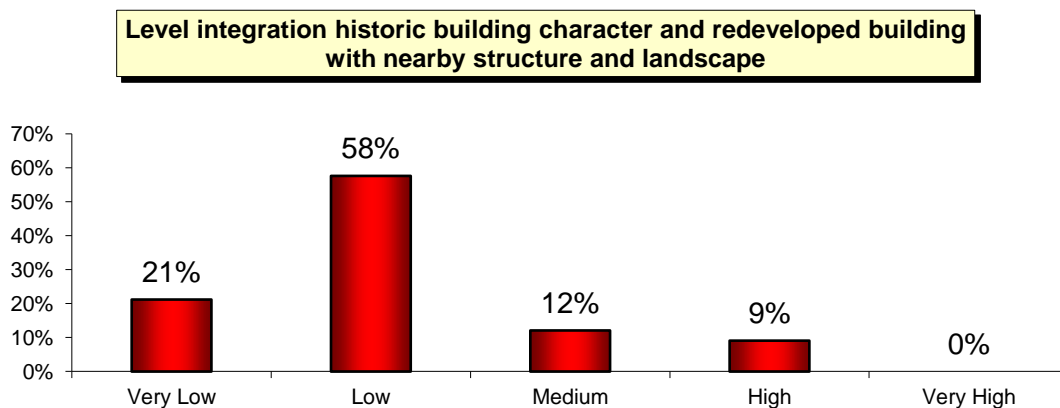
Sadly, in our city, most investors, policymakers, financiers and politicians cannot support or encourage cultural heritage and social work unless they would get direct advantageous from their contributions.

Obviously, as the above graph shows and observed from the study area on this document almost all historic quarters proposed and implemented for redevelopment and renewal programs. Currently, many high-rise buildings are under construction and renewal on the study site. This shows all investors and financiers seek the land value. But, they didn't give more attention to the commemorative, social and historical significance of a site. A researcher observes that only seek economic development and high rise building construction cannot show countries' development. It should be recommended considering the social and historic values of a society and a resident for peaceful and sustainable development of the city.

So, all stakeholders whether government or individual shall contribute for conservation, adaptive reuse reconstruction and revitalizations of the main city center of the Arada area.



Due to modern, high-rise and decorative buildings are constructed on the main street, the historic buildings name or nomenclatures of a site is changed to dominant ones. For example top of Churchill avenue road to downtown coffee and restaurant on piazza market center. Besides, Tommoca coffee house by “Elaina Hotel”... etc. Arada name used for name of high rise Arada buildings and name of churches, Arada Giorgis. Even if, previously famous cinema and film buildings like “Cinema Ethiopia” and “Setan bet cinema” their service decreases because of other better service is provided. There is no revitalization and restoration action is taken on those historic buildings. So, most historic buildings and services are dominated and influenced by the new development of buildings and better service. Due to this reason, the researchers recommend, it is possible to give better or balanced service by revitalizing and adaptive reuse of historic buildings.



There are different types of characters in buildings. Some types of buildings characters observed during site analysis are lists as follows according to the researcher's views.

- Architectural design characters,
- Architectural symbols and decorations
- Construction methodology,
- Construction materials,
- Architectural symbols,
- Building heights,
- Façade treatments...etc.

From the above-listed building characters, the newly introduced redevelopment site is, almost all buildings are new characters. Multi-story building, concrete, glass, and modern decorative styles buildings replace historic building character. The figure below shows the architectural character and story height of buildings that exist on the study site, specifically in Gandhi street.



Figure 25 Characters of old buildings exists on Gandhi street.

Some characteristics of the historic building that exist on study sites are listed as follows.

- Maximum three stories,
- Mostly wooden and decorative external finishing's
- Average rubble stone or brick finishing's and natural character like Hakim Workneh residence, kerchikove, Tayitu hotel, Cinema Ethiopia buildings, and others on Gandhi and general Winget streets.
- Decorative wooden handrail and door and window openings.

By comparison, the above characters with the historic building according to site observation and respondents graph shows about 80% agree there is a disintegration of architectural characters of newly built buildings with the nearby existing historic and heritage buildings.

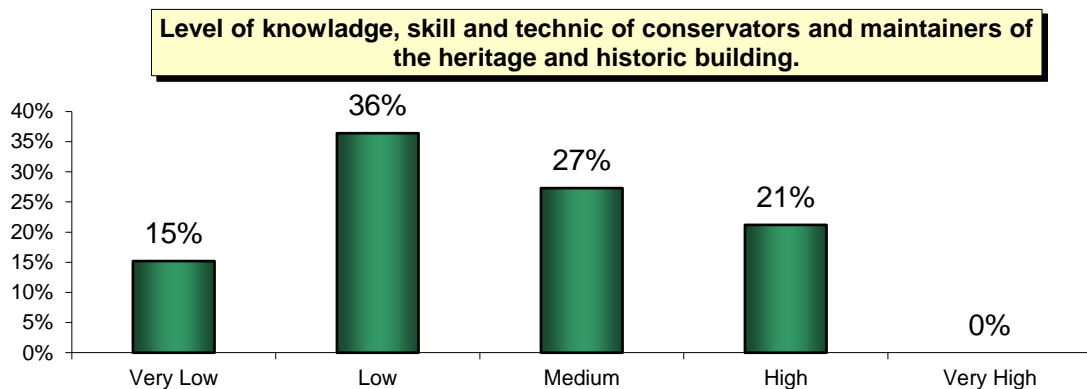
According to researchers' observations, a newly redeveloped existing on general Winget road that currently serves as “Enat Bank” which its name is called “New Arada building” is best and model for newly redeveloped buildings in terms of façade treatments, materials, nomenclature, and story height. (See the figure below.)



Figure 26 Newly redeveloped building with architectural heritage character



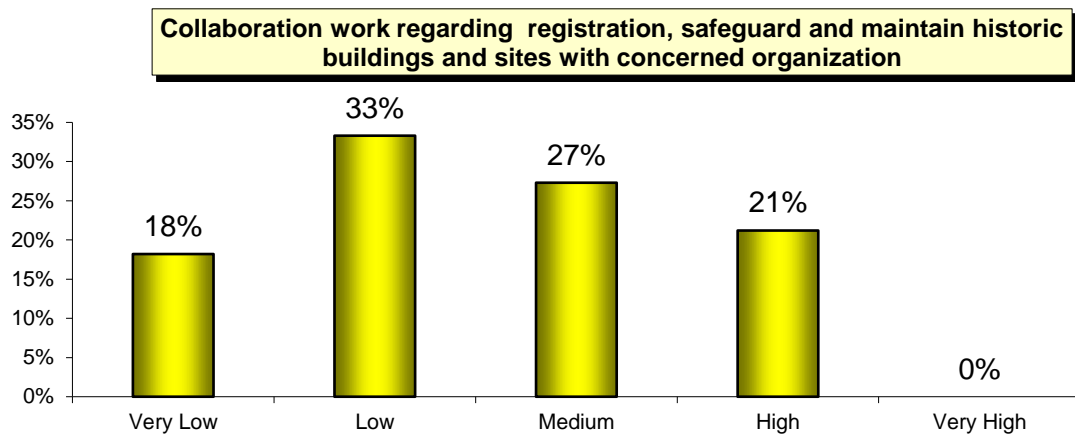
Figure 27 Old character of a building with newly developed buildings



According to data from the authority of research conservation cultural heritage (ARCCH) office, there are some educated employees in heritage-related professionals, supervisors, technical persons who are avails. But, due to lack of coordination, collaborations and integrations there are no implemented works, technics and training until now. The organization (ARCCH) have authority to train responsible and concerned body such as culture and tourism office of Addis Abeba (AACTO) and Addis Abeba city planning project office (AACPPPO) for interventions and impartations of conservators during developments of local plans (LDP).

So, according to the above graph shows more than average respondents agree that most conservators, interveners, and maintainers are lack of skill, knowledge, and experience. Currently, on some heritage buildings like Minilik II statues and

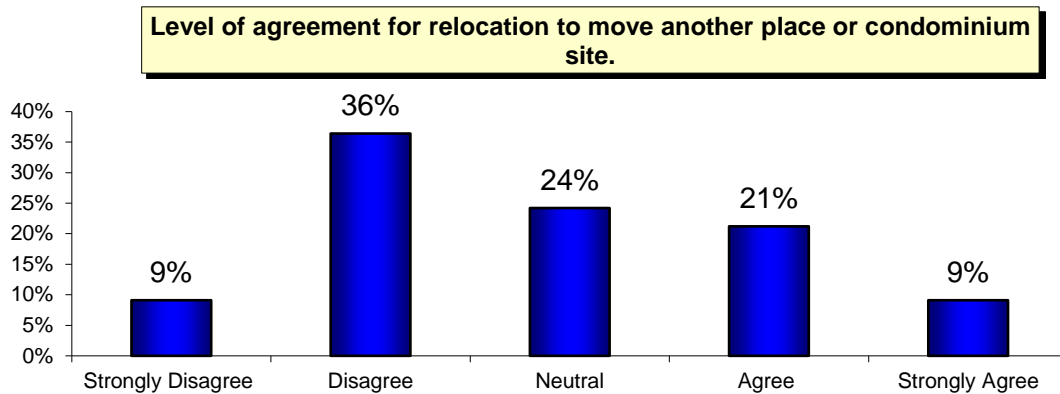
different other heritage registered buildings maintained and preserved by general contractors that specialize on-road and high rise buildings. They don't have a conservation license and professionals.



The ARCCH shall have the following listed objectives: (Proclamation No. 209/2000, June 2000)

- Carry out a scientific registration and supervision of Cultural Heritage. so that, Cultural Heritage, as bearing witnesses to history, maybe handed down from generation to generations;
- Protect Cultural Heritage against man-made and natural disasters;
- Enable the benefits of Cultural Heritage to assist in the economic and social development of the country and
- Discover and study Cultural Heritage.

Even if, the authority has the right to enforce other offices which run for demolishing and renew historic buildings, due to lack of coordination with a concerned office (like Addis Abeba city land management, Addis Abeba cultural tourism and Woreda culture and tourism office) a lot of heritage registered building are demolished.

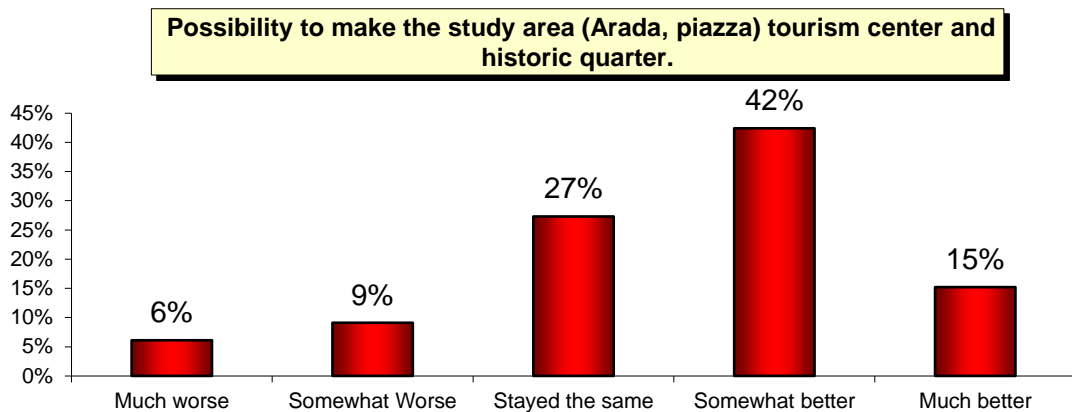


From the interview, one of Merchant living around Gandhi Street said that “my life is connected with this building, It is my working place and my residence”. He sells a curtain and textiles. He lives for more than 30 years on a building. The building belongs to the government's rental house. He said my life is socially, economically and spiritually interconnected with my neighbored by “Ikub” and “Idir”. I made a lot of friends and customers in this building. So, my life other than this building is difficult. Most of his nearby merchants are also agree with his statement. But, he didn’t hide the problem existing around the street. He said there is no permission given to them to maintaining the buildings. Even if, they were asking redundantly for housing agencies to maintain the historic buildings. They didn’t reply in a responsible manner. The wall, roof, and cantilever balcony even some columns are also deteriorated. But, no one is willing to restore or reconstruct. The government rental agency proposes for renewal and to build a G+6 commercial building. The government side planner and designer propose because of the site are not properly planned, a lot of critical deteriorate building and lack of infrastructure. There is a problem with sewerage, toilet, parking, and green area.

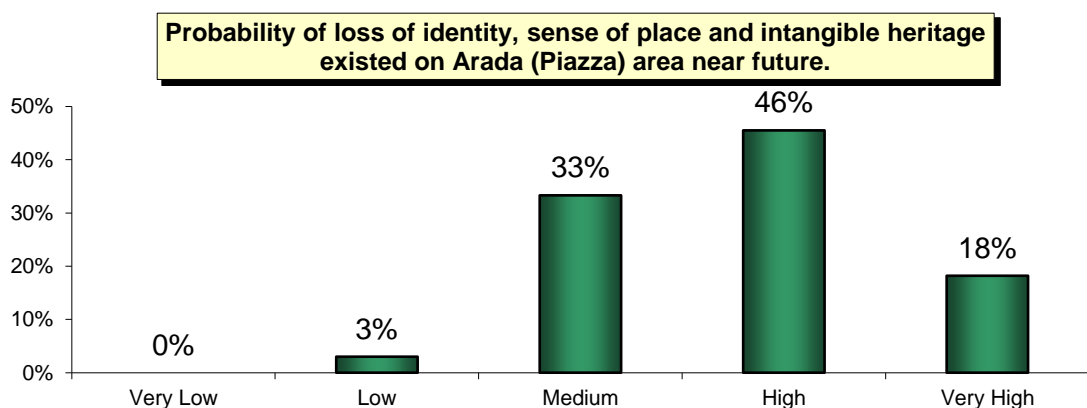
On the contrary according to the above graph shows some respondents want to relocate to another site due to there are living in kebele houses around Mundy Street which their buildings are critically damaged. So, for seek of modern lifestyle and planned infrastructure, they want to relocate from their sites to condominium buildings.

The researcher observes from two-point perspectives. One of the historic buildings especially on Mahatma Gandhi Street the buildings need

maintenances, restorations, and revitalizations. So they didn't want to relocate another site which creates instability and social interruption. But some buildings which critically damaged and decayed are need to renewed and reconstructed for similar functions, stories, and architectural characters. Besides, the researcher agrees infra-structures also fulfilled for a better life by revitalization of a site without relocation.

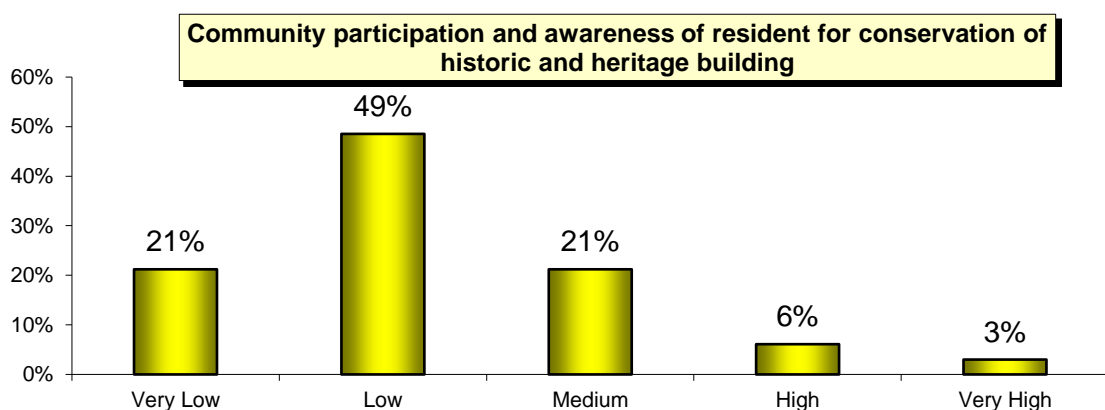


From other developed countries experience, old and historic buildings in Turkey, Rome, Egypt and England, they make their old city historic quarter and tourism center. There were revitalize, restore, reconstruct and by rehabilitation they built and make attractive and beautiful historic quarter. Besides, by making their old and historic building cultural center, exhibition building, souvenir shops and manufacturing building, art gallery it is possible to make tourism center and place culture expression area. The sites are also having a lot of intangible heritage commemorative area. So, through critical thinking and considering future generation it is possible to make Arada, Addis Abeba cultural and tourism center.



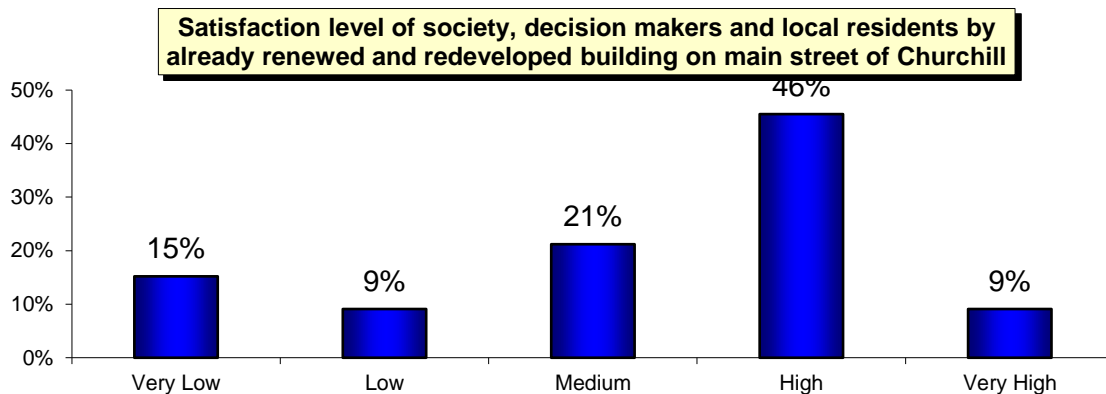
Many people agree that if the redevelopment and renewal continues on historic and old site around Arada area, no physical setting is left on a site. Simply as story and film, the next generation views their city us, foreigners. Currently, a variety of people, with different income levels and status live in and around the Arada sub-city. But, after renewal and development, some group people afford to visit the site such as building recently constructed (Piazza Market, center, Eliana Hotel, Eshetu Mamo building, Haron Tower...etc). More than averages respondents also agree the sites are loss it's sense of place and historical significance if the historic and old building is demolished and destroyed.

For appointments, for entertainment, for souvenir shop, for easily accessible place to regional citizens, for get-togethers of old peoples and the people living other than Addis Abeba prefers Arada, Piazza, area. Because, old people, artists, merchants live inside and around Addis Abeba memorize and narrate history through physical the settled historic and old buildings. So, the researcher agrees that if redevelopment continues like the current condition the case study area, (Arada, Piazza ) would probability to lose the sense of its original character and behavior. Besides, it may also lose a lot of intangible cultural heritage memory and service. Most historic building cafeteria and restaurants are memorized their customers by posting the old image of their surrounding buildings and preparing party and festival of the oldies music and dances. Unless otherwise revitalize and conserving those buildings and sites all historic objects and things are abandoned after a few years.



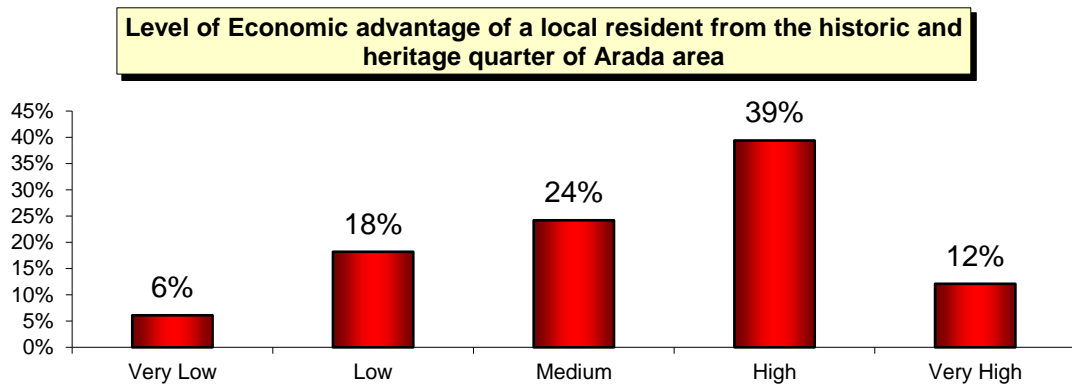
There is very low community participation and awareness about historic building heritage values. Only a few people are very passionate and heritage lover

people existing around the sites. Some televisions and radio journalists and reporters try to prepare documentary videos and programs about Arada's character and lifestyle. Some programs like “*Tizitachen*” on ebs television, “*Addis guaro*” on Kana TV and “*Ke sefer eska ketema*” on Sheger 102.01 FM try to create awareness about historic quarter of Arada for some minutes which uploaded on youtube.



As the above graph shows nearly average respondents agree that the critically damaged and deteriorated buildings are replaced by modern and high rise buildings. One of their main reasons is to change the image of a city as its name says “Addis Abeba”. When this Amharic name translated to English it means “New Flower.” So many people think the redevelopment is advantages to provide much working space on high-rise buildings with suitable infra-structure provision. On the contrary, about a quarter number of respondents are dissatisfied and disagree, since the site area is located on historic and heritage buildings, low rise, and similar architectural character buildings shall be built. Besides, they argue that there are a lot of open and undeveloped areas that exist other than historic quarter center. The researcher also argues that the redevelopment of historic buildings and sites is not last solution for changing city image. It is possible to increase the satisfaction level of make city a new flower and tourist

center through revitalization, adaptive re-use and reconstruction.



From site analysis and desk study, the above question rises two different arguments. One basic question is who is economically beneficial from historic and heritage buildings? How can they increase the income level from the sites?

Basically, within the current condition about 70% of historic buildings and sites are serving for commercial businesses. Besides, most buildings are owned by the government with low price rent to the residents. So a group of people living in the buildings is highly beneficial in terms of income. Because the site is accessible, well known by residents and the rental price is very low even if the governments' income is reduced. But, if the site is redeveloped and reserved by investors or individuals, the original settled merchants and sellers' income is disturbed. The economic advantages are satisfied individuals rather than a group of people. Some examples a building constructed on Main Street are rented by a very high price per meter square. Previously, low-income retailers and many peoples are advantageous from the site and the existing buildings. But, it does not mean that without any intervention preserving is the only solution to benefit a group of people. The researcher recommends rather than relocation to far area from stably settle area, it is possible to make by creating a union, revitalize, adaptive reuse and reconstruct making suitable and historically significant market center and tourism center.

Generally, the case study site until the Italian occupation of the city major decisions held, relocating the market place of the citizens to the present area of Merkato, Arada area is historically significant period and original commercial market and business center. So, historically and contemporarily, it is possible to

make the economic and tourist center. This means, the city development and image changing economy not only gained from the redevelopment. Besides, commercial and rental revenue only cannot determine the sustainable development of a city. It also needs tourism revenues and indirect revenues like mental, spiritual, commemorative and social values.

#### **4.5 Summary of Findings and Discussions**

Addis Abeba city is the capital city of Ethiopia and Africa. To mention the historical foundation of Addis Abeba, anybody shall begin from settlement on the Arada area. Arada historically serves as the first place of market center, the government's higher official's location place, the historical church foundation area and the first place for mass collection of buildings and people's sites.

Due to historical, social, commemorative, age, aesthetical, intangible heritage memories, the Arada area shall be conserved from total damage, destruction, and renewal of site. Proper intervenes, revitalization, restoration, and reconstruction are needed to save the identity and authenticity of a site. It is also possible to make a model and attractive city center, tourist attraction sites, and an economic development area.

To create a sustainable, integrated, attractive, inclusive, and economically developed city, higher officials and city administrators shall be considered and respect historic and heritage buildings. The singer Teddy afro said, "If there is no back, there is no front."

## 4.6 SWOT Analysis

In order to protect the heritage building and to ensure its effective management, initially, it is necessary to identify the present situation and related problems of the site. It is also required to make new strategies and objectives, on the basis of up to date facts and figures, for the effective preservation of this site.

The methodology adopted for this is to overview the SWOT analysis (Strengths, Weaknesses, Opportunities, and Threats). This analysis examines the main advantages and disadvantages of the state of the property.

With reference to the SWOT analysis below, the “strengths” highlight what the area has to offer and hence all those assets and elements that constitute the tangible and intangible heritage of the area under examination. The “weaknesses” are based on what is lacking in the area under consideration. The “opportunities” are the possible future advantages that aim to protect, preserve, enhance and transmit the values of the site to future generations, while the “threats” are those factors that may have adverse consequences on the overall protection of the property.

### 4.6.1 Strength

The establishment history of the study area is the history of Addis Abeba city. According to the 2017 LDP and structural plan of a city, the location of the site is the main city center and historic quarter. Besides, more than 70% of historic and heritage buildings are existing on the Arada sub-city. The first original settlement and expansion center for city development begins in this case study area. The following lists are the strong side of the case study area that encourages to conserve the historical and heritage buildings.

- The site consists of a lot of registered heritage buildings (include Taitu hotel, Kerchokive residence, Hakim Workineh residence, cinema Ethiopia, setan bet..) and historical building alive within original settlement with sites having intact sense of place and character.
- About two-third of historical and heritage buildings of Addis Ababa exist inside the case study area and the surroundings. Besides, the site is well connected to all other parts of the city.

- The original and first settlement of urban development and expansion is begun from the center of Arada and its surroundings.
- There are also mixed services of land use Commercial, mixed, residential and service giving institutions exist in the site
- Different hierarchy of markets and services exist for various income groups.
- Due to its topography, the site has important visual communications with the rest of the city
- The case study site having very high historical and social value. (the first municipal location, the first hotel, bank, cinema, post office, market center, and service given area)
- The sites consist of a lot of tangible and intangible assets.
- The case study area site is having different land-use activities like mainly commercial, mixed residential, residential and social service giving center also existing on the located site
- It is possible to make the tourism center of Addis abeba within little professional interventions by adaptive reuse and maintenance of historic and old buildings.
- The historical Saint George church and the open market center of location is also basic to the development and expansion of the city.



Figure 28 Strong side case study area

#### **4.6.2 Weakness**

According to site analysis and desk study, through the boundary of the case study site, the following list of weaknesses is identified to make research findings clear and brief.

- The policy does not support for conservation and protection of the historic buildings and sites. The 2017 proposed Addis Abeba LDP plans shows almost all Churchill Avenue belongs to renewal.
- The location is the site's basic economic center of a city. This leads the land value of a site is very expensive. So for seek of money and land the historic and heritage building exposed for demolition and destruction. This means due to competition the current economic value of land and the newly developed economic analysis leads to historic buildings influenced by modern construction styles and revenues values.
- Lack of maintenances and attention-seeking to the historic and heritage building existing on the site.
- Lack of knowledge and skill respecting and promoting heritage and historic building for tourism and income generating purpose.
- Professional conservator participation is very low, and a planner and designer only consider economic value only rather than neglecting historical, social, commemorative, sense of place, intangible heritage
- Improper management of the heritage buildings and structures
- Poor housing condition with insufficient parking and access, absence of playground and open space inadequate garbage collection bins and absence of proper sewage system
- Lack of proper policy, guidelines, and implementation.
- Neighborhoods high rise building construction
- The residents less or no participation in decision making during planning, designing and proposing the works on their property. Besides, less community empowerment and lack of awareness about activity about their surroundings.
- Lack of documentation of previous scholastic works on the site

### 4.6.3 Opportunity

Through proper and professional intervention it's possible to revitalize, restore, repair, reconstruct and renovate a site for sustainable development of a sub-city and a city as a whole. Besides, there is also an opportunity some buildings and sites are registered and not demolished even if, the development plan and Addis Abeba city structural plan proposed for renewal. Besides, the following listed points are an opportunity to save the historic and heritage building from the influence of redevelopment effects.

- There is a government delegate, which called the Authority of Research conservation of cultural heritage (ARCCH). The organization has an authority to maintain, to safeguard, to register and to conserve the sites. Even to enforce and implement its conservation proposal plans and designs.
- There are also other governmental offices like Addis abeba culture and tourism office and Woreda culture and tourism office, to identify, to conserve, to maintain, to properly intervene and to reduce the influence of redevelopment over unregistered and an unprotected historic and heritage buildings and sites.
- A group of people, journalists, and radio and television programs support the historical significance site of a city.
- Community motivation and participation in conservation are good
- The residents seek historic things and proud of history. This is an opportunity to respect historic objects and legends.
- The site has still an opportunity to become a tourism and historical market center. The sense of place for a site is very high.
- Active business activity held on the site increases due to the land value of the area.
- The attractive and vibrant character of the site for touristic and recreational activities
- The organic settlement and historical structures will be an asset for tourism.
- Most historic buildings are the government's ownership of the land.
- Mixed land-use system for social equity and belongingness

- It is one of the most historic buildings and intangible heritage location I area of the city
- The positive attitude and support of the community for the property
- Available partners willing to support and finance the community initiative projects
- The rich potential for job creation and for additional livelihood for the local community
- The policy written Conservation Principles of ICOMOS Article 2 the title called Conservation and management also support to conserve the places and location.
  - Places of cultural significance should be conserved. (This Arada city very high cultural significance value. (Place value, social value, historic value, commemorative value...etc.)
  - The aim of conservation is to retain the cultural significance of a place.
  - Conservation is an integral part of good management of places of cultural significance.
  - Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state. (ICOMOS, 1999)

#### **4.6.4 Threats**

The structural plan of a city is the basic threat to the conservation of historic and heritage buildings. According to the 2017 LDP, rather than few buildings, almost all buildings are exposed to renewals and redevelopments. Besides, according to the current condition, the redevelopment program within a few years' most historic and heritage buildings are disappeared. The following listed points are also threats to the study site.

- Lack of coordination of responsible governmental organizations.
- Lack of proper management decision
- The policy of a city and urban redevelopment plan of a sub-city is a big threat for historic and heritage sites in the case study area.
- Recent site clearance around the top side of Churchill avenue for the purpose of renewal

- Uncontrolled refurbishment of the street side shops
- Cladding the original natural stone wall finishing with ceramic and other modern tiles
- Lack of public awareness about urban built heritage
- Future urban renewal policy.
- Lack of clear division of tasks and formal coordination of management players.
- Carelessness of usage of a building structure.
- Lack of comprehensive documentation of research results.
- Lack of financial and technical knowledge and skill.
- Less interest of local partners to support for community job opportunities.
- Limited coordination with stakeholders in the tourism industry.

## CHAPTER FIVE

### CONCLUSION AND RECOMMENDATIONS

#### 5.1 Conclusion

Conserving urban and architectural heritage in the Arada area is basic to commemorate the history of Addis Abeba with physical evidence in order to create an economical and sustainable future of the city. Therefore, many architectural heritage buildings exposed to destructions this leads the historic sites are transformed into modern areas. At the end, the historic quarter(Arada) is pushed to lose historical value. The research was assessing urban redevelopment interventions and influences on architectural heritage buildings, for the case of Main Street of Churchill and its surroundings. So that, according to the research conclusion to conserve urban heritage, architectural buildings and sites from mass destruction due to urban renewal, it needs to revise local development plan and decision-makers shall be accountable for their action.

According to questionnaire responses and document analysis more than average residents of a city and professionals very high desire to conserve historic buildings in order to save its historic, social, aesthetical and architectural heritages. During research analysis, lack of awareness and professionals' gaps are observed in understanding the value of historic buildings and architectural heritage buildings. According to Arada LDP, 2017 nearly the future, all buildings around Main Street are renewed by modern character and high rise buildings. But, Mahatma Gandhi Street is having an opportunity saved from demolishing. Because, there are consists of different architectural character such as historical symbols, decorative handrail, arts, construction styles, different styles of cantilevers balcony exist around Gandhi Street. Generally, for transforming tangible and evident history and heritage to next-generation conserving historic sites and buildings are like Gandhi Street building are not replicable assets.

Participating the community and stakeholders the best method to conservation, adaptive reuse, reconstruction, and revitalizations and to make tourism center economically developed and model city. Redevelopment and urban renewal

program Arada is approved by LDP and SP of Addis Abeba administration office. This is the major factor for the destruction and perils of cultural heritage for the case of the study site. They give less attention to the commemorative value, sense of place, architectural character, aesthetic value, social value and historic significance of a site and preserving authentic and integrity of a historic place. According to respondents' findings, about 80% agree there is a disintegration of architectural characters of newly built buildings with the nearby existing historic and heritage buildings. This means redevelopment considers only replace of old building to the new one. Besides, There are a lot of gaps are observed about integrations, collaborations, exercising and implementing authority between government's organizations to maintain, conserve, protect and safeguards historic buildings and architectural heritage.

## **5.2 Recommendations**

### **5.2.1 Recommendation for Study Area**

The study recommends all governmental and non-governmental organizations have a responsibility to increase the property value of a site and to promote cultural tourism through encouraging proper conservation design and methods.

Based on document analysis, site investigation and questionnaire response the following basic recommendations are adopted.

- The basic action to minimize the fast destruction of historic and heritage buildings is to revise the LDP and SP plan. Otherwise, the dominance of new high-rise buildings influences and destroys the city's cultural relics.
- Using the opportunity of historic significance and sense of place, it is possible to make the place a historic and cultural center. Besides, conserving the site to transform business centers such as cultural café and restaurants, cultural souvenir shops, different arts, and crafts works manufacturing and distribution centers. Generally, it is possible to make cultural heritage and tourist center of Addis Abeba and Ethiopia. This is done through adaptive reuse, revitalize, reconstruct, renovate, proper interventions and profession conservation techniques.
- Due to historical, social, commemorative, sense of place, age, aesthetical, intangible heritage memories, the Arada area shall be conserved from total damage, destruction, and renewal of site. Proper intervenes, revitalization, restoration, and reconstruction are needed to save the

identity and authenticity of a site. It is also possible to make a model and an attractive city center, tourist attraction sites, and an economic development area.

- To create a sustainable, integrated, attractive, inclusive, and economically developed city, higher officials and city administrators work in collaboration with society, and they shall create awareness, and understanding about architectural heritages' values.
- Paint and maintain top roof of historic and heritage building for aesthetic case, since the view from nearby high-rise buildings deteriorated and rusted roof need to revitalized and maintained.
- Critically damaged and not authentic buildings maybe reconstructing and revitalized with similar character of historic and heritage buildings.
- Based on deterioration and damage level it's possible to undertake conservation proposals
  - For a historic and heritage building if average greater than 75% parts of buildings are in good condition, it needs to revitalize and adaptive re-use are recommended.
  - If basic structural systems are in a good condition and auxiliary structures are damaged (this means if 50% to 75% of a building are in good condition), it is possible to revitalize, restore and maintain.
  - If critically damage building or major part of a buildings are demolished (about 25%-50% parts of a building avails), it should be recommended to reconstruct within similar materials and architectural character.
  - For abandoned and already disappear buildings (if more than 75% of a building damaged), it should be renovation and redevelopment with optimum historic character, construction materials, building height maximum G+2 buildings, should be constructed or redevelop for understood sense of place.
- According to FDRE proclamation 209/2000, article 2 ARCCH are an authority to conserve, maintain and safeguard cultural heritages. So through identifying and listing urban architectural heritage, it should be recommended to declare by magazine, electronic and social medias.

### **5.2.2 Guidelines and Principles**

The following basic guidelines and principles shall be applied throughout the implementation of the management plan

- Instead of urban renewal and destruction of all tangible and intangible heritages, the researcher recommends based on the damaged level they categorize by conservation proposal Adaptive reuse, restorations, maintenances, and reconstruction should be undertaken.
- Newly redeveloped buildings constructed maximum building height is fixed to less than four stories to make similar characters with historic buildings to decrease dominancy.
- Materials used for construction must consider historic building character. The materials such as rubble stone, cobblestone and wooden for the wall structure. Besides, decorative door and window schedule made from wood and glasses.
- Integrate tourism into the overall development policy and strategy of the country,
- Assure conservation on the basis of minimum intervention and towards retaining the authenticity of the site.
- Promote scientific research to enhance and sustainable integrated heritage conservation and community empowerment.
- Enforce education for better professionalism in the sector and enhancement of the sustainable management of the property.
- Assure the active participation of stakeholders in general and the local community in particular.
- Apply the principle of universal access and carrying capacity as part of the visitor management strategy.
- Job creation for old people such as supply, manufacture, selling and distributing of cultural and historical assets in the city.

### **5.2.3 Future Study Area**

- How to revitalize Architectural heritage buildings in the Arada area.
- How to adaptive re-use developed and constructed buildings for advantage of Architectural heritage value.
- Develop an opportunity for creating an old city character for making the city tourism center.
- Conservation of Historic buildings on Main Street of downtown.

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## ANNEX

### A. Urban Renewal Proposed Site Location

According to the Arada sub-city atlas and proposed land use about 67% of the total area of Arada sub-city prepared for renewal and upgrading. This is highly influencing historic and heritage buildings existing in the city. The case study site (upper part of Churchill Avenue) also mostly reserved for redevelopment or renewal.

No	L.D.P Name	Woreda	Type
4	BASHA WOLDE RENEWAL	W09	RENEWAL
11	WOBE BEREHA RENEWAL	W05	UpGrading
1	ABUNE PETROE	W02	RENEWAL
2	YOHANES	W03	UpGrading
3	BELAY ZELEKE	W06	UpGrading
5	PIASSA WOREDA 10	W10	RENEWAL
6	SEMEN MEZEGAJA	W04	UpGrading
7	KELEMEWORKE	W04	UpGrading
8	POLICE KEBEB	W03	UpGrading
9	GOJJAM BERNDA	W02	UpGrading
10	AFNCHOBER	W05	UpGrading
12	BEHERAW	W06	UpGrading
13	NATIONAL THEATRE	W01	RENEWAL
14	AROG KERA	W01	RENEWAL
15	PIASSA TEKLE HAIMANOT	W01	RENEWAL
16	KEBENA 2	W07	UpGrading
17	BELAIR AREA	W07	UpGrading
18	KEBENA 1	W07	UpGrading
19	GINFILE	W09	UpGrading
20	AWARE	W08	RENEWAL
21	DATSUN SEFER	W05	UpGrading
22	Churchil	W01	RENEWAL

Figure 29 Arada sub-city plan for renewal and upgrading (Arada Atlas, 2014)

## B. Interview and Questionnaire Analysis Summary Report

The number of the respondent (n) can be noted based on value response which they level the question listed on the first column of the table. The mode, mean and standard deviation error calculation also listed on the table. ( see chapter 3)

Assessment of influence of redevelopment over heritage buildings									
Survey Scale: 1=Strongly Disagree 2=Disagree 3=Neutral 4=Agree 5=Strongly Agree									
Course Evaluation Survey	Very Low	Low	Medium	High	Very High	N(samples)	MEAN	MODE	SEM
1. level of importance of conservation of historic and heritage building existing around Arada (local name called piazza)	0	2	5	15	11	33	4.06	4	0.2
2. level of motivation to conserve and understanding value historic and heritage building for the case of Arada area	3	7	5	12	6	33	3.33	4	<b>0.2</b>
3. Levels of threats of heritage and historic building for demolition because of redevelopment and seek of land.	2	5	5	13	8	33	3.61	4	<b>0.2</b>
4. Investors, Policymakers, politicians, and financiers supports and encourages Historic and heritage buildings to be conserved and registered as local heritage values	8	14	6	5	0	33	2.24	2	<b>0.2</b>
5. Influences of redevelopment or renewal on historic heritage buildings, services, landscapes and sites	2	7	8	12	4	33	3.27	4	<b>0.2</b>
6. Level integration historic building character and redeveloped building with nearby structure and landscape	7	19	4	3	0	33	2.09	2	<u><b>0.1</b></u>
7. level knowledge, skill, and technic of, interventors, conservators and maintainers	5	12	9	7	0	33	2.55	2	<b>0.2</b>

Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

of the heritage and historic building.									
8. level collaboration work regarding registration, safeguard and maintain historic buildings and sites with concerned organization	6	11	9	7	0	33	2.52	2	<b>0.2</b>
9. Level of agreement for relocation to move another place or condominium site.	3	12	8	7	3	33	2.85	2	<b>0.2</b>
10. Possibility to make the study area (Arada, piazza) tourism center and historic quarter.	2	3	9	14	5	33	3.52	4	<b>0.2</b>
11. Possibility to make the case study area professional intervention (adaptive reuse and maintains) and transfer to the next generation	3	2	9	13	6	33	3.52	4	<b>0.2</b>
12. Level of Influence of redevelopment over historic and heritage building	2	3	7	9	12	33	3.52	4	<b>0.2</b>
13. The probability of loss of identity, sense of place and intangible heritage existed on Arada (Piazza) area near the future.	0	1	11	15	6	33	3.52	4	<b>0.2</b>
14. Community participation and awareness of the resident for the conservation of historic and heritage building	7	16	7	2	1	33	3.52	4	<b>0.2</b>
15. Satisfaction level of society, decision-makers and local residents by already renewed and redeveloped building on the main street of Churchill	5	3	7	15	3	33	3.52	4	<b>0.2</b>
16. level of Economic advantage of a local resident from the historic and heritage quarter of Arada area	2	6	8	13	4	33	3.52	4	<b>0.2</b>
17. The householder or the residents of the buildings conserve buildings as a sense of belongingness and local heritage value	6	15	6	4	2	33	3.52	4	<b>0.2</b>

Table 9 Summary of Questionnaire Response

### C. Academics Research Questionnaire

Dear Sir/Mr./Miss/Madam,

The purpose of this survey is to obtain data for the specified research being conducted as partial fulfillment of M.Sc. Degree in Conservation of urban and Architectural Heritage at the Institute of Architecture building construction and city development.

The aim of this questionnaire is to obtain a professional opinion, to assess and evaluate ***“The redevelopment effects on Architectural heritage buildings around Arada (piazza )area, on Churchill avenue and its surroundings”***. So, the lessons can be used as feedback to create a sustainable and integrated feature of city

The information supplied in this completed questionnaire will be used solely for broad research purposes (for academic purposes). All specific company and interview information will be kept confidential at all times.

Only a generalized analysis of the information contained within this completed questionnaire will be utilized in the research process. Your response, in this regard, therefore, is highly valuable and contributory to the outcome of the research.

Thank you for your invaluable time and cooperation in advance.

#### Address

- *Post Graduate Student, Conservation of Urban and Architectural Heritage*
- *Addis Ababa University Institute of Architecture Building construction and city development (EIABC)*
- *Tel: 0910415544*
- *E-mail:-biniamshawul44@gmail.com*
- *Addis Ababa, Ethiopia*

*Regards; Biniam Shawul*

*Date; July – 2019*

**Instruction for completing the questionnaire**

- Please put the “X” mark or select the item on the space provided to indicate your response where applicable.
- In case where responses other than marks are required, please write your response in the space provided.
- You may mark more than one as the case may be or use additional paper where the space provided is not enough.

**Part 1: General Information about Respondents**

1.1 Organization /Company Name/personal name (optional):

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1.2 On what way you are avail on Arada (local name piazza) place or area?

- It is my residential place
- It is my Work area (trade, none/Governmental, personal...)
- I am Guest (for visiting, entertain and for shopping)
- For social services (religious and governmental institutions)

If other, please specify.....

1.3 How many times you avail of this area (local name called piazza)?

- Always
- Some times
- Rarely
- As a chance
- Others (please specify) ...

1.4 Is that your job or livelihood related to the site?

- Yes
- No

1.6 Educational status?

- Elementary or less than Elementary
- High school
- Some level diploma
- Degree and above
- If others, please specify.....

1.7 How level your motivation to conserve the Architectural historic building rather than redeveloping and newly built buildings?

- very high level •
- High level
- Medium
- Low level
- No influence

## **Section two**

### **Interview with the user of a building**

Survey and assessment of Architectural building data

1. What are the major factors that cause the architectural heritage building to endanger?
  - Aging or deterioration
  - Man-made impacts?
  - Overloaded services
  - Fire or water?
  - Lack of maintenance
  - Redevelopment
  - If any...
2. Are there any threats that cause redevelopment in the built-up area of existing heritage buildings? If yes, Mark in all that you think for cause of redevelopment action.
  - Currently abandoned
  - Esthetics is low
  - Their economic income and social service value decreases

Assessment of Intervention and Influence of Urban Redevelopment on Architectural Heritages Located in Arada area

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- Their comfort level decreases comparison with new similar service buildings
  - Threats of demolishing for seek of land
  - Other
3. The householder or the residents of the buildings conserve buildings as a sense of belongingness and local heritage value?
- Yes     No
- If No, Why? .....
4. What are some unique characters of historical architectural symbol exist inside or on a building?
- Sculpture, symbol, and painting,
  - significant services,
  - Construction materials or
  - Furniture exists in the building
  - If others please specify?
5. What do you suggest that this local heritage building challenges for long-lasting to future generations?
- Yes     No
- If No, Why? .....
6. What are the influences of redevelopment or relocation of residents from their long period settled peoples? (please Mark in all your suggestions)
- Create instability for long attachment residents or merchants.
  - Social crisis (Idir, Ekub, Celebrity...)
  - The financial crisis happens due to income or jobs related to their building location.
  - The site lost its identity for live testimony to future generations?
7. How to integrate urban site redevelopment with existing architectural heritage buildings? Mark on your own suggestions?
- The government reviews the policy to protect heritage buildings
  - The policy enforces the urban developer to protect heritage
  - The redevelopment plan must revise and similar story building and materials used to build to decrease dominance around heritage building, if mandatory.
  - Protect the heritage site from any intervention and locate development in other areas.
  - If none of this or additional, please add on the space provided.
- .....
8. Is there a regular site visit for conservation and maintenances? If yes, how many times a year?
- More than once every six month
  - Annually
  - Random visit

Not yet.

9. What do you level your agreement, we need to preserve heritage buildings in our city specially piazza?
- I strongly disagree       Neutral       I strongly agree  
 I don't agree       I agree

10. What is the function of this building? For what purpose did you use the building?
- A) For commercial activities  
 B) For residence  
 C) For public organization  
 D) Others specify:

### **Section 3**

#### **Questionnaire about the case, specific site (The case study area), mostly avail person in and around site.**

1. How long have you been living or exist in this locality (area)?
- For less than one year  
 For 1-5 years  
 For 5-15 years  
 For 20 and Above years  
 Since birth
2. Are you contented with social interaction and co-operation in these neighborhoods?
- Yes  
 No

If your answer to a question is yes, what type of relationships?

- Edir  
 Ikub  
 Livelihood job  
 Income earning place
3. What is your opinion regarding the Architectural historic building existing about your surroundings?
- should be kept with some improvements  
 should be demolished  
 should be redeveloped  
 I don't care
4. What do you think about the present condition of your house?
- Needs no repair  
 Needs little or some repair

- Needs major repair
  - Needs rebuilding
  - Other
5. If you have given opportunity, the area is chosen for redevelopment and you are asked for relocation to move another palace or condominium site do you agree?
- Strongly agree
  - Conditional
  - Not agree
  - Strongly disagree
6. How do you level about the heritage value of your locality or site?
- I understand the site is historic quarter
  - It has some heritage value.
  - I don't know.
  - No heritage value

#### **Section Four Interviewee**

##### **To Arada sub-city and responsible office for Architectural built heritage building**

1. Concerning the Arada(Piazza) LDP proposal, with whom concern organization to consider the different Heritage buildings and sites?
- Discussion with AARCH
  - Discussion Subcity Culture and tourism office
  - Addis Abeba city land management office
  - Only AAPCO
  - If any other please specify....
2. Is there any redevelopment around the heritage buildings and in Historic sites? What practical interventions are proposed to integrate heritages with other buildings?
- If yes, is the redevelopment considering the harmony of the settlement pattern and façade treatment of buildings, building height, and arrangements?
3. Is there permission given to high-rise buildings that are constructed behind or between heritages registered building (the case around Churchill avenue building)?
- 
-

4. Is there any agreement form or collaboration work regarding to safeguard and maintain the historic sites to frequent site visit schedule and guidelines for the city's future development and for the conservation of its historic quarters?
- 
- 
- 

5. What was the implementation strategy proposed? And how does it evaluate the implementation process regarding the conservation of historic buildings existing on a site?
- 
- 

6. How does your organization provide policy or guidelines to balance the effects of redevelopment and modernization on built historic architectural heritage buildings?

- If any policy or guideline that restricts and permits its influence and interventions please write the title of a document?
- 
- 

7. Is any incentive and appreciation to individuals who preserve and conserve historic buildings and heritage registered monuments and sites? If No, what do you suggest if incentives are one of the guidelines part to preserve their own historic building and others?
-

## Section Five Inventory format

### Inventory Data format of Historic building

Inventory data of building format existing on the Case of Arada (selected site)

Labeling of a building Image of a building	List of Description	Existing condition of a building
	Name	
	Location	
	Year of construction	
	Ownership	
	Current services	
	Significance period	
	Significant service	
	Construction materials	
	Story height	
	Building condition	
	Heritage values	
	Heritage registered status	
	Threats of demolition	
Additional Remark		

Table 10 Inventory data format for historic building general condition

The structural system parts of historic buildings conditions (status)

Building structural parts	Existing building conditions level			
	Very Good	Good	Bad	Ruined
Foundations				
Walls				
Floors				
Ceilings				
External finishes				
Internal finishing				
Door				
Windows				
Roof				
If other details				

Table 11 List of structural system of historic building conditions (Status)