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Inner City Redevelopment and Architectural Heritage

The Case of Urban Traces in Central Piazza,

Addis Ababa

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DECLARATION

I, the undersigned, declare that this thesis is prepared for the partial fulfilment of the requirements for the degree of Masters of Science in Housing and Sustainable Development entitled, “**Inner City Redevelopment and Architectural Heritage: The Case of Urban Traces in Central Piazza**” is my original work prepared through my own effort and the close advice and guidance of my advisor. I also declare that this thesis has not been presented for a degree in any other university, and that all sources of materials used for the thesis have been duly acknowledged and referenced.

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ABBREVIATIONS

AACAC&TB - Addis Ababa City Administration Culture and Tourism Bureau

AACACRO - Addis Ababa City Administration City Renewal Office

AACPPO - Addis Ababa City Planning Project Office

ARCCH - Authority for Research and Conservation of Cultural Heritage

ASCC&TB - Arada Sub-city Culture and Tourism Bureau

AARH - Agency for the Administration of Rental Housing

CM - Centimeter

€ - Euro

EAHTR - European Association of Historic Towns and Regions

EIABC - Ethiopian Institute of Architecture, Building Construction and City Development

EMA - Ethiopian Mapping Authority

FDRE - Federal Democratic Republic of Ethiopia

ICCROM - The International Centre for the Study of the Conservation and Restoration of Cultural Property

ICOMOS – International Council on Monuments and Sites

LDP - Land Development Plan

LRT – Light Rail Train

ORAAMP - Office for the Revision of Addis Ababa Master Plan

UNESCO - United Nation Educational, Scientific and Cultural Organization

Note: First names are used to cite Ethiopian authors. Their full name is indicated on reference section

Local terms

Ato – means Mr.

Azaj – a title given to dignitaries by emperors during the imperial time in Ethiopia

Ghibi - Palace

Idir – traditional association in a community

Kebele – The smallest government administration unit

Sefer - Neighborhood

Weizero - means Mrs.

Woreda – Administration unit one level higher than Kebele

All photographs, unless specified are taken by Asefa Biftu Robi

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ABSTRACT

The recent redevelopment activities in the inner city of Addis Ababa have led to the demolition of built heritage and historic neighborhoods. To this end, an in-depth study on a particular architectural heritage located in the historic inner city along two of the old streets of the city and the context around was selected as the focus of this study. Qualitative approach was employed in data collection. This study documents the architectural heritage and urban traces along these streets through direct observation, physical mapping and photographs. It also seeks out to understand the balance between the fast paced redevelopment oriented urban renewal endeavors and heritage preservation in the inner city through researching the process of preservation on the selected case.

The findings show that residents and business owners in the study area consider both tangible and intangible heritage as urban traces, which is a completely different perspective as compared to the heritage selection and registration employed by the relevant government offices that only focus on the former. Urban traces found through the study belong to four different categories: Architectural heritage, heritage activities, heritage personalities and marks of historic occurrences. The level of awareness on and contribution to the heritage and urban traces among the current residents and business owners that are predominantly tenants is higher than the building owners and rightful heirs that live elsewhere due to one major reason. The current residents and business owners base their livelihood on the heritage and have grown attached to the heritage over the years playing a major role in the protection and preservation of the same, while the actual heirs have lost attachment with the heritage with this regard. Demolished heritage buildings are still considered as urban traces and architectural heritage among the community in the study area. Gap is also identified in the basic definition and understanding of heritage and heritage preservation among different stakeholders resulting in hindrance of the latter. Coordination also lacks among different government offices involved in heritage preservation, city renewal planning and implementation.

The study recommends: the establishment of a framework in government offices to involve the community in historic neighborhoods in the identification, inventory, assessment, protection and preservation of heritage to achieve sustainable outcomes; the registration and preservation of heritage in the inner city that includes intangible heritage and the entire historic context; the establishment of an accountable authority dealing with urban renewal and heritage preservation; the redirection of renewal endeavors towards conservation approach focusing on expansion areas for development and revitalizing the inner city through conservation endeavors, this would prosper Addis Ababa in the long run.

1. INTRODUCTION

This study is organized in to six parts. The first part – statement of the problem, the second – literature review, the third – contextual review, the fourth - method, the fifth – data analysis and findings, and the sixth part is conclusion. Part one introduces the whole study including the research questions. Part two lays out the theoretical basis of the study and cites relevant cases. Part three details the background of the study and related contextual issues. Part four introduces the method employed to tackle the research questions. Part five presents and analyses the collected data drawing the findings. Part six synthesizes the findings under each research question and draws recommendations.

1.1 Problem Statement and Research Questions

The balance between urban renewal and heritage conservation tips in favor of urban renewal in different countries around the world. To name a few: Hong Kong, mainland China, Singapore, Mexico and South Africa, have the balance tilted towards redevelopment. The economic development aspect is favored more than the conservation of heritage. Some developed countries, given their advanced economic status, entertain conservation to a certain degree. Favoring the economic aspect urban renewal over conservation becomes more evident in developing countries such as Ethiopia. This trend was also evident in the United States of America and Canada during the post World War II era. The wholesale destruction of historic sections of cities in Europe during the war, however, created awareness in these nations about the importance of heritage preservation.

“Though it was relatively untouched by the Second World War’s destructive power, heritage conservation also became a priority in the United States as historic buildings came into the possession of commercial enterprises that would demolish them in favor of more modern buildings. The cultural guilt experienced over the loss of physical monuments from the past in pursuit of empire and wealth on both sides of the Atlantic brought about a new interest in preserving old buildings” (Dalibard, 2009).

Addis Ababa, as the nation’s capital and the continent’s diplomatic capital, is experiencing a relatively fast development and redevelopment activity for which an increasing demand for an urban land at the central part of the city has arisen. The economic development, infrastructure and image improvement of the city on one hand and the need to conserve the built and open space heritage on the other has created tension in the planning and implementation processes. The conservation of historical buildings, gardens, festival sites, art forms, monuments, sculpture etc. may seem less of a priority compared to issues such as infrastructure development, poverty alleviation or job creation in a developing country.

Alazar Assefa in 2001, Mekonnen Worku in 2008, Selam Tewoldebirhn in 2011, Wudinesh Biru in 2014, and a number of other professionals have researched urban heritage

conservation from different perspectives. Alazar discusses urban heritage from urban design and planning perspectives. Taking the cases of ECA and Sheraton Hotel renewal sites, he found out that none of the architectural heritage, urban spaces and streets were considered in the renewal. He recommended that urban renewal sites accommodate urban heritage and engage the local community and other stakeholders in the process. Mekonnen focused on identifying the 'pros and cons' of redevelopment pressure on the cultural heritage of Addis Ababa. He studied the efforts made so far on the conservation of the city by different governmental and non-governmental stakeholders and analyzed the physical condition of the cultural heritage and their functional aspects. He also evaluated current policies and regulations as well as the enforcement methodology concerning conservation of cultural heritage and came up with recommendations on policy and policy enforcement measures. Selam studied the status of historic buildings in Addis Ababa and their contribution to the urban development. Wudinesh concentrated on integrating physical, social and cultural fabric of the inner city centers in the current comprehensive redevelopment program undertaken in the historic neighborhood of 'Serategna Sefer' in Arada sub-city. She proposed an assessment of the existing condition of registered heritage and renovation of those with acceptable condition during urban renewal endeavors. She also spoke of integrating living and working quarters in the existing buildings of the historic neighborhood.

This study focuses on architectural heritage conservation using an approach of preserving the architectural heritage, the spirit of place and urban traces around the heritage. Trying to document both tangible and intangible heritage in the inner city and developing a rationale to integrate both during a new development endeavor are of the utmost importance. Redevelopment activities in the inner city of Addis Ababa have seen the demolition of built heritage and historic neighborhoods. To name a few: Honorable Doctor Sinidu Gebru's residence in Lideta sub-city, Dimitri Petros's residence in Arada sub-city, which was recently used as the Lion Tourism and Hotel Training Center, and Giorgis Arminis's residence in Kirkos sub-city which have been demolished, along with the surrounding historical context. However, some heritage such as Azaj Hakim Workineh's building have survived redevelopment endeavors that demolished the adjacent buildings in 2010.

The development pressure is a result of demands that Addis Ababa, Africa's diplomatic capital, embrace globalization and display international character to compete with other modern cities. On the other hand, the city's architectural heritage displaying the establishment, the layers of interventions and contributions should be preserved and embraced in the new development. A city without layers of history and unique identity is not quite competitive in the current modern age. The inner city of Addis Ababa, rich in cultural, and specifically architectural heritage, is not fully documented and studied in depth. There are different endeavors to study and document different areas in the inner city, a comprehensive and in-depth study however requires financial resource, human resource rich in heritage preservation and conservation know how, community participation

and a number of other factors depending on the economic, political and social structure of the city. The need to research and to conduct an inventory, however is undeniable.

To this end, an in-depth study on a particular architectural heritage located in the inner city, along two of the oldest streets of the city and the surrounding historical context, was selected as the focus of this study. General Wingate and Mahatma Gandhi Streets have historical significance related to the early development of Addis Ababa.

The first research question hence is context oriented:

- I. What are the characteristics of the major urban traces and architectural heritage along General Wingate and Mahatma Gandhi Streets?

In the continuing pressure of redevelopment endeavors in the city and the need to preserve heritage, its vital to answer the main research questions:

- II. How was Hakim Workineh's building spared from demolition?
- III. How are renewal endeavors balanced with preserving heritage?

Based on these findings a normative, recommendation oriented research question follows.

- IV. How can the need for urban renewal and the need for heritage preservation be balanced?

1.2 Objective

General objective: The overall goal of the study is two-fold. The study first identifies and documents major architectural heritage and urban traces in the selected area. The degree of influence that renewal - redevelopment endeavors have on the preservation of these heritage will then be studied by trying to identify the major factors swaying the process. The study will finally try to understand how to create a balance between the need to redevelop and the need to preserve heritage.

Specific objectives:

- I. Study and document major urban traces of inner city Addis Ababa particularly along General Wingate and Mahatma Gandhi Streets;
- II. Identify major push and pull factors in the process of heritage preservation;
- III. Understand the gaps creating the tension between the need for heritage preservation and redevelopment endeavors taking the case of Azaj Hakim Workineh's building and
- IV. Draw recommendations to improve pinpointed gaps.

1.3 Scope and Limitations

Urban traces located throughout the inner city of Addis Ababa require extensive study and exhaustive documentation. Due to resource and time constraint, the study focuses only on urban traces along the selected historic streets in the inner city of Addis Ababa. With regard to the research question focused on identifying the characteristics of urban traces along the selected streets, some of the major urban traces as stated by the informants are already demolished during the 2010 redevelopment affecting the spirit or essence of the area. The identified and documented urban traces along the two streets are narrowed down to the existing ones and the demolished ones are only listed.

With regard to the main research questions, residents and business owners at Azaj Hakim Workineh's building were sensitive and reluctant to provide information on the process of preservation of the building in question and redevelopment endeavors in general. There is little or no Institutional memory in the government offices that were relevant sources of information for the study. The high staff turnover in these offices was also a challenge. Following the trail of professionals and decision makers involved in the process in question was lengthy and cumbersome. The filing system and availability of information is also a challenge in these offices and resulted on delay in the schedule.

1.4 Significance

The preservation of heritage is a crucial factor in the long-term prosperity of a city. Not only does heritage ensure the diversity and uniqueness of a city, it also helps to strengthen citizens' sense of civic pride. These benefits help support cultural and economic vibrancy and maintain the identity of the city. An integrated heritage preservation and development strategy is crucial in sustaining the competitiveness of a city. With the current urban redevelopment trend in Addis Ababa, awareness should be created among policy and decision makers that redevelopment is not the only approach. There is a way to conduct urban renewal integrated with preservation approaches where one won't be a hurdle to the other. Documenting built heritage and the spirit of place around them will open the platform for further research, gear urban planning practices towards conservation-oriented approaches and keep their legacy alive. Developing a clear understanding of the relationship between heritage preservation and urban renewal in Addis Ababa is crucial to understand the gap, if any, and to safeguard the heritage in the city.

2. LITERATURE REVIEW

2.1 Introduction

The fact this study proposes to understand is the heritage conservation process (if any) in the inner city of Addis Ababa, factors considered when heritage is conserved in the city currently and what has been done so far to counter balance redevelopment activities endangering heritage by different stakeholders. This chapter explains the distinction between different urban renewal approaches, defines heritage, architectural heritage, clarifies the concept of urban traces, describes internationally accepted heritage preservation methods and discusses exemplary cases that have to some extent managed to balance urban renewal and heritage preservation.

There are a number of theories explaining the formation of cities. Burges's concentric theory published in 1925, sector theory and Marx capitalist economy theory published in 1917 are amongst the significant few.

“The study of cities, urbanism and urban change has a rich tradition in urban scholarship. Marx, Engels, Weber and Simmel devoted much thought to the importance of the city as a seat of emerging capitalist economy, a site political and economic power and force of cultural change that affects mental life. In the early Chicago school urban sociologists focused their empirical attention on the spatial distribution of people and organizations, the causes and consequences of neighborhood racial succession, and ethnic and racial group ‘adaptation’ to the urban environment. Robert Park, Ernest Burges and Lewis Worth all commented on community structure and local institutions, often drawing analogies to biological systems. From these writings there emerged a theory of urban and neighborhood change as a ‘lifecycle’ beginning with investment and growth and ending with inevitable decline” (Gotham, 2001).

This inevitable stage of decline in the lifecycle of urban areas calls for renewal action. It is of the utmost importance to understand what urban renewal is and identify the characteristics of different types of urban renewal as discussed below.

2.2 Definition and types of Urban Renewal

Urban Renewal: It is difficult to come up with a satisfactory definition of urban renewal since different scholars reflect different perceptions of urban change and its significance. Experts present at the first international seminar on urban renewal, held in Hague in August 1958, agreed that urban renewal could no longer be considered identical with slum clearance, with traffic improvements, or with the repair of deteriorated areas. Urban renewal was hence conceived as a comprehensive activity designed to counteract functional

obsolescence of the urban structures as a whole and of the parts and elements of it, and to revitalize continually all elements and parts of the urban area.

“Urban renewal can best be interpreted as human settlements’ improvement that include a wide range of actions such as the modernization, repair and maintenance of the building stock and infrastructure, the improvement of the urban environment, the upgrading of social and commercial services and related facilities, the improvement of urban and regional transport networks, and conservation of architectural and cultural heritage in urban areas” (Ashenafi, 2001).

Cities are in a continuous process of change and renewal that has started when humans built permanent settlements. Renewal has something to do with the historical development of urban areas. Urban growth and population increase are the two major driving forces creating urban renewal in cities. Urban renewal has three main elements: slum prevention through neighborhood conservation and housing code enforcement; rehabilitation of structures and neighborhoods; and clearance and redevelopment of structures and neighborhoods (Colborn, 1963). Urban renewal hence has three main approaches: conservation, upgrading and redevelopment depending on the strength of interest of the implementing body, mainly the government and in some cases the private sector, in the economy, social and historic aspects.

Heritage Conservation: Conservation aspect of urban renewal focuses on the historic features of the area to be renewed and the conservation of heritage. Conservation focuses mainly on the built heritage and historic open spaces and less on maintaining the social ties and improving the livelihood of the residents. The strength of interest in this aspect, however, is limited in most renewal activities in the cities of the world.

“Heritage conservation is another mechanism focused mainly on qualitative change. It is aimed at protection of celebrated qualities in structures from the consequences of aging and neglect.” (Heyaw, 2005)

Urban Upgrading: Urban upgrading or slum improvement as it is also called - in low-income urban communities is a package of basic services: clean water supply and adequate sewage disposal to improve the well being of the community. But fundamentally it is legalizing and ‘regularizing’ the properties in situations of insecure or unclear tenure. Though the scope differs in different countries and different urban settings, upgrading customarily provides a package of improvements in streets, footpaths and drainage as well. Solid waste collection is frequently included with its positive impact on health, along with streetlights for security and night activity. But this physical improvement is only the beginning in most cases: health issues need to be addressed by providing clinics and health education programs, school facilities and teacher training are needed to attack the lack of basic education, and lastly

programs are offered to increase income earning opportunities and improve the general economic health of a community. Upgrading is the start to becoming a recognized citizen.

“In many developing countries upgrading is often employed to improve living conditions for low-income residents living in unregulated and unserved housing areas. The original population is often maintained. As a result, apart from mainly qualitative physical change it is not expected to lead to major change of land use or composition of social group.” (Heyaw, 2005)

Urban upgrading hence focuses on the actual physical improvement of the renewal area, maintaining the existing social structure and improving the lives of the residents.

Urban Redevelopment: Urban redevelopment is the complete clearance of an urban area and relocation of its residents with the main objective of economic development and little regard to the social and historical aspect of the area.

“Redevelopment is basically an act of demolishing old buildings and replacing them by new ones. Normally, buildings are fully replaced only after they have been adapted to new uses and conditions several times” ... “Moreover, by introducing radical physical change redevelopment is likely to destroy much valued urban fabric.” (Heyaw, 2005)

The balance of the three focus areas, economic, social and historic aspects of the urban setting would result in a comprehensive and sustainable urban renewal. A heritage conservation focused urban renewal endeavor in a historic urban setting requires a clear understanding of heritage, architectural heritage and the identification of urban traces.

2.3 Definition and types of Heritage

Heritage has a broad meaning and is defined by different scholars and organizations in different contexts. United Nation Educational, Scientific and Cultural Organization (UNESCO) defines heritage broadly: Heritage is our legacy from the past, what we live with today, and what we pass on to the future generation. Rodwell, (2007) analyses this definition from the following perspective:

“In this definition heritage is neither limited in time nor restricted to material objects – whether they be historic remains, buildings, artefacts or suchlike. Heritage is interpreted as the foundation of the present, the springboard for the future, with the present generation as its custodians and the creative link” (Rodwell, 2007).

According to Rodwell, heritage has a far more limited meaning, for example, ‘the culture, property, and characteristics of past times’; or, ‘today’s perception of a pattern of events in the past’. As such, heritage has become a construct, a concept that relates only to history,

that can be packaged for education and tourism, and that is perceived to be divorced from individual and community life today. This greatly hinders the importance and implementation of heritage preservation. Heritage can be subdivided into natural and cultural heritage. Natural heritage comprises the components of the natural environment that have aesthetic, historical, scientific or social significance, or other special value for the present community, as well as for future generations. Cultural heritage is defined as the legacy of physical artifacts and intangible attributes of a group of society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. Cultural heritage as the definition above shows is further categorized into tangible and intangible heritage.

UNESCO defines cultural Heritage as

Monuments: architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of outstanding universal value from the point of view of history, art or science;

Groups of buildings: groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science;

Sites: works of man or the combined works of nature and man, and areas including archaeological sites which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view.

This definition of cultural heritage focuses mainly on tangible heritage. UNESCO's website archives as accessed in January, 2016 present a detailed definition of the term, Intangible heritage. The intangible cultural heritage is transmitted from generation to generation, and is constantly recreated by communities and groups, in response to their environment, their interaction with nature, and their history. It provides people with a sense of identity and continuity, and promotes respect for cultural diversity and human creativity. The Convention for the Safeguarding of the Intangible Cultural Heritage, adopted by the UNESCO general conference on 17th of October, 2003 and entered into force in 2006, defines intangible cultural heritage as the practices, representations, expressions, as well as the knowledge and skills (including instruments, objects, artefacts, cultural spaces), that communities, groups and, in some cases, individuals recognize as part of their cultural heritage. It is sometimes called living cultural heritage, and is manifested in the following domains: oral traditions and expressions, including language as a vehicle of the intangible cultural heritage; performing arts; social practices, rituals and festive events; knowledge and practices concerning nature and the universe and traditional craftsmanship.

The general definition of heritage however tends to be subjective in some instances and contexts. According to LeBlanc, (1993), heritage is defined in simple terms as whatever each one of us individually or collectively wish to preserve and pass on to the next generation. If we want to preserve something, then it is our heritage. LeBlanc goes on to explain that as human beings living on this planet, there are things, persons and traditions which we consider to be our common heritage. One only has to mention places such as the Pyramids of Giza in Egypt, the Acropolis of Athens or Mount Everest to realize that these places do not belong to Egypt, Greece or Nepal. They are part of humanity's heritage and these countries are simply the custodians of these incredible treasures. The World Heritage Convention's role therefore is to help the whole of humanity define what it wants to preserve and pass on to the next generations. The World Heritage Convention was adopted by UNESCO's general conference at its 17th session in Paris on 16 November, 1972. The Convention came into force in 1975. Cultural heritage that are of major interest to this study are architectural heritage and urban traces as defined below.

2.3.1 Architectural Heritage and Urban Traces

Architectural heritage is a cultural good or heritage of all mankind. It implies architectural achievements of town planning, architecture and engineering from prehistory to the present. Architectural heritage in a simple term should contribute educationally to the cultural identity and memory of a particular people or place, giving meaning to the present by interpreting the past. The 1995 Granada Convention for the Protection of the Architectural Heritage of Europe defines architectural heritage in a similar way to the general definition of cultural heritage.

Monuments: all buildings and structures of conspicuous historical, archaeological, artistic, scientific, social or technical interest, including their fixtures and fittings;

Groups of buildings: homogeneous groups of urban or rural buildings conspicuous for their historical, archaeological, artistic, scientific, social or technical interest which are sufficiently coherent to form topographically definable units;

Sites: the combined works of man and nature, being areas which are partially built upon and sufficiently distinctive and homogeneous to be topographically definable and are of conspicuous historical, archaeological, artistic, scientific, social or technical interest.

The Granada Convention recognized that architectural heritage constitutes an irreplaceable expression of the richness and diversity of a country's cultural heritage and bears inestimable witness to the society's past. The convention further recalled the importance of handing down to future generations a system of cultural references, improving the urban and rural environment and thereby fostering the economic, social and cultural development

of a country. Introducing a building of good new architecture which does not copy but is compatible with the best of the old and which the society must seek to understand and to preserve is the best way to deal with new interventions. The society has a part to play in the process in helping to determine the nature and shape of the environment which they shall pass on. Professionals must work to foster the understanding of the architecture of the past in order to provide a platform of firm foundations for the future.

Urban traces: According to Erder (1986), architectural heritage can be surrounded by scientifically, aesthetically, historically and ethnologically interesting or uninteresting outer areas which are instrumental in framing the character of the main area or heritage. Urban traces can be activities, places and built structures that play a major role in the identity of a city. This concept is clearly explained by Khirfan (2010) who cites different writers: the urban landscape is thought to resemble the palimpsest, which is the writing block or parchment that can be erased and reused several times although traces remain as marks inherited from the past (Crang, 1996) that gradually evolve into heritage (AlSayyad 2001; Graburn 2001). Whether intangible or tangible, heritage transforms the palimpsest of the urban landscape into “social and symbolic processes that can be reconstructed through the traces they leave and the representations they inform” (Crang 1996). Urban traces, when kept untouched help maintain the identity of the urban setting showing the series of interventions conducted throughout the development of a city. Urban traces hence tell the story of a city. They also play a major role in retaining a recognizable character of a city despite the inevitable development endeavors.

Architectural heritage and the surrounding context however are subject to deteriorate with age, or incur damage due to natural or manmade disasters. Architectural heritage, like everything else, is a subject of aging and degradation. Both processes will cause great losses, damage its integrity and authenticity, and ultimately lead to its complete destruction (Pasic, 2014). This threat to the existence of heritage is remedied through conservation as discussed below.

2.4 Preservation, Restoration and Conservation

The terms preservation, restoration and conservation are used interchangeably in different documents. According to Rodwell (2007), even within the architectural conservation fraternity these words continue to be used interchangeably. Conservation, the most fashionable word in the English-speaking world today, does not translate well into other tongues – where its usage is mostly confined to the care of works of art and other objects in museum environments. The concept of *restoration*, derived in some quarters since the mid-nineteenth century, is still favored by many as a word that communicates positively and universally. Some practitioners in the United Kingdom still use preservation, as that was the fashionable term until it was superseded by *conservation* in the 1980s. Many of the older

conservation charters use any pair or all three of these words without attributing discrete meanings, and the inter-governmental organization whose present-day acronym is ICCROM (International Centre for Conservation in Rome) functions under the official title of the International Centre for the Study of the Preservation and Restoration of Cultural Property, thereby succeeding to employ all three words at once, and in a manner that implies that *preservation + restoration = conservation*. This formula is somewhat borne out by the Burra Charter. A number of conservation charters have been published with regards to heritage (See Annex - 12). The Burra Charter was first published in 1979, most recently revised in 1999, which offers the definitions that are favored by conservation purists but which do not necessarily communicate well to a wider audience:

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

This study uses the terms preservation and conservation interchangeably depending on the context.

2.5 History, Approach and Internationally Advocated Practices in Conservation of Architectural Heritage

Architectural conservation describes the process through which the material, historical, and design integrity of humanity's built heritage are prolonged through carefully planned interventions. Decisions of when and how to engage in an intervention are critical to the conservation of the immovable object. Ultimately, the decision is value based: a combination of artistic, contextual, and informational values is normally considered. In some cases, a decision to not intervene may be the most appropriate choice. Heritage conservation doesn't mean freezing a building in time, creating a museum or tying the hands of property owners so they can't do anything with their properties. Instead, it seeks to maintain and thereby increase the value of buildings by keeping their original built form and architectural elements, favoring their restoration, rather than replacement, and, when restoration is impossible, recreating scale, period and character. The most commonly used terms in the conservation of architectural heritage are authenticity and patina of the built heritage. ICCROM defines authenticity as materially original or genuine as the built structure or environment was constructed and as it has aged and weathered in time. Patina

is understood as the effect left by the passage of time on the exterior surfaces of architectural heritage, urban elements and on social practices. Patina is important for the perception of the age value because it points to the perception of the passage through the idea of ageing and decay.

Heritage preservation increases property values, both of the conserved building and surrounding properties. Heritage preservation can be a draw to tourism and helps businesses by attracting customers. A city's image can be built around heritage retaining the historic integrity of a neighborhood that attracts people just for that ambiance. Preservation keeps money within the community, by requiring fewer materials from outside and more labor-intensive work by locals. With the right programs in place, businesses and building owners can take advantage of government programs and incentives to maintain and restore heritage buildings. With the current energy preservation and environmental impact reduction schemes in the global construction industry, restoration and preservation reduce construction and demolition waste and use less than half the energy of new construction. Heritage preservation is an investment in a city that rewards the current community and leaves an invaluable resource for future generations.

As a movement, architectural conservation in general, and the conservation of ancient structures specifically, gained momentum during the 18th and 19th centuries. It was a response to modernism and its corresponding architectural perspective, which avoided sentimental attachment to old buildings and structures in favor of technological and architectural progress and change. Prior to this time most of the ancient buildings that were still standing had only survived because they either had significant cultural or religious importance, or they had yet to be discovered. The growth of the architectural conservation movement took place at a time of significant archaeological discovery and scientific advancement. Those educated in the field began to see various examples of architecture as either being "correct" or "incorrect". Because of these, two schools of thought began to emerge within the field of building conservation. This school of thought saw the original design of old buildings as correct in and of themselves. Two of the main proponents of conservation in the 19th century were art critic John Ruskin and artist William Morris. Their ideas were however opposed by pro restoration professionals.

Restoration was the conservationist school of thought that believed historic buildings could be improved, and sometimes even completed, using current day materials, design, and techniques. In this way it is very similar to the Modernist architectural theory, except it does not advocate the destruction of ancient structures (Jokiliehto, 1999). The science of architectural conservation is a vast discipline and the details are beyond the scope of this study. Conserving a single building, however, without considering the actual factors that have contributed to the history, memory and vibrancy of that heritage is not much better

than demolishing it. The relative permanence of an urban space helps establish its qualities as a meaningful place, while its physicality provides a tangible record of the passage of time and embodies 'social memory'(Carmona, 2003). Carmona goes on citing Aldo Rossi (1966, 1982), who focused on the effect of time on the changing fabric of a city, discussing the idea of a city's 'collective memory', where urban form was a repository of culture from the past and for the future. The spirit of place or Genius Loci, an ancient Roman concept as discussed by (Schulz, 1979) shows that every independent being has a spirit. This spirit (genius) determines the character or essence of places. The existential purpose of building (architecture) is therefore to make a site become a place; that is, to uncover the meanings potentially present in the given environment. The structure of a place is not a fixed, eternal state. As a rule, places change, sometimes rapidly. That does not mean, however, that the genius loci necessarily changes or is lost.

Historic cities nowadays face the challenge of how to preserve their soul or spatial spirit, which is also known as their sense of place. The Paris Declaration on Heritage as a Driver of Development, adopted in Paris, in 2011 by ICOMOS (International Council on Monuments and Sites)'s assembly general indicates that: As various aspects of development threaten to degrade and destroy heritage and its inherent values, it is necessary to take up the challenge of conserving this fragile, crucial and nonrenewable resource for the benefit of current and future generations. It is now widely agreed that heritage – with its value for identity, and as a repository of historical, cultural and social memory, preserved through its authenticity, integrity and 'sense of place' – forms a crucial aspect of the development process. Integrating heritage and ensuring that it has a role in the context of sustainable development demonstrates that heritage plays part a in social cohesion, wellbeing, creativity and economic appeal and is a factor in promoting understanding between communities. International organizations involved in heritage conservation provide advice on preservation and protection of architectural heritage and in general cultural heritage. ICCROM recommends the points indicated below with regards to:

The Degree of Intervention in the process of conservation: The degree of intervention and the scope of replacement of old features with new ones vary with different practitioners in different countries. Some take conservation to a level where replication of the whole structure of the old heritage is permitted. Conservation may also involve, to an increasing extent of intervention: non-intervention, maintenance, stabilization, repair, restoration, reconstruction or adaptation. Where appropriate, processes may be applied to components of a structure or site.

Non-Intervention: Based on a general assessment of the heritage, intervention may not be required. Undisturbed consistency of spiritual association may be more important than the physical aspects of some places of heritage value.

Maintenance: Heritage should be maintained regularly and according to a developed conservation plan, except in circumstances where it is appropriate for places to remain without intervention.

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

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

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

There is a problem of being inactive and somehow frozen in one era in preserved historic places. Maintaining the small business and activities and harmonizing the historic places with development endeavors reduces this problem. Avoiding ambiguity in the definition and classification of heritage, the actual identification of urban traces and architectural heritage and the proper implementation of preservation are the initial steps in securing the survival of these heritage in historic urban settings. The balance between heritage preservation and urban renewal, as stated in the previous chapter, proved to be challenging in different countries in the world. It is crucial, however, to understand the factors contributing to the challenge and look at countries that have succeeded in maintaining the balance to a certain extent.

2.6 Heritage Preservation and Urban Renewal

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 some maintain that identification with history is a desire to belong, to be associated with a place; as such, 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 in the number of those who contend that harmony between the past and the present is an essential part of city planning (Erder, 1986) indicates that many city planners and architects now endeavor to preserve the best of the past while building the best for the future.

Allsopp (1968) has maintained that the sense of security drawn from the past is a human requirement; the only way to realize the beauty and meaning of life is to understand its continuity; and that mankind's creativity is revealed in past and present monuments. It has, however, been challenging to maintain the balance between heritage preservation and urban renewal endeavors, a challenge clearly reflected in different cases around the world. It is noteworthy to see how different cities work towards or away from achieving this balance. Exemplary conservation approaches of urban renewal in different cities of the world are published on UNESCO's website. Selected cases are presented below. The cases were selected in terms of relevance to the study. Cases in Asia are highlighted due to the similar fast-paced economic development as that of Ethiopia. The case of Vigan a town in the Philippines demonstrates successful efforts of urban renewal favoring heritage preservation to a certain extent.

Vigan: The Historic Town of Vigan in the Philippines is a World Heritage site. Vigan, established in the 16th century, as stated in the report, is the best-preserved example of a planned Spanish colonial town in Asia. Its architecture reflects the coming together of cultural elements from elsewhere in the Philippines, from China and from Europe, resulting in a culture and townscape that have no parallel anywhere in East and South-East Asia. The development of heritage-based tourism and the empowerment of local artisans and craftsmen have been likewise key in ensuring a self-sustaining city, where revenue is both generated for the private individuals to fund the maintenance of historic buildings and for the city, to ensure that the mechanisms to monitor conservation and sustainably develop the site are in place.

Vigan believes that development is only feasible if heritage is considered. Every step in improving the quality of life of the community must be based in heritage. Participative governance is one of the city's strategic themes. Biguenos (Vigan locals) are empowered through their participation in the planning and implementation of programs and projects. This gives the people a sense of ownership that makes them committed in ensuring the successful implementation of the project. As primary stakeholders, they are more aware and more involved in the task of heritage preservation. Preserving heritage is a task that requires vigilance. Vigilance being one of its core values, the city government has put upon itself to see to it that its efforts towards preserving its heritage shall not be in vain. The efforts towards sustainable development ensure the protection not only of the old buildings but also the historic district. The festivals and cultural events, organized by the city government are ways of instilling into the minds of the people a sense of belonging and a sense of ownership of their intangible and tangible heritage.

To date, according to the report, Vigan proves to be a primary destination in Northern Philippines, where visitors marvel at a glimpse of the Philippines' past and enthuse on

seeing that heritage conservation and progress are possible through sustainable development. Cases such as the city of Vigan have similar context like Addis Ababa since the development pressure in developing countries is different from that of the developed countries in historic Europe. However, its also useful to see how these countries survived such challenge in the early years of their development and what measures they have taken that could be used as example in the current situation of developing countries.

The European Association of Historic Towns and Regions (EAHTR)'s publication (Zach, 2007) provides good practice guidance and evidence from cities in Europe to convince many cities and stakeholders of the benefits of heritage led regeneration and to show how this can be delivered and achieved. The main challenges of historic and heritage cities in the 21st century according to EAHTR are: Globalization pressures that favor common branding and standardization; technological advances that change patterns of work and living; and religious and ethnic intolerance leading to war and destruction. All of which, individually and collectively, can lead to a significant loss of historic fabric and identity crucial to the well-being and social cohesion of cities. Cases of cities across Europe that have strived to achieve a balance between development and heritage preservation have been described in detail in this publication, a selected few are described below:

New Castle, England, UK: The Grainger Town Project in New Castle, England ran from April 1997 – March 2003. It was an ambitious, Euro (€)178.5 million, holistic regeneration program with a strategic approach which was driven by a 'Civic Vision' and centered on seven inter-related regeneration themes. It was led by the Grainger Town Partnership and supported by several national and regional governmental development, regeneration and conservation organizations. The Project was established with the aim of addressing the underlying causes of decline within Grainger Town, not just the symptoms. Following its completion in 2003, it is now recognized that the Project succeeded in promoting change, reversing decline and helping to produce more positive perceptions of the area. It has won several awards including the 2003 Europa Nostra prize for 'Cultural Landscapes' and is widely used as an example of good practice in heritage led urban regeneration.

Lessons learnt from this project included the need for a detailed heritage audit at the start of the process in order to identify the significance of the area and a coherent, yet flexible, strategy based on a detailed audit of the historic area's strengths and weaknesses. The need to monitor and evaluate the strategic aims and objectives against the regeneration themes and the goals and outputs of the project were also stressed on along with the necessity of a defined structure, in this case a company limited by guarantee at arms length from the City Council, including broad-based partnerships with relevant local organizations, businesses and the community. An attitude of maintaining quality and excellence in design through demonstration projects, informative and promotional handbooks, design guides and

location marketing also proved useful in this case. Last but not least, the need to raise aspirations by looking at other successful examples of best practice from elsewhere could not be stressed enough.

Tyne's Quayside, Newcastle, England, UK.: the regeneration of the western end of Newcastle upon Tyne's Quayside has been achieved through the implementation of three separate initiatives that have restored and enhanced the historic buildings, improved the public realm and made the area more accessible. This project revealed that sensitive and well-considered public transport arrangements can positively enhance the historic environment and assist in the regeneration process. Variety of use is also important in ensuring greater occupancy of historic buildings and in ensuring a more vibrant day/night economy.

Belfast, Northern Ireland, UK.: The Cathedral Quarter is the historic heart of the City of Belfast and the story of the modern city begins there in the early 1600s. Although little remains from the early period of development, the area's character and spatial arrangement are still reminiscent of the 17th century street patterns. In the 18th century the Quarter was an important mercantile and financial district. Belfast in the late 19th and early 20th century was at the height of its industrial and economic power and the buildings of the Cathedral Quarter reflect the sophistication of high Victorian architectural fashion.

Through the second half of the 20th century, many of the key buildings fell into disrepair and disuse as Belfast's industrial decline was compounded by sectarian and political conflict. De-centralization of activity from inner city to the suburbs followed as the central zone was, until the 1990, closed to the public during evening and nighttime. The Quarter was largely outside the city center security zone and this led to a perception that it was a high-risk area for private-sector investment. The result is that Belfast's city center has yet to become the developed social area usual in other cities of its size and status. The Cathedral Quarter is an area of approximately 12.1 hectares within Belfast city center and north of the central retail and financial area. The area was named after the 20th century St Anne's Cathedral following an extensive public consultation. Part of the Quarter is within the Cathedral conservation area, which has approximately twenty listed buildings.

The vision for the Cathedral Quarter is that it will become a dynamic and distinctive mixed use, historical and cultural quarter within the center of Belfast. It would play a diverse and dynamic set of roles, contributing to the economic performance of both the city center and the wider city region. Strategic programs focused on the development of a cultural and entrepreneurial role for the Quarter with an emphasis on specialist retail outlets, visitor appeal and a program of urban regeneration and high quality public realm improvements. Emphasis was also placed on the viable reuse of the historic building stock and the

preservation of the intricate street pattern to develop the unique identity and feel of the area. The achievements include a restored investor confidence with a number of high quality developments completed and significant planned commercial developments, approximately 700 permanent jobs have been created, 50 cultural organizations have moved into the area providing valuable reuse of historic buildings and enriched awareness and understanding of the cultural and architectural heritage of the area. Increased visitor numbers to the city by over seven times. The intervention also provided an essential link with communities outside the Cathedral Quarter area, particularly with communities and interest groups from disadvantaged areas of North Belfast - paving the way for plans to connect communities to the North of the City.

The Major lesson learnt from this case is the Importance of looking at heritage broadly in terms of people as well as physical assets and of developing mechanisms for dialogue and communication with the community Including all stakeholders. Such a cultural heritage preservation approach can also deliver both social and economic benefits in terms of celebrating and recognizing distinctiveness, raising heritage awareness and developing local 'pride of place', and delivering inward investment, job creation and increased visitor numbers as seen in this case.

Haga, West Coast – Gutenberg, Sweden: Haga was the first suburb of Göteborg and located just outside the city; walls. It is today considered unique, both within Göteborg and in Sweden as a whole, due to its age, special functions and distinctive architecture – containing several listed buildings and courtyards safeguarded by preservation plans and legal regulations covering building conservation and development. Haga has consequently developed a strong identity with wooden houses from different periods, including so called governor houses with brickwork on the ground floor, together with brick buildings in the northern parts of the town district. Overpopulation was, however, a problem in Göteborg in the late 19th and early 20th century and although new houses were built, Haga was extremely crowded by the turn of the century with 13,000 – 14,000 inhabitants. Gradually people moved to other parts of the town and in the 1950s only 6000 people still lived in the district. Living conditions were not considered sanitary and the area suffered social and cultural stigmatization leading to initial pressure to redevelop the area and create a 'modern' city.

During the 1960s and early 1970s public opinion gradually changed with growing interest among conservators, architects and the general public in the heritage and cultural quality of Haga. Many students had moved into the area during this period and this new group of young people played a part in changing views on the area's future. As a result of this interest and public protest at proposals to demolish the area, a new proposal for the future of the district based on 'conservation principles' was presented to the public in 1974.

Guidelines were prepared involving the local community and a wide range of stakeholders and approved by the City Council in 1976. In 1979 Haga was declared a district of national interest by the National Heritage Board.

The 'conservation' vision approved by the City Council (including the guidelines covering both preservation and redevelopment) meant that Haga was to become a residential area within the city plan, in accordance with the historic settlement and old street pattern. New buildings were to be designed to relate to and respect to the character and form of the existing ones. The major challenge in the Haga renewal project was that investment in cultural heritage can result in unplanned social change as higher prices and enhanced status leads to changes in the population and potential problems of social gentrification.

Vallgatan, West Coast – Gutenberg, Sweden: In the 1980s property owners and retailers in Vallgatan, Sweden lobbied the City Council for improvements to be made to their external environment. The street was a rear delivery street to nearby shops, the shops in the street were declining, and the street paving and lighting were both in poor condition. The strategy collectively developed by property owners, shopkeepers and the council for the Vallgatan area was to strengthen its environmental qualities and social status and to improve the market values of the streets for real estate owners and shop keepers. The scheme proposed by the City Council to meet these needs was to create a 'yard street' - removing most cars from the street with no parking provision provided and with speed restrictions to ensure that those cars permitted would only travel at very slow speeds. The proposal involved making the townscape or 'public realm' more attractive with new paving, lighting, street furniture and signs. The Vallgatan project was carried out in 1994 and the scheme is widely considered a success having achieved its objectives, particularly in terms of the new shops and other businesses that have been attracted to the area and their subsequent success. This project revealed that the value of partnership with property owners, shopkeepers and the council working together in this case to agree to the best solution - sharing responsibility and costs in Vallgatan was the key to success.

University of Göteborg, Sweden: The Pedagogan project aims to upgrade the academic facilities, involves the redevelopment and modernization of a former hospital and school building with the addition of one new building. The project site includes several historic buildings and is in a central part of the city on part of the former 17th century fortifications. The historic buildings had fallen into disrepair and part of the site was used as a car park immediately prior to the start of the project. This project revealed that the requirement to deliver high quality architecture must be recognized and embraced by all parties involved. Finding the right uses for the existing buildings that can finance the redevelopment is crucial. The processes of the detailed plan showed that improvement of the heritage qualities – investing in heritage – can trigger positive development in a specific area. A

better environment raises the attractiveness of an area and improves its social life and good quality contemporary architecture can add value and complement the restoration of historic buildings.

These selected cases demonstrate that historic towns, cities and regions are now facing unprecedented challenges that threaten their character, identity and quality and put at risk the potential social, economic and environmental benefits that can be realized through heritage led regeneration. The benefits that can be realized through valuing and investing in heritage are clearly reflected on each project. Looking at the current challenges of fast developing countries and the pressure faced in maintaining the balance between heritage preservation and development endeavors is also relevant. Guzman (2013), discusses the challenge in detail taking Singapore's case as example.

Singapore: Singapore's urban development is focused on vertical development. Much research conducted has proved that a neighborhood is the basis for heritage, with the residents sharing their values and way of life. Singapore is focusing on preserving this heritage, which fell to the wayside while it focused on economics but is becoming increasingly more important to its citizens now that they have established their place economically. Heritage is what gives an area its identity, an aspect Singapore is focusing on trying to restore now. Singapore is using the input of its citizens as the means for improvement. Its citizens are defining the critical aspects of heritage that they would like to preserve. The public is also being called on to brainstorm ways to preserve these historical aspects of Singapore. Various conservation programs are also being encouraged to participate in the planning. In this way, Singapore is ensuring that the people remain true to their identities that they have established within their communities.

Singapore quickly transformed from a British colonial port into a modern city, and now aims to become a world-renowned city. Singapore has destroyed many of the historical monuments so as to make way for urban modernization. Historical buildings have been demolished to make room for towering residential buildings built for a high density population. However, with the establishment of Singapore in the world's economy, the demand for cultural preservation rather than westernization is prominent throughout the city-state. Since 1971, Singapore has used an established blueprint of its development, known as The Concept Plan (Yuen). With revisions every ten years, The Concept Plan establishes the focal points of the preservation within the city-state. While the original focus was on distinctive relics, such as those within churches, the plan is evolving into one that brings every day relics into play. This is where the input of its citizens is taken into account. They want to preserve many aspects, such as the old world charm of familiar neighborhoods, the unique character and identity of each neighborhood, and expansion of current and future community social activities. Singapore however faces the challenge of

overcoming the struggle between preservation and vertical urban development so they can compensate for the growing population.

Cape Town, South Africa: Creating a balance might involve finding a less rigid approach like in the case of Cape Town, South Africa. Fataar (2012), brings forth a good argument in this regard. Though not a dilapidated or run-down area that so typically calls for redevelopment, Cape Town is the center of many changes that call for establishing a balance between heritage and development. Known and promoted for century-old traditions, including vibrant minstrels and Muslim calls to prayer, this region is full of unique heritage and the feel of authenticity is advertised in tourism guides. The inclusion of new small and medium-sized businesses promotes a robust economy, but larger development projects are also looming, and draw away from the community feel. In some areas, the transformation is positively advancing housing to lodge more people in affordable accommodations, but in others can be seen forcing people out, like in Pelourinho. As the area is improved, there is a focus on ensuring that the public sector is working in conjunction with the property market to implement affordable housing strategies hand in hand with the other improvements. According to Fataar (2012), Cape Town's renewal has also drawn in increased activity to the city. New businesses have created a hub for workplaces and a hotspot for the weekends. The public is working alongside the private sector to work with the renewal, rather than against it. They are striving to generate an appeal to renewal that enables Cape Town to reap the benefits and maintain its communities. In this way, they can work the inevitable renewal into their plans for the development of Cape Town instead of being taken aback by its progression along the way. This allows them to establish guidelines to follow and involve the community in the urban planning in place of the government assuming redevelopment, rather than attempt to completely halt the renewal and gentrification, Cape Town developed a plan to work with it, allowing the process to be monitored and structured with extensive input from the inhabitants.

In summary, the literature discussed in this chapter has started by clarifying the undeniable need for urban renewal and the options that could be employed for balancing the need for urban renewal and the need for heritage preservation. The ambiguous definition of heritage in general and architectural heritage in particular is also clarified with further discussion on the need to preserve both. The fact that preservation is only complete when the urban traces and activities of a city are included has also been stressed. This chapter has further discussed on creating the balance between heritage preservation and urban renewal (development) endeavors from different angles through cases of cities around the world. Most of the examples focus on revitalizing a historic district that has lost vibrancy and importance. Urban renewal is intended to improve the image of a city, improve citizen's lives, provide a standard housing and working environment, increase employment opportunities and finally increase competitiveness of the city at regional and global level.

The cases show all these questions are answered through conservation and revitalization of historic quarters. The next step is to understand these factors in the Ethiopian, specifically the Addis Ababa context. Chapter three attempts to address this in detail.

3. CONTEXTUAL REVIEW

3.1 Introduction

The background on the initiation of Addis Ababa and the current historic inner city contributes to the understanding of the architectural heritage and urban traces in the study area. This information is discussed in the first section of this chapter with further description of urban renewal in the inner city of Addis Ababa. The second section highlights local policies and enforcement regarding heritage and elaborates the definition and understanding of heritage in the local context and generally the status of heritage in Ethiopia. The last part presents the planning regulations regarding heritage in Addis Ababa.

3.2 Origin and development of Addis Ababa's inner- city settlements

Ethiopia's capital Addis Ababa, situated on the slope of Entoto mountain, was founded by Emperor Menelik II and his consort Empress Taitu in 1886 ending the long history of 'political nomadism' and 'wandering capitals' (Mesfin,1976). Empress Taitu named and chose the current location of the city convincing the Emperor to move from the militarily strategic location at Entoto. The Emperor decided to build his palace close to the hot spring of Filwoha. The settlement which at first consisted largely of tents and temporary dwellings, later interspersed with stone buildings, grew rapidly in size and importance. Addis Ababa was founded as a village-like military encampment ... It emerged with a layout fit for defense but without any formal city planning (Elias, 2008). The city then consisted of the palace 'Gebbi' and of the land allocated to the nobility and churches in a hierarchical concentric order (Rieger-Jandl, 2013). The structure of Addis Ababa at the beginning of the 20th century was that of a multi centered settlement, with the Gebbi, the Arada and the church compounds as the main landmarks (Fasil & Gerard, 2007). Those centers being the palace, the open market place and the church respectively.



Figure -I: Location Map of Ethiopia in Africa



Figure -II: Location Map of Addis Ababa

Source: the web

Those three centers defined the inner city of Addis Ababa particularly the historic part located in the current Piazza area. The brief Italian Occupation (1936-41) brought forth a choice of different city planning approaches and contributed to the current spatial character which defines most inner city areas in Addis Ababa including Piazza. To date different master plans have been proposed for Addis Ababa and few have been partially implemented. The built heritage and open spaces in the inner city thus reflect the chronicle of political, social and economic interventions on the city. These features need to be integrated into the inevitable new interventions to maintain the identity of the city.

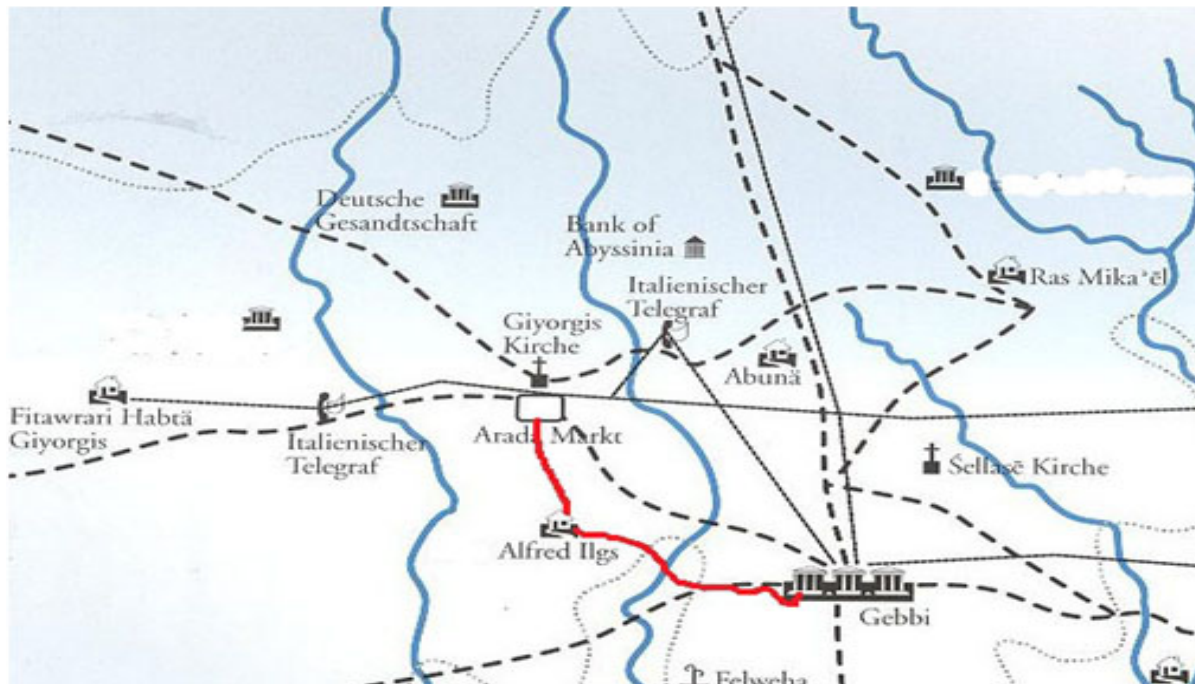


Figure III: Image of the three centers – Gebbi, Arada Market and the church, the first road in Addis Ababa between the palace and the Market Place – Arada. Source: Book by Elisabeth Biaasio: Majesty and magnificence at the court of Menilek: Alfred Ilg's Ethiopia around 1900

“Despite all the adversities, all the difficulties Ethiopia has encountered, Addis Ababa has remained as its genuine capital and is an indigenous African city that hasn’t been torn in two like the racially and economically segregated colonial capitals of many African countries.” (Fasil & Gerard, 2007). This unique character of the inner city, however, is on the verge of disappearance due to development endeavors.

Inner City Renewal in Addis Ababa: Ethiopia, as a developing country, has a low economic status currently characterized by, a fast-growing economy. This status implies that priority is given to economic development compared to other issues such as heritage conservation. Addis Ababa has different historic layers mainly reflected on the built heritage and open urban spaces located at the inner city.

These layers of history include: the irreplaceable traditional urban settlement pattern that would teach the current generation a great deal, urban planning and built heritage of the

brief colonial period in the 1940's, the construction boom of the 1960's during the reign of Emperor Haileseelassie I, the unique transformation resulting due to the socialist government's intervention in the 1970's and 80's. The current restructuring of the city due to the transformation from the socialist to the capitalist era is also another layer.

Addis Ababa, as the diplomatic capital of Africa, is under a great deal of development pressure. The inner city, the oldest part of Addis, which is rich in different cultural heritage, including built and open spaces, is under renewal, which mainly focuses on redevelopment strategy. Caza Inchis, Basha Wolde Chilot, Lideta and Dejach Wube area are examples of sites where urban redevelopment has been implemented. The redevelopment activities are carried out using the trending master plan of the city where a high-rise, high-density settlement approach is now being planned.

3.3 Policies and Enforcement Regarding Heritage

3.3.1 Policies and Enforcement Mechanisms on the Federal and Regional Level

Heritage in Ethiopia, Addis Ababa: Ethiopia, the oldest independent country in Africa, has unique cultural and natural heritage. Ethiopia has nine total sites inscribed on the world heritage list:

- I. Semien National Park
- II. Rock Hewn Churches, Lalibella
- III. Fasil Ghebbi, Gondar Region
- IV. Axum
- V. Lower valley of the Awash
- VI. Lower valley of Omo
- VII. Tiya
- VIII. Harar Jugol, the historic fortified town
- IX. Konso Cultural Landscape

Despite the fact that Ethiopia is rich in natural and cultural heritage, the number of heritage sites registered on the World Heritage List is very low compared to other countries in the world. Steiner (2011) disclosed that only 9% of the total World Heritage List belong to Africa while 46% belong to Europe. The official nomination of a heritage site occurs when a country hands in a complete nomination report. The effort among African countries is lower than the rest of the world in this regard. This is also observed in Ethiopia and Addis Ababa.

Ethiopia has put in to effect a comprehensive cultural policy, which was endorsed by the Council of Ministers of the Federal Democratic Republic of Ethiopia (FDRE) in October 1997.

This is done taking in to account Article 51/3 of the constitution, which states that “the federal government shall establish and implement national standards and basic policy criteria for public health, education, science and technology as well as for the protection and conservation of cultural and historic legacies”. This comprehensive cultural policy is designed with a number of objectives; the first one is “to enable the languages, heritage, history, handicraft, fine arts, oral literature, traditional lore, beliefs and other cultural features of the various nations, nationalities and peoples of Ethiopia to receive equal recognition and respect; to preserve and conserve these and pass them on to future generations. The cultural policy has set up a number of implementation strategies in a very comprehensive manner with wider scope of issues. Summary of implementation strategies related to heritage include:

Strategies with regard to Inventory and standardization: Traditional and modern arts as well as handicrafts shall be inventoried in their original and unadulterated state so that they can be handed down to posterity unaltered. These shall also be audio visually recorded and stored;

Strategies with regard to study, research and development: states that studies shall be made to seek the means and methods of creating an integrated working relationship amongst the different governmental and non- governmental organizations as well as religious institutions and individuals dealing with the various cultural activities and measures shall be taken to put them into practice;

Strategies with regard to conservation, preservation and inspection of heritage: A nationwide heritage map that exhibits the distribution of the sites of the country’s historical, cultural and natural heritage shall be prepared. The sites of the country’s historical, and natural heritage shall be preserved. An appropriate precondition shall be arranged to protect the sites from damage caused by construction work and other development activities. The heritage of the country shall also be conserved and preserved in the manner that they retain their original state and artistic quality. The framework for protection and conservation of the cultural heritage is devised in a broader manner in the cultural policy of Ethiopia. The cultural policy is enforced through the Proclamations listed below.

Proclamation Number 209/2000: A Proclamation to Provide for Research and Conservation of Cultural Heritage was enacted in 2000. According to the international policy measures and regulations regarding conservation of cultural built heritage of a nation, three steps are mandatory according to the Proclamation: first, the selection of cultural heritage, to be included in the list of preservation, second, to prepare the conservation schemes for those included according to their level of importance and the third is to practice the planned plan of action. The Authority for Research and Conservation of Cultural Heritage (ARCCH) was

established following this Proclamation. The objective of the Authority as per Proclamation 209/2000 is to carry out a scientific registration and supervision of cultural heritage so that, cultural heritage, as bearing witnesses to history, may be handed down from generation to generation. Protecting cultural heritage against man-made and natural disasters, enabling the benefits of cultural heritage to assist in the economic and social development of the country and to discover and study cultural heritage are also objectives of the Authority as specified on Proclamation 209/2000. ARCCH operates at federal level in the country. The Authority's powers and duties are also provided in Proclamation 209/2000, for details, (See Annex – 13).

Proclamation 15/2009: This is the Addis Ababa City Government Executive and Municipal Services Organs Reestablishment Proclamation. Addis Ababa City Administration Culture and Tourism Bureau (AACAC&TB) was established based on Proclamation 15/2009. The bureau, based on proclamation 15/2009 article 37, sub article 1, has the power and function to study, protect and-cause others to protect in accordance with the law, historical relics that are found in the City.

Proclamation 839/2014: The Proclamation for “Classification of Cultural Heritage into National and Regional Cultural Heritage”, Proclamation 839/2014 has set criteria to classify cultural heritage in Ethiopia as national heritage under article 3 sub article 1 which states; Cultural heritage that satisfies one or more of the stated criteria shall be classified as national heritage (See Annex - 14). Cultural heritage that are not classified as national heritage are classified as regional heritage. Article 5 sub article 2 and 3 of this Proclamation states that the authority given to the Ministry of Culture and Tourism, ARCCH and the Council of Ministers by the provisions of Proclamation 209/2000 shall with respect to cultural heritage be deemed to the appropriate organs in the corresponding hierarchy of regional governments.

3.4 Planning Regulations Regarding Heritage

Definition of Heritage in Ethiopia: AACAC&TB defines heritage as tangible and intangible prehistoric human beings' creative and innovative output reflecting evolutionary advances that have high scientific, historic, cultural, and artistic values. Heritage is further subdivided into movable and immovable heritage.

Heritage in Addis Ababa: The list of heritage in Addis Ababa developed by AACAC&TB comprises religious institutions, historic buildings, monuments, caves, historic bridges and historic areas. The criteria for selection of heritage, adopted from UNESCO's criteria which is specified by ARCCH and AACAC&TB, are listed below:

- I. The heritage must be 50 years of age and above;

- II. Historical value of the heritage;
- III. Cultural value of the heritage;
- IV. If it is a built heritage, the architectural quality, mainly aesthetic value;
- V. Contribution of the heritage to educate the society;
- VI. Economic value of the heritage;
- VII. Positive contribution of the heritage on the environment;
- VIII. Location and site value of the heritage;
- IX. Structural value (Exemplary) of the heritage;
- X. Personality: Positive contribution to the society by the owner, resident or constructor of a built heritage or the person represented by a monument makes the heritage eligible for preservation.

This list is provided to relevant offices in the city involved in the planning and implementation of city renewal.

Office for the Revision of Addis Ababa Master Plan (ORAAMP), has prepared the master plan of the city which has been implemented the past decade. The office set up the regulatory framework of conservation of historic heritage of the city and also indicated some Implementation mechanism including privatization of some of the confiscated buildings to create a feeling of ownership. When and if historic buildings are contracted to private developer, the legal contract documents stating leasing out for certain period or renting out for certain period, the holder must abide to preserve specific features of the property. The holder must also agree and sign to use for specific function. Permission must be obtained from culture and Tourism Bureau for maintenance. Development of awareness in Kebele and Woreda officials about conservation of historic buildings in their administrative area must be given. The culture and information bureau should also continuously follow up on the condition of the heritage through inspection and annual report and capacity building of culture and information bureau should be enhanced with other professionals (architects, historians and conservation professionals).

Since 2012, a revision of the master plan is carried out by Addis Ababa City Planning Project Office (AACPPPO) because the workable master plan in the city was outdated. The project office has set up three consultative meetings during the planning stage to involve relevant stakeholders among which was ARCCH. About 300 heritage sites were selected and proposed to be protected and preserved by Addis Ababa City Administration on the newly prepared master plan. (See Annex - 3), for this purpose, AACAC&TB prepared a list of the selected heritage of the city and also regulations as to how the heritage should be safeguarded. The planning regulations stated in the revised master plan of the city regarding the protection and conservation of the heritage in the city include the regulation regarding built historic areas, which indicates that harmonizing the buildings which are going to be built in the area (in color, material, etc.) Limiting the maximum height of the buildings in the area

based on the existing maximum height of the historic building is necessary. The regulation also recommends that the existing building and block arrangement must be kept, only finding solutions for circulation and green areas, etc. and the existing road pattern must be kept. The master plan regulation regarding historic open spaces also indicates that permanent structures which violate the original intended purpose should strictly be forbidden. Most of the historical sites that are used as a ceremonial place occasionally. Apart from the original use of the area it could be used for functions, which do not need permanent structures like Sunday markets, bazaars and exhibitions. The master plan preparation involved eighteen different considerations among which was tourism and heritage. Core principles applied in the planning included the use of mass transport such as the application of bus transit network creating a polycentric city and keeping the mixed development feature that currently characterizes Addis Ababa. The question, however, is about the implementation of the actual conservation of these heritage.

In summary, the context review provided background information on the inner city of Addis Ababa and the general registration status of Ethiopia in the World Heritage List. The policies and regulations that exist with regard to heritage and planning in Addis Ababa are also addressed. The fact that heritage is not clearly protected by law is one major gap in the existing policies. Moreover, the fast pace of urban redevelopment implemented in the inner city of Addis Ababa is endangering the cultural heritage, particularly the architectural heritage discussed in this chapter. However, the rationale behind shall be investigated in this study.

4. METHOD

4.1 Introduction

This chapter introduces the method employed to seek out answers to the research questions. The chapter is organized in to four parts: the first part shows the location of the study area and discusses the selection and description of the case, the second and third parts lay out the method employed to collect and analyze the data consecutively and the last part introduces the organization of the research.

4.2 Selection and Description of Case

Location: Addis Ababa City Administration includes ten sub-cities four of which; Arada, Lideta, Addis Ketema and Kirkos, fully or partially belong to the inner city. The study area is located in Arada sub-city Woreda 01 (See Figures IV and V).



Figure IV: Map of Addis Ababa City Administration

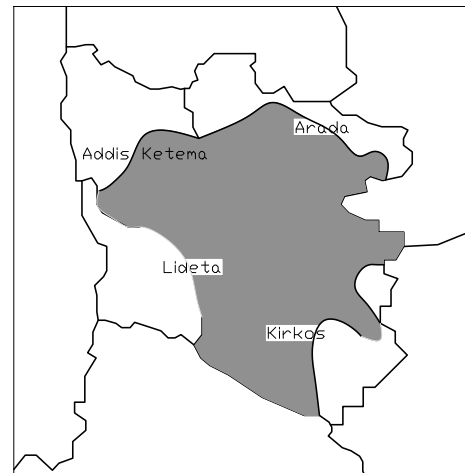


Figure V: Inner city of Addis Ababa

Source: Traced from Arada Sub-city Atlas, Prepared by Addis Ababa City Administration, 2015

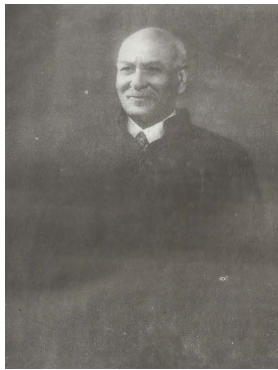
The method mainly focuses on a case study approach. A reconnaissance research was conducted to check data availability and researchability of the issue at the onset. Research questions were developed as described in chapter one. To answer the main research questions: the process of preservation of Azaj Hakim Workineh's building in particular and the balance between redevelopment and heritage preservation in general was considered in light of the current inner city redevelopment. The case study area was carefully selected. Heritage located in the inner city historic part of town along two of the old streets of the city was selected. General Wingate and Mahatma Gandhi Streets have historic significance

in the development of Addis Ababa. The road leading from Alfred Ilg's house to the imperial palace later, known as Erey Bekentu, was built in the 1900's (Fasil & Gerard, 2007). The famous Swiss engineer, Alfred Ilg, an advisor of Emperor Menelik II, has contributed in the construction of the palace – Gebbi, roads, bridges and the introduction of modern technology to Ethiopia. This road, said to be the first road in Addis Ababa, branches to the left and right at Ilg's residence heading out to Arada on the right and to General Wingate street on the left. This road connected two of the three poles of Addis Ababa - the palace, the church and the market place in the 1900s.

Until the 1960s Churchill Road which ran from the railway station to Arada, passed in front of the Seitan bet cinema and through Mahatma Gandhi street. Later starting from Theodoros Square, it was rerouted along the axis of the current municipality view (ibid). Mahatma Gandhi street used to be a major axis connecting Arada, Piazza and the train station. The history of the selected streets makes them major focuses of the study. Azaj Hakim Workineh's building situated at the corner junction of the two streets is taken as a case. The building was said to be built in the 1900's. The building typologies in Addis Ababa have gradually transformed from the traditional tukuls to modern buildings. 'The circular and oval houses are reminiscent of the Ethiopian traditional tukul form. The first houses built in the new city by the nobility followed this typology... The next group of residential buildings are rectangular in plan and have front, and in some cases a rear, vestibule... the vestibules in the rectangular houses have wooden curtain walls', (ibid). Azaj Hakim Workineh's building falls under this category, (See Picture – II) representing a group of building typologies in the establishment and development of Addis Ababa. The building belonged to Azaj Hakim Workineh, the first modern Ethiopian physician and surgeon. Azaj Hakim Workineh Eshetu, also known as Doctor Charles Martin (Tadele, 2009) was a remarkable person. Azaj Hakim Workineh's story goes back to Emperor Tewodros's war with England. When the Emperor shot himself, the British officers took Empress Tiruwork, Prince Alemayehu and the three-year-old Azaj Hakim Workineh Eshetu out of Ethiopia. The name 'Charles Martin' is an amalgam of the names of the two men who had been most important in his 'rescue' and resettlement (Currey, 2012). He came back to Ethiopia assigned by England in 1896, during the reign of Emperor Menelik II, where he had a chance to serve his birth country, reunite with his family, marry Weizero Ketselawork and have a large family of his own. Azaj Hakim Workineh is survived by his grandchildren (See Picture – I for his photo).

Azaj Hakim Workineh Eshetu received a quality education abroad qualifying him to be Ethiopia's first modern-trained physician and surgeon. He practiced medicine in India and Burma. He came to Ethiopia at an opportune time enabling him to fulfill his long overdue dream of serving his country. He treated the Ethiopian wounded in the battle of Adwa, when the country was lacking in modern medical facilities. He later was a governor, diplomat serving as Ambassador to Britain in 1935, political advisor, researcher, human

rights advocate working on the abolition of slavery, an author, community service provider, who helped establish and administer Teferi Mekonnen School in Addis Ababa, an investor in the mining industry, a contractor, tax expert, importer and exporter. According to Pankhurst (2012), Azaj Hakim Workineh also accompanied Ras Teferi Mekonnen (the future Emperor Haile Selassie) in his ground breaking European tour in 1924. This is only a short summary of this great person's life and achievements, which otherwise would take a whole book and would be out of the scope of this study. In addition to the biography written by Engineer Tadele Bitul, Professor Peter Garretson also wrote about the pride of Ethiopia, Azaj Hakim Workineh, entitled *A Victorian Gentleman & Ethiopian Nationalist. The Life & Times of Hakim Workineh*, Dr. Charles Martin.



Picture I: Azaj Hakim Workineh Eshetu



Picture II: Azaj Hakim Workineh's Building

Source: picture in the book by Engineer Tadele Bitu

Sources show that Azaj Hakim Workineh's building was destined for demolition during the inner-city redevelopment endeavor around 2010 which ended up demolishing the adjacent buildings leaving the heritage in question standing solo. It is of the utmost importance to understand the process that spared this heritage from demolition and possibly pilot the sequence of events on other heritage of similar circumstances. Identical situations exist in the inner city of Addis Ababa and not all have similar success stories.

4.3 Data Collection

One major case, which is Azaj Hakim Workineh's building, is selected with a main focus on the process of preservation and how the building was spared from demolition during the redevelopment of the area in 2010. Other supporting evidences from similar cases in the inner city of Addis Ababa are considered to understand the unique character of the process under study. Semi-structured interview questions were developed in relation to the research questions with focus on the process of heritage preservation to guide through the data collection. The process was investigated from multiple angles to triangulate and validate the collected data. In addition to the primary data collection, secondary sources

were also consulted. History and archival analysis was integrated into the data collection to validate the information obtained through the interviews and to seek answers to the research questions. Physical mapping of the two streets, and identifying major architectural heritage and urban traces of the area, were done in discussion with the selected key informants and direct observation. In-depth life story interviews were also conducted on selected informants.

Data Key Issues	Documents/ Achieve	Direct observation	Physical Mapping	Life stories	Semi structured questionnaire interviews	Photographs
Urban traces along selected streets						
The process of heritage preservation						
Balance between renewal endeavors and preserving heritage						

Table I: Key Research Issues and Methods of Data Collection

A qualitative approach was employed in data collection. Primarily, semi-structured questions were used to interview informants. In-depth life-story interviews were conducted with selected key informants. Key informants were selected based on the preset criteria. The criteria included residents and business owners in the study area, depending on their length of stay, stakeholders involved in the process of preserving Azaj Hakim Workineh’s building, stakeholders affected during redevelopment of the area in 2010, and stakeholders involved in the planning and implementation of redevelopment endeavors in the area. For the list of interviewed informants, (See Annex – 1)

As supplementary documentation, investigation in the relevant government offices was conducted to obtain further answers to the research questions and cross-check data obtained during the interviews. Photographs, videos produced by Addis Ababa City Administration Culture and Tourism Bureau (AACAC&TB), and the Ethiopian Mapping Authority (EMA) were analyzed. Written sources, such as books, research papers and correspondence letters between the relevant government offices, in relation to the research questions were also collected and analyzed.

The purpose of data collection is to understand the key issues of the study: Identification and documentation of the characteristics of urban traces along General Wingate and Mahatma Gandhi Streets; documenting the process that has resulted in sparing Azaj Hakim Workineh’s building from demolition; Identifying stakeholders, understanding their role and

extent of their influence in the process and understand the relationship of renewal efforts and heritage preservation. A summary of the study's key issues and the method of data collection employed is found on Table-I.

The semi-structured interview questions were developed in such a way that the respondents could address the research questions and key issues of the study:

Sources of Data: The Main sources of data fall in to four major categories:

- I. Key informants who have lived and worked in the area for more that twenty years;
- II. Government offices involved in heritage conservation;
- III. Government offices involved in planning of Addis Ababa;
- IV. Government offices involved in implementation of urban renewal, particularly redevelopment endeavors.

hence four sets of semi-structured interview questions were developed:

- I. In-depth life story interview;
- II. Semi-structured interview questions to be forwarded to current and previous residents and business owners along the two streets including those at the building in focus;
- III. Semi-structured interview questions focused on the conservation of the area to be forwarded to relevant government offices' representatives;
- IV. Semi-structured interview questions focused on the redevelopment process in the area to be forwarded to relevant government offices' representatives.

The list of informants was developed based on their involvement in and knowledge of the key issues of the study. The important factors and stakeholders that initiated and influenced the process were identified. Hence semi-structured interviews were designed and piloted on selected key informants. Then the results were analyzed and the findings were used to redesign the second set of semi-structured interviews (See Annex – 2).

4.4 Data Analysis

Significant correlation between the actions and different stakeholders was identified based on the collected primary and secondary data. Critical analysis and interpretation of source materials, selection, systematizing and summarizing interview transcripts and observations were conducted. The existing theories and context are typically used as points of departure for the analysis and synthesis of findings. Four out of five approaches of interview analysis described by Kvale (Kvale, 1996)'s were employed to analyze the data collected through the semi-structured interviews. Kvale's five approaches of interview analysis in short are comprised of: *Meaning condensation*: involves a reduction of large interview texts into

brief, more succinct formulations. *Meaning categorization* implies that the interview is coded in to categories. Long statements are reduced to simple categories indicating occurrence and non-occurrence of a phenomenon; to indicate the strength of a phenomenon. *Narrative structuring*: entails the temporal and social organization of a text to bring out its meaning. It focuses on the stories told in an interview and works out their structures. It is a narrative analysis that attempts to create a coherent story out of the many happenings reported throughout an interview. *Meaning interpretation*: goes beyond a structuring of the manifest meanings of a text to deeper and more or less speculative interpretations of the text. *Generating meaning through ad hoc methods*: is an eclectic approach. A variety of commonsense approaches to the interview text, as well as sophisticated textual or quantitative methods, can be used to bring out the meanings of different parts of the material (Kvale, 1996).

Given the large volume of the collected data through the semi-structured interviews, the first step employed in the data analysis was condensation. Categorization was used to indicate the degree of recognition of the urban traces mentioned during the interviews, in response to the first research question. Narrative structuring is used to create a coherent story about the process of preservation of Azaj Hakim Workineh's building and, in general, about data collected in response to the research questions. Finally, interpretation, re contextualizing of the statements within broader frames of reference drawn from the review of theory and context is conducted. The findings are then verified to confirm the responses that the interviewees have provided are accurate.

4.5 Organization of the Research

The research is organized as shown in figure VI.

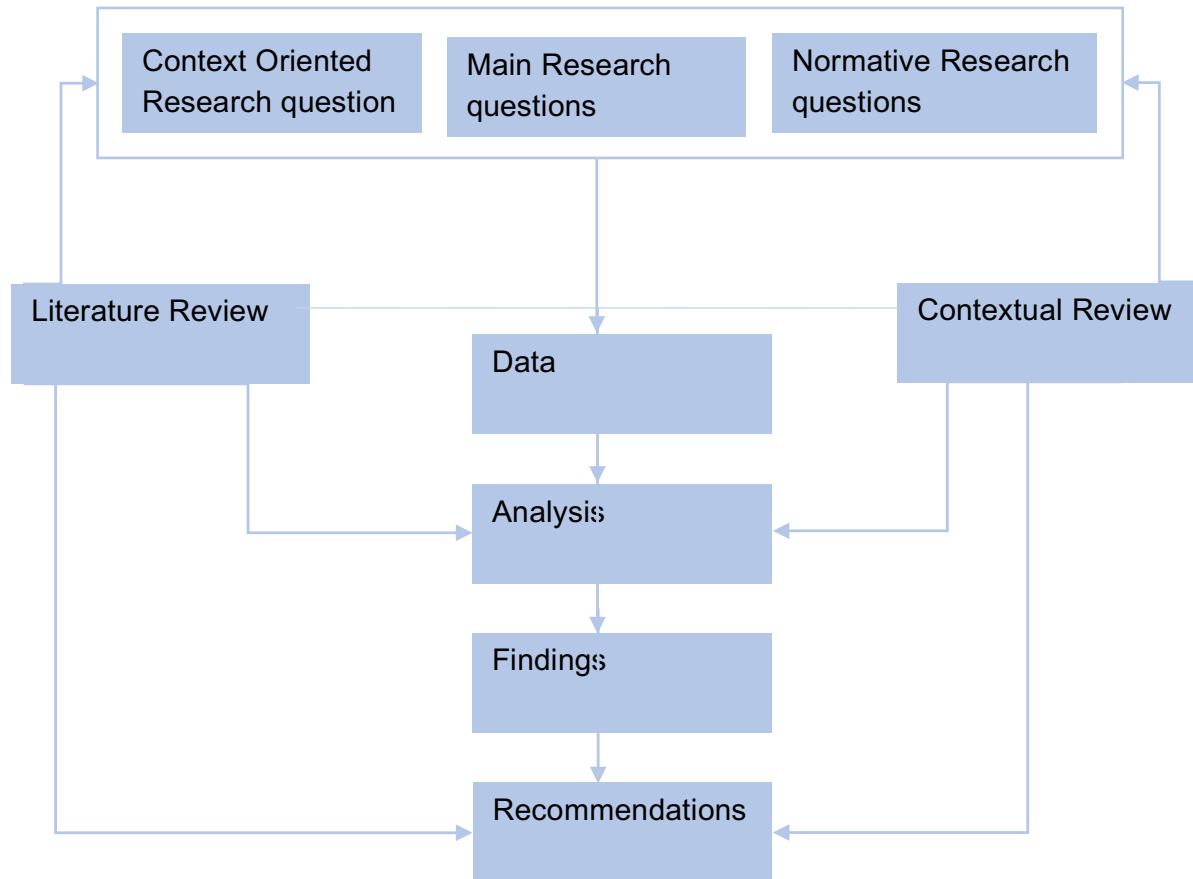


Figure VI: Organization of the Research

5. DATA ANALYSIS AND FINDINGS

5.1 Introduction

The data analysis is organized under each research question. All types of semi-structured interviews indicated in section 4.4 are presented and summarized in boxes as references for further reading. This chapter hence has four parts each of which analyses and draws findings for the four research questions.

5.2 Characteristics of Architectural Heritage and Major Urban Traces Along General Wingate and Mahatma Gandhi Streets

To identify the architectural heritage and major urban traces along the selected streets, direct observation, life story and semi-structured interviews were conducted with key informants of the area as depicted on Table – I in chapter four. Semi-structured interview questions were also posed to personnel working at Culture and Tourism Bureaus and ARCCH. The identified urban traces, including architectural heritage, are documented through physical mapping and photographs. The characteristics of intangible urban traces are also documented. The interviewees were selected based on their relevant experience and knowledge to respond to the research question and the semi – structured interview questions. Figure - VII and Pictures III – IV show the location of Azaj Hakim Workineh’s building and the selected streets in the study area.



Picture III: Mahatma Gandhi Street, view from Mahmoud Music shop, left and North of Azaj Hakim Workineh's building, right



Picture IV: General Wingate Street, view from Eliana mall, left and view from Enat building, right

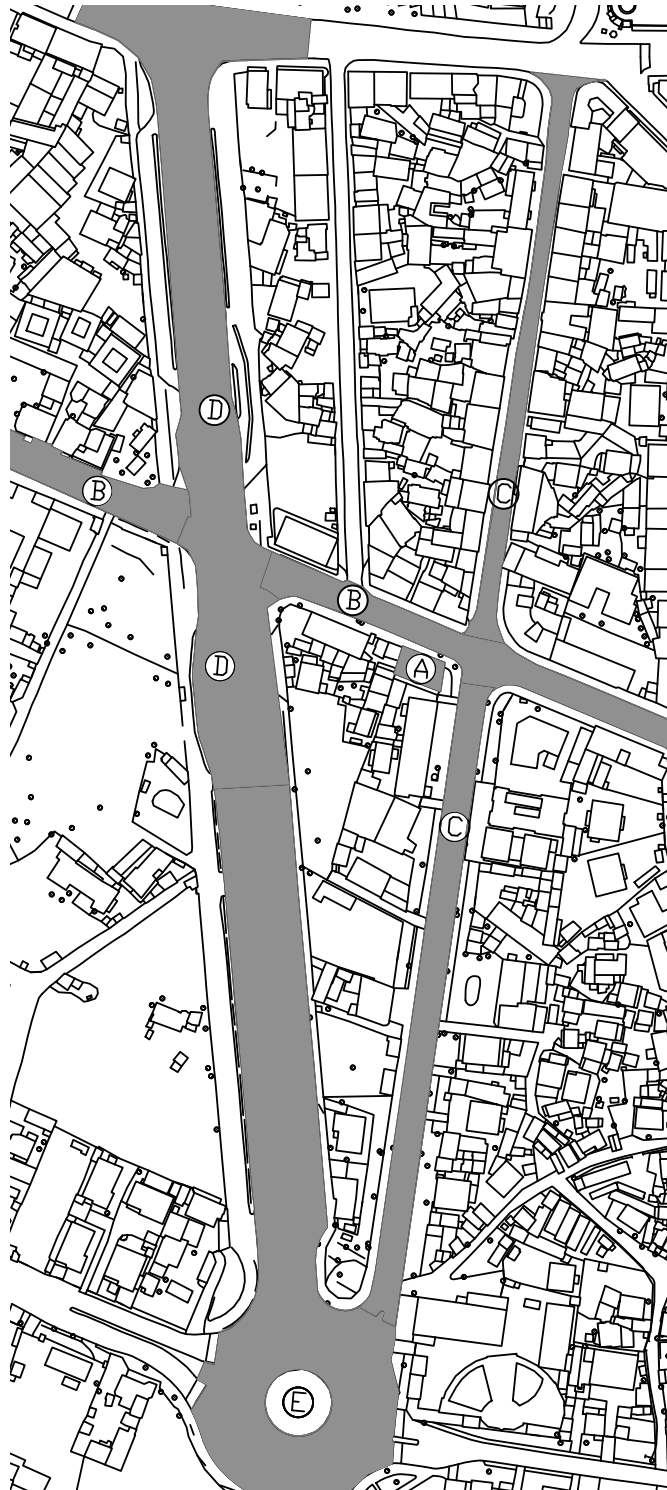


Figure VII: The study area. Source: Line map of Addis Ababa, 2005

Legend

- A. Azaj Hakim Workineh's Building
- B. General Wingate Street
- C. Mahatma Gandhi Street (previous Churchill road)
- D. Churchill Road
- E. Theodoros Square

Semi-structured interviews conducted with a total of eighteen elders, business owners and residents, who have lived and worked for a large portion of their lives along Mahatma Gandhi and General Wingate Streets, revealed a variety of insights, these are presented in the interview summary boxes. When asked to describe their neighborhood in their own words, residents and business owners of the two streets consider these people, buildings and activities as urban traces and architectural heritage in the area. The respondents mentioned predominantly, similar heritage and activities in response to the question. Their opinions, however, differed depending on their age, occupation and length of stay in the area. (See Boxes - I to IX for summary of the interviews). Fictitious names are used in this section for discretion purposes.

‘It’s hard to imagine being in charge but I would not touch the buildings and activities that I mentioned earlier, was I in charge. Generally, I would keep the whole area the way it is’. “I would still be working in this neighborhood given that this neighborhood is still there in five years. Carpentry is all the skill that I have and clients in this neighborhood are the only connections I have got.” according to Geremew. (See Box - I for details).

Geremew a carpenter who has worked in different furniture workshops in the area for more than 40 years believes Gulilat building is a prominent apartment building. When asked what feature of the building impressed him the most, Geremew explained that the curved corner is special and beautiful. “That was the first thing that impressed me the most when I saw this area for the first time more than 40 years ago” said Geremew. Timerga’s car wash on the street is famous and has persistently made his livelihood off this activity having many loyal customers over the years according to Geremew who thinks this is one intangible heritage which contributes to the identity of the neighborhood. Geremew also mentioned TO.MO.CA. as a great coffee shop. For an affordable breakfast and snacks, “Ye Haji Lij” (Nur Shemil Sefa)’s tea shop was the right spot in the neighborhood, the building has now been demolished and the shop is no longer there. Geremew during the course of the study is always found sitting under the cool shadow of Azaj Hakim Workineh’s building waiting for customers’ summons and believes this heritage is the oldest and the most important in the neighborhood. When asked to explain, Geremew indicated that the building has served as residence, book store, carpentry stores and electronics shop. The multi functions the building has entertained through out the years and the fact that it has been used as a landmark in the neighborhood makes the building very special according to him. When asked what urban renewal strategies he would follow and which parts of the area along the two streets are worth preserving, was he in charge, Geremew said: “Its hard to imagine being in charge but I would not touch the buildings and activities that I mentioned earlier. Generally, I would keep the whole area the way it is”. Another question to understand his aspiration was also posed: Where do you see yourself in five years? And how? What was your view before the redevelopment? Geremew replied “I would still be working in this neighborhood given that this neighborhood is still there in five years. Carpentry is all the skill that I have and clients in this neighborhood are the only connections I have got.”

Box I: Summarized interview with Geremew

“Azaj Hakim Workineh’s building with a comfortable interior owing it to the construction and materials is a fascinating heritage building”, according to Mr. and Mrs. Pramud. (See Box - II for details of the interview).

Mr. and Mrs. Pramud are an Indian married couple and residents in Azaj Hakim Workineh’s building for 23 years. In response to the research question, Mr. and Mrs. Pramud indicated that the study area is convenient to live in. Banco De Roma Building was beautiful and tidy when they first moved to the neighborhood and consider the building as heritage but indicated the need to renovate it. The commercial bank Mahatma Gandhi branch is also an attractive and historical building in their opinion. Gulilat Building also looks remarkable in their opinion, Mr. and Mrs. Pramud remember the previous name was ‘Primji’ building, owned by a Banyan who was a dear friend of theirs. Banyans are a business community and entrepreneurs in India. The current Indian prime minister is a Banyan. Though its out of the General Wingate and Mahatma Gandhi streets, the Indian national school close by is also worth mentioning according to them. Azaj Hakim Workineh’s building with a comfortable interior owing it to the construction and materials according to Mr. and Mrs. Pramud, is also a fascinating heritage building. In terms of favorite and popular hangouts; the couple mentioned Taitu Hotel with the best fasting Buffet and Enrico with the best cake in town.

Box II: Summarized interview with Mr. and Mrs. Pramud

People in the area recommended Yeilfign’s interview during the reconnaissance study phase of this research. The youth call her ‘Mother’. She has six daughters, a son and fourteen grandchildren. She also has a low cost restaurant and cafeteria in her compound which is a popular hangout in the neighborhood. Her residence and restaurant are found along Mahatma Gandhi Street. Her children and grandchildren spend most of their time facilitating car parking and socializing with Enrico’s and Pizza Di Napoli’s customers along General Wingate Street. All are sociable and well liked among customers and owners of the two public service areas. The interview was conducted at their house and all the active members of the family were present and contributed in the discussion.

“This area was called ‘Banyan Sefer’ (the Banyan neighborhood) back in the day, due to the Indians that occupied the area. Banyans were the ones who built most of the buildings along this street”. “The neighborhood was very active day and night, it was startling for a girl like me, a girl from a small town”, according to Yelfign. (See Box - III for details).

When asked to mention urban traces in the area, Yeilfign started by describing her first impression of the neighborhood when she settled in fifty years ago. The area was called 'Banyan Sefer' (the Banyan neighborhood) back in the days due to the Indians that occupied the area. Yeilfign said the Banyans were the ones who built most of the buildings along this street including the house they currently resided in. The neighborhood was very active, though the cars were not that many compared to the current traffic, it was startling for a person such as Yeilfign who was born and raised in Dessie. She also remembers that the neighborhood was very active day and night.

The famous singer Mahmoud Ahmed and his music shop which is now changed in to a boutique is also a landmark according to Yeilfign. She remembers Mahmoud's pleasant and humble presence in the neighborhood back in the days. The fact that Mahmoud music shop was replaced by a boutique is very sad in her opinion. The famous singer Tilahun Gesese, who used to sing at Ato Sahle Lega's place in the evenings was also a center of attraction in the 70's and 80's according to Yeilfign. Zeleke Gesese, the prominent Ethiopian reggae singer, was born and raised in this neighborhood, Yeilfign and her family take pride in that. Ato Kibret Yiglete, Wodeb restaurant's owner, has a commanding presence in the area. Yeilfign explained that he also collects historic posters with a special interest in historic pictures. Ato Gedamu, the Pizzeria owner where prominent people used to hang out was also a very important person in the neighborhood until he was relocated to another neighborhood after the redevelopment in 2010. She also believes Gash Sodo, the carpenter who has been working in this area for more than forty years, is special, well loved and admired for his carpentry and social skill in the neighborhood. Weizero Yewubdar Sime, restaurant owner and a very classy lady in her youth, is famous for helping families around the area who are less fortunate. Yeilfign's family also remember her contribution to support their family, Weizero Yewubdar's late husband was a foreigner.

Yeilfign and the family also mentioned buildings in the area that are considered as heritage in their opinion. Elias Hotel the current Royal College used to be Italian dignitaries' quarter during the brief Italian occupation according to Yeilfign. This building is included in the list of protected heritage by AACAC&TB under the name 'Elias Hotel'. Yeilfign believes this is one of the most attractive buildings in the area. Meno Book store (Azaj Hakim Workineh's building) is also an urban trace according to her since the building is a landmark in the neighborhood and has housed ranging activities. Debre's Milk House which was demolished during the redevelopment was also a special mix of restaurant, cafeteria and bar active all day and night thorough out the week. Seitan Bet, the famous cinema along Mahtma Gandhi street is also historic in her opinion. She worked in the cafeteria inside the compound for a while before she started her own restaurant business; Gulilat Building was also very modern back in the days according to Yeilfign who believes the building still retains these features currently.

Box III: Summarized interview with Yelfign

'It does not make sense to demolish these buildings that are structurally intact and would last longer to serve the community', according to Tesema. (See Box - IV for details).

Tesema has been working at Lion pharmacy since 1957. When asked to state urban traces in the area he mentioned Azaj Hakim Workineh's building, Lion pharmacy, Elda store and the whole building, Neon Addis previously Emperor Menelik's Girawenber Tekle Mariam's residence, Armenian Asko Darmar shoe store's owner's residence, Seitan bet cinema. Tesema explained that these buildings are unique because of their ages and the fact that these buildings mark the existence of this area and contribute to the identity of this neighborhood. He went on explaining that it does not make sense to demolish these buildings that are structurally intact and would last longer to serve the community. The building on which Elda store is situated, according to him has a sturdy foundation. Tesema witnessed the construction of this building in 1957 and confirms modern techniques similar to current construction practices was applied in good quality. Azaj Hakim Workineh's building, Tesema went on explaining, is one of the first buildings in the area. He also remembers that the current Mahatma Gandhi street was the first Churchill road. Its said to be one of the first traffic lights were also introduced in this street. The current Churchill road was built later on and Tesema remembers treasure (mar tereza) money was found on a barrel in 1958 during the excavation for the road construction.

People with memorable personalities in this area in his opinion include:

Kurtill Brandt, founder of Lion pharmacy, Shambel Getachew, founder of Neon Addis, the late Ato Abebe, a famous noble man who lived in the area, and always wears white traditional cloth with a rifle integrating traditional nobility character with the modern Piazza. Weizero (Mrs.) Tebabe abate was also a strong lady at her time, people in the neighborhood called her 'ante'. She organized major social organizations and gathering before she passed away.

Box IV: Summarized interview with Tesema

Abebe, a business owner on Azaj Hakim Workineh's building since 1975, mentioned Bank of Abyssinia, Neon Addis and Azaj Hakim Workineh's building as fascinating built features of the area that can be considered as heritage. He went on expressing the sentimental value of the historic building that houses his business: "Azaj Hakim Workineh is a unique person that has contributed to Ethiopia in different dimensions, I am a big fan and feel honored to have spent a great deal of my life in his building. As long as this building is preserved, his legacy is kept alive". Abebe mentioned Enrico, Orosco, TO.MO.CA. and Lion Pharmacy as prominent activities and also indicated that they have heard Enrico is about to be demolished due to a newly proposed road construction.

In response to listing out important and memorable personalities in the area, Abebe remembers the Yemeni building owner called Kemal who has stayed in the area several years before Abebe's arrival. The road was not constructed at that time and he used horses to cross the large and uncomfortable rocks along the access. He built most of the buildings along the Mahatma Gandhi street.

Box V: Summary of interview with Abebe

"Azaj Hakim Workineh is a unique person that has contributed to Ethiopia in different dimensions, I am a big fan and feel honored to have spent a great deal of my life in his

building. As long as this building is preserved, his legacy will be kept alive”, according to Abebe. (See Box - V for details).

Preserving this historic neighborhood’s intangible heritage is the major reason to keep the built environment from demolition in the eyes of one of the interviewees who was a business owner in the area. “All the social gatherings, the prominent people that used to come to the pizzerias and restaurants, the different cafeteria along the street that could accommodate all social and economic classes were worth saving but not the built up space”, according to Gebeyaw. (See Box - VI for details).

Gebeyaw, a pizzeria owner in the demolished buildings next to Azaj Hakim Workineh’s building mentioned the attractive features of the neighborhood in his view. He mentioned the first traffic light uniquely suspended on a tight rope in the junction of the two streets of interest in this study. The Traffic light according to him was removed from the location. The large metal column in front of Gulilat building where a bullet shot during the Tahisas girigir (a failed coup d’état to over throw Emperor Halilesilassie in the 1960’s) has created a large hole which has become a beehive. The bees are well known by other residents since they tend to sting passers by seasonally. According to Gebeyaw the first road in Addis Ababa is Mahatma Gandhi street (not confirmed in existing literature) and should be considered heritage. The first TO.MO.CA. (Moca Harrar) which was in front of the ‘Seitan Bet’ cinema also added character to the street according to him. The lively environment, along his pizzeria, where a number of service provisions suitable to all people with varying social and economic status were suggested as heritage by Gebeyaw. These activities are no longer there since the buildings and outdoor spaces were demolished during the 2010 redevelopment endeavor. Gebeyaw’s opinion regarding the built heritage in the area was different from the majority of the interviewees. He indicated that the buildings along Mahatma Gandhi and General Wingate streets including Azaj Hakim Workineh’s building are not worth preserving, however they should be preserved in Gebeyaw’s opinion since they house lively activities that should be preserved as intangible heritage for tourist attraction.

Gebeyaw went on explaining that in terms of intangible heritage, all the social gatherings, the prominent people that used to come to the pizzerias and restaurants, the different cafeteria along the street that could accommodate all social and economic classes were worth saving but not the built up space. Gebeyaw indicated that the buildings that were demolished during the 2010 redevelopment activity buried these characters of the area along with them. He believes that the buildings should have been spared from demolition to keep these characters of the area and to maintain the identity of the neighborhood.

Box VI: Summary of interview with Gebeyaw

To the contrary, another business owner in the area believes the built heritage should be preserved for the qualities they possess in addition to the activities they house. “The exemplary construction quality, the sturdy foundation and the impeccable storm management system in these historic buildings alone is a reason to preserve them”, according to Marcus. (See Box - VII for details).

Marcus also a pizzeria owner in the demolished buildings next to Azaj Hakim Workineh's building on the contrary considered the buildings along Mahtma Gandhi street as heritage. He witnessed the demolition of the buildings in 2010 and remembers how difficult it was to bring the buildings down. The strong high quality wooden columns approximately 100 centimeter (cm) by 100cm in size were very strong to pull down. The basement floors in these buildings had literally no dampness since the storm water management was exemplary. The wooden slab supporting the ground floor composed of 600cm long 50cm diameter thick wooden members arranged in 30cm spacing and tied with wood bark. Marcus regrets the fact that they were not even allowed to buy the demolished materials. He said "the exemplary construction quality, the sturdy foundation and the impeccable storm management system in these historic buildings alone is a reason to preserve them". He considers the anticipation, the long cue and the lively interaction between customers at Enrico and the demolished pizzerias also as heritage.

Box VII: Summary of interview with Marcus

"The location of the area is very convenient with important public services in proximity, remarkable architectural features and the vibrancy within the whole area should have been left untouched and reserved as a historic zone", according to Amde Mariam. (See Box - VIII for details).

Amde Mariam, a prominent journalist and resident of the area for more than 20 years described the area with passion. General Wingate street up to Benin Mosque is rich in heritage according to him. Mahatma Gandhi street is also the same. Amde Mariam's first impression of the area was exceptional, the area was lively, vibrant and self sufficient with schools, churches, Mosque, book stores, cafeterias restaurants, groceries, pastries, coffee shops, furniture shops, banks, office spaces and residents. This was very convenient and impressive for Amde Mariam and believes the whole area should have been left untouched and reserved as historic zone. He always regrets the demolition of a villa named 'Mokarz' made of stone masonry and impressive architectural detail at the corner of Theodoros square between Mahtma Gandhi and Churchill road. According to Amde Mariam, the building housing Mahtma Gandhi branch of commercial bank of Ethiopia was designed by a French architect reflecting Indian architecture and involving Greek wood work professionals. Most of the buildings along these streets have multi nationality identity reflected in their architecture, local, Indian, Armenian, Italian and Yemeni are among the dominant ones.

He also mentioned Azaj Hakim Workineh's building referring It as a historic Indian architecture. Mahmoud music shop also has great significance in the area in Amde Mariam's eyes. The activities that he believes should be preserved included, the rows of furniture workshops and shops. Amde Mariam also mentioned a unique flower shop which was one of the first of its kind along Mahtma Gandhi street close to Gulilat building.

Box VIII: Summary of interview with Amde Mariam

Azaj Hakim Workineh's grandson primarily mentioned architectural heritage as urban traces along with a few activities. (See Box - IX for details).

Tesfa Michael, Azaj Hakim Workineh's grand son was born and raised in Addis Ababa, grew up in the other building owned by Azaj Hakim Workineh at Doro Manekia Piazza. He considers The first bank of Abyssinia and Azaj Hakim Workineh's building known as Meno Book store as heritage. Tesfa Michael also considers Castelli restaurant and Enrico pastry shop as heritage activities in the area.

Box IX: Summary of interview with Tesfa Michael

Tesfahun, the current security guard at Azaj Hakim Workineh's building considers the same building as heritage and said it is the only heritage in the area. Ahmed grew up in the area and owns a historic book, records, post cards vintage items and documents store. He knows and loves the neighborhood very well. In addition to the registered heritage and the above mentioned activities, Ahmed, described unique features of the neighborhood, prominent personalities and buildings of the area as indicated on the neighborhood maps (See figures – VIII - X). The urban traces identified during the interviews and through physical observation are categorized as architectural heritage, heritage activities, heritage personalities, heritage spaces and marks of historic occurrences.

Architectural Heritage: There are fourteen urban traces under the category of architectural heritage four of which are in AACAC&TB's list of heritage. Azaj Hakim Workineh's building is the most popular from the list, twelve out of the eighteen respondents mentioned it as an urban trace. The respondents justified their choice by indicating that the building has been in the area the longest creating a certain identity in the neighborhood with a unique architectural quality and has housed a number of activities over the years. The original owner of the house, Azaj Hakim Workineh and his contribution to Ethiopia was another reason adding to the popularity of the building in the area. Neon Addis (Girawonber's residence) and Gulilat Building come in second with seven out of the eighteen respondents considering them as urban traces. The former is recognized as one of the oldest buildings in the area, representing the Addis Ababa style architecture. The fact that the building houses Neon Addis, one of the first neon light advertising company has also enhanced its popularity. The later is considered a beautiful building and a landmark by all the seven respondents. Seitan Bet, the first cinema in Ethiopia and the building housing Elda store each got five respondents recognizing them as urban traces in the area. Four interviewees consider Commercial Bank Mahtma Gandhi branch and Bank of Abyssinia as urban traces while Banco de Roma building and Elias Hotel were mentioned by three. The remaining four buildings were mentioned by two respondents each. Table –II depicts the summary of built heritage. The status of registration at AACAC&TB is indicated as a 'yes' or 'no' and the number of respondents mentioning the heritage as urban trace is indicated in numbers out of a total of eighteen respondents.

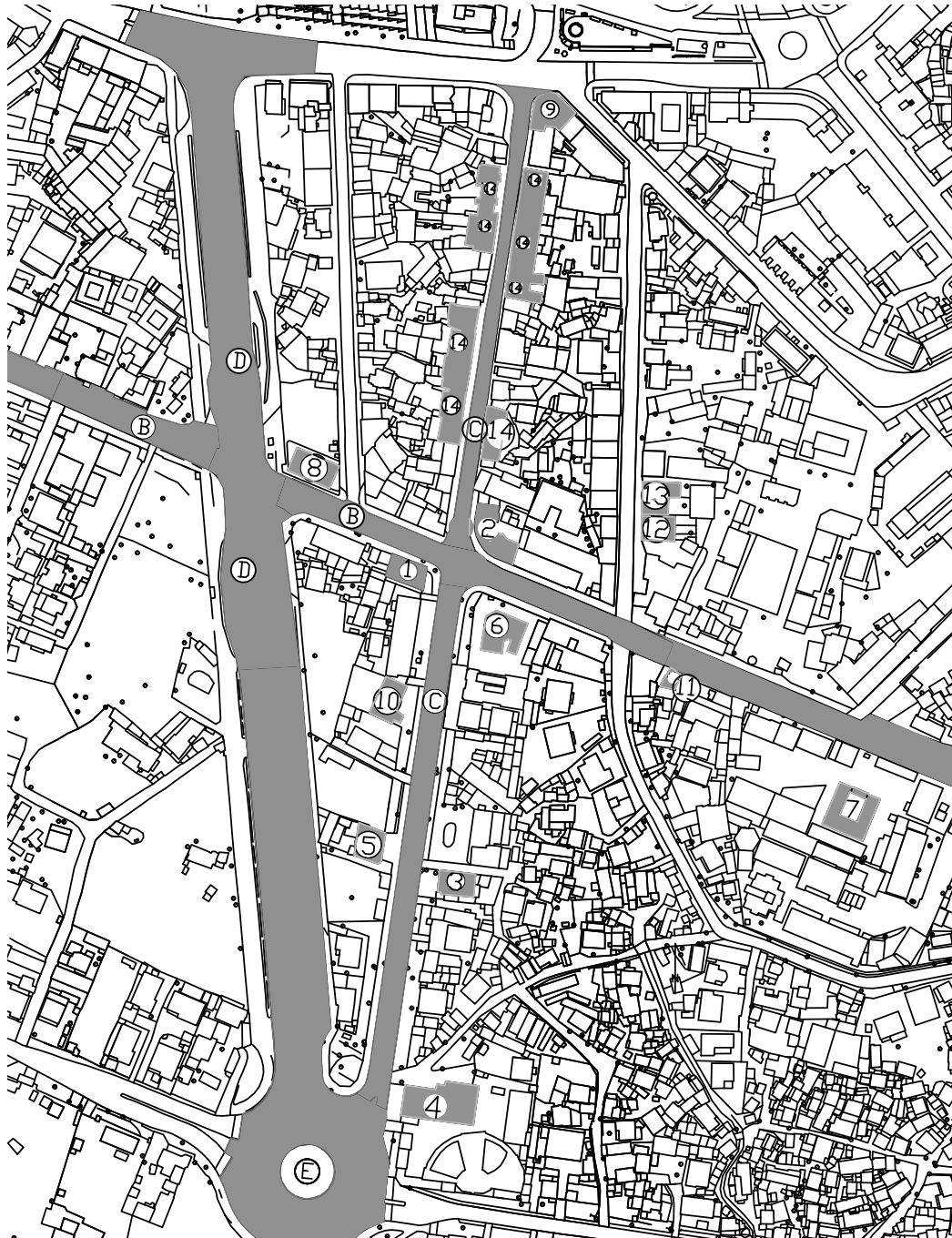


Figure VIII: Neighborhood Mapping: Urban Traces - Built Heritage

Legend

- B. General Wingate Street
- C. Mahatma Gandhi Street (previous Churchill road)
- D. Churchill Road
- E. Theodoros Square

Note: The built heritage is indicated on the map according to their order of appearance on Table - II

No.	Architectural heritage	Status of registration	Number of respondents	Remark
1	Azaj Hakim Workineh's building	Yes	12	One of the first buildings in the area. Owned by The first Ethiopian modern medical doctor and diplomat
2	Gulilat Building	No	7	Famous building, architectural quality
3	Neon Addis	Yes	7	About 100 years old, was emperor Menelik's Girawonber's residence. This heritage is now in the process of registration by Arada Sub-city Culture and Tourism Bureau (ASCC&TB)
4	Seitan Bet	Yes	5	The first cinema in Ethiopia
5	Building housing Elda	No	5	Represents the architectural style of the construction boom in the 1960's
6	Commercial bank Mahtma Gandhi branch	No	4	
7	Bank of Abyssinia	No	4	The first bank in Ethiopia
8	Banco de Roma	No	3	Represents the architectural style of the construction boom in the 1960's
9	Elias hotel	Yes	3	Named 'Casa Litoria'. Housed the Italian officials during the brief colonial occupation
10	Afar Pastry Building	No	2	Represents the architectural style of the construction boom in the 1960's
11	Building housing Orosco	No	2	Armenians produced military hut for the imperial army in the 1950's and 60's
12	Eric's residence	No	2	The Armenian hat maker's house, represents colonial architecture in Addis Ababa
13	Madam's residence	No	2	Madam is the late houseware mart's owner, house represents colonial architecture in Addis Ababa
14	Apartment and shop buildings	NA	2	These buildings represent Addis Ababa style architecture

Table II: Summary of Urban Traces - Architectural Heritage

Heritage Activities: Fourteen heritage activities were identified by the respondents two of which exist in the AACAC&TB's list of heritage. Out of the fourteen urban traces, Enrico pastry shop is considered as urban trace by ten of the eighteen respondents. Lion Pharmacy, one of the first in Ethiopia, was mentioned by six of the eighteen respondents. TO.MO.CA. and Elda, a clothing and accessories store, each got five respondents who considered them as urban traces in the area. The Italian restaurants: Castelli, Oroscopo, the historic Taitu hotel, the famous souvenir shop - Shumeta Leda, and the fruit, kitchen utensils and flower vendors at the gate of Enrico each got three respondents considering them as urban traces. Though Abdi's historic books, records, postcards and documents store was mentioned by only one respondent out of the eighteen, both the store and the person are famous in the area. Abdi is also recognized by different media in the country for his contribution to the promotion of Ethiopian history. The remaining four activities were each mentioned by two respondents as shown in Table – III. See Figure IX for their locations.

No.	Heritage activities	of Status registration	of Number respondents	Remark
1	Enrico	No	10	Italian pastry shop
2	Lion pharmacy	Yes	6	In the process of registration by ASCC&TB
3	TO.MO.CA.	No	5	Coffee shop
4	Elda store	No	5	cloth and accessories
5	Castelli	No	3	Italian restaurant
6	Oroscopo	No	3	Italian restaurant
7	Street vendors	No	3	Fruit, kitchen utensils and flower at Enrico's gate
8	Taitu Hotel	Yes	3	Both the building and activity is considered
9	Shumeta Leda	No	3	A famous souvenir shop
10	House ware mart	No	2	
11	Meseret Tadese Carpentry	No	2	
12	Bale Muya glazing store	No	2	
13	Birhanu Tapestry	No	2	
14	Abdi's store	No	1	Historic books, records, postcards and documents

Table III: Summary of Urban Traces - Heritage Activities

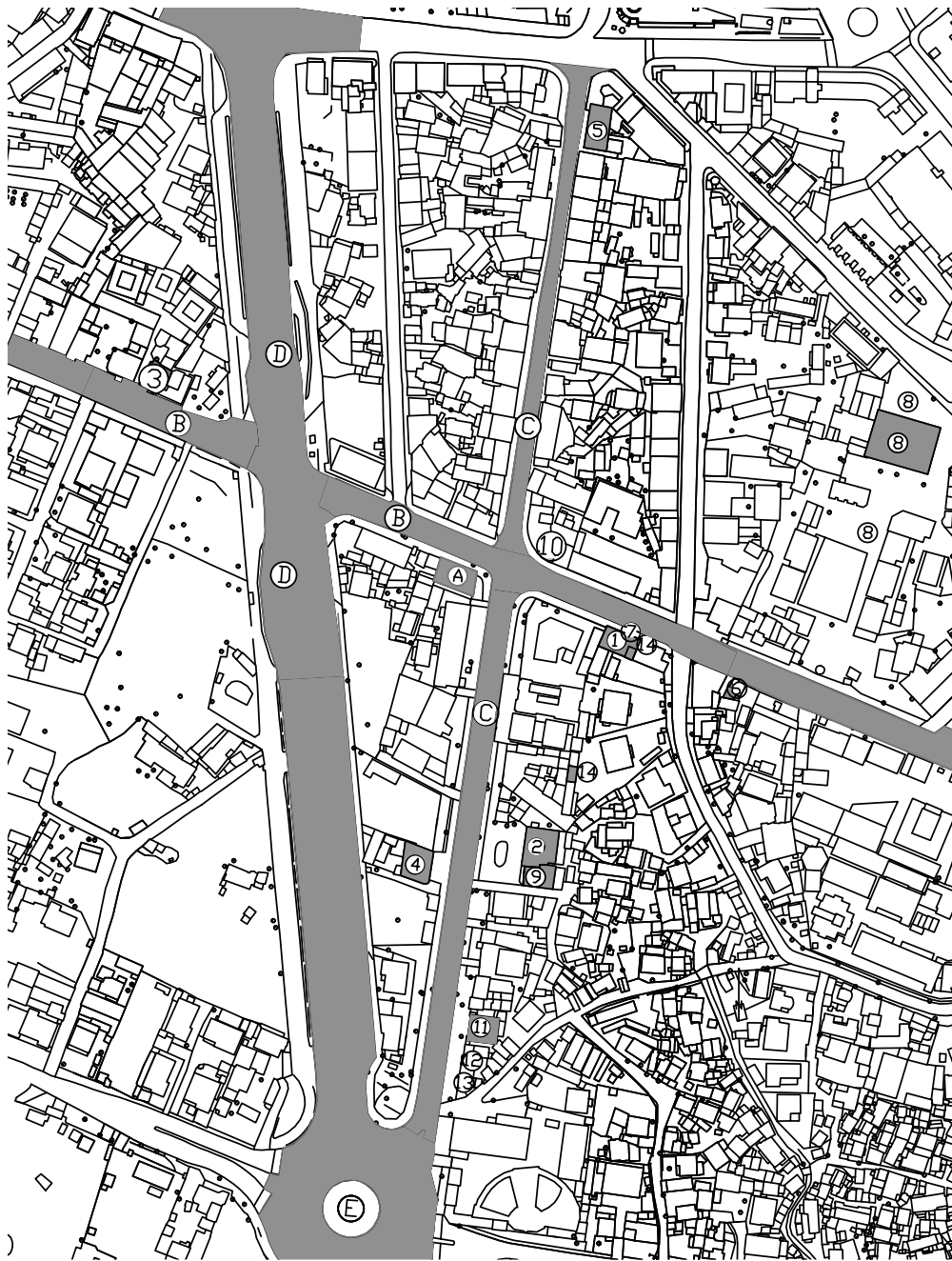


Figure IX: Neighborhood Mapping: Urban Traces – Activities

Legend

- A. Azaj Hakim Workineh’s Building
- B. General Wingate Street
- C. Mahatma Gandhi Street (previous Churchill road)
- D. Churchill Road
- E. Theodoros Square

Note: The urban traces are indicated on the map according to their order of appearance on Table - III

Selected heritage activities such as TO.MO.CA, Enrico, Lion pharmacy and Oroscopo were studied in depth. The activities were selected based on their popularity and authentic settings.

TO.MO.CA.: TO.MO.CA., the first coffee roasting company in Ethiopia was established in 1953 in the Valerio Building located along General Wingate street. The first owner was an Italian who passed the business over to Zewdu Meshesa, a renowned legal attorney for Ethiopian Roads Authority in the 1960's and 70's. He managed the business and maintained its reputation for over sixty years. His son, Wondwossen Zewdu Meshesa, currently owns this establishment and has opened five branches in Addis Ababa, expanding the business successfully. TO.MO.CA. is known for an amazing coffee flavor and one-of-a-kind macchiato, earning the establishment a number of loyal life long customers over the years. The interior setting as illustrated in Picture – V has not been modified much since the establishment. The engraved wooden counter, most of the unique furniture and all the machines were brought from Italy. The vintage machines in the pictures have survived for more than half a century and are still performing very well. It is packed at any time of the day throughout the year. One has to taste the coffee and macchiato only once to get hooked.



Picture V: TO.MO.CA. interior views left and right, coffee roasting machine as old as the establishment bottom left and coffee/ macchiato machine bottom right





Picture VI: Street side views TO.MO.CA , left and Enrico Right. Long queue along the sidewalks to Enrico

Enrico: Enrico pastry shop, named after the late Enrico Lonini, an Italian professional pastry chef, sailor and gymnast. The pastry shop was opened over sixty-two years ago along Mahatma Gandhi Street next to Elda store, they later moved to the building where Meno book store was located and finally settled on the ground floor of the Enrico Building in 1964 along General Wingate street. Enrico Pastry shop currently has twenty-six employees, most of whom have grown old on the job. The late Julia Miliavaca Lomini, Enrico's spouse, managed the pastry shop after he passed away. Currently, Addis Abate, a former employee's son, who started out as an errand boy and Enrico's apprentice, at the age of 15, has taken over managing the business. Enrico Pastry shop started out by selling a kilo of pastry for twelve birr, which has become one hundred ninety-two birr per kilogram currently. The exquisite flavor and consistent quality has created loyal customers over the years. The macchiato is another reason to visit the pastry shop daily or more frequently than that. The unique character of this pastry shop is the working hours eight in the morning to five in the evening. Long waiting lines and the constant crowd best describe Enrico.



Picture VII: Dough mixing machines left and right, crusher in the middle at Enrico pastry shop's kitchen, all aged over fifty years

The machines illustrated in picture VII have been used since the establishment. Enrico pastry shop's kitchen still retains the quality and appearance from the time of

establishment. The counter top used to prepare the delicious cakes, the storage racks and the stove are all over fifty years of age See picture - VIII. The unique metal stools and tables were signature of the beautiful interior, unfortunately all were broken and replaced recently. The interior, as shown in picture IX, with the exception of the seats and tables is all authentic.



Picture VIII: Enrico pastry shop's kitchen: counter top that has been there since the establishment, left. Racks and stove over fifty years old, right



Picture IX: Enrico pastry shop serving area, left and the fruit vendors at the gate, right

Lion Pharmacy: Lion Pharmacy was established in 1950 along Eden street, close to Saint George's Church. The late Kurtill Brandt, a German professional who came to Ethiopia around 1950, has contributed a great deal in pharmaceutical advancement in the country.



Picture X: Manual grinding and suppository molds, left and manual scale, right, all as old as the establishment



Picture XI: Manual medicine scale, left, microscope in the middle and medicine container seals right, all used since the establishment of Lion Pharmacy

He produced ointments, suppositories both for adult and children, syrup and anti parasite pills manually. The manual equipment has been kept to date and has potential for research and education. The compounding room, the stocking and general management of the pharmacy is still exemplary. A welcoming unique herbal fragrance characterizes the interior. The high – quality wooden rack displaying a variety of imported and custom produced medicines from the compounding room fills out the whole perimeter of the main customer service hall from floor to ceiling. Picture XI shows a portion of the rack that has been standing for over sixty years. The manual grounding equipment, the suppository molds, the manual scale and the microscope are all as old as the establishment as illustrated in Picture – X and XI.

Oroscopo: Oroscopo was established over fifty years ago by the Italian ladies, Signora Ema and Signora Derna. Oroscopo serves one of the best Italian cuisines in Addis Ababa with a reasonable price. When the Italian ladies left in the seventies, they left it to their local employee Kassa. He has kept the legacy of the place and quality of cuisine to date. The interior reflects the name – Oroscopo, which is Italian for horoscope. The zodiac signs are represented in different forms on the seating booths, paintings mounted on the wall and the furniture, which are kept intact to date.



Picture XII: Oroscopo street view, left and the interior, right



Picture XIII: Horoscope signs represented in the wall-mounted paintings and on the seating booths, left and right

A painted zodiac sign is suspended over the main entrance of the restaurant visible from the exterior as shown in Picture – XII. As one advances into the interior, the paintings on the walls all reflect the signs as shown in pictures – XII and XIII. The majestic table in the center of the restaurant made of solid and heavy iron has been there since the establishment as illustrated in Picture – XII. The booths to the left and right of the table are also made of high quality wood and metal frames creating cozy, semi private spaces. The wall color used to be a darker shade representing the theme of the restaurant, but was repainted with a brighter color as shown in the pictures to some extent compromising its authenticity. The fact that the interior has been kept authentic, with the exception of the wall paint, is appreciable.

Heritage Personalities: None of the heritage personalities have made AACAC&TB’s list of heritage. Out of the eight personalities, three of them are no longer available in the study area, however, all the seven urban traces have been mentioned by three respondents each regardless of their presence in the area. One heritage personality, however, is recognized by only one of the eighteen respondents. See Table – IV for summary of heritage personalities.

No.	Heritage personalities	Status of registration	Number of respondents	Remark
1	Mahmoud Ahmed	No	3	A famous Ethiopian singer who had a music shop in the area. The surrounding it is still called ‘ <i>Mahmoud Musika bet</i> ’
2	Zelege Gessesse	No	3	An Ethiopian Raggea singer born and raised in the study area
3	Kibret Yiglete	No	3	Wodeb restaurant’s owner has a prominent social role in the area.
4	Gedamu Kebede	No	3	Owned a pizzeria which was a popular hangout in the area.
5	Mekonnen Alemu	No	3	A carpenter who has worked for thirty eight years in the area
6	Birhanu Tekle	No	3	Owns a tapestry shop, in the business for fifty five years
7	Ayano Daba	No	3	In the glassing production business for over fifty years
8	Abdi Negash	No	1	Worked in the area for over twenty years, owns a historic book store

Table IV: Summary of Urban Traces - Heritage Personalities

An in-depth life story interview was conducted with selected heritage personalities in the area. The personalities were identified through direct observation in the area and by the key informants, as indicated in Table IV. These personalities have spent a great deal of their lives in this area. They have specialized in a variety of occupations all their lives. They have become the best at what they do owing it all to their strengths and persistence, the favorable location, represented by the study area, and the loyal customers that have stayed with them through out their career. These personalities consider the area as their life-line, if and when they are relocated, their life as they know it will end. People in the area use these personalities' businesses as landmarks to provide direction for visitors. Their influence in the neighborhood, be it social or economical is quiet substantial. These heritage personalities are 'urban traces' that have contributed to the identity of the study area. For summary of their life story, see Boxes – X to XV. All the names under this section are not fictitious, their actual names are used.



Figure X: Neighborhood Mapping: Urban Traces - Personalities and Marks of Occurrences

Legend

- A. Azaj Hakim Workineh's Building
- B. General Wingate Street
- C. Mahatma Gandhi Street (previous Churchill road)
- D. Churchill Road
- E. Theodoros Square
- F. Traffic Light
- G. Beehive in a bullet hole on electric pole
- H. Sissay Tamire carpentry production and storage

Note: The urban traces are indicated on the map according to their order of appearance on Table - IV

“I tried so hard to spare the building housing my pizzeria from demolition, I have been to all the government offices, tried to convince them that the pizzeria was not just a business venture, my customers were practically family” ... “I got very sick when I saw my pizzeria in rubble, it was too much to bear”. Gedamu See Box – X for details.

He was born in Gondar, Belesa, Denkes area in 1946. Gedamu takes pride on being born in his family’s house which was situated right under Atse (emperor) Susunios’s palace. In a family that encouraged farming, Gedamu had to convince his father to let him attend school. He has always been an entrepreneur, starting out in his school days with a small snack provision business to students that had to travel as far as forty kilometers from home. He left his place of birth and moved to Arsi in search of a more rewarding job. He earned a little money by selling mules and moved to Addis Ababa with fifty birr in his pocket. He worked as a security guard but was not satisfied and, moved back to Gondar. He was quiet successful there importing goods through Asmara to Gondar and later bought Ethiopia Hotel and Midre Genet Hotel in 1975. This success was short lived since he got arrested by the socialist government and had to leave Gondar even after he was released. This misfortune brought him to Mahatma Gandhi Street in 1982 where he opened the famous pizzeria that was well-known for the tasty pizza and Gedamu’s friendliness. Both the indoor and outdoor areas served prominent politicians, famous scholars, celebrities and high school students throughout the day. Gedamu’s pizzeria is out-of-business due, to the 2010 redevelopment that resulted in the demolition of the building housing the pizzeria.

Gedamu was quite upset and fell ill after the incident but is now getting back on his two feet by opening a supermarket in another neighborhood since running a pizzeria in Piazza was no longer feasible given the exaggerated rental fee.

Box X: Life Story, Gedamu Kebede



Picture XIV: Gedamu Kebede at his newly opened supermarket

“They made us work extra hours without payment, they treated us bad, so we decided to quit and start our own glazing production business from scratch. It was risky but hey, we are the ones with the skill!” Ayano, See Box – XI for details.

Born and raised in Meki, a town located 131 kilometers east of Addis Ababa, Ayano Daba, sixty-seven years old, has completed high school. He came from Meki at the age of fifteen and moved in to his uncle’s house in Mercato. He could not pursue his education since no one would pay ten birr for his contribution of the school renovation fee and was expelled at grade four. His uncle found him a job at a glazing shop fifty-two years ago with a daily salary of twenty-five cents. His uncle collected all the salary, but he continued working there for two years until he was fired. Ayano found another job with a daily salary of fifty cents and a chance to practice glazing preparation, framing and other related chores for three years, assisting a professional. Gradually he started working in similar shops in Piazza which was at that time the most popular location for glazing shops. His salary grew eventually to one and half birr per day as his skills developed. He got acquainted with his current partner in business at the famous shop ‘Glasscot’ which was owned by Italians and later Eritreans. The lady, Angela, and Ayano were extremely unhappy at work due to the unjust management of employees and decided to leave their jobs and start their own business. He contributed his skill in the business while Angela managed their new venture. They started out thirty-three years ago with the business name ‘Bale Muya’ in their current location, which is found along Mahtma Gandhi Street, located between Lion Pharmacy and Seitan bet. They obtained the shop from a previous government rental agency tenant who transferred the tenant ship over to them. The main challenge was capital, their first project was to import glass, which they did in small amounts to avoid bank loans. Their business gradually prospered and currently Ayano manages the business and works in the workshop as well.

Box XI: Life Story, Ayano Daba



Picture XV: Ayano Daba at work, Bale Muya Glass Store

“I am getting better and better at carpentry, I don't want to stop working and end up sick”. Mekonnen. See Box – XII for details.

Born and raised in Addis Ababa, Addis Ketema area, previously known as ‘Etege Mesk’, Ato Mekonnen Alemu, seventy-two years old, has completed a sixth grade education. His father was employed at Ato Tadese W/ Tsadik’s residence as a security guard. The late Tadese W/ Tsadik owned the carpentry store located along Mahtma Ghandi Street, where Mekonnen Alemu has been working for the past thirty-eight years. He started out as a trainee and he is the best at what he does currently. He still works for Tadese’s son and intends to do so as long as he can. “I am getting better and better at carpentry, I don't want to stop working and end up sick”, he said when asked his retirement plan. He gets 310 Ethiopian birr per week. Mekonnen Alemu is married and has two sons and a daughter, none of which have followed his foot steps. His daughter works in Saudi Arabia, his son is a hairdresser and his youngest is in grade seven. His wife also works as a cleaner in Ethio Telecom.

Box XII: Life Story, Mekonnen Alemu



Picture XVI: Mekonnen Alemu, at work in the carpentry workshop

“Serving as the workers’ representative in the tapestry, I worked so hard to save the business after the Italian owner left, but to no avail, and so I decided to start my own.” Birhanu See Box – XIII for details.

Born and raised in Addis Ababa, Teklehaimanot area, locally known as ‘Teret Sefer’, Birhanu Tekle, fifty-five years old, has completed high school at Teferi Mekonnen vocational school and also has an accounting diploma. He met his life partner at this school, they moved in together thirty-two years ago and are blessed with two daughters and a granddaughter. He started working at an Italian tapestry shop when he was ten. The Tapestry was located in the demolished houses next to Azaj Hakim Workineh’s residence along Mahtma Gandhi Street. Richarcato Petro, the Italian owner, left the country in 1980, leaving the business to a local representative and Birhanu became the employee representative. The business declined due to poor management and all employees were dismissed. Birhanu organized the employees and tried to revive the business. They participated in the bid to keep the shop, but were outbid by Gedamu. The shop became Gedamu’s pizzeria till the demolition in 2010. Birhanu started working with one partner in his current shop, located along Mahtma Gandhi street close to Sietan Bet cinema. The partnership was dissolved after twenty-eight years and he established Birhanu Tapestry five years ago. He starts working early in the morning and leaves his shop after six in the evening barely having breaks in between. His current shop/workshop is pretty small but this has not stopped customers from bringing large couches, tables and chairs for refurbishment since he is quite an accomplished handyman.

Box XIII: Life Story, Birhanu Tekle



Picture XVII: Birhanu Tekle at work in his tapestry shop

“Whenever a celebrity passes away, I am the first one to arrive. I hate to miss the opportunity of buying historic books, antiquities and cards from their vast collection”. “I am very fond of this historic neighborhood, every time a building is brought down, I literally shed tears”. Abdi See Box – XIV for details.

Abdi Negash, forty years of age, was born and raised in Merkato, Addis Ababa. He started coming to Piazza as a teenager twenty-Seven years ago to sell lottery tickets around the current pizza Di Napoli restaurant. It was an Italian book store at that time. The owner was Signora Eliana, Professor Gebre Yesus's Daughter. He owes his love for books to Libreria Italiana, the book store. He developed great interest in reading and indeed read a lot. What really inspired him the most was the fact that most of the Italians living in Addis Ababa would line up to buy journals brought in from Italy for 400-500 birr. Every Thursday, they would buy these journals and some just stand there with great focus and finish reading in such a short time. In addition to this, his friend Kefyalew, was a great reader, with particular interest in biography. He was well connected with many prominent people. Academically, he only completed grade six, however, reading has allowed him to be friends with people way up in the social and academic ladder. This motivated Abdi as well. After working on the lottery selling business for a while, Signora Eliana, a kind lady, started asking him to deposit and take out money from her company's account. Through time he was employed at the book store. Every night, he used to take a book home. Currently Abdi has his own historic book store. He also collects historic publications, records, pictures, antiquities, vintage items and postcards. He does not miss a prominent person's funeral. Especially those with large collection of records, books, written documents, pictures and post cards.

Box XIV: Life Story, Abdi Negash



Picture XVIII: Abdi Negash's first book stand along General Winagte Street (left)



Picture XIX: Abdi Negash at his current book and antique store located in Tesfagoh's compound behind Enrico Pastry shop (right)

Heritage spaces and historic occurrences: None of the heritage spaces and historic occurrences that are mentioned by the respondents have made AACAC&TB's list of

heritage. Out of the four urban traces under this category, the three still exist in the area while one, the traffic light, has been removed. Mahatma Gandhi Street is the most popular, out of the eighteen respondents, five believed this urban trace is important. The first traffic light and the beehive inside a metal electric post in a bullet formed hole each were mentioned by three respondents while only two respondents considered Sissay Tamire’s carpentry workshop and storage as an urban trace, See Table - V. (See Annex - 9) for the list of heritage registered during the 2010 inventory by AACAC&TB.

No.	Heritage spaces and marks of historic occurrences	Status of registration	Number of respondents	Remark
1	The first Traffic light	No	3	Removed from the location
2	Beehive inside a metal electric post on a bullet formed hole	No	3	Exists
3	Sissay Tamire’s carpentry production and storage	No	2	Compound was used to produce the famous Ethiopian movie ‘Ye Wondoch Guday’
4	Mahatma Gandhi street	No	5	Previous Churchill road

Table V: Summary of Urban Traces - Heritage Spaces and Marks of Historic Occurrences

The first traffic light in the city was located in the junction of Mahatma Gandhi and General Wingate Streets. It was suspended on a cable, unlike the current practice in the city (See Picture XX). It was unique to the area when it was first installed and later became iconic. It was removed around a decade ago for unspecified reasons.



Picture XX: Beehive in a bullet hole, right. The location of the light pole with the bullet hole marked with arrow and the traffic light suspended on a cable, left

The bullet shot during the coup d'état in the 1960s, locally referred to as the 'Tahisas Girigir', has left a hole in the light pole located in the junction of Mahatma Gandhi and General Wingate streets. The bullet hole has become a beehive since then marking the history in a unique way. (See picture XX).

The area has a number of activities that are able to accommodate people from all walks of life, be it educational, social, economic and cultural backgrounds. These characteristic is still evident currently and was even more so before the 2010 redevelopment. There is a variety of restaurants, ranging from the most expensive, Castelli to the cheapest in town, Mother Tihune's restaurant, pastries ranging from Enrico's Italian cakes to the low-cost Dino tea shop's 'Chornake' (local pastry); cuisines ranging from Ethiopian to European, Asian and Mediterranean, and Popular pizzerias, burger joints, bars, there are also banks, laundries, pharmacy, an advertisement center, residences, offices, tapestry, contemporary bookstores, a movable vintage items store, historic book store, carpentry shops, beautiful flower vendors, fruit vendors presenting unusual fruits, vendors with unique kitchen utensils side by side with the famous houseware mart and much more. The area at the northern end of Mahtma Gandhi street is still referred to as 'Mahmoud Muzika bet', though the music shop has been replaced by a boutique. The shop should have been kept the way it is, not for economic reasons, but as a permanent exhibition of the singer's lifework and modern Ethiopian music. Taitu Hotel's rear entrance is also found further down General Wingate Street heading towards Alfred Ilg's residence and Erey Bekentu.

5.2.1 Neighborhood Mapping and Urban Traces along General Wingate and Mahatma Gandhi Streets

The neighborhood mapping exercise and identification of urban traces of the study area was conducted based on physical observation and interviews with the indicated residents, business owners of the area and relevant stakeholders. In particular, Ahmed, a business owner in the area, has greatly contributed in mapping the neighborhood. As a result of the inventory and detailed study of heritage in Addis Ababa, conducted in 2010-2012, a list of heritage was developed under each sub-city. For the distribution under each sub-city, (See Annex – 5), AACAC&TB and Arada Sub-City Culture and Tourism Bureau (ASCC&TB) have developed a list of heritage in the city, including those that belong to these streets (See Annex – 9). The list, however, does not include the intangible heritage that are mentioned above. Heritage that used to contribute to the vibrancy of the area have either gone out of business or been demolished. See Table – VI for a summary of urban traces that are no longer in the area.

Summary of Urban Traces that used to contribute to the vibrancy of the area

No.	Urban Trace	Category	Significance	Location	Status
1	“Ye Haji Lij” (Nur Shemil Sefa)’s tea shop	Activity	Served the low- income carpenters, residents and business owners of the area	Next to Azaj Hakim Workineh’s building along General Wingate street	Demolished
2	Timerga’s car wash	Activity	famous and has persistently made his livelihood off this activity having many loyal customers	In front of Mahatma Gandhi branch of commercial bank of Ethiopia	Out of business due to demolition of the area in 2010
3	Debre’s Milk House	Activity	Popular hangout, a special mix of restaurant, cafeteria and bar active all day and night throughout the week.	Behind Pizza Corner	Demolished
4	Gedamu’s Pizzeria	Activity	Popular hangout for over twenty years. Customers treated like family members	Next to Azaj Hakim Workineh’s building	Demolished
5	Pizza Corner	Activity	Popular hangout	Next to Azaj Hakim Workineh’s building	Demolished
6	Famous grape seeds store	Activity	Provided unique fruit seeds. Had a wide variety of them	Behind pizza corner	Demolished
7	Mkashu garage	Activity	Popular car repair. Famous for long queues and waiting lists.	Along Mahatma Gandhi street	Demolished
8	Original Neon Addis	Activity	One of the first neon advertising	Next to Afar pastry	Demolished
9	Original TO.MO.CA.	Activity	The first TO.MO.CA. coffee shop franchise	In front of Seitan Bet	Demolished/ Burnt
10	Dino tea shop	Activity	Reasonable price, Joteni game and low cost lunch, used to be a popular hangout	Along General Wingate street	Demolished

No.	Urban Trace	Category	Significance	Location	Status
11	Belachew's Tapesery	Activity	famous for his quality work. Belachew is an Indian who has lived in Ethiopia most of his life	Along General Wingate street, building owned by Taitu hotel administration	Demolished
12	Traffic light	Mark	The first Traffic light in Addis	Junction of Mahatma Gandhi and General Wingate streets	Removed
13	Mahmoud music shop	Activity			
14	Lion Laundry	Activity	Famous and one of the oldest laundries in the city	Along General Wingate street	Out of Business
15	Library Italiana	Activity	famous book, periodicals, magazines and foreign news papers' store	On the Current Pizza Di Napoli, a Pizzeria and cafeteria next to Enrico	Out of business
16	Samuel Deressa's Medicine store	Activity	Medicine whole sale, one of the few twenty years back	Along General Wingate street.	Out of business
17	Tedi's Cafeteria	Activity	popular hangout before changing to a construction materials store	Along General Wingate street.	Out of business
18	Old Enrico	Activity	Same activity as the current one. The place has later been a barberry, fruit shop and a kitfo restaurant.	Along General Wingate street next to Gulilat building. Location changed when the owners constructed the current building	moved
19	Curtain shop owned by Armenians	Activity	One of the first in Addis Ababa. it started as early as La Cariban curtain store in front of Arada building	Along Wingate street	Out of business

No.	Urban Trace	Category	Significance	Location	Status
20	Gebresilassie's barberry	Activity	Popular barberry characterized by long waiting list for over twenty years	Along Mahatma Gandhi Street	Out of business
21	Nicola's beauty salon	Activity	A famous and one of the earliest ladies hair dresser	Along Mahatma Gandhi Street	Out of business
22	Tej (Ethiopian alcoholic drink made of honey) house	Activity	Used to be a popular hangout for over fifteen years	Along Mahatma Gandhi Street	Out of business
23	Charamp's barberry	Activity	An Indian barber who has worked for more than twenty years in the area. He used to also provide house service, he used to go to his customer's houses to cut their hair	Along Mahatma Gandhi Street	Out of business
24	Rezene and father's flower bouquet shop	Activity	It was first of its kind in the neighborhood, maybe in the city. Large number of Foreigners used to come on Friday nights to buy the flowers	Along Mahatma Gandhi Street	Out of business
25	Debebe's shoe store	Activity	One of the first custom made shoe shops	Along Mahatma Gandhi Street	Out of business
26	Mahmoud Music Shop	Building	A land mark in the area. The area is locally known as "Mahmoud"	Along Mahatma Gandhi Street	Out of business
27	Seiko tea shop and pool house	Activity	Popular hangout in the area	Along Mahatma Gandhi Street	Out of business
28	Type writer school	Activity	the first in the area and probably Addis Ababa	Along Mahatma Gandhi Street	Existing
29	A dugna Katamora couch store	Activity	Has been there for more than thirty years	Along Mahatma Gandhi Street	Existing

No.	Urban Trace	Category	Significance	Location	Status
30	Sahle Lega's joint	Activity	The famous Ethiopian singer Tilahun Gessese used to sing	Along Mahatma Gandhi Street	Out of business

Table VI: Summary of Urban Traces that used to contribute to the vibrancy of the area

Interviewees from government offices confirmed that the intangible heritage and urban traces of the city are not considered, due to the subjectivity of the selection. Lack of capacity in the offices, in terms of trained human resources, and of funds to carry out the assessment and register the heritage were also reasons cited. (See Box – XV for details).

Anteneh having a bachelor of art in history and currently working as tourism development and heritage management core process owner at ASCC&TB stated that the concept of preserving urban traces in Addis Ababa is quite appealing, but admitted to not recalling any cases so far where the surrounding neighborhood and the activities were preserved in a redevelopment area in the sub-city.

Intangible heritage is not given due attention currently. The inventory and registration only focused on tangible heritage according to Eyoel. Eyoel, holding a bachelor of art degree in Heritage Management, a masters of art degree in Anthropology and a masters of art degree in Tourism Development worked at AACAC&TB as the Heritage Research and Development Officer starting from the establishment of the bureau in 2008/9. He explained that the issue of intangible heritage is debatable, everyone might start to claim the registration of small scale cultural activities that have little or no significance. A clear and impartial definition of an intangible heritage should be shaped and the criteria should be set before getting involved in the inventory of intangible heritage. This process requires more professionals and in-depth research. At that time the government was not really interested to fund such an expensive process. Intangible urban traces in Eyoel's opinion should be preserved, but the disclosed that the bureau has not been doing this so far. The intangible heritage in the study area have been shown to be vulnerable, urban traces that have contributed greatly to the identity of the area were lost during the 2010 redevelopment endeavor (See table – VI).

Box XV: Interview summary with AACAC&TB and ASCC&TB regarding intangible heritage

5.3 The Process of Azaj Hakim Workineh's Building Preservation

The main actors in the process of redevelopment, heritage protection and conservation were identified during the reconnaissance research in this study. The list of main actors and highlights of the approach employed to collect the required data are indicated below. Main actors in the redevelopment, heritage protection and conservation process are:

- I. AACAC&TB;
- II. ASCC&TB;

- III. ARCCH;
- IV. AACPPO;
- V. Addis Ababa City Administration City Renewal Office (AACACRO);
- VI. Addis Ababa City Administration Planning Office;
- VII. Arada sub-city Woreda 01 administration;
- VIII. Residents and business owners in and around the building;
- IX. Residents and business owners in the demolished area of study and
- X. The original owners of the building.

Semi-structured interview questions posed to personnel working at Culture and Tourism Bureaus and ARCCH focused: on the process of protecting a registered heritage, heritage inventory and registration, criteria for heritage selection and particular questions related to Azaj Hakim Workineh’s building. Semi-structured interview questions posed to personnel working on planning and urban renewal in Addis Ababa focused on: urban planning, urban renewal planning and implementation process in relation to heritage conservation and particular questions related to Azaj Hakim Workineh’s building. Semi-structured interview questions posed to key informants focused on: identifying the process that spared Azaj Hakim Workineh’s building from demolition and the actions taken by the key informants and other relevant stakeholders in response to demolition threats posed by the redevelopment endeavor in the area. The collected data is presented by narrating the interviews conducted with representatives of the the different stakeholders indicated above. The interviewees are all referred in fictitious names for discretion. The interviewees were selected based on their relevant experience and knowledge to respond to the research question and the semi – structured interview questions. To understand the process of how Azaj Hakim Workineh’s building was left standing while all the area was cleared out around the heritage, it was of utmost importance to get to the bottom of the factors influencing the process. The relevant stakeholders that played direct and indirect roles in the process were identified and interviewed. The semi-structured interview questions were prepared depending on the interviewed group’s experience and knowledge, (See Annex - 2).

The Process of Preserving and Protecting a Registered Heritage: Before describing the actual process involved in sparing Azaj Hakim Workineh’s building from demolition, its vital to understand the policy enforcement supporting the protection of the registered heritage and the trending process of protecting a registered heritage at the relevant government offices as background information. The proclamation for “Classification of Cultural Heritage into National and Regional Cultural Heritage”, Proclamation 839/2014 under Article 5, sub-article 2 and 3 states that the authority given to the Ministry of Culture and Tourism, ARCCH and the Council of Ministeres by the provisions of Proclamation 209/2000 shall with respect to cultural heritage be deemed to the appropriate organs in the corresponding hierarchy of

regional governments (See Annex – 13 for details on Proclamation 209/2000 and Annex – 14 for details on Proclamation 839/2014). AACAC&TB, therefore, is responsible to register, protect and supervise heritage in Addis Ababa. This is not, however, accepted by interviewees from ARCCH and management at AACAC&TB. Both indicated ARCCH has sole responsibility in the protection of heritage, however, AACAC&TB administration has conducted legal analysis on Proclamation 839/2014 to stress this concern. (See Annex - 8 for a copy of the legal analysis and Boxes - XVII, XXII & XXIII for details). With regard to protection of heritage, the interviewee from Woreda 01 administration stressed that the Woreda protects registered heritage from misuse, demolition and follow-up renovation activities. The interview however revealed that the level of awareness about heritage protection and preservation is not enough to carry out the task in the Woreda administration, (See Box - XXI for details). Residents and business owners in Azaj Hakim Workineh’s building, however, indicated that the demolition threat was advocated even by Woreda 01 administration and took a lot of lobbying from their side to save the building from demolition. (See Box - XVII for details).

Eyoel, the former Heritage Research and Development Officer at AACAC&TB, remembers that there was great concern and pressure from the current users. Residents and business owners that are using the building came to AACAC&TB and raised their concern during the redevelopment in 2010. He does not remember any special request from government offices to spare the building from demolition. The bureau however does not go further than writing a letter to government offices managing the redevelopment activity requesting protection of the heritage from demolition. Though the building survived the demolition threat, Eyoel is still not comfortable regarding the building’s welfare. Anteneh having a bachelor of art in history and currently working as tourism development and heritage management core process owner at ASCC&TB and colleagues in the bureau also remember repeated visits from business owners and residents of Azaj Hakim Workineh’s building concerned about the demolition threats in the area and on the building. Similarly, the bureau wrote letters to the concerned offices notifying the significance of the building and stressing the importance of sparing the building from demolition (see Annex – 6). When asked to describe the actual process of heritage protection against demolition, Anteneh used different cases (See Box - XXI). Solomon holding a bachelors of art degree in History and masters of art degree in Social Anthropology works as the Tourism Information Case Team Coordinator at AACAC&TB. He believes AACAC&TB has struggled a lot to turn around the belief that old and shabby buildings regardless of their values are not worth saving. When asked about the preservation process of Azaj Hakim Workineh’s residence, Solomon did not remember the case since he was not responsible at that time but gave similar examples See Box - XXI.

Box XVI: Interview summary with the former Heritage Research and Development Officer at AACAC&TB

Process of Azaj Hakim Workineh’s building preservation: With regards to the process of Azaj Hakim Workineh’s building preservation, the former Heritage Research and Development Officer at AACAC&TB, the heritage management core process owner at ASCC&TB and the

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former Woreda 01 administrator identified the current users of the building as key drivers of the process and revealed the passive approach of government offices in the process (See Box – XVI & XVII). The building’s survival however, is short-lived according to the opinion of the former Heritage Research and Development Officer at AACAC&TB and the cultural Heritage Inventory, Inspection & standardization directorate at ARCCH. (See Box – XVI & XVII).

Mussie holding a BA degree in history and MA degree in social anthropology, has worked for seven years in the position of director in cultural Heritage Inventory, Inspection & standardization directorate at ARCCH. In response to the process of preservation of cultural heritage indicated that in principle, the process is never delegated to other government offices, ARCCH is responsible to conduct it. Article 51/3 of the Constitution and Proclamation 209/2000 has given the authority to ARCCH as discussed in chapter three of this study. Mussie indicated that this is actually not happening currently due to shortage of resource and trained personnel. Cultural heritage including buildings are being preserved by culture and tourism bureau and individuals. This has created gap in the proper implementation of preservation. Mussie voiced concern that Azaj Hakim Workineh’s building’s survival is short lived. The fact that the building is being surrounded by new development threatens its existence. He also explained that the extent of authority ARCCH has over heritage when it comes to demolition threats currently is not that strong.

Menbere, the former Woreda 01 administrator remembers receiving a letter from AACACRO requesting assistance in the demolition of the whole area where Azaj Hakim Workineh’s building is located. In response to the letter, Woreda 01 administration replied that the building cannot be demolished since it's a registered heritage. The record of correspondence could not be obtained from the Woreda since institutional memory is very limited given the current staff do not recollect the process. Mr. and Mrs. Pramud however recall receiving a letter from Woreda 01 administration, stating the plan to redevelop the area. They were also informed in a meeting at Churchill View Hotel the plan to evacuate them. The current users on Azaj Hakim Workineh’s building also contacted the Woreda administration to follow up on this response and attempting to renovate the building. All the buildings around the heritage were demolished since in Menbere’s opinion the buildings did not have any quality that would make them heritage despite admitting to the fact that the buildings have similar construction techniques and building materials like that of Azaj Hakim Workineh’s building. When asked if she remembers any registered heritage in the Woreda that has been demolished, Menbere confirmed there are none. She also remembers there were heritage in extreme substandard conditions but the Woreda did not have the resource to renovate them. Azaj Hakim Workineh’s building was not incorporated in the master plan based on the 2010 inventory report (See Annex- 9).

Box XVII: Interview summary with the Director in Cultural Heritage Inventory, Inspection & Standardization Directorate at ARCCH, a resident of the building and a Woreda 01 Administrator

Respondents from government offices revealed the vital role played by the users of Azaj Hakim Workineh’s building on its preservation. Interviewees comprised of the original owners, the current residents, business owners in the heritage building, and residents of the area were interviewed to have a complete picture of the process of preservation. Most

personnel in the government offices, as indicated in the above interviews, have witnessed the role of the current residents and business owners at Azaj Hakim Workineh's building in informing the ASCC&TB and AACAC&TB on the demolition threat. Their visits to these offices was repeated and persistent according to these personnel. The interviewed personnel, however, do not remember any visits from Azaj Hakim Workineh's family. Tesfa Michael, Azaj Hakim Workineh's grandson who was recommended by the family to represent them during the interview of this study, indicated that the family did not involve in the process of preservation. Tesfa Michael feels what happens to the building is beyond the family's control since it was taken away (nationalized) from them in 1975.

The current residents, business owners in the heritage building and residents of the area all recommended Abebe, a business owner in the building for the interview since he was on the forefront of the entire process. It took a while to get a recollection of the actual process that the building users underwent to spare the heritage from demolition. The heritage was not included in the master plan during the demolition threat in 2010 (See Annex - 9), but was spared from demolition soon after that. The users of the building did not waste any time in engaging in the renovation of the building with Abebe as the coordinator. The renovation included painting, mending broken hand rails, ornaments and the roof. Abebe and the rest of the interviewees were reluctant to disclose the process, however, the extent to which they have gone to stay in the building and in the area resulted in saving the building from demolition, (See Box - VIII for details).

Abebe, an active business owner in the building is very passionate about the original owner of the building. He explained the historic significance of the building and Azaj Hakim Workineh's role in Ethiopia during the interview. Abebe also believes the residents and business owners in the building have been there most of their lives and the building has sentimental value to them. All the residents and business owners were interviewed however they all recommended Abebe for an in depth interview since he is involved in every process related with the building and also organized and followed through the renovation process. When asked to elaborate the residents' and business owners' role in the preservation process of the building however, Abebe replied they have no role. He indicated that they have not gone to AACAC&TB and ASCC&TB. However later in the interview, Abebe confirmed the incidences that were described by personnel at the bureaus. He also indicated that the residents and building owners coordinated to renovate the building during the demolition threat. When asked if this has anything to do with the demolition threat, Abebe said the renovation had nothing to do with the demolition threat, they wanted to upgrade the building's appearance and in turn improve their business. Their effort is evident from different sources but a sense of insecurity is observed among them during the interview. This is understandable since they have a lot to lose should they move or relocate from this building. They have shown the most effort in saving the house from demolition. Starting from informing the culture and tourism bureaus at city and sub-city levels on the demolition trait, to lobbying with all relevant stakeholders on saving the heritage from demolition and even going as far as obtaining permission to and actually renovating the building. Based on the data gathered, they played a major role in saving this heritage. Observation shows that though they have played a major role in this regard, they do not feel at ease claiming this position in the process. They live in constant uncertainty regarding their existence in the neighborhood.

Box XVIII: Interview summary with representative of the residents and business owners in Azaj Hakim Workineh's building

Heritage located in the inner city of Addis Ababa that have faced similar demolition threats were selected during the reconnaissance research stage as indicated in chapter one. Honorable Doctor Sinidu Gebru's residence in Lideta sub-city, Dimitri Petros's residence in Arada sub-city, recently used by Lion Tourism and Hotel Training Center, Giorgis Arminis's residence in Kirkos sub-city have all been demolished. Those under demolition threat include: Lion Pharmacy and Neon Addis in the study area and, Lombardia restaurant at Lideta sub-city. Monsure Nalvandian's residence at Basha Wolde Chilot area was also considered a success story to a certain extent because the building was spared from demolition. The respondents were asked to explain the process of all or one of these heritage depending on their position. (See Box – XIX for details).

Honorable Doctor Sinidu Gebru's residence: Eyoel explained this in different cases. The first case was honorable doctor Sinidu Gebru's residence at Lideta sub-city. When the house was destined for demolition during the redevelopment endeavor that resulted in the construction of condominiums, the owners tried to explain the importance of the heritage and informed all the relevant government offices to spare the building from demolition. ARCCH wrote a letter to AACAC&B requesting professional assistance to assess and provide recommendation on the heritage in question. Eyoel and other professionals from the bureau were assigned to evaluate and provide their recommendation. The team provided their recommendation to keep the heritage. Neither the recommendation from the professionals, nor the letter from AACAC&TB recommending the heritage to be spared from demolition could not convince the Addis Ababa City Administration City Renewal Office that was leading the redevelopment of the area. The owners went as far as the prime minister's office but honorable doctor Sinidu Gebru's house was demolished anyway. Originally the case of honorable doctor Sinidu Gebru's residence was also handled by the ARCCH according to Mussie. He indicated that the heritage was supposed to be spared from demolition based on the agreement ARCCH has made with all the concerned offices. However a group of demolition officers from the Lideta sub-city administration demolished the whole building without consent after a month of protection by the authority.

Addis Ababa City Administration office: Another striking example that Eyoel mentioned was the modification of the Addis Ababa City Administration office which is locally known as 'Mazegaja Bet'. The building is registered as heritage, is the seat for the city's mayor and a landmark in the city. Due to the requirement of additional office space, the spacious lobby was partitioned into small office spaces disregarding the original design intentions, and the basic principles of building conservation continuously recommended by ARCCH and AACAC&TB. The concern from AACAC&TB was rejected and the lobby was partitioned. The partitions costing five million Ethiopian birr however were short lived. The German ambassador at that time came to attend a meeting at the mayor's office a short while after the introduction of office partitions and was extremely disappointed by the design intervention. Eyoel is grateful for this incident which resulted in the mayor's decision to demolish all the partitions and to restore the lobby to its original appearance. The opinion of the professionals at ARCCH and AACAC&TB is not that important in the eyes of the Addis Ababa City Administration management.

Lumbardia restaurant: Mussie indicated that ARCCH has gone to great length to save the building from demolition. The building was the second hotel/ guest house in Addis Ababa next to Taitu hotel. The original Yemeni owner who is said to have provided ammunition to emperor Haile Selassie during the brief Italian occupation, has great recognition during the emperor's era. The owner's children fought a great deal along with ARCCH to save the building. But still there is no guarantee on the building's survival.

Abune Petros Monument: Mussie further explained this statement by stating a recent example. Abune Petros monument originally was meant to be removed permanently from the square due to the Light Rail Train (LRT) construction. A letter was sent from LRT implementation office to ARCCH requesting the authority to facilitate the removal of the monument. A series of meetings were conducted where the authority tried to show the importance of the monument and proposed an alternative to keep the monument at ARCCH and place it in the original location after the LRT construction is finalized. Meanwhile the issue became sensitive and a big public concern. This plan was finally implemented.

Box XIX: Cases presented by both AACAC&TB's former Heritage Research and Development Officer and ARCCH's director at cultural Heritage Inventory, Inspection & standardization directorate

The personnel at AACAC&TB, ASCC&TB and ARCCH also added cases they thought could explain the process. In three out of the eleven cases, AACAC&TB or ARCCH wrote letters to Addis Ababa City Administration mayor's office and city renewal office to spare the buildings from demolition with no avail. In two out of the eleven cases, AACAC&TB's and ARCCH's letter with persistent lobbying by the building users and prominent community members allowed the heritage to survive demolition threat. The letters however are not the only factors influencing the decision on the fate of the heritage. It is also evident that the bureau hears about the demolition threat from residents, tenants on the building and concerned citizens and does not have its own follow up mechanism. In one out of the eleven cases, where there was no one to alert the bureau, the heritage building ended up demolished, See Boxes – XIX - XXII for details. Two out of the eleven cases were not even endorsed by the management at AACAC&TB despite the fact that professionals at the bureau considered them as heritage. The interviews revealed that the opinion of the professionals at ARCCH and AACAC&TB is not that important in the eyes of the Addis Ababa City Administration management or even the management at AACAC&TB. One heritage out of the eleven was spared from demolition and alteration through intervention from foreign officials even though the city administration management would not accept a similar recommendation from the professionals. The involvement of business owners and residents using the heritage is even more highlighted in cases where a demolition threat was evident during the reconnaissance stage of this study. Both heritage, Lion pharmacy and Neon Addis were not in the list of heritage at AACAC&TB, but through great dedication and persistence from the users of both buildings, they have now both made the list. (See – Box XX for details).

Lion pharmacy and Neon Addis: both heritage buildings are located along Mahatma Gandhi street. Neon Addis building, previously Emperor Menelik's Girawenber Tekle Mariam's residence, is currently occupied by Neon Addis, one of the first neon advertising firms in the city. Lion pharmacy is presented in detail as urban trace earlier in this chapter. Konjit, deputy manager of lion pharmacy indicated that they received verbal and written warnings to evacuate since the buildings were planned to be demolished. They provided documents to prove the significance of the pharmacy to AACAC&TB as well as ASCC&TB. They succeeded in getting the attention of both bureaus and the heritage are now on AACAC&TB's list.

Box XX: Interview summary with Konjit

Bete Kihinet: Melaku, holding a bachelor of art in international Law and a masters of science in Mathematics is deputy bureau head and the former tourism development and heritage management core process owner at AACAC&TB during the time of Azaj Hakim Workineh's building's survival from urban redevelopment. According to Melaku, who has worked for seven years in the bureau, remembers two instances one of which is a building which was demolished overnight with out the bureau's awareness. The building belonged to Bete Kihinet located next to Addis Ababa University's Faculty of Business and Economics. Though the building is demolished, the bureau has sued the renewal office claiming the plot. The bureau, should it win the court case, plans to reconstruct the building in the plot as per the documented pictures.

Dimitri Petros's residence: Melaku mentioned the case of the previous Dimitri Petros's residence in Arada sub-city – recently used as Lion tourism and hotel training center as the second example. Despite the continuous urges from the bureau to the city renewal office, the building was demolished. Solomon also confirmed Melaku's description on the previous Dimitri Petros's residence in Arada sub-city –recently used as Lion tourism and hotel training center. Similarly, the demolition threat was reported to the bureau through the users at that time. The bureau recognized the heritage and wrote a series of letters to the Mayor's office and other relevant offices involved in the redevelopment endeavor with no avail and the building was demolished anyway.

Monsure Nalvandian's residence: Solomon remembers Monsure Nalvandian's children coming to AACAC&TB to alert them of the demolition threat on the residence. A group of conservation specialists were assigned to investigate the issue. The house was indeed worth including in the new development based on the criteria. A recommendation letter was written to the Addis Ababa Mayor's office. A lengthy discussion was conducted between the mayor and the bureau's officials. The Mayor's office was convinced on the importance of the building and wrote a letter to Addis Ababa City Administration City Renewal Office, which passed down an order to stop the demolition. This is a success story in Solomon's opinion. A visit to the heritage showed that one block has become a museum for the culture and tourism bureau and the other is used as a police station and prison. It's a bit disarming to relate a heritage building which used to be residence for a prominent family with a police station as an adaptive reuse strategy. The building stands but the question is; will it sustain this abrupt change of function to see another decade?

Lumbardia restaurant and Honorable Doctor Sinidu Gebru's residence: when asked to elaborate on the demolition threat of the two buildings, Melaku indicated that both are not considered heritage. He went on explaining that the criteria for selection of heritage also confirms neither are heritage. When asked to state which criteria the two buildings failed to abide to, Melaku declined to respond. In the case of Lumbardia restaurant and the whole building, he also used the fact that the building owner has more buildings in the city and demolishing one is justified. Melaku however admitted that experts from the bureau declared Lumbardia restaurant and the whole building as a heritage.

Merha Tibebe printing press: which is the first of its kind in Ethiopia, is in the list of registered heritage but was destined for demolition. Anteneh from ASCC&TB and the staff at the bureau first heard about the demolition threat from concerned citizens living close to the printing press in the historic Dejach Wube area. The bureau then wrote a letter to Addis Ababa City Administration City Renewal Office and the Woreda administration notifying that the heritage in question must be spared from demolition. The heritage has been spared from demolition in response to the letter however the historic Dejach Wube neighborhood is under demolition stripping the heritage off its context.

Box XXI: Cases presented by AACAC&TB'S former tourism development and heritage management core process owner, the Tourism Information Case Team Coordinator and ASCC&TB's tourism development and heritage management core process owner

Alfred Ilg: Menbere who has worked in the position of administrator and main process owner for Woreda 01 for six years from 2008 – 2014, indicated that the Woreda administration tries hard to protect heritage. When asked to describe the protection process, Menbere indicated that the heritage were protected in terms of follow-up on any occurrence of misuse of the buildings, protection against demolition and control over renovation activities. To get an insight of her understanding on heritage protection and preservation, Menbere was asked to describe the Woreda's involvement for a selected case. She was asked to comment on the situation of Alfred Ilg's house in the Woreda. Menbere was asked to comment on the situation of Alfred Ilg's house in the Woreda. she considers the survival of Ilg's residence as a success story in the heritage protection process by the Woreda. In her opinion, the compound did not have any valid structures and was only fair to remove them and build condominium blocks whose locations did not block the building's view from emperor Menelik's palace. She was a bit disappointed by the new construction of a police station in the compound blocking this important view. Its to be recalled that only Alfred Ilg's residence was left and the rest of the compound with a marvelous fish pond, hundred-year-old trees and a well designed landscape was demolished during the construction of the condominium apartments. The residence infact was spared through strong pressure from prominent members in the community and Ilg's decedents.

Building housing Belay Teklu pastry: Gideon, holding a bachelor and master of science degree in rural development currently works as compensation and replacement officer for urban renewal sites at Addis Ababa City Administration City Renewal Office (AACACRO). He indicated that this principle is used on the redevelopment of Senga Tera site, Wabi Shebele hotel area and American Gibi. Gideon and team members that were available during the interview mentioned cases at American Gibi. The community was very disappointed regarding the the decision to demolish the two story building from the 1960's where Belay Teklu pastry was situated in. How ever the building is not included in the heritage list and the decision is final. The building will be demolished as per the schedule to accommodate the necessary development planned for the area.

Box XXII: Cases presented by the former Woreda 01 administrator and the Compensation and Replacement Officer for Urban Renewal Sites at AACACRO

The actual process of Azaj Hakim Workineh's building preservation started out with the demolition threat in 2010. Woreda 01 administration informed all residents and business owners in the area including Azaj Hakim Workineh's building users in a meeting about the redevelopment plan requesting them to plan for evacuation, See Box - XVII for details. The users of the building spared no time in communicating ASCC&TB and AACAC&TB about the demolition threat. They followed through until the bureaus were engaged in the process. ASCC&TB wrote a letter alerting AACAC&TB about the demolition threat, (See Annex - 6). AACAC&TB in turn wrote a letter to Addis Ababa City Administration Land Management office requesting the building's survival. The letter in addition to this building, included Dimitri Petros's residence, which ended up being demolished anyway. Though Azaj Hakim Workineh's building is standing solo after the redevelopment endeavor that saw the demolition of the entire surrounding in the block, its now renovated, yet again by the users, another lengthy process that tested their commitment. This however might not be the end

of the story as indicated by professionals at ARCCH and AACAC&TB, its of the utmost importance to understand the fate of heritage buildings that belong in AACAC&TB's list in the face of redevelopment as discussed in the next section.

5.4 The Balance Between Redevelopment Endeavors and Heritage Preservation

Twelve interviewees from government offices – ARCCH, AACAC&TB, ASCC&TB, AACPPPO, Addis Ababa City Administration City Planning Office and AACACRO were interviewed in addition to the previous interviewees. With regards to the balance between redevelopment endeavors and heritage preservation, all the twelve respondents argue that the balance is not achieved and redevelopment is favored currently in Addis Ababa. The respondents list factors contributing to the decline in balance as follows: lack of awareness among policy makers, the Addis Ababa city administration, the city renewal office and even AACAC&TB management regarding advantages of heritage preservation; the huge gap between the beliefs and interests of the professionals and the management in AACAC&TB as well as the city administration office and lack of full authority by the professionals; the fact that AACAC&TB is not practicing all its power in the registration and protection of heritage; lack of coordination between different government offices. Furthermore, the respondents defined heritage in different ways, which also contributes to varying interests and objective among the offices (See Box - XXIII for details.)

According to Melaku balance is not achieved between redevelopment endeavors and heritage preservation in Addis Ababa. The redevelopment endeavors are favored more. He believes the balance could not be achieved due to lack of awareness among the Addis Ababa city administration and city renewal office management and personnel regarding advantages of heritage preservation. Melaku indicated that the bureau has communicated the list of protected heritage to AACPPO, Addis Ababa City Administration mayor's office and city renewal office, expecting these offices to plan and act accordingly. Based on the archival search conducted at AACAC&TB a number of communications from the bureau have been forwarded to different stakeholders indicating the list of registered heritage in the city. The question however is how effective were the letters? And what was the response from these offices regarding these letters? Incoming response letters from these offices either acknowledging or opposing the requests and notices of the bureau could not be found during the archival search.

When asked if there are heritage that were demolished despite the fact that they were in the AACAC&TB list, Melaku disclosed that there are some heritage that were demolished. The trend is that the sub-city renewal office communicates the bureau if there is any registered heritage in a redevelopment area and the bureau works with the city renewal office on the protection of the heritage, however there are instances this does not happen. Melaku also questions the authority of AACAC&TB on protection of heritage. He believes even the new Proclamation 839/2014 lacks clarity in the delegation of authority over heritage to Addis Ababa and Dire Dawa City Administration, hence the bureau is unable to reinforce full authority over protection of the heritage in the city. Melaku has provided legal analysis on the Proclamation to further confirm this concern (see Annex – 8). He also mentioned that Legal coverage is solely given to ARCCH and not the bureau, the authority in Melaku's opinion is not practicing its full autonomy. There is also gap in direct relationship between the authority and the bureau according to Melaku and blames the lack of structure to connect them. ARCCH operates at the federal level and AACAC&TB operates at the city level. This is a big concern in light of this study since the management of AACAC&TB which is supposed to be on the fore front to protect the heritage still is not practicing full ownership and authority. Its also disarming to learn that Melaku believes Honorable Doctor Sinidu Gebru's residence and Lumbardia restaurant are are not considered as heritage. This casts great doubt on the actual welfare of the rest of the heritage in Addis Ababa.

In response to the research question, Eyoel indicated that redevelopment endeavors are given more attention than heritage preservation even at the bureau. According to him, AACAC&TB is not practicing full authority regarding protection of heritage. Redevelopment endeavors are not balanced with preserving heritage in Addis Ababa. Eyoel disclosed that there is a huge gap between the beliefs and interests of the professionals and the management in the bureau as well as the city administration office. Professionals in the bureau including him are interested to protect heritage at all cost while the management's focus is not solely to do so. Eyoel strongly believes that the bureau is not practicing all its power in those aspects. Based on his observation and the situation in the ground, its safe to say that balance between redevelopment endeavors and heritage preservation is far from being achieved unless AACAC&TB practices its rightful authority over the heritage in Addis Ababa.

Box XXIII: Balance between redevelopment and Heritage preservation as discussed by AACAC&TB management - Melaku and professional - Eyoel

Heritage Inventory and Registration: As discussed in the context review section in chapter three, heritage registration and inventory at AACAC&TB and the respective bureaus in the sub-cities is of the utmost interest. The first step to secure the survival of both tangible and intangible heritage by ensuring their inclusion in urban renewal endeavors is to have a complete list. A complete list of heritage with full documentation of their historic, social, economic, political, cultural, architectural significance and other qualities is crucial to ensure their survival in any upcoming urban renewal scheme and contribute to the balance between heritage preservation and renewal endeavors. The list cannot be developed unless an exhaustive assessment and inventory is conducted to identify, document the values of and understand the existing situation of the heritage.

With regards to heritage inventory and registration, interview conducted with ARCCH's Mussie disclosed that the major role of the Cultural Heritage Inventory, Inspection & Standardization Directorate at ARCCH is to produce manuals and provide trainings to ARCCH's regional offices and culture and tourism bureau on how to conduct cultural heritage inventory. He believes the directorate has fulfilled its role and the trained professionals in the sub-cities have conducted the inventory accordingly. To further confirm this, respondents from AACAC&TB and ASCC&TB were interviewed. Respondents from AACAC&TB and ASCC&TB revealed that inventory was conducted in 2010 but was not comprehensive due to resource constraint and limited trained professionals. The inventory that was conducted in 2010 focused only on tangible heritage without considering the context or related intangible heritage. As seen in chapter two, involvement of the community is substantial in the preservation of heritage. The involvement starts from identification and registration of heritage. The conducted inventory, however, especially at ASCC&TB did not broadly involve the community in a broader manner. An attempt to fill the knowledge gap in heritage protection was done in selected areas of the inner city at Arada sub-city. The residents, business owners and generally users of heritage buildings were given a short training regarding heritage protection, however this was simply a drop in the ocean for two reasons: first, only the building users and not the community around were trained and second, the trainees composed of only few heritage building users. (See Boxes – XXIV & XXV for details). Furthermore, there is ambiguity in the criteria of heritage selection with regards to age of the heritage building, (See Box - XXV for details). Further discussion was conducted with respondents on the criteria used for selecting heritage buildings as discussed in the next sub-section.

In response to the question of heritage inventory process at AACAC&TB, Eyoel indicated that one of the first activities of the bureau was inventory of heritage in Addis Ababa. Conservation professionals including Eyoel were involved in the preparation of terms of reference for the inventory of heritage in Addis Ababa. They also trained the newly recruited inventory officers in all the sub-cities of Addis Ababa on how to conduct heritage inventory. They used the document prepared by ARCCH inventory directorate to set the criteria. A copy of relevant pages from the recent version of the booklet entitled 'Fixed and Movable Heritage Registration Manual' (See Annex - 3). The scope of the inventory and general study included historic, spiritual/religious and natural heritage in Addis Ababa. Buildings, monuments, caves, historic places, bridges and archeological sites such as Kality Fanta river were registered. The inventory and registration only focused on tangible heritage according to Eyoel. He explained that the issue of intangible heritage is debatable, everyone might start to claim the registration of small scale cultural activities that have little or no significance. A clear and impartial definition of an intangible heritage should be shaped and the criteria should be set before getting involved in the inventory of intangible heritage. This process requires more professionals and an in depth research. During the assessment, the government was not really interested in funding such an expensive process. Intangible urban traces, in Eyoel's opinion, should be preserved but disclosed that the bureau has not been doing this so far.

As a result of the inventory and detailed study of heritage in Addis Ababa conducted in 2010-2012, a list of heritage was developed under each sub-city (See Annex – 5). The inventory and detailed study disclosed that only one of the registered heritage were kept in an excellent condition. 11% of the heritage were classified under very good conditions, 40% were classified under good condition, 42% were classified under poor condition and the remaining 7% were classified under very poor condition. When asked to elaborate how they came up with these classifications and whether the team has developed criteria to determine the condition of heritage or not, Eyoel replied that they took references of existing heritage to develop the classification and the criteria. IES library, Leul Mekonnen's residence is considered to be in a very good condition, Taitu Hotel in good condition, Alfred Ilg's house was considered to be in poor condition and Sheik Ojele's building and the old municipality were considered beyond repair and in very poor condition. 36% of the registered heritage were privately owned, 13% were owned by organizations and 51% were government owned. The inventory and detailed study also identified that there is a knowledge gap in awareness of heritage protection and preservation among the community and some Woreda administration personnel resulting in very little or no protection to the heritage. Addis Ababa City Administration has not allocated budget for renovation, management and conservation of the heritage in the city. The Federal Heritage Protection Proclamation 209/2000 did not provide authority to regions and city administrations including Addis Ababa, regarding heritage protection and management; (Proclamation: 839/2014 was not declared yet). Privately owned heritage are not maintained due to lack of their owners' capacity. On the other hand, those that are able to maintain and renovate the heritage do so without consulting conservation professionals compromising the authenticity and other qualities of the heritage.

Box XXIV : Interview summary on heritage inventory process at AACAC&TB

Lack of legal framework that allows concerned investors to fund heritage renovation and management. Proclamation 47/1975, known as “Government Ownership of Lands and ‘Extra’ Houses” did not consider importance of built heritage resulting in occupation of multi house hold heads on a single heritage building. Heritage do not have ownership title deeds. There is no legal framework on heritage protection, management and rehabilitation. The urban renewal initiative in Addis Ababa has not taken heritage conservation in to consideration resulting in their demolition. The study raised this concern stating that other heritage are also under demolition threats. The study proposed that heritage areas in Addis Ababa in general should have been protected as reserved zones. Entoto heritage zone showing Addis Ababa’s establishment and rich in historic and natural heritage, Arada heritage zone comprising of the historic market place area and a number of cultural heritage including the study area, Arat Kilo and Sidist Kilo heritage zones comprising of a saga of government establishments and seats. Though individual heritage are registered and planned to be included in the city master plan, these areas have not been reserved as heritage zones.

The study proposed the following recommendation in light of the identified gaps. Provision of title deeds to the heritage under AACAC&TB’s ownership, budget provision by Addis Ababa City Administration for renovation, management and preservation/conservation of the heritage in the city, heritage occupied by multi house hold heads should be vacated for renovation, rehabilitation and adaptive reuse. The AACAC&TB’s, Addis Ababa City Administration and other relevant stake holders to work on the proper relocation of these house hold heads, the developed list of heritage to be included on the new master plan since most of the heritage are not included in the 2001’s master plan, the urban renewal initiation in the city should work in harmony with heritage preservation/conservation, a legal frame work development on heritage rehabilitation, protection and tourist attraction initiations is of the utmost importance and is the key to safeguard heritage in the city and AACAC&TB should take over ownership of heritage that are currently under different ownerships to ensure their wellbeing and preservation. The study was presented to the Addis Ababa City Administration mayor’s office following which a budget of ten million birr for the renovation of the registered heritage buildings and six million birr for the monuments was allocated. The allocated budget was not utilized properly due to the difficult procurement and construction procedure by the Addis Ababa City Administration Construction office. The major question however is, how exhaustive was the assessment and inventory process?

Box – XXIV continued

When asked to describe the process of cultural heritage identification and registration, Anteneh indicated that the bureau conducts a door to door assessment to identify built heritage. The criteria to identify and register built heritage as described by Anteneh falls into four main categories: the political (administrative), social, economic and cultural significance of the built heritage. The age of the building should also be above fifty years. He remembers the confusion in this criteria since some members of the bureau believed a building of less than a hundred years of age cannot be considered heritage. When asked to state the extent of community participation, Anteneh admitted there isn't much done in that area. However, he remembers one incident where ASCC&TB worked in collaboration with Addis Ababa University (AAU) on a project to identify heritage. The project involved renowned elderly in the sub-city to assist with the identification of the heritage. This question was posed to Anteneh since this study identified a huge gap in the identification of heritage. A door to door assessment could not be successful unless there are members in the assessment team who have ample knowledge in the area of assessment and are able to identify heritage against the set criteria. Involving the community is one way of filling this gap. Anteneh also remembers a training given to selected heritage building users on basic use of such buildings and precautions to be taken in protection of the heritage. There is the issue of subjectivity on the application of criteria as well since identification of the age of a built heritage relies only on literature and folk tale. Age identification technology is not actually applied. Menbere and the staff at the Woreda have worked hand in hand with the ASCC&TB on the physical identification of heritage in the Woreda. The list of built heritage developed by ASCC&TB in particular required a lot of checking and identification to understand the ownership modality and confirm that the heritage actually belonged within the Woreda territory. There were instances according to Menbere that heritage from another Woreda were included under the list of Woreda 01.

Box XXV: Interview summary on heritage identification and registration in ASCC&TB and Woreda 01 administration

Criteria for Heritage Selection: The list of heritage obtained as the result of the assessment and inventory process would be unreliable unless solid heritage selection criteria is developed. Eyoel in response to this question explained that the process of identification, inventory and registration of heritage followed a manual that was adopted from UNESCO's heritage selection criteria which was announced in 2003. The manual was adapted to the Ethiopian context by ARCCCH, a recent version was published in 2014. Major assessment was conducted in the sub-cities of Addis Ababa to identify heritage. The assessment for built heritage focused on, among other issues, on the historical significance, the building's contribution to the urban development, architectural value and uniqueness (irreplaceable) significance and the social or political importance of the owner. As compared to UNESCO's selection criteria (See Annex - 11), the criteria used is in line with the international document. The assessment, however did not include intangible heritage as previously indicated. The list of heritage developed in this process is communicated to relevant government offices, including the AACPPPO. The interviewees were asked to describe the procedure used to incorporate the list in the master plan as discussed in the next subsection.

Master Plan related to Heritage Preservation: Informants from AACAC&TB and the archive search at the bureau revealed that making the list of heritage and being included in the master plan as a protected heritage is the ultimate goal for the heritage in Addis Ababa to secure their survival and preservation. Interviews were conducted with the planners and management of the AACPPO to understand the project office's role and degree of influence in heritage preservation. The interviews revealed that professionals at AACPPO have reserved the entire Arada area and other selected areas in the inner-city as historical zones in the newly prepared master plan, however, the office does not have the capacity to enforce the implementation of the master plan. There is also gap in knowledge and exposure among decision makers regarding the value of heritage preservation. The historic significance of the heritage in Addis is also questioned by policy-makers.

Martha holding a bachelor of science degree in Architecture and Urban Planning and a Master of Architecture, in Human Settlement works at AACPPO as the Centrality team leader, center organization. The office works on the master plan revision since 2012 because the workable master plan in the city was outdated. The master plan preparation involved eighteen different focus of considerations among which was tourism and heritage. When asked which urban renewal approach was employed in the master plan preparation, Martha indicated that the Integrated structure plan employed all three urban renewal approaches depending on the potentials and location of the areas in the city. Core principles applied in the planning included the use of mass transport such as the application of bus transit network creating a polycentric city and keeping the mixed development feature that currently characterizes Addis Ababa. The master plan proposes Piazza as a historical zone or district. Being a historical zone as defined by Martha, means that the area as a whole will be preserved and renewal strategies will not be applied. This however has not been implemented in such zones and most of the heritage are being demolished. The main question how ever is: Why is Piazza transforming rapidly despite being a historic zone? Consecutively: Are there other offices conducting redevelopment without abiding to the master plan? Martha explained that AACPPO is under the Land Development and Management Bureau which answers to the mayor's office. The office does not have the capacity to enforce the implementation of the master plan. There is also gap in knowledge and exposure among decision makers regarding the value of heritage preservation. The historic significance of the heritage in Addis is also questioned. When asked if the office has its own criteria in selecting heritage, she explained that the office accepted the list obtained from AACAC&TB and the designated professional's opinion from the bureau that had a seat in the planning office. However, the list failed to include built heritage from the construction boom era of the 1960's so the planners in the office have included most of these buildings in the master plan. Being included in the master plan does not however guarantee the heritage' existence in the future. Incorporating principle of preserving a historic area as a whole in the planning process shows that the office is a step ahead than AACAC&TB where sparing a single building from demolition is considered a success story. The question however is: Will the implementation of such principles actually materialize before the historic areas we so cherish disappear from our eyes? The sense of urgency and authority exhibited in the redevelopment endeavors does not match with the pace, dedication and authority demonstrated by government offices responsible to protect and preserve heritage in the city.

Box XXVI: Interview summary on master plan preparation, planner at AACPPO

The interview also revealed that AACPPO only relies on the list developed by AACAC&TB, but indicated that the list does not include buildings from the 1960's construction boom that have played a major role in creating the modern image of Addis Ababa. The management in the office responded in a different manner with regard to reserving historic zones. The very need to preserve heritage in Addis Ababa was questioned referring how young the city is compared to other historic cities and the need to hold on to selected features of the historic inner city suffices instead of reserving historic zones. Both interviewees from the bureau however agreed on the fast-pace of redevelopment endeavors that have led to rush decisions among planners and implementers. The fact that heritage buildings are required to compete with the new development to survive was also raised as challenge (See Boxes - XXVI & XXVII for details).

Desta holding a Bachelor of Science in Architecture and Urban Planning has worked as Building permit personnel at Addis Ababa City Administration and as senior architect in the previous master plan preparation. He is now deputy manager of AACPPPO since 2012. Desta indicated that Addis Ababa is not that old to consider the built structures in the city as heritage. Addis Ababa compared to other cities in Africa and the world is an infant city in his opinion, hence raises the question: Do we really have something to preserve? Addis Ababa was established from a simple bush in to a city. Desta believes that the rural settlement pattern and construction system is considered Ethiopia's real heritage. The relevance of heritage in Addis is a big question for him. Italian built German renovated house in Kasainchis is one example that Desta uses to question the purpose and essence of preservation. He goes on asking 'whose heritage should we preserve'? Even if upgrading approach of urban renewal is chosen over redevelopment approach in the inner city of Addis Ababa, Desta raises another question: 'What do we upgrade'? since in his view, everything is substandard. The planning and architecture in Addis Ababa is between traditional and modern styles according to Desta who calls it aborted, not fully developed in either of the styles. Addis Ababa does not have a distinct character according to him. Redevelopment is a good renewal approach. However, the city needs to conserve certain features in the inner city though they are sub standard. He believes that the identity of the inner city can be represented by a certain area such as Doro Manekia. Selected spots can be preserved as samples and upgraded to keep them intact. 'Globalization is catching up on us' says Desta, the need for multi story buildings, the pressing housing problem in the city, transport requirements such as the use of cars, trains etc. calls for a different planning approach from the traditional Addis Ababa plan. Redevelopment is important according to him. It is good to keep old asphalts and paths as location indicators and to keep the identity. The current concern on redevelopment is mainly phasing. There is also this bias, development fanatics argue that development should be implemented in high speed and priority at any cost. The endeavor started everywhere in the city at once and there is no time to stop and think according to Him. Desta shares his experience during the preparation of Kasainchis Land Development Plan (LDP). He recalls that the team never got to stop and think. The opportunity for self reflection is not available for planners which results in hasty decisions. When asked about the importance of urban traces in a city, Desta acknowledged the importance and indicated that keeping the original width of streets and selected heritage can tell the time and era. The need to develop from government and private sector has created pressure on the planners and decision makers. He also questions the fate of conserved heritage in the new development. Desta believes Addis Ababa restaurant and Taitu hotel do not display the original life, purposes and history. Both have become business centers which is the secret for their survival. Heritage cannot compete in the rising lease price of the city.

Box XXVII: Interview summary on master plan preparation, management at AACPPPO

The gaps identified in master planning of Addis Ababa with regards to heritage preservation reveal further insights on the fate of a registered heritage as discussed earlier. The next question is whether the survival of heritage buildings listed by AACAC&TB are affected by urban renewal planning.

Urban renewal planning process in relation to heritage preservation: Interview conducted with the Plan preparation officer at Addis Ababa City Administration City Planning Office involved in LDP preparation revealed that the previous master plan did not include heritage that are currently included in the newly developed master plan by AACPPO. In fact, the inner city was reserved for redevelopment, hence the demolition of heritage. The LDP preparation includes the urban renewal planning if any and depends solely on the trending master. The LDP does not include any new heritage in the plan, however, there were instances where road construction and development endeavors affected heritage buildings. She also mentioned that though the process of LDP preparation is guided by the manual, there is also room for subjective decision by different planning officers. This creates gap in heritage protection. The interview also revealed that due to scarcity of human resource in the office, the planner is required to cover the role of sociologist, economist and historian, which creates pressure on the planner. Given all went well in the LDP preparation, there exists a gap in the actual implementation. (See Box - XXVIII for details).

Weinishet holding a Bachelor of Art in Economics and and Master of science in urban planning works as the Plan preparation officer at the Addis Ababa City Administration City Planning Office. She indicated that the role of a plan preparation officer is to prepare LDP based on the master plan of Addis Ababa. The office is using the master plan which is prepared by AACPPO. The main planning principle in the office regarding preparation of LDP is to respect the historical area, roads and green spaces in the master plan and decide location of roads up to block level plan. Weinishet indicated that based on the section on heritage preservation of the planning manual in the office, which is the guiding principle, the plan preparation officer is required to include a registered heritage in the LDP (see Annex – 7). When asked how the planning officer identifies the heritage, she responded that they only keep heritage included on the master plan and do not consider any other heritage list or source to include in the LDP. Weinishet however stated that the previous master plan did not include most of the heritage that are included in the current master plan. Previous master plan reserves the inner city for redevelopment and expansion. So there were instances where road construction and development endeavors affected heritage buildings. She also mentioned that though the process of LDP preparation is guided by the manual, there is also room for subjective decision by different planning officers. This creates gap in heritage protection.

When asked to describe the necessity to develop historic areas such as Piassa, Weinishet responded that the old areas are difficult to live-in. Development is planned in these areas not to lower the standard of the city. When asked if there is any existing situation analysis conducted in areas before LDP preparation, she indicated that in principle, a team of sociologists, economists, historians and planners should conduct the analysis but due to shortage in human resource, the planner usually covers all these roles during LDP preparation. Community participation is ensured by conducting discussion groups with representatives from Idir, youth and women’s forum in the area facilitated by the Woreda. Weinishet sounded concern over the actual implementation of the prepared LDP. There is a plan follow up sub process office with in this institution but the gap is still there according to her. The heritage that has been included and protected in the LDP might be demolished during implementation.

Box XXVIII: Interview summary on LDP and urban renewal planning

If a registered heritage survives the LDP planning and implementation process, there is this question of whether the actual implementation of urban renewal affects it or not.

Urban renewal implementation process in relation to heritage conservation: interview conducted with the compensation and replacement officer for urban renewal sites at AACACRO revealed that, being on the list of registered heritage does not govern the decisions made on the renewal process. He mentioned preconditions that could not guarantee the survival of a registered heritage on renewal sites: If the heritage happens to be on a planned road location, if the heritage is located in a site where a big investor is interested to develop then the heritage must be demolished since it has obviously become a hurdle to development and finally if the heritage is located on a planned condominium site, See Box - XXIX for details.

Gideon, holding a Bachelor and Master of science in rural development currently works as compensation and replacement officer for urban renewal sites at AACACRO. He described the role of the team at the office regarding heritage preservation as follows. The first step is to confirm whether the heritage located in a renewal site belongs to the list of protected heritage shared by the AACAC&TB. The team try their best not to demolish the heritage. When asked to rate the survival of heritage that belong in the list, Gideon indicated that being on the list does not govern the decisions made on the renewal process. He mentioned preconditions that could not guarantee the survival of a registered heritage on renewal sites: If the heritage happens to be on a planned road location, if the heritage is located in a site where a big investor is interested to develop then the heritage must be demolished since it has obviously become a hurdle to development and finally if the heritage is located on a planned condominium site. Gideon used examples in different renewal sites in Addis Ababa to further elaborate this stand See Box - XXII). When asked about the necessity of community participation in the renewal process and decisions, Gideon and the team members indicated that their task only involved implementation of the planned development and nothing should come in the way. Mussie from ARCCH also confirmed that being in the master plan does not guarantee protection and preservation of heritage. There is a trend to have more interest to demolish and redevelop than to conserve heritage in Addis Ababa for details See Box XIX. Mussie believes that the balance between heritage conservation and redevelopment is not achieved at all and still has fear on the welfare of cultural heritage in Addis Ababa.

Box XXIX: Interview summary on Urban renewal implementation, AACACRO and ARCCH

The interviewees from the government offices are asked to list down and discuss the roles of stakeholders in the process of heritage preservation. As discussed in chapter two, the key to sustainable planning and preservation is the involvement of all relevant stakeholders throughout the process. The responses regarding stakeholders outside the government offices are addressed in the next subsection.

Involvement of Stakeholders in Heritage Preservation: In light of balancing redevelopment endeavors with heritage preservation, economic benefit plays a major role as discussed in

chapter two. Involving the private sector in heritage preservation and further income generating adaptive reuse activities also creates interest to decision makers and city administrators. Interview conducted with respondents from AACAC&TB and ASCC&TB revealed that the involvement of stakeholders is quite limited. The bureaus could work on improvement with this regard, See Box - XXX for details and cases.

In response to the need of involving all the relevant stakeholders in preserving heritage, Eyoel from AACAC&TB indicated that there are different attempts. Training was provided to owners, residents and users of built heritage in Arada sub-city to create awareness on the historical significance of the heritage, precautions to be implemented and the actual preservation requirement of the buildings. Eyoel however believes that there is a loose relationship with heritage trust and Addis Wubet which are non governmental organizations involved in heritage preservation. Addis Wubet however has assisted the bureau in heritage database preparation. In response to the need of involving all the relevant stakeholders in preserving heritage, Solomon from AACAC&TB indicated that the bureau works with interested investors to preserve and reuse heritage buildings. Super model Liya Kebede for instance is working with the bureau and ARCCH to renovate Dejazmach Ayalew Biru's residence in Kirkos sub-city. Melaku however explained that AACAC&TB does not have the authority to hand over the heritage in Addis Ababa to a third party. Liya Kebede took over the heritage from Addis Ababa city administration and AACAC&TB is only following up to confirm the renovation is being conducted according to the proper conservation principles.

Anteneh from ASCC&TB responds to this question in a different perspective. He believes the bureau is not utilizing the private sector's potential. Anteneh remembers an investor offered to preserve, renovate and reuse Afenigus Nesibu's residence, a registered heritage in Arada sub-city. The investor however required assistance from the government to relocate the existing residents in the building that are Kebele tenants to a condominium. This became a bottle neck and the heritage is still in a very poor state of disrepair. An Ethiopian fashion designer also took interest on Dejazmach Let Yibelu's building, a registered heritage in the same sub-city. This renovation proposal could not materialize since the existing housing agency tenant could not be relocated and also declared capable of renovating the building himself. Mussie from ARCCH, in response to this question indicated that the private sector is not fully interested in preservation as much as they are interested in new development they are also not equipped with the proper know how. ARCCH will in due time provide trainings and license for conservation endeavors to the private sector. Mean while, as stated above preservation if conducted, is being done by AACAC&TB.

Box XXX: Interview summary on involvement of stakeholders, AACAC&TB, ARCCH and ASCC&TB

Based on the interviews conducted and the presented cases, there is no clear modality at AACAC&TB on how to work with investors that are interested to renovate, reuse and preserve registered heritage. The bureau is not taking the initiative to lobby funders and investors to preserve the heritage. Addis Ababa City Administration on the other hand does not allocate enough fund for this purpose and the procurement procedure is difficult to follow through as stated in AACAC&TB's inventory and assessment report. There is still

ambiguity on which office at Addis Ababa city administration is responsible for hand over of the heritage to a third party.

The interviews and document review in government offices revealed that the heritage registration format is not convenient to register built heritage, (See Annex – 4). The registration format should be customized to fit the requirements. There is a gap implementing the heritage assessment, inventory and registration process by AACAC&TB, since door-to-door inventory method is inefficient. The source of data and the inventory process is questionable in terms of scientific approach: the criteria to classify registered heritage based on their conditions during the assessment is also ambiguous; the criteria for selection is not clear about the context of heritage; the contribution of heritage to urban development is taken as a criterion but its also important to see the the contribution of the surrounding built environment, social fabric, soft and hard landscape on the heritage. This would result in the actual protection of heritage sites or zones instead of single buildings. The basic definition of heritage is debatable and the definition of preserving heritage is more so. In theory most of the personnel in the government offices believe in ‘the preservation of heritage’ and sparing a single building from demolition in a redeveloping site is considered a successful preservation. Interviewees even questioned the existence of heritage in Addis Ababa. Its difficult to achieve balance between urban renewal and heritage preservation given these different definitions and opinions in the government offices that influence the fate of the heritage directly and indirectly.

The attitude of planning professionals on the actual sentiment of the built heritage should be improved. The term ‘old and difficult to live in’ is still used to describe the inner city and its heritage. The fact that recording a city’s history in each era is not given ample importance among planners. There is high degree of subjectivity in selecting history and consecutively the heritage representing a certain era. Dresden’s experience in East Germany can be raised as an example here. The ruins from the Second World War, however painful to most residents, are still represented among the renovated buildings. The basic definition of intangible heritage is debatable. Some professionals are aware of the true meaning of conserving urban traces and intangible heritage, but could not implement the registration and preservation process. A majority of the personnel in those offices, however, are not familiar with the concept. A clear definition of the term and registration criteria should be set. Making AACAC&TB ‘s list of protected heritage should not be the ultimate goal of protecting heritage, which is the case currently observed based on the interviews conducted and the reality observed in the ground. Only one heritage was found in good condition on the assessment conducted by AACAC&TB. Routine preventive maintenance is not conducted on heritage. Addis Ababa might lose more heritage to neglect and lack of proper implementation of preservation practice than due to actual demolition. Addis Ababa City

administration has not allocated ample budget for renovation, management and preservation of the heritage in the city. The procurement process should also be less bureaucratic. Ownership modality of heritage is also another issue threatening the well-being of heritage in Addis Ababa. Kebele and Government Rental Authority-owned heritage do not have ample budget allocated for their upkeep. This leaves them on the hands of the current users of the building who are tenants of the above mentioned authorities. As in the case of Azaj Hakim Workineh's building, the renovation process does not maintain the identity, patina and authenticity of the built heritage.

The autonomy of AACAC&TB is not fully practiced and this is costing the heritage a great deal. The lack of legal framework on heritage protection, management and rehabilitation is also another bottleneck in safeguarding the heritage in the city. The conservation professionals do not have major decision making role. Decision makers and managers do not have the best interest of the heritage in most instances. The same is true for ARCCH. This can be seen in the differences of opinion between the interviewed personnel on both positions at AACAC&TB. A close relationship is not maintained among relevant stake holders and awareness creation is not conducted consistently even among the decision makers at all levels on the importance of preserving heritage. The culture and tourism bureau is not proactive in following up the actual situations of the registered heritage, in so many instances as seen in the above summary of interviews with stakeholders, concerned citizens take the initiative to aware the bureau on the demolition threats of the heritage.

The steps required to guarantee the safety and sustainable existence of a specific heritage such as Azaj Hakim Workineh's Building, are lengthy and, cumbersome with so many uncertainties. In summary an Authority protecting the built heritage has to make sure that the heritage in question makes AACAC&TB's list of heritage and is included in the master plan. Though a heritage is included in the master plan that does not guarantee that it will be included in the LDP. The actual implementation of the LDP is also another uncertainty. The implementation modality and the decisions made on the ground during urban renewal endeavors is also another obstacle to the survival of heritage. The heritage should have clear ownership modality with legal title deed. Given that all of the above preconditions are fulfilled, the heritage should be preserved as per ARCCH's and UNESCO's standards without losing the qualities that ensure its heritage status. The heritage must also survive in the redeveloped neighborhood measuring up to the newly-introduced economic activities, adopted to compete with the rising land lease price since all the context around the heritage is gone. The push factors both for and against the preservation of historic heritage from relevant government offices and users of heritage buildings have been seen in this and the previous section. The last research question can be tackled based on the findings.

5.5 Creating Balance Between the Need for Urban Renewal and the Need for Heritage Preservation

Given the previous discussion under section 5.3 and 5.4, responding to the identified gaps is the first step towards achieving this balance. The stand from different government offices is clear in the previous section. It is necessary to understand how the remaining stakeholders responded to redevelopment endeavors in the area.

Business owners and residents at Azaj Hakim Workineh's residence have worked a great deal to spare the building from demolition as mentioned in the previous section. The most noteworthy measure on their part is the renovation of the building. They went up and down to get the renovation permit, they made the building presentable and compatible to the new development to the best of their ability. Business owners and some residents in the demolished area have established a traditional association called Awraris Meredaja Idir. This Idir has tried to keep the business owners that were asked to evacuate by Addis Ababa city, Arada sub-city and Woreda 01 administrations in 2006 in preparation for the redevelopment of the area in 2010. These business owners stayed in the area for another four years before demolition but the government rental agency ended their contract and they did not pay any rent for the facilities for the duration of these four years. These business owners were legally organized under the name "Churchill Godana Negadewoch Mahiber" (Churchill Road Business Owners' Association) with the help of the Idir.

The endeavor was not successful, however, the attempt was quite thought-provoking. The Idir, despite the traditional role of helping out members in time of grief, due to loss of loved ones and families, went a long way to keep the members' business running in the same area (See Box – XXXI for details.)

, Tesema, who has been working at Lion pharmacy since 1957, is the Idir's manager. According to him, out of the hundred fifty members of the Idir, a total of ninety-five members joined the association. Representatives of the association discussed with the mayor of Addis Ababa at that time, the honorable Arkebe Equbai on obtaining a plot of land through negotiation and getting the privilege to be exempted from lease tender competitions on the ground of being redevelopment victims. According to Tesema and the interviewed members, their request was granted by the mayor. From 2006 – 2007, the representatives stirred actively to secure a plot of land in the redeveloping neighborhood to construct a business center and revive their businesses. The members contributed three thousand birr each to finance the process. The first activity was to prepare a business profile; this was done through a hired economic consulting office. The consultant was paid a total of forty thousand birr for the project profile preparation. The profile was submitted to Addis Ababa City Administration. There was a lot of back and forth, the mayor was replaced by a new one and most of the staff was replaced as well, after a while the representatives were informed that the submitted profile was lost. Another forty thousand was paid to do the profile again and the document was submitted to the city administration for the second time however, the new administration decided that the association should compete in lease tender. The Association was trying to negotiate a price of four thousand birr per square meter of plot of land. When the association was exempted of the negotiation privilege, the lease tender competition was too tough for the association. Forty thousand birr per square meter was the average price for the land. The board of the association called for a general assembly and all members decided to dissolve the association. The business owners could not stay in the area.

Box XXXI: Interview summary on reaction of residents and business owners of the area towards redevelopment

This reaction to redevelopment endeavor shows the extent the residents and business owners go to hold on to familiar environment, neighborhood and businesses. The social tie and economic opportunity is too strong and convenient for them that losing this has profound effect on their livelihood. The fact that they did not succeed can be interpreted in different layers. How successful could redevelopment endeavors be without balancing and integrating stakeholders' interests?

6. CONCLUSION

The study started out by posing four research questions:

- I. What are the characteristics of the major urban traces and architectural heritage along General Wingate and Mahatma Gandhi Streets?
- II. How was Hakim Workineh's building spared from demolition?
- III. How are renewal endeavors balanced with preserving heritage?
- IV. How can the need for urban renewal and the need for heritage preservation be balanced?

The data was presented and analyzed against each research question where a number of findings were drawn. In this chapter, these findings are synthesized in terms of their relevance to the theories and international practices described under chapter two, the context under chapter three and the practices on the ground. Finally, the study will conclude with recommendations.

6.1 Synthesis of Findings

Major Urban Traces and Architectural Heritage Along General Wingate and Mahatma Gandhi Streets: Regarding major urban traces and architectural heritage along General Wingate and Mahatma Gandhi Streets, the findings show that those considered as heritage by the residents and business owners in the area are to some extent different from those registered by AACAC&TB as heritage. The way the respondents look at their neighborhood is different from the personnel at AACAC&TB that follow a strict heritage inventory and assessment checklist. There is a strong sense of belongingness among the residents and business owners who have stayed in the area for over two decades. The quality that they look for in each activity, person, building or place in their neighborhood, the way they interpret each value and the extent that they go to keep this sense of order are clearly evident. However, Rodwell's argument that heritage has become a construct, a concept that relates only to history, that can be packaged for education and tourism, and that is perceived to be divorced from individual and community life today truly applies to the current ambiance at culture and tourism bureaus.

A gap is also identified in the basic definition of heritage. Types of heritage as defined by UNESCO, in the World Heritage Convention, focus only on the economic and social significance, however the findings also show that the respondents consider people with unique personalities, activities, built heritage, open spaces and even marks of occurrences as heritage. This conforms with Leblanc's definition of heritage and the aim of the World Heritage Convention which is to help the whole of humanity define what it wants to preserve and pass on to the next generations. The respondents also consider familiar activities, open spaces, buildings and personalities significant. Respondents along Mahatma

Gandhi Street emphasize those urban traces along this street and, even more, to those within a few hundred-meters radius to their residences or business areas. The respondents also considered the source of their livelihood, customer base and generally those that affect their day-to-day life as important features of the neighborhood or area. Economic status also determines the residents' responses and views towards the neighborhood. Age, childhood memories, educational background, culture and nationality also played a major role as observed from the respondents. There is a range in perceptions of the eighteen respondents on the definition of heritage and urban traces. Five percent of the respondents consider nothing in the neighborhood as heritage, five percent do not consider the aged buildings as heritage and insist that it is only the activities that made the buildings and spaces heritage explaining that the function of the heritage makes them less or more attention-grabbing, twenty percent of the respondents are quite articulate in their responses and consider architectural styles, construction quality, cultural diversity and age of the heritage as major criteria to designate architectural heritage and urban traces, ten percent of the respondents insisted the whole area should be considered as heritage zone and the remaining sixty percent of the respondents consider activities, personalities, buildings and open spaces as heritage.

The level of awareness and concern for the heritage and urban traces among the current residents and business owners that are predominantly tenants is higher than the building owners and rightful heirs that live elsewhere. This finding can be explained using Azaj Hakim Workineh's building as an example. The residents and business owners base their livelihood on the heritage and have grown attached to the heritage over the years while the owners and rightful heirs have lost their attachment to the built heritage with this regard ever since it was nationalized. Their deep respect, affection and sentiment towards their grandfather was directed to the heritage in their possession elsewhere in Addis Ababa. Residents and business owners that have not stayed much in the study area did not understand the essence of the built heritage and urban traces during interviews in the reconnaissance research stage. Marks of occurrences have been mentioned as urban traces by the respondents, the bullet hole in the electric metal post that has become a beehive is indeed a trace of a memorable era on the urban landscape of the study that has gradually evolved into an urban trace or intangible heritage. Seventy percent of the respondents still consider demolished heritage worth mentioning as urban traces and architectural heritage. The 2010 redevelopment has transformed the area a great deal. The buildings that have not been demolished, such as Azaj Hakim Workineh's building and the building housing Afar Pastry still maintain part of the identity, but they look forlorn, dwarfed and out of place with the huge buildings mushrooming around them. As Erder has stated it, architectural heritage can be surrounded by scientifically, aesthetically, historically and ethnologically interesting or uninteresting outer areas, which are instrumental in framing the character of the main area or heritage. How recognizable will Piazza be if this type of urban renewal persists?

The Process of Azaj Hakim Workineh's Building Preservation: With regards to the the process of Azaj Hakim Workineh's building, the building survived demolition during the 2010 redevelopment through the vital role played by the users. From alerting the relevant authorities on the demolition threat to lobbying for the survival of the building and renovating to ensure its survival in the redeveloped area through, they have worked rigorously in the entire process with constant persistence. The sense of ownership and belonging among the building users exceeds that of the actual heirs. There is a lot at stake for the users if the building is demolished.

The Balance Between Renewal Endeavors and Heritage Preservation: With regards to the balance between renewal endeavors and heritage preservation, it is clearly evident based on the findings that it is a challenge. This case is unique, unlike the international and regional cases discussed in chapter two, the government of Ethiopia is not ready to implement a conservation approach of urban renewal. The community is also not considered as part of the planning and implementation process. Gentrification also affects the area to a large extent. Huge gap exists in government offices in master plan preparation, LDP preparation, and the implementation and heritage preservation endeavors. As observed in the case of Hong Kong and Singapore town planning, urban renewal and heritage preservation is handled by one authority, reducing the miscommunication and gap identified in this case. A gap is also identified in the basic definition of heritage in government offices. The key informants in government offices basically are not on the same page with regard to the basic definition of heritage which is a hurdle to the proper heritage preservation process. The fact that issues of authority and autonomy over heritage are still not resolved in AACAC&HB, ARCCH and generally in the city administration has hindered the heritage protection and preservation process. The personnel assigned as decision makers in government offices focused in city planning, urban renewal and heritage conservation are not the experts in the field. On top of all that, most do not stay long enough in one position to pass well researched and informed decisions. In addition to the policy gaps, lack of consistency is observed in the actual implementation. The balance clearly tips towards the redevelopment. One can safely conclude that there is no balance between renewal endeavors and heritage preservation. The need to preserve as per LeBlanc's definition of heritage has lost its meaning in this context. What individuals and the community require to preserve is not endorsed by the authorities.

6.2 Recommendation

Major Urban Traces and Architectural Heritage: Urban traces tell the story of a city playing a major role in retaining the recognizable character of a city, despite the inevitable development endeavors. The culture and tourism bureaus at all levels in the city and ARCCH

should make it their mission to conduct identification, registration and preservation of urban traces along with the architectural heritage in the historic part of Addis Ababa.

The Process of Azaj Hakim Workineh's Building Preservation: Authorities involved in heritage preservation could benefit by involving stakeholders such as heritage building users in the protection and preservation of the same. The potential of these stakeholders in the protection and preservation of heritage has proved to be immense as seen in the case of Azaj Hakim Workineh's building. A framework to involve the building users and the community in historic neighborhoods in the identification, inventory, assessment, protection and preservation of heritage should be developed to achieve sustainable outcomes.

Creating Balance Between the Need for Urban Renewal and the Need for Heritage Preservation; Recommendation with regards to policy: Ethiopia should learn from fast-developing countries such as Singapore that urban redevelopment has major cons as well as pros from development. As seen in successful cases under chapter two, redirecting renewal endeavors towards a conservation approach from the government side focusing on expansion areas for development and revitalizing the inner city through conservation endeavors would contribute to Addis Ababa's prosper in the long run. Preservation, as discussed in chapter two, reduce construction and demolition waste and use less than half the energy of new construction. Heritage preservation is an investment in a city that rewards the current community and leaves an invaluable resource for future generations. Lease price and rent price ceiling should be placed and strictly followed throughout the inner city to avoid exaggerated land values and displacement of original settlers. Harmonized and detailed planning in the city should also be insured. The current redevelopment endeavors and the planning process are hasty and lack harmonization. To solve this lack of harmonization among different government offices, establishing one accountable Authority addressing urban renewal and heritage preservation is also of the utmost importance. The Authority should be equipped with the necessary human resources and funding to carryout the mission. The fact that issues of authority and autonomy over heritage are not still resolved in AACAC&HB, ARCCH and generally in the city administration has hindered the heritage protection and preservation process and should be cleared. Ethiopia, with its fast-growing economy has planned to achieve middle income status by 2025. Following energy conscious development methods is also a pursued agenda. Restoration and preservation of existing structures reduces construction and demolition waste and use less than half the energy of new construction. This is one angle that could be considered with regards to policy measures.

Creating Balance Between the Need for Urban Renewal and the Need for Heritage Preservation; Recommendation with regards to practice: Nation wide heritage registration and nomination proposal preparations should be conducted to get a fair number of heritage recognized by UNESCO as well as listed as local, national and regional heritages. Implementation of the existing local policies should be of the utmost importance to ARCCH and Culture and Tourism Bureaus. As recommended under chapter five, urban renewal endeavors can be balanced with preserving heritage through Integrating the efforts of the community with the planning and implementation of urban renewal and conservation endeavors. Current users of the built heritage have a sense of ownership that is not backed up with an actual ability to decide on the well-being of the heritage. Involving the business owners, residents and community in the area in the planning, preservation and actual implementation is a sustainable solution. Participatory governance is rewarding as in the case of Vigan in Philippines as discussed in chapter two where the community, as primary stakeholders, are more aware and more involved in the task of heritage preservation. Considering built heritage and the surrounding contexts as a unified existence is also crucial. Sparing single buildings from demolition in a historic area as in the case of Azaj Hakim Workineh's Building is inadequate. As stated in chapter two, Carmona's argument that the relative permanence of an urban space helps establish its qualities as a meaningful place, while its physicality provides a tangible record of the passage of time and embodies 'social memory' can be used to design a comprehensive preservation strategy. More over, Rossi's description on the effect of time on the changing fabric of a city, discussing the idea of a city's 'collective memory', where urban form was a repository of culture from the past and for the future should also be the base for the comprehensive preservation strategy. Introduce, add value, preserve and upgrade identified urban traces in this study and initiation from the government to employ similar research endeavors utilizing higher education institutions' as resources is also crucial to get the work done with minimum investment. The most commonly used terms in the conservation of architectural heritage are authenticity and patina of the built heritage as discussed in chapter two. The few renovations conducted such as the one on Azaj Hakim Workineh's building has affected both. ARCCH and Culture and Tourism Bureaus should strictly follow and supervise the preservation process. If and when preservation oriented urban renewal is applied in the inner city of Addis Ababa, its necessary to manage tourist flow, carefully monitoring gentrification that comes with the introduction of large tourism activities and consequent interest by large investors that gradually push out the small, heritage activities and businesses. There is a problem of being inactive and somehow freezing in one era in preserved historic places. Maintaining the small business and activities harmonizing the historic places with development endeavors reduces this problem as demonstrated in the case of Tyne's Quayside, Newcastle, England, UK. The quality that Piazza possesses should not be undermined, but to the contrary, the potentials should be utilized.

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8. Annex - 1: List of Interviewees

List of Interviewed Residents, Key Informants and Business Owners

	Fictitious names	Gender	Relevance	Length of stay
1	Rebecca	Female	Hakim Workineh's grand daughter	NA
2	Tesfahun	Male	Current security guard at Hakim Workineh's building	8
3	Geremew	Male	a carpenter who has worked in different shops on the area	40
4	Tesfamichael	Male	Hakim Workineh's Grand Son	NA
5	Gebeyaw	Female	Owned a Pizza restaurant on the demolished buildings close to Hakim Workineh's building	30
6	Ahmed	Male	Grew up in the area and owns a historic book and souvenir store	27
7	Marcus	Male	Owned a Pizza restaurant on the demolished buildings close to Hakim Workineh's building	25
8	Pramud	Male Female	Married couple, residents in Hakim Workineh's building	23
9	Manahilosh	Female	a retired restaurant owner and resident	55
10	Yelfign	Female	Owner of a small scale restaurant and a current popular hangout of the neighborhood youth	50
11	Konjit	Female	Deputy manager of Lion pharmacy, actively working on sparing the building from demolition	10
12	Nitsuh	Female	owner of Neon Addis situated on the building owned by emperor Menelik's official – 'Girawenber'. actively working on sparing the building from demolition	10
13	Hirut	Female	Clerk at Awraris Meredaja Idir, Recommended Ato Tsegaye,	NA
14	Tesema	Male	Manager of Awraris Meredaja Idir	66
15	Tadele	Male	owner of the electric appliances workshop in the compound of Hakim Workineh's building	35
16	Amdemariam	Male	Resident of the area	20
17	Abebe	Male	Co-owner of Noah carpentry on Hakim Workineh's building	41
18	Sileshi and son	Male Male	owners of Sissay Tamire carpentry on Hakim Workineh's building	30 40

Key Informants at governmental institutes

	Fictitious names	Gender	Organization	Work Experience in the organization	Education
1	Melaku	M	deputy bureau head and the former tourism development and heritage management core process owner. AACAC&TB	7	a bachelor of art in international Law and a masters of science in Mathematics
2	Eyoel	M	Heritage Research and Development Officer, AACAC&TB	6	a bachelor of art degree in Heritage Management, a masters of art degree in Anthropology and a masters of art degree in Tourism Development
3	Anteneh	M	Tourism development and heritage management core process owner at ASCC&TB		a bachelor of art degree in history
4	Feleke	M	Lideta Sub-city Culture and Tourism Bureau		a bachelor of art degree in history
6	Martha	F	Centrality team leader at AACPPPO	6	Bachelor of science degree in Architecture and Urban Planning and a Master of Architecture, in Human Settlement
7	Desta	M	Deputy manager of AACPPPO	4	Bachelor of Science in Architecture and Urban Planning
8	Menbere	F	administrator and main process owner	6	Did not respond
9	Mussie	M	Director in cultural Heritage Inventory, Inspection & standardization directorate ARCCCH	7	a BA degree in history and MA degree in social anthropology
10	Solomon	M	Tourism Information Case Team Coordinator at AACAC&TB.	-	a bachelors of art degree in History and masters of art degree in Social Anthropology
11	Weinishet	F	Plan preparation officer at the Addis Ababa City Administration City Planning Office	3	Bachelor of Art in Economics and and Master of science in urban planning works
12	Gideon	M	Compensation and replacement officer for urban renewal sites at the Addis Ababa City Administration City Renewal office	-	Bachelor and Master of science in rural development currently

9. Annex - 2: Semi-structured Interview

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Informant questionnaire: **Government Institute:** Focus on preservation

1. Personal Profile

1.1. Name _____ Gender ___ Position _____

Length of work experience at this position _____

Education: _____

1.2. Role in the inventory, heritage preservation and conservation (If any) of the study area?

2. Define heritage; describe the classification of heritage. _____

3. List down the government organizations involved in inventory, assessment, registration, conservation and protection of heritage. _____

4. Describe the establishment and role of these organizations in inventory, assessment, registration, conservation and protection of heritage. _____

5. Are there working documents produced by these organizations regarding heritage inventory, protection and preservation? If yes describe

5.1. How are they related to international standards?

6. Heritage Inventory and Registration Process

6.1. Is there registration and inventory of cultural heritage in your organization? If yes, what is the registration and inventory process of a cultural heritage?

6.2. What categories do you use to register cultural heritage? State the criteria.

6.3. What is architectural heritage?

6.4. How do you register a built heritage? What are the criteria?

6.5. How were the heritages selected and registered? What was the source of information?

6.6. Do you register intangible heritage? If yes, what are the criteria? The process of identification and registration? If no, why not?

6.7. How do you identify heritages for registration?

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Informant questionnaire: Government Institute: Focus on preservation

7. **The Process of Preserving and Protecting a Registered Heritage. Describe the whole process of preserving registered heritage in your organization**

8. **Process of Azaj Hakim Workineh's building preservation. Describe the whole process of the building's preservation.**

9. **What are the major urban traces and architectural heritages along General Wingate and Mahatma Gandhi Streets?**

9.1. **Did you study the total context of the area? the character, identity of the neighborhood?**

9.2. **Describe the neighborhood in your perspective.**

What was the rationale to spare Azaj Hakim Workineh's house from demolition? How about the others?

9.3. **Are the urban tracers (After Defining the term to the respondent) in your opinion worth saving?**

9.4. **What is the plan in light of maintaining the life, the activities in the area and integrating them in the preservation?**

10. **Involvement of stakeholders in heritage registration, protection and preservation**

10.1. **List down the major stakeholders involved in heritage inventory, registration, protection and preservation.**

10.2. **What is the role of the above mentioned stake holders in the process?**

At the Initiation: situation study stage _____

Registration and Inventory stage _____

Planning conservation stage _____

Implementation stage _____

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Informant questionnaire: Government Institute: Focus on preservation

10.3. Describe the relationship among stakeholders with regards to the same.

10.4. To what extent is community participation included in the process?

10.5. Is there a frame work to involve the owners, residents and people in the neighborhood of the built heritage in the process? If yes, how did you insure their participation? If no, why not?

11. Balance between the need for heritage preservation and the need for urban renewal.

11.1. Is there a balance? Yes ___ No ___, If yes describe, if no, why not? And what can be done to achieve the balance?

12. Is there a mechanism in your organization to identify or be aware when heritages are endangered?

13. Comment on the policy, policy enforcement and existing law with regards to heritage inventory, registration, protection and preservation. Is this sufficient? If no, What can be done towards improvement?

14. Way forward

14.1. What is the short term and long term plan of your organization?

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Informant questionnaire: Government Institute: focus on planning and redevelopment

1. Personal Profile

1.1. Name _____ Gender _____ Position _____

Length of work experience at this position _____

Education: _____

1.2. Role in the inventory, heritage preservation and conservation (If any) of the study area?

1.3. Role if any, in the planning and redevelopment of the area?

2. Define Urban renewal and heritage; describe the relationship between the two from your office's context.

3. List down the government organizations involved in Master planning, LDP planning and implementation, Urban renewal planning and implementation.

4. Describe the establishment and role of these organizations in the above process.

5. Master plan related to heritage preservation

5.1. Describe the planning process with regards to heritage preservation and state out and the factors influencing the decisions.

6. Urban renewal planning process in relation to heritage preservation

6.1. Describe the planning process with regards to heritage preservation and state out the factors influencing the decisions.

7. Urban renewal implementation process in relation to heritage conservation:

7.1. Describe the process, to what extent does the implementation affect heritage?

8. Redevelopment process in relation to Azaj Hakim Workineh's Building

8.1. Why is it necessary to develop the study area?

8.2. Was there any heritage conservation measure employed in this process. If no, Why not? If yes, what was the rational behind the heritage conservation measure?

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Informant questionnaire: Government Institute: focus on planning and redevelopment

8.3. What was the rationale to spare Azaj Hakim Workineh's house from demolition? How about the others?

8.4. When was the redevelopment process initiated?

8.5. What was the process:

8.5.1. Was there an existing situation study? Yes No . If yes, which of the following are there?

- 8.5.1.1. Social study
- 8.5.1.2. Economic study
- 8.5.1.3. Physical (spatial) study
- 8.5.1.4. Environmental study
- 8.5.1.5. Historical (heritage) study

If so, are these study documents available? Yes No .

8.5.2. What proposal studies were made?

- Local development plan
- Urban design
- Neighborhood design
- Typologies
- Other

8.6. How was the redevelopment implemented in the area? Describe the procedure.

9. Involvement of stakeholders in Planning and implementation

9.1. List down the major stakeholders involved in the process.

Informant questionnaire: Government Institute: focus on planning and redevelopment

9.2. What is the role of the above mentioned stake holders in the process?

At the Initiation: situation study stage _____

Planning stage _____

Implementation stage _____

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Informant questionnaire: Government Institute: focus on planning and redevelopment

9.3. Describe the relationship among stakeholders with regards to the same.

9.4. To what extent is community participation included in the process?

9.5. Is there a frame work to involve the owners, residents and people in the neighborhood of the built heritage in the process? If yes, how did you insure their participation? If no, why not?

9.6. Were there any concerns from the residents and business owners of the area and the heritage building on the redevelopment? If yes, what were the major concerns? How were the concerns dealt with?

9.7. Who are expected to settle in the new development of the area?

9.8. Is there any consideration given to safeguard the heritage in the future?

10. Balance between the need for heritage preservation and the need for urban renewal.

10.1. Is there a balance? Yes __ No __, If yes describe, if no, why not? And what can be done to achieve the balance?

11. Comment on the policy, policy enforcement and existing law with regards to Urban renewal and heritage preservation. If gaps are identified, what can be done towards improvement?

12. Way forward

12.1. What is the short term and long term plan of your organization?

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Inner City Redevelopment and Architectural Heritage questionnaire



Informant questionnaire: Key informants: resident / business owner of the area

1. Personal Profile

1.1. Name _____ Gender __ Age _____

Length of stay in the area _____

Education: _____

1.2. Role in the area? (social status)

1.3. How did you come to this area? Where were you before that?

2. Historic

2.1. What is the landmark of this area? Why? What impressed you the most when you first saw this area?

2.2. Who are the people with memorable personalities in this area? Why?

2.3. What are the places with memorable characteristics in this area? Why?

2.4. Which would you decide to keep and which would you decide to demolish in this area should you have the authority?

3. Redevelopment process

3.1. How was the redevelopment process implemented?

3.1.1. Did you participate in the redevelopment process? Yes No. How? why?

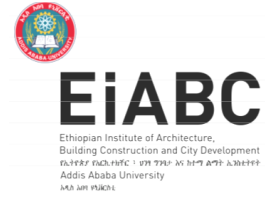
3.1.2. Did you have any concerns about the redevelopment? If yes, please state them? If no, why not?

3.2. When and how were you informed about the redevelopment?

3.3. What was your reaction?

3.4. Did you communicate the relevant authorities? such as Woreda 01 administration, Arada subcity, Addis Ababa City Administration or Arada City Administration Culture and Tourism bureau regarding this concern on the building?

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Inner City Redevelopment and Architectural Heritage questionnaire



Informant questionnaire: Key informants: resident / business owner of the area

3.5. **Have you contributed to the preservation of Azaj Hakim Workineh’s building? If yes, what was your role? If no, Why not?**

3.6. **What could you have done differently to save other buildings in the area learning from the process of Hakim Workineh’s residence survival?**

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Life story questionnaire

Name _____

1. Major life events

1.1. Place and date of birth

1.2. Places lived in time frame:

1.3. Job experiences in place and time frame:

1.4. Education and trainings in place and time frame:

1.5. Relationships in place and time frame:

1.5.1. Upbringing:

1.5.2. Marriage:

1.5.3. Children

1.5.4. Other:

2. Time diary

2.1. What are your daily activities?

2.1.1. During regular days

2.1.2. During special days (weekends or others) - Sunday

3. Space Usage and meaning

Spaces	Activity or usage	Meaning	Feeling about the space	Livability

3.1. Cognitive Mapping – identification of urban traces in the area

3.1.1. Describe Mahatma Gandhi and Wingate streets in your own words, or any other medium (map, sketch etc.)

_____ (Separate page attached)

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Life story questionnaire

3.1.2. What are the prominent places along these streets? Why?

3.1.3. Which building is considered as heritage along these streets? Why?

3.1.4. What are the most interesting activities along these streets? Why?

3.1.5. Who are the prominent, well known well liked or the most remembered people in this neighborhood? Those that contribute to the identity of the neighborhood.

Is there any other feature of the neighborhood that you consider as heritage?

3.1.6. If you were in charge what would be your urban renewal strategy? Which parts would you save and which parts would you preserve and why?

4. Redevelopment

4.1. How did you hear about the redevelopment?

4.2. What was the process?

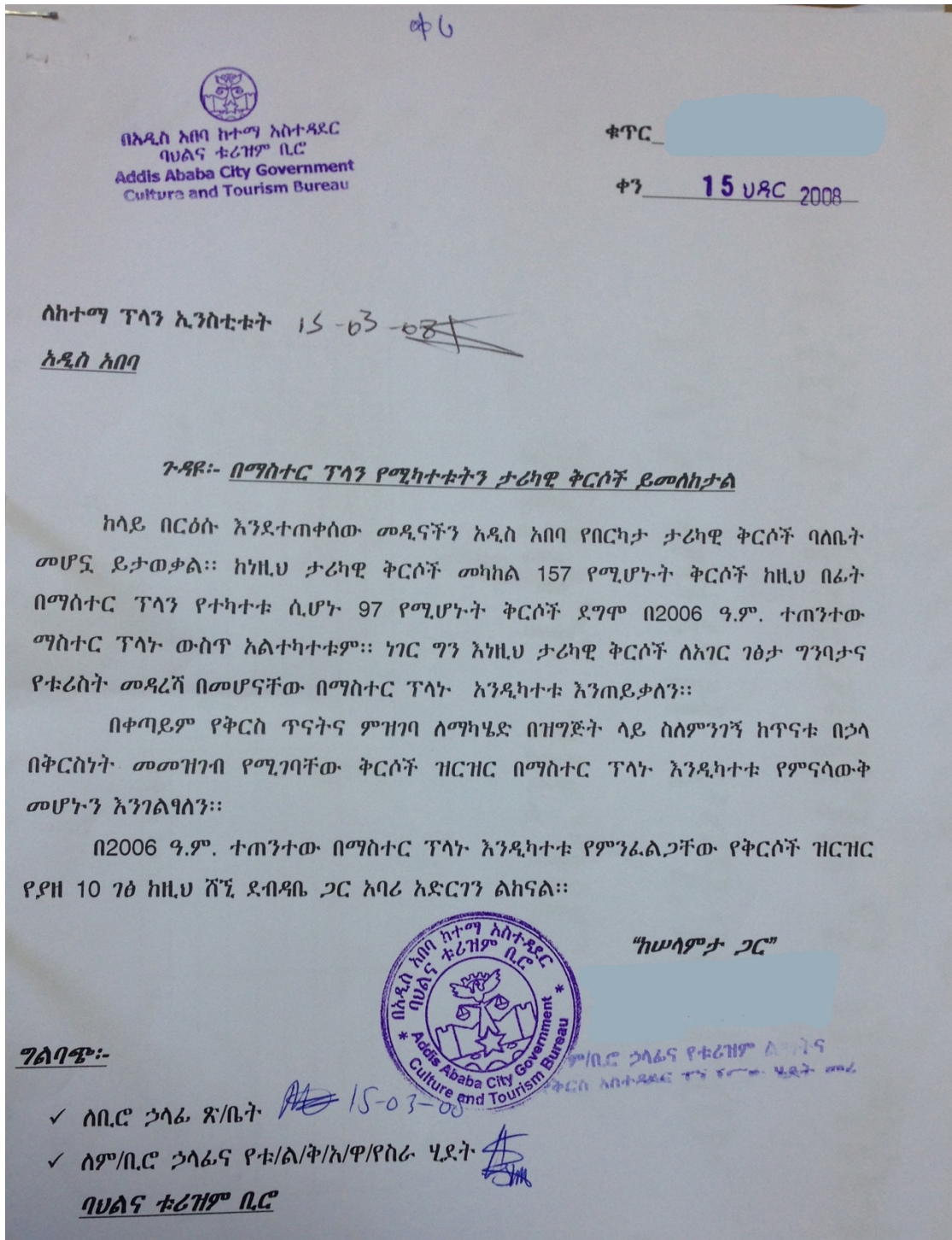
4.3. What was your reaction, what steps did you take?

5. Process of Azaj Hakim Workineh's building preservation: Describe the whole process of the building's preservation and your role if any.

6. Aspiration

6.1.1. Where do you see yourself in five years? What was your view before the redevelopment and how is it affected now?

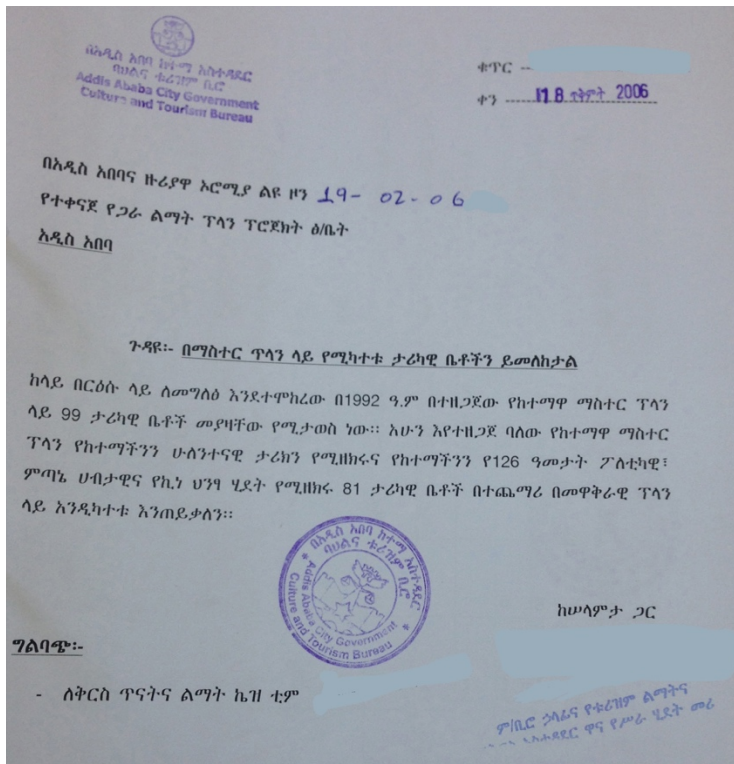
10. Annex - 3 List of Registered Heritage Endorsed by the New Master Plan (AACPPO)



The letter is written by AACAC&TB addressed to Addis Ababa city administration city planning office in 2015 requesting the office to include the attached list of heritage in the master plan. Ten pages of heritage list is attached with this letter.

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47.	የመጀመሪያው የግሪክ ቤተ/ክርስቲያን	አራዳ	01	-	ፒያሳ	ካፌያ ሪስቶራንት	የቤቶች ኤጀንሲ	በጥሩ ይዘት ላይ የሚገኝ
48.	ቀኝ አዝማች ተስፋ ገብረስላሴ	አራዳ	7	-		ማተሚያ ቤት	የግል	በጥሩ ይዘት ላይ የሚገኝ
49.	አቃቂ የመንግስት ት/ቤት	አቃቂ	1	551		ት/ቤት	የመንግስት	በጥሩ ይዘት ላይ የሚገኝ
50.	ራስ ሆቴል	ቁርቆስ	07	-	ብሄራዊ	ሆቴል	የመንግስት	በጥሩ ይዘት ላይ የሚገኝ
51.	መካከለኛ ሚኒስቴር	ቁርቆስ	07	-	ብሄራዊ	ቤር	የመንግስት	በጥሩ ይዘት ላይ የሚገኝ
52.	ንግድ ባንክ(ወርቃማው ህንጻ)	ልደታ	07	-	ብሄራዊ	ቤር	የመንግስት	በጥሩ ይዘት ላይ የሚገኝ
53.	አዲስ አበባ ቤመጽሃፍት	አራዳ	06	650	6ኪሎ	ቤተ መ/መጽሃፍት	የመንግስት	በጥሩ ይዘት ላይ የሚገኝ
54.	የግዜም ወርቅነህ መኖርያ	አራዳ	01	-	ቸርቸል ጎዳና	ንግድ ቤት	የመንግስት ቤቶች ኤጀንሲ	በጥሩ ይዘት ላይ የሚገኝ
55.	ብ/ማርቆስ ወ/ማርያም	ቁርቆስ	07	317	ለጋሃር	መኖርና ንግድ	የግል	በጥሩ ይዘት ላይ የሚገኝ
56.	አዲስ አበባ ማዘጋጃ	አራዳ	01	-	ፒያሳ	ማዘጋጃ ቤት	የመንግስት	በጥሩ ይዘት ላይ የሚገኝ
57.	ደ/አሉላ በቀለ	ቁርቆስ	08	026	ካዛንቺዝ	መኖርያ	የመንግስት ቤቶች ኤጀንሲ	በጥሩ ይዘት ላይ የሚገኝ
58.	ልጅ አርአያ አበበ	ቁርቆስ	08	018	ካዛንቺስ	መኖርያ	የመንግስት ቤቶች ኤጀንሲ	በጥሩ ይዘት ላይ የሚገኝ
	አበበ ረታ	ቁርቆስ	08	015	ካዛንቺስ	መኖርያ	የመንግስት ቤቶች ኤጀንሲ	በጥሩ ይዘት ላይ የሚገኝ
	ራስ አምሩ ሀ/ሰላስ	ቁርቆስ	08	765/ሀ	ካዛንቺስ	መኖርያ	የመንግስት ቤቶች ኤጀንሲ	በጥሩ ይዘት ላይ የሚገኝ

The page on which Azaj Hakim Workineh’s Building is included is displayed under this Annex. This list, with little modification has been communicated to the same office previously in 2013 as indicated in the letter below.



11. Annex - 4: Fixed (Non Movable) Heritage Registration Form (translated from the booklet- Fixed and Movable Heritage Registration Manual) by ARCCH.

- A picture of the heritage should be taken and inserted in the form in the provided space;
- Category
- Address
- Function
- Previous registration code
- Ownership
- Location
- History of the heritage
- Age identification method
- Size and dimension of heritage – this is a bit tricky, not custom made for building
- Color - not custom made for building
- Material used - not custom made for building
- Special features of the heritage
- Unique character of the heritage
- Current condition of the heritage
- Any threats on the heritage
- Any conservation interventions
- Any damage prevention interventions
- Supporting documents
- Details of the information provider personnel and signature
- Details of the heritage protector and signature
- Details of the inventory personnel and signature
- organization's remark

12. Annex - 5: Result of the Inventory and Registration of Heritage in each Sub-city by AACAC&TB

አጠቃላይ የምዝገባው ውጤት

ክ/ክተማ	ታ/ቤቶች	ሃውልቶች	ቤ/ሰጥነት	ታ/ቦታዎች ና ድልድይ	ዋሻዎች	ድምር
አራዳ	81	8	11	4	-	104
የካ	54	1	5	2	3	65
ጉሌ	32	2	8	1	5	48
ኮ/ቀራኒዮ	7	-	6	-	1	14
አ/ክተማ	16	-	4	-	-	20
ቲርቆስ	25	3	4	1	1	34
ን/ላፍቶ	2	1	4	-	4	11
ልደታ	9	1	3	-	-	13
ቦሌ	3	-	1	-	2	6
አቃቂ ቃሊቲ	8	-	1	1(Archeolgi cal site)	1	11
ድምር	237	16	47	9	17	326

13. Annex - 6: Copy of Correspondences on Azaj Hakim Workineh's Building



Translation: AACAC&TB requests Addis Ababa City Administration Land Management Authority to spare Azaj Hakim Workineh's building and Dimitri Petros's residence from demolition. Letter is dated October, 2010. The letter refers to ASCC&TB's letter dated in the September, 2010 informing the bureau of the demolition threat.

Follow Up of the letter: One heritage was spared from demolition and the other was demolished.

ቁጥር: [Redacted]
 ቀን: 24 ታህሳስ 2006

በመንግስት ቤቶች ኤጀንሲ 25-04-06 [Redacted]
 ለቀጠና 4 የስራ ሂደት
 አዲስ አበባ

ጉዳይ: የቅርስ ቤት ዕድሳትን ይመለከታል

ህዳር 10/2006 ዓ.ም በተፃፈ ማመልከቻ በአዲስ አበባ ከተማ በአራዳ ክፍለ ከተማ በወረዳ 1
 በቤት ቁጥር 02/02፣ 016/2፣ 016ሐ፣ 016መ እና 017 በከተማችን በቅርስነት የተመዘገበውንና
 የቀድሞውን የሃኪም ወርቅነህ እሸቴ ቤትን ለማሳደስ በቤቱ እየተገለገሉ ያሉ ነዋሪዎች ጠይቀዋል።

ሆኖም ቤቱ የመንግስት ቤቶች ኤጀንሲ ስር የሚተዳደር በመሆኑ በእናንተ በኩል የጉዳዩ
 አሳሳቢነት ታይቶ የዕድሳት ፈቃድ እንዲሰጣቸው እየጠየቅን ዕድሳቱ በሚካሄድበት ወቅት የቅርስ
 እንክብካቤ ዘዴዎች ከግምት ውስጥ ገብቶ እንዲታደስ እያልን እድሳቱ ተፈቅዶላቸው ወደ ሥራ
 ከመግባታቸው በፊት ቢሮው እንዲያውቀው እየጠየቅን ይህ የቅርስ እንክብካቤ ዘዴዎችን ከዚህ ሸኚ
 ደብዳቤ ጋር አባሪ አድርገን የላክን መሆናችንን እንገልጻለን።



ከሰላምታ ጋር!

ግልባጭ:-

- ለአራዳ ክ/ከተማ ባ/ቱ/ጽ/ቤት 25-04-06 [Redacted]
 - ለቅርስ ጥናትና ልማት ኬዝ ቲም [Redacted]
- አዲስ አበባ

መሳይ ደምሴ ዘሰቀ
 ም/ቢሮ ኃላፊና የቱሪዝም ልማትና
 የቅርስ አስተዳደር ዋና የሥራ ሂደት መሪ

መለስ ዜናዊ፣ ለህዝብ የተፈጠረ፣ ለህዝብ የኖረ፣ ለህዝብ የተሰጠ ታላቅ መሪ!!
 ሌጋሲህ ይቀጥላል ራዕይህም በትውልዶች ቅብብሎሽ ይሳካል!!

14. Annex - 7: Addis Ababa City Administration City Planning Office's LDP Preparation Manual, Section on Heritage Conservation

HISTORICAL BUILDINGS AND SITES

The following important regulation and should be considered for preserving historical buildings and sites

- Historical buildings should be used for compatible uses (e.g. Restaurant, gallery, library, museum, souvenir shop, etc.)
- Low rise buildings (such as: G+1 or G+2) should be applied within 20-meter radius from identified historical building or site;
- Monuments and statues should be supplemented with green areas, seats and pedestrian path.

15. Annex - 8: Legal Analysis on Proclamation 839/2014

በፌደራል መንግሥት አዋጅ ቁጥር 209/1992 እና በአዋጅ ቁጥር 839/2006 ድንጋጌዎች ላይ የታዩና መታረም ይገባቸዋል ተብለው የታመኑ ጉዳዮች

ሀ) በአዋጅ ቁጥር 209/1992 ስለቅርስ ጥናትና አጠባበቅ የወጣ አዋጅ ላይ፡-

1. በአዋጁ የትርጉም ክፍል አንቀጽ 2 ሥር ክልል ትርጉም ያልተሰጠው ከመሆኑ የተነሳ ታሳቢ የሚደረገው ክልል ማለት በኢ.ፌ.ዲ.ሪ. ህገ መንግሥት አንቀጽ 47(1) ሥር የተመላከቱ የኢ.ፌ.ዲ.ሪ. አባላት ዘጠኙ ክልሎች ይሆናል። ይህም ማለት አዲስ አበባና ድሬዳዋ ከተሞችን የማይመለከት ሲሆን ክልል የሚለው ያለመተርጎሙ በቅርስ ጥናትና አጠባበቅ እነዚህ ከተሞች ምንም ሚና የማይኖራቸውና በፌደራል ደረጃ የተቋቋመው የቅርስ ጥናትና ጥበቃ ባለሥልጣን በከተሞቹ ቅርስ የማጥናት የመጠበቅና የመንከባከብ ሀላፊነትና ተግባራት እንደሚፈጽም ያመለክታል።
2. ከላይ በተራ ቁጥር 1 በተገለጸው መሠረት ክልል የሚለው ዘጠኙን ክልሎች የሚያመለክት ሲሆን በአዋጁ አንቀጽ 16 ድንጋጌ መሠረት ቅርሶችን በብሔራዊና በክልል ደረጃ መመደብ በህግ እንደሚወሰን የተደነገገ ሲሆን በዚህ አንቀጽም ክልል የሚለው አዲስ አበባና ድሬዳዋን የማይመለከት ይሆናል።
3. አዋጁ አንቀጽ 19(1) ድንጋጌ መሠረት ማንኛውንም የቅርስ ጥናትና እንክብካቤ ተግባር ለማከናወን በቅድሚያ ከፌደራሉ የቅርስ ጥናትና ጥበቃ ባለሥልጣን ፈቃድ ማግኘትን ይጠይቃል። በአዲስ አበባም ሆነ በክልሎች የሚገኙ ቅርሶችን በሚመለከት ከኅብረተሰቡ የሚቀርበው ወቀሳና ጥያቄ የከተማውም ሆነ የክልል መንግሥታት የሚመለከታቸው አካላት ተገቢውን ትኩረት ካለመስጠት የተነሳ ቅርሶችን አይጠግኑም፣ አይንከባከቡም የሚል ነው። ተገቢውን ጥናትና እንክብካቤ ወቅቱን ጠብቆ ለማድረግ ያግድ ባለሥልጣኑ መፍቀድ ሲገባው የባለሥልጣኑን ፈቃድ ማግኘት ባልተቻለበት ሁኔታ መጠገንም ሆነ መንከባከብ አይቻልም።



2. የመታሰቢያ ሐወልት ትርጉም ሲቀመጥ አንድ ግለሰብ ወይም ቡድን ወይም ሕዝብ ወይም ሁነት ለማሰብ ወይም ለመዘከር ወይም ለማስታወስ የተዘጋጀ ወይም የቆመ ወይም የተተከለ ቁስ እንደሆነ ተደንግጓል። ይህ ትርጉም ለግለሰቦች በመቃብር ላይ የተሠራውንም ጭምር የሚያካትት እንደምታ ያለው ሲሆን ነገር ግን መሆን የሚገባው ለአገርና ለሕዝብ ልዩ አስተዋጽኦ ያላቸው ግለሰቦችን ካልሆነ ከቅርስ ጽንሰ ሐሳብ አንጻር ሊታይ ይገባል።

3. በአዋጁ አንቀጽ 3(1) (ቀ) ሥር የተደነገገው እያንዳንዱ ብሔረሰብ የሚወክልና ብዙሀ ባህልን የሚያንጸባርቅ አፋዊ ትውፊት፣ ትውጊያ ጥበብ፣ የማህበራዊ ክንዋኔ ሥነ-ሥርዓትና ፌስቲቫል፣ የተፈጥሮ ዕውቀትና ትግበራ ወይም ትውፊታዊ የዕደ ጥበብ ክህሎት እና የእነዚህ መግለጫ ብሔራዊ ቅርስ እንደሆነ ተደንግጓል። የእያንዳንዱ ብሔረሰብ እሴቶች የሆኑት እነዚህ ቅርሶች ብሔራዊ ቅርስ ከሆኑና ብሄረሰቦች በክልሎች የሚገኙ እንደመሆናቸው መጠን ክልላዊ ቅርስ መሆን ይገባቸዋል ነበር።

4. በአዋጁ አንቀጽ 3(2) ድንጋጌ መሠረት በንዑስ አንቀጽ 1 ሥር ከፊደል (ሀ) እስከ (በ) ድረስ ከተዘረዘሩት በብሄራዊ ቅርስነት ደረጃ ከተመደቡት ወጪ የሆኑ ወይም ያልተመደቡ ሁሉ የክልል ቅርስነት ደረጃ ይኖረዋል። በንዑስ አንቀጽ 1 ሥር የተመለከቱት ሰፊና ሁሉን ቅርሶች ያካተቱ ከመሆናቸው የተነሳ ምን ቅርስ ለክልሎች ቀረ የሚል ጥያቄ የሚያስነሳ ሲሆን ከላይ በአዋጅ ቁጥር 209/1992 በሚመለከት የተነሱትን ጉዳዮች ከዚህ ጋር ማያያዝ ይገባል።

5. የክልል ቅርሶችን የማጥናት የመጠበቅና የመንከባከብ በአዋጅ ቁጥር 209/1992 ድንጋጌ መሠረት እንደሚሆን በአዋጁ አንቀጽ 5(2) የተደነገገ ሲሆን ከላይ እንደተገለጸው በአዋጁ ክልል የሚለው ያልተተረጎመ በመሆኑ በህገ መንግሥቱ አንቀጽ 47(1) የተመለከቱ ዘጠኙ ክልሎች ብቻ ስለሚሆን አዲስ አበባና ድሬዳዋን አይመለከትም።



4. በአዋጁ አንቀጽ 21(1) ድንጋጌ መሠረት ባለሥልጣኑ በጽሁፍ ካልፈቀደ በስተቀር የማይንቀሳቀስ ቅርስን ቀድሞ ከነበረበት ቦታ ወደ ሌላ ሥፍራ ማንቀሳቀስ አይቻልም። የማይንቀሳቀሰው ቅርስ ይዘትና ቅርጽ ሳይነካ ለተለያዩ ለኅብረተሰቡ ጠቃሚ የሆኑ የልማት ሥራዎች ለመስራትና ከሥራውም በኋላ ቅርሱን ወደነበረበት ቦታ ለመመለስ ማንቀሳቀስ የሚቻለው ባለሥልጣኑ በጽሁፍ ሲፈቅድ ብቻ ሲሆን ፈቃድ በተለያዩ ምክንያት ባልሰጠበት ሁኔታ ማንቀሳቀስ አይቻልም። በክልሎችና በከተማ አስተዳደሮች የሚመለከታቸው አካላት ቅርሱን ማንቀሳቀስ ምንም ጉዳት እንደማያስከትል ቢያምኑም ባለሥልጣኑ በጽሁፍ እስካልፈቀደ ድረስ ማንቀሳቀስ ሊከለከል የሚቻልበት ዕድል ይኖራል።
5. በአዋጁ አንቀጽ 23/1 ድንጋጌ መሰረት ማንኛውም ሰው የያዘውን ቅርስ በማንኛውም ሁኔታ ለሌላ ሰው ሲያስተላልፍ በቅድሚያ ለባለስልጣኑ በጽሁፍ ማሳወቅ አለባቸው ይላል። በክልሎችና በከተማ አስተዳደሮች ይዞታ ሥር /ባለቤትነት/ የሚገኙ ቅርሶችን መንግስት መጠገንና መንከባከብ ካልቻለ ወይም የቅርሱ ባለቤት ለያዘው ቅርስ ጥገናና እንክብካቤ ማድረግ ካልቻለ ከወጤታማነትና ተደራሽነት አንፃር ክልሎችና የከተማ አስተዳደሮች ይህንን ተግባር እንዲፈጽሙ ሃላፊነት ሊሰጣቸው ይገባል።
6. በአዋጁ አንቀጽ 43/1 ድንጋጌ መሰረት ማንኛውም ቅርስ በሚገኝበት ቦታ በተገቢው ሰዓት ለመግባትና ቅርሱ ተገቢው አያዝና ጥበቃ የተደረገለት መሆኑን መቆጣጠር የሚችለው ከባለስልጣኑ ሥልጣን የተሰጠው ተቆጣጣሪ ብቻ እንደሆነ ተደንግጓል። ነገር ግን እንደ አዲስ አበባ ባሉ ከፍተኛ ቁጥር ያላቸው ቅርሶችና በቅርስነት የተመዘገቡ ጥንታዊ ቤቶች ከማዕከል እስከ ወረዳ ባሉ መዋቅሮች ቁጥጥር ካልተደረገባቸውና በሕገ ወጥ መንገድ እያፈረሱ ባሉት ላይ ወቅታዊ ርምጃ ካልተወሰደ በባለሥልጣኑ መ/ቤት ፈቃድ ብቻ ቁጥጥር ማድረግ ቢፈልግ አንዳችም ውጤት የማያመጣና ቅርስን ከውድመት የማያድን በመሆኑ ይህም ሃላፊነት ለክልሎችና ለከተማ አስተዳደሮች መስጠት ይኖርበታል። እንኳን ሃገሪቷ ያልተማከለ አደረጃጀትን በተከተለችበት ፌደራላዊ ሥርዓት ቀርቶ ቀድሞ በነበሩት የተማከለ የመንግስት ሥርዓት ለቅርስ አጠባበቅ ከፍተኛ ግምት ተሰጥቶ ስለጥንታዊ ታሪካዊ ቅርሶች በወጣው አዋጅ ቁ.229/58 እና ስለ ቅርሶች ጥናትና ጥበቃ በወጣው አዋጅ ቁ.36/82 ለጥንታዊ ቅርሶች



ግልጽ ትርጉም በመስጠት ስለቅርስ አስተዳደር ማለትም ባለቤትነት፣ ደረጃ ስለመመደብ፣ ስለምዝገባ፣ ስለ ጥገናና እንክብካቤ፣ ስለ አጠቃቀም፣ ስለማስተላለፍ፣ ስለ ፈቃድ ወዘተ ግልፅ ድንጋጌዎችን በማስቀመጥ እነዚህን ተግባራት የሚያከናውኑ አካላትን በየደረጃው ሳይሟሉ። የአዋጅ ቁጥር 209/92 ድንጋጌዎች አብዛኛዎቹ የተወሰዱት ከአዋጅ ቁጥር 36/82 ሲሆን ይህ አዋጅ ወጥቶ በነበረ ጊዜ የነበረው አስተዳደር የተማከለ ሥልጣን በማዕከል ብቻ ተይዞ በነበረበት ወቅት በመሆኑ አዋጅ ቁ.209/92 የተማከለ አሰራርን በመከተል የወጣ ነው የሚል እምነት አለን። ለዚህም ነው በአዋጁ አንቀጽ 2 ትርጓሜ እንደሌሎቹ አዋጆች ለክልል ትርጉም ሳይሆን ያለፈው ለማንፀሪያነት ብንመለከት ቅርሶችን በብሔራዊ እና በክልል ቅርስነት ስለመመደብ በወጣው አዋጅ ቁ.839/2006 አንቀጽ 2 ንዑስ አንቀጽ 8 ለክልል ትርጓሜ ሲሰጥ በሕገ መንግስቱ አንቀጽ 47/1 የተመለከተው ማንኛውም ክልል ሲሆን የአዲስ አበባና ድሬደዋ ከተማ አስተዳደሮችን ይጨምራል በሚል በግልጽ አስቀምጧል።

7. አዋጅ ቁ.209/92ን በሥራ ላይ ለማዋል ተዘጋጅተው የነበሩትን ደንቦችና መመሪያዎችን ስንመረምር በ2004 የተዘጋጀው ስለቅርስ ጥናትና ጥበቃ የወጣ የሚኒስትሮች ምክርቤት ደንብ፣ የቅርሶችን የአስተዳደር ደረጃ ለመወሰን የወጣ አዋጅ፣ የሙዚየም ማቋቋሚያ የሙያና የብቃት ማረጋገጫ ምስክር ወረቀት አሰጣጥ መመሪያ፣ የቅርስ ምዝገባ ሥራ መመሪያ፣ ቅርስን ለማሰባሰብ የተዘጋጀ መመሪያ፣ የቅርስ እንክብካቤ /ኮንሰርቪሽን/ ላብራቶሪ አገልግሎት አሰጣጥ መመሪያ፣ የቅርስ ውሰት መመሪያ፣ የቅርስ ጥናትና ምርምር ፈቃድ አሰጣጥ መመሪያ፣ ሲዘጋጁ አብዛኛዎቹ ተግባራት ቢሮአችንንም የሚመለከቱ ሆነው እያሉ በእነዚህ ሰነዶች ዝግጅት ላይ ቢሮአችን እንዲሳተፍ አልተደረገም፣ እነዚህ ሕጎች ሲዘጋጁ ስለቅርስ አስተዳደር በተገለፁት ድንጋጌዎች ላይ ለክልሎች እና ለከተማ አስተዳደሮች ሃላፊነትና ከማጋራት ይልቅ ባለስልጣኑ በሚያቋቁማቸው ቅርንጫፍ ጽ/ቤቶች አማካይነት እንደሚተገበር ይገልጻል። ይሁን እንጂ እስከሳይንስ አንድም ቅርንጫፍ ጽ/ቤት ተቋቁሞ አልታየም። እንደ አዲስ አበባ ከተማ ሲታይ ከተማይቷ የየራሳቸው ታሪክና ባሕር ያላቸው ብሔር ብሔረሰቦችና ሕዝቦች የሚገኙባት ባለፉት ረጅም ዘመን ታሪክ ጥሩና መጥፎ ተግባራት የተከናወኑባት፣ ተተኪው ትውልድ ስለማንነቱ መገለጫ ለሆነው ታሪኩና ባሕሉ ጥልቅና ሰፊ ግንዛቤ ይበልጥ እንዲኖረው ለሚደረግ ጥናትና ምርመራ ጥንታዎቹ ታሪካዊ ቅርሶች የሚገኙባት



ከተማ በመሆኗ ለቅርስ የሚያስፈልገው እንክብካቤና ጥበቃ የሚሟላበትን መንገድ መቀየስ እና የነዋሪዎቿን መብትና ጥቅም በሚያስጠብቅ መልኩ መደራጀትና መሰራት አለበት። ይህ ሊሆን የሚችለው በቅርሶች አስተዳደር ላይ ክልሎችና የከተማ አስተዳደሮች ግልጽነትና ተጠያቂነት ያለበትን ሃላፊነት ተረክበው የጎላ ሚና እንዲጫወቱ ተግባርና ሥልጣናቸው በሕግ ማዕቀፍ መደንገግ አለበት። በመሆኑም አዋጅ ቁ.209/92 ይህንን መንፈስ መሰረት ባደረገ ባልተማከለ ፌደራላዊ አደረጃጀት ተቃንቶ ሊሻሻል ወይም እንደገና ሊደነገግ ይገባል።

8. በአጠቃላይ የአዋጁ ቅኝት ያልተማከለ አሠራርን ከግምት ያላስገባ በመሆኑ ቅርሶችን በሚመለከት የጥናትና እንክብካቤ ተግባርና ሀላፊነት በማዕከላዊነት በቅርስ ጥናትና ጥበቃ ባለሥልጣን በሁሉም ክልሎችና በከተማ አስተዳደሮች እንደሚከናወን ያመለክታል። ነገር ግን ከወጤታማነትም ሆነ ከተደራሽነት አንጻር በክልሎችና በከተማ አስተዳደሮች ያሉ የባህልና ቱሪዝም ቢሮዎች የበኩላቸውን ተገቢውን ድርሻ እንዲወጡና ቅርሶችንም በአግባቡ እንዲጠብቁና እንዲንከባከቡ በሚያስችል መልኩ ቢቃኝ የተሻለ ይሆናል።

ለ) በአዋጅ ቁጥር 839/2006 ቅርሶችን በብሔራዊና በክልል ቅርስነት ለመመደብ የወጣ አዋጅ ላይ

1. በአዋጁ መግቢያው ላይ ኅብረተሰቡን አሳታፊ ያደረገ የቅርስ አስተዳደር ሥርዓት በመዘርጋት ቅርሶች ላሉበት አካባቢ ኅብረተሰብ ብሎም ለሀገር አቀፍ ዘላቂ ማህበራዊና ኢኮኖሚያዊ ልማት ከፍተኛ አስተዋጽኦ እንዲያበረክቱ ማስቻል አስፈላጊ እንደሆነ ተደንግጓል። ከዚህም በተጨማሪ የቅርስ አስተዳደርን በሚመለከት የሥራ መደራረብና የሀብት ብክነት እንዳይፈጠር በፌደራልና በክልሎች መካከል የሚኖረውን የሀላፊነት ድርሻ መለየት እና ቀልጣፋ የአስተዳደርና የአሠራር ሥርዓት መዘርጋት እንደሚያስፈልግ ተመላክቷል። ሆኖም በወስጥ የአዋጁ ይዘት ይህን በመግቢያው የተመለከቱትን ዋነኛ ዓላማዎች በሚያሳካ መንገድ ያልተደነገገበት ሁኔታ ይታያል።



2. የመታሰቢያ ሐወልት ትርጉም ሲቀመጥ አንድ ግለሰብ ወይም ቡድን ወይም ሕዝብ ወይም ሁነት ለማሰብ ወይም ለመዘከር ወይም ለማስታወስ የተዘጋጀ ወይም የቆመ ወይም የተተከለ ቁስ እንደሆነ ተደንግጓል። ይህ ትርጉም ለግለሰቦች በመቃብር ላይ የተሠራውንም ጭምር የሚያካትት እንደምታ ያለው ሲሆን ነገር ግን መሆን የሚገባው ለአገርና ለሕዝብ ልዩ አስተዋጽኦ ያላቸው ግለሰቦችን ካልሆነ ክቅርስ ጽንሰ ሐሳብ አንጻር ሊታይ ይገባል።

3. በአዋጁ አንቀጽ 3(1) (ቀ) ሥር የተደነገገው እያንዳንዱ ብሔረሰብ የሚወክልና ብዙሀ ባህልን የሚያንጸባርቅ አፋዊ ትውፊት፣ ትውን ጥበብ፣ የማህበራዊ ክንዋኔ ሥነ-ሥርዓትና ፌስቲቫል፣ የተፈጥሮ ዕውቀትና ትግበራ ወይም ትውፊታዊ የዕደ ጥበብ ክህሎት እና የእዝሁ መግለጫ ብሔራዊ ቅርስ እንደሆነ ተደንግጓል። የእያንዳንዱ ብሔረሰብ እሴቶች የሆኑት እዝሁ ቅርሶች ብሔራዊ ቅርስ ከሆኑና ብሄረሰቦች በክልሎች የሚገኙ እንደመሆናቸው መጠን ክልላዊ ቅርስ መሆን ይገባቸዋል ነበር።

4. በአዋጁ አንቀጽ 3(2) ድንጋጌ መሠረት በንዑስ አንቀጽ 1 ሥር ከፊደል (ሀ) እስከ (በ) ድረስ ከተዘረዘሩት በብሄራዊ ቅርስነት ደረጃ ከተመደቡት ወጪ የሆኑ ወይም ያልተመደቡ ሁሉ የክልል ቅርስነት ደረጃ ይኖረዋል። በንዑስ አንቀጽ 1 ሥር የተመለከቱት ሰፊና ሁሉን ቅርሶች ያካተቱ ከመሆናቸው የተነሳ ምን ቅርስ ለክልሎች ቀረ የሚል ጥያቄ የሚያስነሳ ሲሆን ከላይ በአዋጅ ቁጥር 209/1992 በሚመለከት የተነሱትን ጉዳዮች ከዚህ ጋር ማያያዝ ይገባል።

5. የክልል ቅርሶችን የማጥናት የመጠበቅና የመንከባከብ በአዋጅ ቁጥር 209/1992 ድንጋጌ መሠረት እንደሚሆን በአዋጁ አንቀጽ 5(2) የተደነገገ ሲሆን ከላይ እንደተገለጸው በአዋጁ ክልል የሚለው ያልተተረጎመ በመሆኑ በህገ መንግሥቱ አንቀጽ 47(1) የተመለከቱ ዘጠኙ ክልሎች ብቻ ስለሚሆን አዲስ አበባና ድሬዳዋን አይመለከትም።



16. Annex - 9: Heritage Registered during the 2010 Inventory by AACAC&TB

No.	Heritage	Previous Wereda	Previous Kebele	Current Kebele Administration
Services				
1	Elias Hotel	2	12	11/12
2	Seitan Bet	2	15	15/16
3	Etege Tailu Hotel	2	12	11/12
4	Bank of Abyssinia	2	15	15/16
List of heritage that are included in the master plan				
No.	Heritage	Previous Wereda	Previous Kebele	Current Kebele Administration
1	Blaten Geta Lorenzo Taezaz	2	12	11/12
2	Elias Papasinos	2	12	11/12
List of heritage that have not been included in the master plan				
No.	Heritage	Zone	Wereda	Kebele
1	Jerusalem memorial building	5	2	15
2	Ato Kostentinos's Residence	5	2	13
3	Azaj Hakim Workineh'	5	2	15
4	Girazmach Tirfe residence	Arada		11
5	Nampo Bogosia	Arada		11
6	Kegnazmach Mekonnen Endalkachew	Arada	11	
7	Mulugeta Yigezu (Ras)	Arada	11	

17. Annex - 10: Recent List of Heritage by ASCC&TB in the Process of Approval

በአራጵ ክፍለ ከተማ አስተዳደር ባህልና ቱሪዝም ጽ/ቤት ስር የሚገኙና በዳ.ታ.ቤ.ዝ የተመዘገቡ ቅርስ ቤቶች የጸደቁት
ተቋማትና ሀውልቶች ዝርዝር መረጃ (2008 ዓ.ም)

ተ.ቁ	የቤቱ ስም	ቅርስ ቤቱ የሚገኝበት		የቤት ቁጥር	ቅርስ ቤቱ የተሰፈነበት ዓ.ም	የቅርሱ ባለቤት	ቤቱ የሚገኝበት ልዩ አካባቢ	ቅርሱ የሚሰጠው አገልግሎት
		የቀድሞ ቀበሌ	ወረዳ					
1	የኮራክቲያን መኖሪያ ቤት	01/02	1	338	1892	የወረዳ አስተዳደር	ወደ አራ በከንቱ መውረጃ	የመንግስት መ/ቤት
2	አልፍራድ አልግ	01/02	1	616	1904-05	የመንግስት ቤቶች ኤጀንሲ	አራ በከንቱ አካባቢ	ግዳድ ቤት
3	አኮባር ዓሊ	01/02	1	813	1912	የወረዳ አስተዳደር	ካቴድራል አካባቢ	መኖሪያ ቤት
4	መሐመድ ዓሊ 1	01/02	1	--	1892	የመንግስት ቤቶች ኤጀንሲ	አትክልት ተራ	ግዳድ ቤት
5	መሐመድ ዓሊ 2	01/02	1	--	1892	የመንግስት ቤቶች ኤጀንሲ	አትክልት ተራ	የመንግስት ት/ቤት
6	አፍሪካ አንድነት ት/ቤት	01/02	1	--	1905	የመንግስት	አትክልት ተራ	ግዳድ ቤት (ሲ.ኒ.ማ ቤት)
7	ሠይማን ቤት	01/02	1	--	1902	ዋጋ ማርኬት	ቴዎድሮስ አደባባይ ፊት ለፊት	ግዳድ ቤት
8	ማቲክ ኪርኮቫ	01/02	1	259/1-26	1902	የመንግስት ቤቶች ኤጀንሲ	ሲ.ኒ.ማ ኢትዮጵያ አጠገብ	መኖሪያ ቤት
9	አርተን አባኪያን	01/02	1	504, 505	1892	የወረዳ አስተዳደር	ፒያሣ ሰፊተኛ ሰፈር	የመንግስት መ/ቤት
10	አባሲኒያ ባንክ	01/02	1	--	1899	የመንግስት	ማዕከላዊ አስተዳደር ግብር	የመንግስት ት/ቤት
11	ራስ ናደው አባ ሠሎ	01/02	1	238	1892	የዋል ባለ ይዘት	ሊሴ ገማርያም ት/ቤት ጀርባ	ግዳድ ቤት
12	የመጀመሪያው የግሪክ ቤ/ክርስቲያን	01/02	1	371	1901	የመንግስት ቤቶች ኤጀንሲ	ጣይቱ ሆቴል አካባቢ	ግዳድ ቤት
13	ካሣ ደል ፋሲሊ	01/02	1	016/1-16/04	1907-12	የመንግስት ቤቶች ኤጀንሲ	ቸርቸል ጎዳና	የግዳድ እና መኖሪያ
14	ሀቢም ወርቅኅ ለሽቲ(ቁጥር -1)	01/02	1	--	1912	የመንግስት	ጸላ/ዘበኛ ሰፈር	የመንግስት መ/ቤት
15	ደጃዝማች አንቁሥላኔ	07/08	4	--	1924	የመንግስት	የሐንሰ ቤተክርስቲያን አካባቢ	የመንግስት ሆስፒታል
16	ራስ ደሴታ ዳምጠው ሆስፒታል	07/08	4	--	1907	የመንግስት	የሐንሰ ቤተክርስቲያን አካባቢ	የመንግስት ት/ቤት
17	የአርበኞች መኖሪያ	07/08	4	--	1912	የመንግስት ቤቶች ኤጀንሲ	ሰሜን ሆቴል ፊት ለፊት	ግዳድ ቤት
18	መራኔ ክሪስቶ ማሳሳሪያ	03/09	5	609	1912	የቤቶች ፌዴሬሽን	ደጃች ወብ ሰፈር	ግዳድ ቤት
19	አዲስ አበባ ሬስቶራንት	03/09	5	444	1892	የመንግስት	ደጃች ወብ ሰፈር	ማተሚያ ቤት
20	መርሐጠብ ማተሚያ ቤት	03/09	5	088	1912	የመንግስት	አፍንጫ በር አካባቢ	የመንግስት መ/ቤት
21	የምኒሊክ አስር ቤት	03/09	5	--	1892	የመንግስት	ሰባ ደረጃ አካባቢ	የመንግስት ት/ቤት
22	ብርሃነ ኢትዮጵያ ት/ቤት	11/12	6	004	1912	የመንግስት	ሰባ ደረጃ አካባቢ	ፍርድ ቤት
23	ራስ መሐንዲት ይዝቱ	11/12	6	057	1912	የመንግስት	አምስት ኪሎ አካባቢ	የግዳድ ት/ቤት
24	ወ/ሮ አስክላ ባልቻ	11/12	6	130	1892	የመንግስት	ሰባ ደረጃ አካባቢ	ግዳድ ቤት
25	ተሾመ በርሄ	11/12	6	053	1922	የመንግስት ቤቶች ኤጀንሲ	ሰባ ደረጃ አካባቢ	ግዳድ ቤት
26	ደጃዝማች ለጥይብሱ ገብራ	11/12	6	690	1912	የመንግስት ቤቶች ኤጀንሲ	አምስት ኪሎ	መ-ዘ.የም
27	ብሔራዊ መ-ዘ.የም	11/12	6	--	1912	የመንግስት	የካቲት 12 ሆስፒታል ገቢ ውስጥ	የመንግስት ሆስፒታል
28	ቤተ-ሳይዳ (የካቲት 12 ሆስፒታል)	11/12	6	999/998	1916	የመንግስት	6ኪሎ ሰማዕታት ሀውልት አጠገብ	ፍርድ ቤት
29	ቀዳሽማች መኮንን እንዳልካቸው	11/12	6	--	1912	የመንግስት ቤቶች ኤጀንሲ	ማህል ፒያላ	የግዳድ (ሲ.ኒ.ማ ቤት)
30	ሲ.ኒ.ማ ኢትዮጵያ	01/02	01	--	1900	የመንግስት ቤቶች ኤጀንሲ		

the page that includes Azaj Hakim Workineh's building is Annexed

18. Annex - 11: Heritage Selection Criteria

UNESCO indicates that sites, to be included on the World Heritage List, must be of outstanding universal value and meet at least one out of ten selection criteria. These criteria are explained in the Operational Guidelines for the Implementation of the World Heritage Convention, UNESCO World Heritage Convention of 1972. The criteria are regularly revised to reflect the evolution of the World Heritage concept itself. Until the end of 2004, World Heritage sites were selected on the basis of six cultural and four natural criteria.

1. To represent a masterpiece of human creative genius;
2. To exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;
3. To bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared;
4. To be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;
5. To be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change;
6. To be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria);
7. To contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance;
8. To be outstanding examples representing major stages of earth's history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features;
9. To be outstanding examples representing significant on-going ecological and biological processes in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals; To contain the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation.
10. contain the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation.

19. Annex - 12: Key Conservation Charters and their Contexts

1877 SPAB Manifesto

The *SPAB Manifesto* reacted forcibly and uncompromisingly to the mid-nineteenth-century fashion for the stylistic remodeling of Gothic monuments – without respect for historical layers and in direct confrontation with the concept of authenticity. The Manifesto is focused on ‘ancient monuments of art’ – whose qualities may include historical and picturesque. It berates ‘restoration’ and exhorts ‘protection’.

The *SPAB Manifesto* laid down two principles: first, that of minimum intervention (expressed as ‘to stave off decay by daily care’); second, that where a monument is no longer considered suitable for use without being altered or enlarged it should be taken out of use and preserved as it stands.

1931 Athens Charter

It is both confusing and significant that there are two Athens Charters from the 1930s. The context for both was the Modern Movement in architecture and planning and the constructional techniques and design concepts that were favored by it.

The 1931 *Athens Charter* was the first document to set out the scientific principles for the preservation and restoration of historic monuments at an international level. Focused on historic sites which are subject to strict custodial protection, it supported the use of modern materials and techniques in restoration work, favored continuity of appropriate use, recommended respect for the surroundings of monuments including in the design of new buildings, and urged increasing international cooperation.

By contrast, while the 1933 *Charte d’Athènes* – one of the seminal manifestos of international modernism – recognized the protection of individual monuments and urban ensembles, it condemned any attempt at aesthetic assimilation through the use of historical styles for new structures in historic areas.

1964 Venice Charter

The *Venice Charter* represented a revision of the 1931 *Athens Charter*. It again supported the use of modern techniques, emphasized the importance of authenticity based on material and documentary evidence, and extended the concept of historic monuments to include urban and rural settings.

The *Venice Charter* stated that the aim of conservation and restoration work is to safeguard monuments both as works of art and as historical evidence. Accordingly, where components are replaced they should be integrated harmoniously but be distinguishable, and any additions to a monument should be distinct and contemporary.

This charter was adopted as the principal doctrinal document of the International Council on Monuments and Sites (ICOMOS) when it was founded the following year, 1965, and continues to be cited as the baseline document for international conservation philosophy and practice today.

1975 European Charter of the Architectural Heritage

The *European Charter* was adopted by the Council of Europe at the conclusion of European Architectural Heritage Year, and was complemented by the *Declaration of Amsterdam* outlining the basis for implementing it. The *European Charter* coupled with the *Declaration of Amsterdam* were amongst the first international documents to promote integrated urban conservation – in which the architectural heritage is placed on an equal footing with other factors in the town and regional planning process.

The *European Charter* extended the concept of historic monuments to include urban and rural areas (as opposed simply to their settings), and emphasized the importance of passing the architectural heritage on to future generations in its authentic state. It recognized social and economic values in addition to cultural ones; also, that the future of this heritage depends largely upon its integration into the context of people's lives and the weight attached to it within the framework of general planning policy.

The *European Charter* promoted the concept of integrated conservation, in which priority is attached to retaining functional and social diversity in historic areas and to resisting the demands of motor traffic and the pressures of land and property speculation. It acknowledges modern architecture in historic areas – but on condition that the existing context, proportions, forms and scale are respected and traditional materials are used.

1972 UNESCO World Heritage Convention

UNESCO World Heritage Convention was adopted by the General Conference of the United Nations Educational, Scientific and Cultural Organization meeting in Paris from 17 October to 21 November 1972, at its seventeenth session. Notes that the cultural heritage and the natural heritage are increasingly threatened with destruction not only by the traditional causes of decay, but also by changing social and economic conditions which aggravate the situation with even more formidable phenomena of damage or destruction.

1987 Washington Charter

The *Washington Charter* complemented the 1964 *Venice Charter*. It paraphrased the conservation of historic towns and urban areas as: 'those steps necessary for the protection, conservation and restoration of such towns and areas as well as their development and harmonious adaptation to contemporary life'.

The *Washington Charter* states that urban conservation should be integral with socio-economic development and urban and regional planning policies at all levels. It represents the multi-

disciplinary nature of urban conservation, emphasizes the importance of active participation by residents – whom it sees as the primary stakeholders – and insists that the improvement of housing be regarded as a primary objective.

This ICOMOS charter summarizes the important qualities that should be preserved: urban layout and grain; relationships between buildings and green and open spaces; relationships between a historic area or town and its surrounding man-made and natural settings; the diversity of functions as accumulated over time; and the exterior and interior appearance of buildings – from scale, through style and materials, to color and decoration.

1999 Burra Charter (revision)

The stated aim of the *Burra Charter* is to provide ‘guidance for the conservation and management of places of cultural significance’. As such, it is not exclusive to historic buildings or urban areas, and encompasses, for example, landscapes modified by human activity. Its guiding principles are closely related to the various charters that preceded the publication of its first edition in 1979 and that coincide with the twenty-year period of its several revisions.

The over-arching principle in the *Burra Charter* is the importance of understanding and safeguarding significance, including through the informed unravelling of historic layers, in ways that encapsulate a place’s aesthetic, historic, scientific and spiritual values: from the past, in the present, and for the future (Figure 1.10).

The *Burra Charter* adopts a curatorial and scientific approach – one that distinguishes between old and new fabric and permits alterations on condition that they are considered both temporary and reversible. It also urges continuity of historical uses wherever possible. The *Burra Charter* concludes with an important message: ‘the best conservation often involves the least work and can be inexpensive’.

20. Annex 13: ARCCH's Powers and Duties Based on Proclamation 209/2000

- Registers cultural heritage in cooperation with the appropriate body;
- Protects and supervises cultural heritage;
- Collects information on cultural heritage, define the nature and classify the standards of same;
- Give the necessary education and advice on the content, benefit and preservation of cultural heritage;
- Collects Cultural Heritage in museum and makes available same to visitors and researchers;
- Organizes exhibition to be held and displayed in the country or abroad;
- Carries out study and research on cultural heritage, issues permit for study and research, and supervises same;
- Gives a professional qualification certificate for any person who establishes a museum and a certificate of registration of cultural heritage;
- Gives permission for cultural heritage restoration and conservation works;
- Controls illicit trafficking and looting of cultural heritage. Take all the necessary measures and devises, ways for the repatriation of cultural heritage which have been taken out illegally and held in foreign countries;
- Creates a system which warrants an efficient controlling mechanism with regard to clearance of souvenirs;
- Grants permit for archaeological samples, and casts that are sent abroad for study and research;
- Controls and forbids their use for commercial purposes;
- Provides professional and technical support for preservation and protection of cultural heritage as well as for study and research activities conducted on same in Regional Administrations;
- Trains experts for the accomplishment of the objectives of the Authority;
- Implements international agreements regarding cultural heritage which have been ratified by the country;
- Sets standards for exhibitions regarding Ethiopia to be staged at the international, national, and regional levels; issues permit for same;
- Ascertains that commercial and another marks that bear the names and pictures of cultural heritage do not damage its values;
- Charge fees for license it issues and service it renders;
- Owns property, enters into contract, sue and be sued in its own name and
- Performs such other activities to attain its objective.

21. Annex 14: Proclamation 839/2014, Criteria to Classify Cultural Heritage in Ethiopia as National Heritage

- Cultural heritage inscribed in the World Heritage list;
- Paleontological and archeological site or discovery that represents an evidence of human evolution or lifestyle of ancient human or the process of tool production;
- Archeological site or discovery that contains evidence resulting from the interaction between humankind and nature having paramount significance for education, history tourism or scientific research and have outstanding national or universal value;
- Movable heritage associated with the common history and culture of the Ethiopians and having significance to the development of science, technology, literature or arts;
- Place, memorial stelea, Structure or other infrastructure associated with major historical of cultural event that represent the Ethiopian peoples;
- Cultural heritage that is associated with the history of prominent individual, group or institution that made significant contribution in the history of the peoples of Ethiopia;
- Cultural heritage site located in the landscapes of two or more than two regions;
- Oral tradition, performing art, social practice and festivity, knowledge and about nature and its practice, or traditional craftsmanship, and the manifestation thereof, that is shared by two or more nations, nationalities and peoples of Ethiopia or that represents each nationality and shows cultural diversity;
- Endangered unique cultural heritage.