



EiABC

Ethiopian Institute of Architecture,
Building Construction and City Development
የኢትዮጵያ አርክቴክቸር፣ ህንጻ ግንባታ እና ከተማ ልማት ተቋም
Addis Ababa University
አዲስ አበባ ዩኒቨርሲቲ

Reinvigorating Kasanchis: A Proposed Model for Conservation-based Neighborhood Revitalization in Addis Ababa, Ethiopia

Chair of Conservation of Urban and Architectural Heritage

EiABC

Addis Ababa University

Thesis submitted to the school of graduate studies of Addis Ababa
University in partial fulfillment of the requirement of masters of Science
In Conservation of Urban and Architectural Heritage

By: Fkereselase Sifir

June, 2017

Addis Ababa

Reinvigorating Kasanchis:

A Proposed Model for Conservation-based Neighborhood Revitalization in Addis Ababa, Ethiopia

Fkereselase Sifir Mesgia

Approved by Board of Examiners

1. Fasil Giorghis (Associate Professor)

-----	-----	-----
Advisor	Signature	Date

2. Elias Yitbarek (PhD)

-----	-----	-----
Internal Examiner	Signature	Date

3. Mekonnen Worku

-----	-----	-----
External Examiner	Signature	Date

Declaration

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

Name of candidate

Fkereselase Sifir Mesgia

Signature

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

The Advisor –Fasil Giorghis (Associate Professor)

Table of Contents

Acknowledgments

List of Acronyms

Glossary of Local Terms

List of Figures and Tables

Abstract

Chapter One	11
1. Introduction	11
1.1 Background and problem formulation	13
1.2 Significance of the Study	14
1.3 Research Methodology, objective and approach.....	15
1.4 Scope of the research (thematic and spatial)	18
1.5 Limitations of the research.....	18
1.6 The research questions	18
1.7 Organization of the research (design and thesis structure)	19
Chapter Two.....	20
2. Literature Review	20
2.1 Urban Heritage	20
2.2 The Historic Urban Landscape Concept and Approach.....	21
2.3 Importance of Recognizing the Significance of Urban Places Associated with Built Heritage in Historical Cities.....	21
2.4 Contribution of Heritage Conservation to Urban Areas.....	22
2.5 Approaches to Conservation of Urban Heritage, Cultural and Natural	25
2.6 Approaches for New Construction in historic setting	27
2.6.1 Best practices for New Construction in historic setting	28
Chapter Three.....	31
3 Background Studies.....	31
3.1 Heritage Conservation in Africa	31
3.2 Historic Development Trends and the Current Situation of Heritage Conservation in Addis Ababa	33
Chapter Four	38
4 Case Study: [Kasanchis area]	38

4.1 Physical Findings of the Site and Detailed Description of the Historical and Architectural Value of the key sites, both built and natural, with special attention to the sites that are the focus of the study	45
4.2 Analysis of study area	56
4.3 SWOT Analysis.....	59
4.4 Contribution of the Heritage Sites to the Socio- economic Aspects of the Area	60
4.5 Identification of Stake holders and Discussion of Past and Present Public and Private Initiatives Related to the Heritage Area	63
4.5.1 Government authorities	63
4.5.2 Owners and Investors	64
4.5.3 Local people in the site	64
4.5.4 Research Institutions and Universities,	65
4.5.5 Public, people not directly related to the acquisition, but have influence, positively or negatively and society	65
Chapter Five.....	66
5. Findings, Recommendation and Urban Conservation Design Proposal.....	66
5.1 Finding	66
5.2 Recommendation.....	70
5.3 Urban Conservation Design Proposal	72
References	79
Appendices	84

Acknowledgements

I would like to express my gratitude to my advisor Fasil Giorghis (Associate Professor) for his diligent support and I really want to witness that he is the one who knows how to inspire people regarding the heritage of Ethiopia , and Mrs. Leslie Gottert who was there right from the inception of the research up to the final stage. I also want to thank my classmates for giving me an insight about the realities of the present and future of the heritage and my colleagues in my office for providing me the necessary friendly encouragement. Editing, typing, formatting was not easy so thank you my wife Betelehem Shiferaw for all the amazing help.

List of Acronyms

EiABC – Ethiopian Institute of Architecture, Building Construction and City development

UNECA- United Nations Economic Commission for Africa

INCIS - Istituto Nazionale per la Casa degli Impiegatidello Stato (National housing institute for state employees)

ICOMOS - International Council On Monuments and Sites

ICCROM - International Center for the study of the Preservation and Restoration of Cultural Property

ICWHC - International Conference on Wildlife Habitat Conservation

ARCCH - Agency for Research and Conservation of Heritage

AACCTB - Addis Ababa City Government Culture and Tourism Bureau

KSCTB - Kirkos Sub-city Culture and Tourism Bureau

LDP - local development Plan

UNESCO - United Nations Educational, Scientific and Cultural Organization

HUL - Historic Urban Landscape

ORAAMP - Office for the Revision of Addis Ababa Master Plan

Glossary of Local Terms

Fetawrari - a military title that means “Commander of the Front”

Ras - Significant person to the king that means “Head”

Dejazmach - a military title below Ras

Girazmach - a military title that means “Commander of the Left”

Leoul – a royal name that means “Prince”

Lij - a royal name “a title below Prince”

Table of Figures

Figure 1: Kasanchis,Addis Ababa,Ethiopia. Source: Google earth, 2017	12
Figure 2: Single Family Infill Housing: House in the Washington Square West Historic District :(Source: Sense of Place: Design Guidelines for New Construction in Historic Districts: Publication of the Preservation Alliance for Greater Philadelphia: 2007 (page 24))	29
Figure 3:High-Rise Residential: 218 Arch Street, Old City Historic District (Source: Sense of Place: Design Guidelines for New Construction in Historic Districts: Publication of the Preservation Alliance for Greater Philadelphia: 2007 (page 28)).....	30
Figure 4: Asmara's Fiat Tagliero service station: https://www.theguardian.com/cities/2015/apr/17/asmara-eritrea-fiat-tagliero-service-station-history-cities-50-buildings : Accessed on March 31, 2017 at 11.120am	32
Figure 5: Menharia Area: Picture taken on May 26, 2017	32
Figure 6: Hanan Bakery: Picture taken on March 21, 2017	32
Figure 7: Total Fuel Station: Picture taken on March 28, 2017.....	33
Figure 8: Action area location in Addis Ababa	38
Figure 9: 1939 map of casanchis area: Cultural Heritage Promotion: An exemplary restoration of a historical building in kasanchis,Addis Abeba/ Ethiopia: by gtz:2005 (page 15).....	39
Figure 10: Sites of the INCIS projects: Cultural Heritage Promotion: An exemplary restoration of a historical building in kasanchis,Addis Abeba/ Ethiopia: by gtz:2005 (page 16).....	40
Figure 11: Sites of the INCIS projects: Cultural Heritage Promotion: An exemplary restoration of a historical building in kasanchis: Addis Ababa/ Ethiopia: by gtz: 2005 (page 17).....	42
Figure 12: Technical department of INCIS in Addis Ababa, project for building with four apartments: Perspective: 1937: (Architecture in the Italian Colonies in Africa: Page 22)	43
Figure 13: Technical department of INCIS in Addis Ababa, project for house: Perspective: 1937(Architecture in the Italian Colonies in Africa: Page 22)	43
Figure 14:Pio Montesi, project for house for INCIS: Perspective: 1937(Architecture in the Italian Colonies in Africa: Page 22).....	44
Figure 15: Technical department of INCIS in Addis Ababa, project for building with four apartments: Perspective: 1937(Architecture in the Italian Colonies in Africa: Page 22)	44
Figure 16: 6 th police station square and its vegetation: Picture taken on March 28, 2017	46
Figure 17: Location of the heritage on site, 2017	55
Figure 18: Sofra-top map of the area (1973)	56
Figure 19: Line map of the area (2005)	56
Figure 20: Housing Condition: (Source: Addis Ababa City Government Land development and management bureau: Casainchis II renewal LDP).....	57
Figure 21 : Building Morphology (Source: Addis Ababa City Government Land development and management bureau: Casainchis II renewal LDP).....	57
Figure 22: Plot Morphology: (Source: Addis Ababa City Government Land development and management bureau: Casainchis II renewal LDP).....	58
Figure 23: Street Material (Source: Addis Ababa City Government Land development and management bureau: Casainchis II renewal LDP).....	58
Figure 24: Fetwari Atnaf Seged Residence	69
Figure 25: Market Location on Site	74

Figure 26: Market Design Proposal	75
Figure 27: Square Location on Site	76
Figure 28: Square Design Proposal.....	77
Figure 29: Nominated & Existing Heritage	78

List of Tables

Table 1: Condition and use of built heritage in Kasanchis, Addis Ababa in 2017	53
Table 2 : Current use of Selected Heritage Buildings in Kasanchis in 2017	54
Table 3: SWOT analysis of the study area.....	60

Abstract

The study area, located in Kirkos sub-city, woreda 8, Addis Ababa, Ethiopia, holds a number of heritage buildings, which are in critical condition and often maintained by nonprofessionals and without oversight by the concerned public authority. Most of the built heritage is owned by government and serving as office, residence or commercial space.

From the survey questionnaires, interview and onsite observation, the study discovered that the community has a strong relationship to its heritage and the concerned government authority is compiling a heritage database listing its current condition.

Even if the heritage is situated in the center of the city, there has been little to no site presentation work. The current rapid urban renewal, construction and, most importantly, the price of land are putting the heritage at risk.

As a recommendation, the study proposes pausing new construction and assessing the situation, implementing policies and procedures that facilitates heritage conservation since heritage are a source of identity and unity that contribute to the livability of the area and act as a reference to have a better tomorrow. It also recommends further research and a community-wide learning process because protecting and conserving heritage as a cultural and economic entity should be the shared vision of every member of the community.

Chapter One

1. Introduction

In light of the ongoing destruction of significant urban heritage in Addis Ababa, Ethiopia it is critical to search for ways to protect and adapt the remaining structures for new uses. Therefore, this treatise explores solutions from other heritage cities around the world in order to understand the potential contribution of the local community to the protection and conservation of its cultural and natural heritage. It is increasingly recognized that urban heritage contributes to improved social interaction, economic and cultural activity, spiritual development, energy, creativity and time, and leads to a higher quality of life and sustainability than in places where it is absent. In addition, it has been shown that the preservation and renewal of historic buildings and neighborhoods saves embodied energy, as well as contributes to cultural continuity. This treatise examines the case of Kasanchis, a historical area of Addis Ababa, the modern capital of Ethiopia that is undergoing a rapid transformation. The section retains its original street plan and a mix of traditional housing and commercial buildings, dating from the founding of the city in late 19th century to the Italian Occupation (1936-41). Recently, however, there has been a push to redevelop the area, due to its central location.

Kasanchis is located in the eastern part of the center of Addis Ababa in Kirkos Sub-City. The action area includes the whole of Woreda 8, with special emphasis to the sixth police station area, and it includes twenty heritage buildings. Since the quarter, seen below in figure 1, is bounded on the west by the campus of the United Nations Economic Commission for Africa (UNECA) headquarters and conference center, it has experienced an intensive investment in hotel and residential infrastructure.



Figure 1: Kasanchis, Addis Ababa, Ethiopia. Source: Google earth, 2017

Soon after the founding of Addis Ababa, Emperor Menilik II, the Ethiopian ruler who established the city as his permanent capital, allocated the present-day Kasanchis area and its surroundings to one of his subordinate, Ras Mulugeta. However, changes in the area began during the Italian Occupation, when three housing projects were proposed by the ‘Istituto Nazionale per la Casa degli Impiegati dello Stato’ (National housing institute for state employees¹). Over time the area started to

¹ Maria Cristina Pasquali, 2015: Addis Ababa End of an ERA: page 54

be called 'Kasanchis', from a distortion of the Italian acronym, 'Casa INCIS', where The company's task was the construction of residential homes for state employees within Ethiopia, using funds allocated by the government.² During this era, this section of the city served as a residential area for the Italian military authorities and state employees. Afterwards, during the reign of Emperor Haile Selassie I, Kasanchis became a residential area for distinguished government employees.

During the five years of Italian occupation, vibrant city planning was carried out. Eastern and southern districts were inhabited by Italians while western shanty areas were allocated to Ethiopians.

Presently the city is experiencing rapid redevelopment for which there is an increasing demand for land, particularly in the central part of the city. As in many historical capital cities, that land is often occupied by a heritage building. Therefore, meeting this demand and ensuring the continued existence of old structures in the central part of the city creates a tension between the demolition and preservation of built heritage, which, in addition to being centrally located, generally exists in the highly valued locations in the city. Thus, it is proposed that the required urban land management strategy consider ways to evaluate the real value of heritage properties to the urban environment and promote the collaboration between conservation and sustainable urban development actors. This is vital to ensure the future of the exceptional built heritage of Addis Ababa, the permanent national capital of Ethiopia with a history of significance for the whole nation.

1.1 Background and problem formulation

This thesis considers how heritage conservation practices contribute to the development of sustainable and livable neighborhoods in heritage cities like Addis Ababa, Ethiopia. It focuses on the case of Kasanchis, a historic district at the core of that city currently impacted by rapid urban development, and offers proactive strategy for redressing the situation. It is proposed that construction in the city should be closely monitored from every aspect related to the sustainable and positive development of the city and the role of heritage conservation in the development process carefully considered.

² Fasil Giorghis and Denis Gerard, 2007. The city and its Architectural Heritage Addis Ababa 1886-1941: Addis Ababa. Page (160)

The problem statement includes the following:

- A general definition of the historic urban district and a specific definition of Kasanchis.
 - The history of the neighborhood
 - The neighborhood's identity and popular attachment to the area
- The contribution of built heritage to the urban environment of Addis Ababa and the importance of its conservation.
- An assessment of the existing situation in the area; i.e., the changes urban renewal and redevelopment have brought on the neighborhood and the strengths and weaknesses of those actions. This includes a review of the impact of current programs on the area's heritage resources and the place of heritage conservation practices in the urban planning process. The loss of neighborhood facilities formerly used for various economic and social purposes, and perhaps no longer provided, due to lack of new appropriate infrastructure, is another consideration.
- A comparative assessment of the uses and impacts of built heritage on neighborhood welfare in terms of economic and social (housing, schools, etc.) activity.

1.2 Significance of the Study

Ethiopia is rich in natural and cultural heritage. Conserving those heritage contributes to making it livable. Since this may ultimately be an urgent matter, given the current state of the environment, it should require the support of every resident. Among those active areas of the city, currently experiencing redevelopment is the Kasanchis area. The quarter holds over twenty heritage structures, from the Italian Occupation (1936-41) or earlier. Conserving that heritage and expanding its economic, social and political value is also preserving the city's history and therefore should be one of the primary concerns of all stakeholders. This treatise will show the pros and cons of the city's heritage conservation efforts in order to demonstrate the multiple benefit from heritage conservation to sustainable development.

1.3 Research Methodology, objective and approach

Research Methodology

In the Kirkos Sub-City of Addis Ababa, Ethiopia, there are approximately forty-five registered historical buildings. Twenty of those, situated in Woreda 8, formed the basis of the research study. To this end, it was crucial to obtain up-to-date information on the sites by gathering qualitative and quantitative data. Institutions such as the federal Agency for Research and Conservation of Heritage (ARCCH), the Addis Ababa City Government Culture and Tourism Bureau (AACCTB), Kirkos Sub-city Culture and Tourism Bureau (KSCTB) and other local stakeholders, such as passer-by, elderly citizens and other residents, and business owners have participated in the study.

Types of data

Both qualitative and quantitative types of data were used to assess the impact of rapid urban development and identifies what could be the remedial measures to be taken. Quantitative types of data are presented in form of number of heritage buildings in the selected area, economic role of the heritage, employment opportunities, and so on. The qualitative types of data presented in form of improved living standards of the area and community interest in conservation of built heritage for various reasons (continued original use, new use, etc.)

Source of data

Research methods produce both primary and secondary data. The primary data generated by interviewing the residents of the area, especially the elderly, passers-by, small business owners, and influential decision makers, such as officials at different levels of the city administration and local and international investors, and stakeholders, including church officials and NGO leaders. The secondary data will be collected from the area local development Plan (LDP), and available books and research studies on the subject.

Data collection techniques

For data collection, the primary tools were: survey questionnaires, in-depth interviews and on-site observation. (See attached questionnaire in appendix 1)

Data analysis techniques

1. Edit the collected data then categorize it into complete answer, incomplete answer, Identify errors...
2. Prepare the data for tabulation or summarize the data for analysis
3. Examine and interpret the data

Objective

The overall objective of the study is to demonstrate how the conservation of built heritage contributes to sustainable development of an urban area.

Approach

The systematic approach of the research will include:

- a) An exploration of existing practices in Kasanchis pertaining to heritage conservation and revitalization, based on an in-depth study of the site, and
- b) A review of global best practices and documented results.

The general research methodology is based on employing accessible secondary data from policy documents, proclamations and different documents as well as with referring to relevant books which have direct or indirect relation with the scope and title of the research and this will be emphasized by having fitting primary data that is collected through interviews with suitable stakeholders in the governmental and non-governmental organizations, discussion in formal and informal way with local residents in the case study area, visual survey on the overall situation of the subject matter and data collected through questionnaire format.

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

- Data collected from Addis Ababa City Government Culture and Tourism Bureau

And Addis Ababa city Administration Kirkos Sub-city Culture and Tourism Bureau

- Interviews with Different stakeholders,

- Data collected from internet like UNESCO World Heritage Site, CNN, International Council On Monuments and Sites (ICOMOS), International Center for the study of the Preservation and Restoration of Cultural Property (ICCROM), International Conference on Wildlife Habitat Conservation (ICWHC) and many more.

- Review of professional journals, books, and theses from AAU

- Interviews with various individuals at visited sites

- Personal observations at the site and surrounding area.

1.3.1 General objectives

The theme of the study is to demonstrate how the conservation of built heritage contributes to the sustainable development of an urban area. After assessing the impact of rapid urban development on the Kasanchis area, it will examine the current plan for the quarter and propose a conservation strategy for significant heritage sites as part of the plan. This proposal will offer an innovative approach for the use of built heritage to improve the life and livability of the neighborhood.

1.3.2 Specific objectives

The specific objectives of the study include:-

- ✓ Investigating the history behind the neighborhood and the attachment of its inhabitants to its historical urban fabric (streets, lanes, sites, trees, vegetation, built heritage, including buildings, structures, monuments, bridges, etc.)
- ✓ Evaluating the changes that past urban renewal projects brought on the neighborhood and considering the impact of redevelopment plans currently being implemented.
- ✓ Addressing the potential of heritage conservation as an important revitalization tool that:
 - Maintains the existing sense of identity and cohesion of the community by protecting existing heritage (tangible and intangible) resources and the cultural values associated with them;
 - Provides affordable housing and places of business for local residents and small business owners, and
 - Encourages an increase in sustainable culture through the rehabilitation of appropriate buildings and structures to be modified for new uses, also known as adaptive re-use; and
 - Proposes a design for the protection, conservation and adaptive use of the study area's urban pattern and significant built heritage.

1.4 Scope of the research (thematic and spatial)

The scope of the research is limited to an assessment of the impact of rapid urban development on existing and demolished or lost built heritage and associated green spaces and a comparison of the situation in Addis Ababa, and specifically, Kasanchis to the way that recognized ‘livable’ cities address heritage conservation as part of their sustainability goals. This study is focused on finding the advantages and disadvantages of the current situation concerning the treatment of built heritage at the local and national level in Ethiopia. This will be illustrated by Descriptions of a representative sample of Addis Ababa’s heritage buildings found in Kasanchis, the case study area. The study will examine the current physical condition of the area’s significant built heritage and assess the impact of development on its future. The research shall also refer to readings on existing activities and creative solution by various stakeholders with regard to local heritage conservation efforts over the past decade in Addis Ababa and internationally.

1.5 Limitations of the research

Research on heritage conservation is relatively a recent development in Ethiopia. Therefore, there is limited information available on this topic. Because of this, the study is primarily based on an on-the-ground survey and visual investigation of the study area. However, budgetary constraints, shortage of time and the unwillingness of some interviewees to participate in the study limited the scope of the research.

1.6 The research questions

In order to fulfill the objective of the treatise, the research questions served as a tool so that the answers to these questions lead to conclusions which rationalized the recommendations. For this reason, the following questions were frame line of the research.

1. What has been the activity so far concerning the protection and conservation of the heritage in kasanchis?
2. How was the kirkos sub-city administration prepared to act regarding heritage protection and potential reuse?
3. What are the issues regarding community participation in heritage conservation?

4. What impact has redevelopment had on the area? Overall impact, regarding heritage, Local business, residence and quality of life?

1.7 Organization of the research (design and thesis structure)

This study is divided into six chapters.

CHAPTER ONE is the introduction, which comprised of background and problem formulation, significance of the study, research objective and approach, scope of the research (thematic and spatial), Limitations of the research, the research questions & Organization of the research (design and thesis structure).

CHAPTER TWO discusses about the research methodology by giving more emphasis to Types of data, Source of data, Data collection techniques, Data analysis techniques, and other related issues.

CHAPTER THREE deals with Literature review covering relevant information about the various sources used to support the theme of the treatise.

CHAPTER Four is comprised of background studies regarding African and Ethiopian heritage conservation practices.

CHAPTER Five describes and discusses the action area, known as Kasanchis,

CHAPTER SIX consists of the Findings, Conclusion and Recommendations for Action and Further research and Urban Conservation Design Proposal.

Chapter Two

2. Literature Review

2.1 Urban Heritage

Urban heritage is comprised historically and architecturally significant buildings, green areas and landscapes as well as various forms of cultural expressions. As such, it is:

an expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions and values. Heritage is often expressed as either intangible or tangible (ICOMOS, 2002).

According to the African world heritage fund, the African Union, UNESCO there is a new appreciation of the richness and variety present within African cultural heritage. This realization definitely applies to Ethiopian heritage and even more critically to Addis Ababa.

Cultural heritage and local development, UNESCO World Heritage report, stipulates that the conservation of local heritage will only be possible through the collaborative efforts of federal governments which are responsible for regulation, local communities, and the population which will make the heritage coherent and significant as long as it remains thriving in the setting where it is made. For this reason the application of federal Proclamation No. 209/2000 within the context of Addis Ababa is crucial.

The proclamation states that "Cultural Heritage" means anything tangible or intangible which is the product of creativity and labor of man in the pre-history and history times, that describes and witnesses to the evolution of nature and which has a major value in its scientific, historical, cultural, artistic and handicraft content.(Federal Negarit Gazeta:No.39:June,2000 page:1346)

2.2 The Historic Urban Landscape Concept and Approach

In its 2011 report about historic urban landscapes to the Intergovernmental Committee of Experts, the UNESCO World Heritage Center defined the historic urban landscape as “the urban area understood as the result of a historic layering of cultural and natural values, extending beyond the notion of “historic center” or “ensemble” to include the broader urban context and its geographical setting.”³

The historic urban landscape concept emerged as a means of monitoring and controlling development with-in the territory of historic buildings or historic urban areas. This concept shows how UNESCO considers historic city and urban landscape as a vibrant being where development and conservation complement each other. (The Historic Urban Landscape (HUL) as a new approach to the conservation of historic cities: Viviana Martini, PhD University of Nova Gorica: 2016)

The aims of the Historic Urban Landscape Approach is to preserve the value of human surroundings and the sense of place. To meet this aim the approach uses such methods as awareness creation, assessing the situation, putting forth a strategy, implementation of the strategies, and finally monitoring to evaluate its effectiveness.

2.3 Importance of Recognizing the Significance of Urban Places Associated with Built Heritage in Historical Cities

Fifty years ago the united states conference of mayors recognized the importance of doing more than “saving occasional “historic houses and opening museums and asserted that heritage conservation efforts “must attempt to give a sense of orientation to our society, using structures and objects of the past to establish values of time and place” (United States Conference of Mayors, 1966).

According to ICOMOS, heritage conservation is related to the concept of the Spirit of Place, (ICOMOS 2008), which is linked to the interdependency of the tangible and intangible heritage. This means that: “the spirit of place is made up of tangible (sites, buildings, landscapes, routes, objects) as

³ New international instrument: The proposed UNESCO recommendation on the historic urban landscape (HUL): Report to the Intergovernmental Committee of Experts (UNESCO HQ, 25–27 May 2011)

well as intangible elements (memories, narratives, written documents, festivals, commemorations, rituals, traditional knowledge, values, textures, colors, odors, etc.), which all significantly contribute to making a place and to giving it spirit” (ICOMOS 2008).⁴

This concept of ‘place’ and the urban fabric of a city developed over time. The (street patterns, lanes, parks, gardens, as well as squares, and associated buildings, etc.) make up the ‘sense of place’ for the inhabitants.

The ICOMOS Declaration on the Spirit of Place also recognized the challenge of conserving the intangible components of heritage and called for training program, legal policies and effective communication strategies to safeguard the spirit of a place. This can be particularly challenging in the context of pressing needs for economic development and processes of modernization. However, in the 2003 convention for the safeguarding of Intangible Heritage, UNESCO asserted that the main importance of cultural heritage is not the cultural manifestation itself but rather the wealth of knowledge and skills that is transmitted through it from one generation to the next. The social and economic value of this transmission of knowledge is relevant for minority groups and for mainstream social groups within a state, and is as for developing states as for developed ones. (UNESCO, 2003) We share cultural expressions that have been passed from one generation to another, have evolved in response to their environments and contribute to giving us a sense of identity and continuity. (Intangible heritage, UNESCO)

However, it is not only intangible heritage practices that are threatened by modernization in rapidly changing cities like Addis Ababa, the tangible heritage is also being demolished to accommodate new buildings. As Timothy & Boyd asserted in Heritage Tourism, “*There are several reasons for the need to conserve cultural heritage today. These include safeguarding artistic and esthetic values, maintaining environmental diversity, preserving collective nostalgia, and generating economic benefits*” (Timothy & Boyd, 2003).

2.4 Contribution of Heritage Conservation to Urban Areas

Throughout the world, up until recently, heritage conservation was treated as luxury and waste of money and time, but now a days, due to increasing awareness of the need for the protection of the environment as well as heritage it has gotten the attention of different stakeholders interested in

⁴ Conserving The authentic : essay in honour of jukka jokilehto :Edited by Nicholas Stanley-Price and Joseph King ICCROM Conservation studies 10 : 2009 ICCROM international Center for Study of the Preservation and Restoration of Cultural Property

sustainable development. According to the Susan Macdonald and Caroline Cheong from Getty Conservation Institute, heritage conservation is becoming a shared responsibility of both government and the private sector. (The Role of Public-Private Partnerships and the Third Sector in Conserving Heritage Buildings, Sites, and Historic Urban Areas: Research Report: by Susan Macdonald and Caroline Cheong: 2014)

It is wise to identify the most noteworthy cultural elements, both material and immaterial, attached to a territory, and which may be regarded by the residents as bearing specific spiritual and symbolic meanings as well as cultural and historical significance.

These features vary from one region to another based on the richness of the local craftsmanship, to the qualities of a specific architecture, to the oral traditions, to folk poetry and chants, to festive ritual displays, etc.

A decade ago, Mekonnen Worku, a practicing Ethiopian architect, in his Master's thesis, *Heritage Conservation Oriented Planning: Heritage Policy in Light of Sustainable Urban Planning : The Case of Piazza LDP, Addis Ababa*, gave three main reasons and a number of minor justifications for the conservation and preservation of cultural heritage in general and urban heritage in particular in Addis Ababa. They were:

1. Emotional value: wonder or astonishment, Identity, continuity of values and assets of the society, spiritual and symbolic reasons, veneration, etc...
2. Cultural value: Documentary, Historic, and Archeological reasons, scarcity, Aesthetics (Architectural features, Landscape or townscape), scientific and technological, etc...
3. Use value: Function, economics, social and political reasons.⁵

Because of the above reasons and the speedy modernization of the city and the rapid change in society, Mekonnen stated that the signs of past cultures are important because they provide a sense of identity and safety to the new generation and become an anchor in the fast moving world (Mekonnen Worku, 2008).

According to conservation experts, in many societies heritage can be an important definer of the character of a place, Understanding the past can also be of great help for handling current and coming problems. It is becoming increasingly understood that heritage areas, buildings, and streets contribute

⁵ Heritage Conservation oriented planning: Heritage Policy in light of Sustainable Urban Planning the Case of Piazza LDP, Addis Ababa (By: Mekonnen Worku) February, 2008 'Addis Ababa University (Pages 15)

to the urban environment in a way that is already beneficial and have impact on the city environment than was realized in the past. In addition to being closely linked to the planning process urban conservation is associated with tourism development, as pointed out in the UNESCO World Heritage Paper on tourism management, and can take on a new product-led dimension.

For example, although balanced interventions, such as facade preservation, may not have paid much attention to local communities and users, they have created favorable settings for tourism and shopping as well as strengthened the communities' sense of place. This preservation technique has been implemented on kirkos sub city close to the study area in "*Hanan Bakery*" area where the original façade is still existing in a rapidly changing streetscape.

It has been argued that an 'idealized' western model of conservation may not necessarily be relevant to non-European cultures or developing economies where:

- Sufficient funds and commitment are not available for urban conservation;
- Political preferences and even corruption are unavoidable and can play a significant part in conservation and planning decisions;
- Inhabitants are often unaware of 'historic value', but desire better living conditions, modern amenities and services;
- historic value may not be regarded with the same 'object'-based values as apply in the West.⁶

However, although it may appear that the urban conservation approaches prescribed in international charters are only possible in developed countries, this treatise posits that they merit consideration in developing countries like Ethiopia by integrating participatory decision making with expressing local values and using local methods.

Although many of the heritage buildings in the action area are considered 'living', the residents and different users often lack an appreciation of their importance. This is because a number of the buildings were built during a period of segregation by the Italians during the Fascist occupation and after that, they were owned by people of higher status. This resulted in local inhabitants of developing only a limited sense of attachment to the historical structures in their surroundings.

⁶ Tourists in Historic Towns, Urban conservation and heritage management by Aylin Orbasli, 2000, published by E & FN Spon (Pages 131-132)

2.5 Approaches to Conservation of Urban Heritage, Cultural and Natural

Sustainable development refers to a pattern of resource use that balances the fulfillment of basic human needs with the wise use of finite resources so that they can be passed on to future generations for their use and development. Since the Rio Earth Summit in 1992, the paradigm of sustainable development has been broadened to include three constituent but mutually supportive elements; environmental protection, economic growth and social equity. The importance of an effective system of governance has also been stressed, including a participatory, multi-stakeholder approach to policy and implementation. The relationship between cultural heritage conservation and sustainable development can be seen as follows:

1. A concern for sustaining built heritage, considered as an end in itself, and part of the environmental/cultural resources that should be protected and transmitted to future generations to guarantee their development (intrinsic).
2. The possible contribution that heritage and heritage conservation can make to the environmental, social and economic dimensions of sustainable development (instrumental).⁷

According to the UNESCO World Heritage Center, “community development through World Heritage is related to the five ‘Es’. Although originally developed as a framework for world heritage conservation, it is a useful tool for the study of local heritage.

The first ‘E’ stands for ethical globalization. The respect of human rights, of democracy, and of tolerance towards other cultures.

The second ‘E’ stands for the evolutionary process of globalization.

The third ‘E’ deals with the key issue of economic globalization.

The fourth ‘E’ makes headlines in the media, but offers little so far in terms of appropriate solutions, i.e. environmental globalization.

The fifth ‘E’ stands for electronic globalization.

In the wider, environmental sense, conservation and sustainability have parallel meanings and are frequently used interchangeably to express the need to manage the world’s natural resources and

⁷World Heritage Resource Manual : Managing Cultural World Heritage: Published in November 2013 by the United Nations Educational, Scientific and Cultural Organization.7, place de Fontenoy, 75352 Paris 07 SP, France (Page 19 - 20)

the biosphere in order to first secure long-term harmony between man and nature; and second, to achieve continuous enhancement in the environment and in the conditions and quality of life for humans and other life forms. (MANAGING CULTURAL WORLD HERITAGE: World Heritage Resource Manual: 2013: UNESCO)

Cultural heritage and historic quarters of cities can improve livability and sustainability of urban areas through the creation of walkability in dense historic areas, adapting the existing fabric to current use which is resource efficient and ecological, traditional building techniques and materials offer low energy and regional appropriate solutions, public spaces that facilitate community engagement and help build a sense of community, indigenous science and local traditional knowledge is preserved for modern use, and this all help in promoting sustainability in the area.⁸

Conservation may also involve, various levels of intervention: non-intervention and where appropriate, processes may be applied to parts or components of a structure or site. It is possible to consider the following concepts in relation to the case of Kasanchis as follows:

1. **Non-Intervention**: where any intervention is undesirable. In particular, undisturbed consistency of spiritual association may be more important than the physical aspects of some places of heritage value.
2. **Maintenance**: where a place of cultural heritage value should be maintained regularly and according to the plan, except in circumstances where it is appropriate for places to remain without intervention
3. **Stabilization**: places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilization or support.
4. **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.
5. **Restoration**: restoration should be based on respect for existing material and the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

⁸ Cultural Heritage, the UN Sustainable Development Goals, and the New Urban Agenda: ICOMOS: February: 2016

One of the other approaches that this treatise considers as valid for use in Ethiopia is an approach from Canada, which has ten basic elements (see Appendix 2)

2.6 Approaches for New Construction in historic setting

For the new construction in a historic setting, the study takes a look at four strategies toward attaining a livable neighborhood:

- 1) Literal replication, which has a strategy to sustain the character of an existing setting so long as the historic elements to be replicated are well understood.
- 2) Invention within the same or a related style, this strategy, while not replicating the original design, adds new elements in either the same or a closely related style, sustaining a sense of continuity in architectural language. The intention is to achieve a balance between differentiation and compatibility, but weighted in favor of the latter.
- 3) Abstract reference, this approach seeks to balance differentiation and compatibility, but with the balance tipped toward the former.
- 4) Intentional opposition, strategy is one of conscious opposition to the context and the determination to change its character through conspicuous contrast, prioritizing differentiation at the expense of compatibility.

All new construction should be compatible with the size, scale, color, material and character of the property and the neighborhood. Taking cues from the surroundings is a good way to ensure sensitive new construction in the district.

- Building height is one of the strongest design guidelines for new construction, the height of adjacent buildings will help dictate the height of new construction.
- Brick [or some form of masonry] is the most common building material found in the area, try to use brick that is similar in color to that found in adjacent buildings.

A uniform setback of buildings as they line the street creates the “street wall” and is essential to preserving the character of the district. New construction should respect the street line created by its neighbors. The cornice line should remain consistent with adjacent buildings.

- Windows and doors establish a rhythm for the street and any new construction should be harmonious with this established rhythm. Windows should be of similar size and overall placement as adjacent buildings.

2.6.1 Best practices for New Construction in historic setting

1. Single Family Infill Housing: House in the Washington Square West Historic District

This single family house is built on a three lot wide site in the Washington Square West National Register District (27).

Evaluation by Criteria

Height: *No.* The house is lower than other houses in the district and on the block.

Relationship to street: *Yes.* The house is built along the property line. It appears to stick out only because the adjacent properties are slightly set back. In this case, compatibility with the block might have suggested maintaining the street line of adjacent properties. However, building to the property line is consistent with the overall intent of this design to stand out from its neighbors.

Continuity of wall surface: *No.* The slight difference in the relationship to the property line, the height as well as the difference in materials and fenestration result in a lack of continuity with the wall surface of the block. Windows consist of horizontal bands rather than openings cut into the surface.

Facade composition: *No.* The facade composition is inconsistent with the guidelines and the character of the district. The main entrance door appears more like a service door; the projecting balcony is atypical as is the projecting second floor. The difference in materials gives the house a horizontal emphasis incompatible with the vertical characteristics of the district and block. The design makes no attempt to relate to its context and is intentionally different.

Rhythm/ Pedestrian experience: *No.* The house does not follow the rhythm of the block or district. The pedestrian experience is very unfriendly; the first floor consists of a continuously blank wall and a wide, industrial character door.

Materials and Details: *No.* Although the materials are masonry, the type of materials, their color, the strong division between one material and another and the way they are constructed are incompatible with the district. While the materials show some evidence of how they are applied, the facade is lacking in details that give a three dimensional character.



Figure 2: Single Family Infill Housing: House in the Washington Square West Historic District :(Source: Sense of Place: Design Guidelines for New Construction in Historic Districts: Publication of the Preservation Alliance for Greater Philadelphia: 2007 (page 24))

2. High-Rise Residential: 218 Arch Street, Old City Historic District

Several designs were proposed for 218 Arch Street. Each consisted of a four story brick base with and glass condominium tower above. The total height of the building proposed is 275 feet.

Height: No. The proposed height of 275 feet exceeds the 65-foot height limit established for the Old City Historic District by City Council. It significantly exceeds the general height of buildings in the district and also exceeds the height of

Christ Church steeple, a major landmark in the area, and only one two blocks away. From certain critical viewpoints the tower would appear directly behind the steeple.

Relationship to the street: Yes. The design includes a four-story brick base that continues the scale and character of adjacent buildings on the block. This portion of the building is built to the street line and continues the wall surface of adjacent buildings.

Continuity of wall surface: Yes. The four-story base continues the wall surface of the adjacent buildings. In the version of the design illustrated windows on the second and third floors are cut into the masonry surface, but the fourth floor is designed in the style of the tower.

Facade composition: No. The facade of the tower is inconsistent with the character of the area. It is entirely of glass with no variations, no cornice line termination of the building and no details. The base building is divided into four intervals similar to the width of other buildings on the block, giving a vertical emphasis to the composition. However, the similarity of the facade to the area is disrupted by the change in design at the fourth floor to a glass facade consistent with the tower. This is uncharacteristic of buildings in the district.

Massing: No. The building is divided into three elements: the four-story base, and two towers slightly offset from one another. The two towers are set back so as to diminish their impact on Arch Street. However, since there are no other buildings of this height in Old City the massing is inconsistent with anything else in the district.

Materials and details: No. Although the material of the base is proposed to be brick, the glass tower dominates the character of the building. The material of the tower and the lack of any kind of detail are inconsistent with the district.

Rhythm/ Pedestrian experience: No. Although the facade at the street level is divided into four bays, one of the bays is a wide garage entrance; another is an entrance to an arcade within the building and the others windows for stores entered from the arcade. At the first floor the design does has little of the three-dimensional character of older buildings in the district.

The area along Little Boys Way presents a blank wall to the street.

Special issue: The height of the proposed building dramatically changes the entire character of the district by introducing a building that alters the dominance of the Christ Church steeple on the skyline of the neighborhood. This project indicates the importance of evaluating new buildings in relation to their impact on important landmarks as well as on the district and block.

Approach: Although the base attempts to reflect the character of the district, the design of the tower-the dominant element-is in intentional opposition to the character of the district.

Assessment: The proposed tower is incompatible with the district in terms of height, design character, materials and scale. It alters the historic meaning of the district by conflicting with the historical position of the steeple of Christ Church on the skyline of this part of the city.



Figure 3: High-Rise Residential: 218 Arch Street, Old City Historic District (Source: Sense of Place: Design Guidelines for New Construction in Historic Districts: Publication of the Preservation Alliance for Greater Philadelphia: 2007 (page 28))

Chapter Three

3 Background Studies

3.1 Heritage Conservation in Africa

The rich variety of African heritage adds a unique wealth to World Heritage. Studying this heritage makes it promising to better comprehend today's world and to better prepare for the future.

Some percentages of African heritage are lost, and those which have been privately protected are often endangered by the impact of natural forces like rain, wind, vegetation as well as changes in local conditions and access to technical knowledge and financial and human resources to carry out the required work on the sites.

From African conservation success stories the study tries to find imputes from Eritrean experience, which has similar situation to that of Ethiopia, in terms of climate, location, population, culture, language, economics and many more. The city of Asmara experienced very rapid growth throughout the colonial period. The architecture of that period was mostly influenced by Rationalism or the International Style, which advanced largely in Italy during the first part of the twentieth century. Asmara's Italian Rationalism stimulated architecture includes a number of masterpieces, such as the Fiat Taliero building, the modernistic icon of the city's Heritage, seen in figure 3.⁹ This building which is a well-recognized and iconic building has similarity with Kasanchis sine one of the recognized building happens to be a Total fuel station.

⁹ Cultural heritage & local development: A guide for African Local Governments :Published by CRATerre-ENSAG / Convention France – UNESCO 2006



Figure 4: Asmara's Fiat Tagliero service station: <https://www.theguardian.com/cities/2015/apr/17/asmara-eritrea-fiat-tagliero-service-station-history-cities-50-buildings>: Accessed on March 31, 2017 at 11.120am

From the Kasanchis area three buildings stand out while orienting one self, they are Meneharia Area, Hanan Bakery and Total fuel station. Seen in figures 4, 5 & 6 below.



Figure 5: Meneharia Area: Picture taken on May 26, 2017



Figure 6: Hanan Bakery: Picture taken on March 21, 2017



Figure 7: Total Fuel Station: Picture taken on March 28, 2017

Aware of this architectural abundance, Eritrean authorities started an inventory study within Asmara's historic boundary, which would be a good lesson that needs careful treatment and presentation to be effective in Addis Ababa since that has been missing in Ethiopia's case.

The outcomes of this inventory and research work in Asmara led to forming a Guide about its built heritage that is expected to serve as a particularly useful document, by making it possible to program and implement conservation and valorization projects concerning this unique architectural heritage. Another good African example is from Uganda, where training in traditional building techniques that respects the environment has been implemented.

3.2 Historic Development Trends and the Current Situation of Heritage Conservation in Addis Ababa

Although the idea of urban conservation can be traced back to the time of the French Revolution and its wide-spread destruction of the symbols of the old order that it overthrew. With the emergence of a new social order in Europe during the nineteenth century, it was almost a century later before a formal theory of urban conservation was developed in Europe as a reaction to the loss of natural and cultural landscapes and significant built heritage.

During the nineteenth and twentieth centuries urban historic areas underwent massive transformation mostly linked to the vast urban sanitation and development programs of the time but also in reaction to the impact of pervasive warfare across much of the world while the international spread of the principles of the Modern Movement, radically opposed to urban conservation, gave additional impetus to many urban removal and renewal programs worldwide.

The status of historic cities around the world is mostly defined by the quality of the physical space they have, determination of their sense of orientation and the numerous social and creative occasions that portray the indigenous image.

Since they represent a progressively important economic market, historic cities have become icons of universal cultural tourism. In spite of these advances and achievements, there is a growing challenge towards urban conservation.

UNESCO, after ten years of systematic monitoring, has revealed that many of the most important historic urban areas have lost their traditional functions and are in the process of transformation that threatens to undermine their integrity and historic, social and artistic values.

In October 2005 UNESCO's General Assembly of States Parties to the World Heritage Convention adopted a Resolution that called for the elaboration of a new international standard-setting instrument designed to recognize and guide investment in, and development of, historic cities, while at the same time honoring the inherited values embedded in their spatial and social structures.¹⁰

According to the historian Prof. Bahiru Zewde, the history of Addis Ababa is classified in to three periods: Pre-Italian, Italian and Post-Italian. But, most of Addis Ababa's tangible heritage had come in to being during the Italian period. The Pre-Italian heritage had not the strength to be transferred to this generation but significant pre Italian buildings still exist in Addis Ababa, despite the loss of many.¹¹

In recent times the city of Addis Ababa has been undergoing a period of rapid redevelopment and infrastructure construction. The redevelopment of the old and slum areas of the city does not give the required attention to heritage that can serve as a good source of pride, identity and knowledge that can be transferred to the next generation.

Promoting the social and economic value of heritage and preserving it is not only the duty and responsibility of government organs, it is a shared responsibility among investors, the general public, and many other stakeholders.

3.2.1 The monetary value of city land vs its heritage value

¹⁰ The Historic Urban Landscape Managing heritage in an urban century: by Francesco Bandarin and Ron van Oers: A John Wiley & Sons, Ltd., Publication : 2012: pages (xiii- xvi)

¹¹ <http://allafrica.com/stories/201601260127.html> : Accessed on May 19 2017 at 2:56 pm: **Ethiopia: Preserving Addis Ababa's Heritages - a Pressing Issue:** By Girmachew Gashaw: 23 JANUARY 2016

The land price of Addis Ababa is rising radically, while the size of plots made available for lease has continued to decline, as evidenced by the land leased in 2016. This puts built heritage at risk because its value and contribution to the community are not clearly understood as much as the real-estate value of city land.

Since January 2016, the escalation of land lease winning bids has increased by 53 percent a square meter in Addis Ababa.¹²

The auction for land lease divides plots into three major categories: business, mixed and residential. The Addis Ababa City Administration succeeded in securing as much as 3.3 billion Br from the winning bidders. Higher offers are made for mixed plots, followed by residential and then business plots.

The 26th land lease auction managed to sell 159 plots of land in Yeka, Bole, Kirkos, Kolfe, Nifas Selke Lafto, Addis Ketema and Akaki areas. The prices at this auction were lower compared to previous ones.¹³

Kasanchis area faces this problems from financial and purpose stand points. The land is sold for a lot of money for this reason the authority prefers to sell to investors that prefer demolishing and building high rise buildings that are modern.

This is because the value of the heritage and their adaptable qualities has not been recognized. More work needs to be done regarding the valorization and adaptability of heritage to the needs of the business owners.

¹² Addis fortune: VOL 17, NO 847: BY DAWIT ENDESHAW :FORTUNE staff writer: **Land Lease Prices Continue to Balloon in Addis**: PUBLISHED ON JUL 26, 2016

¹³ <http://capitalethiopia.com/2017/04/05/new-land-lease-auction-sees-62-8-million-birr-bid-land-kirkos/#.WRwBnWiGOUk>:Accessed on May 17 2017 at 10:59am: New land lease auction sees 62.8 million birr bid for land in Kirkos: By Tesfaye Getnet :April 5, 2017 (Two pieces of land were sold in Kirkos, recording the highest bids of the auction. The most expensive bid was from Nasir Jemal who offered 61,115 birr per square meter. He purchased 1,028 square meters which is 62.8 million birr in total. Dunab Real Estate offered 59,000 birr for one square meter for the purchase of 1,354 square meters.)

Investors are willing to put this much money on the land since the return is very fruitful. For example a two Bedroom well Furnished Apartment is rented at 40,000 birr ¹⁴ monthly while G+1 With 4 Suite Bedrooms resting on 500m2 is sold for 13,000,000 birr.¹⁵

According to 1972 World Heritage Convention's Operational Guidelines (see Appendix 3) historic quarters like Kasanchis can qualify for inscription because of the interesting architectural feature, spatial organization, structure, materials, forms, and, functions of a group of buildings reflecting a civilization. This will be helpful in protecting the heritage of the area, since, if inscribed in international way, better protection will be provided leading to better advertisement and source of income for the community. However UNESCO states that historic centers and historic areas should be listed only where they contain a large number of ancient buildings of monumental importance which provide a direct indication of the characteristic features of a town of exceptional interest. Nominations of several isolated and unrelated buildings, which allegedly represent in themselves a town whose urban fabric has ceased to be discernible, should not be encouraged. However, nominations could be made regarding properties that occupy a limited space but have had a major influence on the history of town planning. In such cases, the nomination should make it clear that it is the monumental group that is to be listed and that the town is mentioned only incidentally as the place where the property is located. Similarly, if a building of clearly outstanding universal value is located in severely degraded or insufficiently representative urban surroundings, it should, of course, be listed without any special reference to the town. '

Some cities such as Timbuktu, Djenné, Kano, Bobo-Dioulasso, Abomey and even Kampala and Axum are internationally recognized as historic cities. Indeed, their present structure is still strongly related to their original configuration, with installations, sites, buildings, the built environment all closely connected with original ritual practices which are still alive today¹⁶.

It is possible to conserve a city as heritage as long as it has economic, social and political value to the society in particular and to the world in general. This is why the study focuses on the capital city of

¹⁴ <http://house.jumia.com.et/addis-ababa/addis-ababa-1/location-area-961/>: Accessed on May 17 2017 at 1:43 pm

¹⁵ http://house.jumia.com.et/a-g1-with-4-en-suite-bedrooms-in-kazanchis-for-sale-61120-21.html?location_region=17&location_city=1&location_area=961&dir=desc: Accessed on May 17 2017 at 1:50 pm

¹⁶ Cultural heritage & local development: A guide for African Local Governments :Published by CRATerre-ENSAG / Convention France – UNESCO 2006 (page 16)

Ethiopia, Addis Ababa, Kirkos area, which has a population of 220,991 people and has an area of 1464.76 hectares¹⁷, and holds more than forty-five cultural and architectural heritage that have all the required values.

¹⁷ Federal Democratic Republic of Ethiopia: Addis Ababa City Administration: Ethiopia Transportation System Improvement Project (TRANSIP): Social Impact Assessment (SIA): January, 2016 (page 23)

Chapter Four

4 Case Study: [Kasanchis area]

The present day Kasanchis area, shown in figure 2, and its surroundings were allocated to Ras Mulugeta, one of the war lords in power during the reign of Emperor Menilik II. The site comprises of 20 of the 45 registered heritage located at kirkos sub city (see the list in Appendix 4). The action area covers land which includes the part of Woreda 8 which has an area of 163.86 ha, and a population of 21,484 people.¹⁸

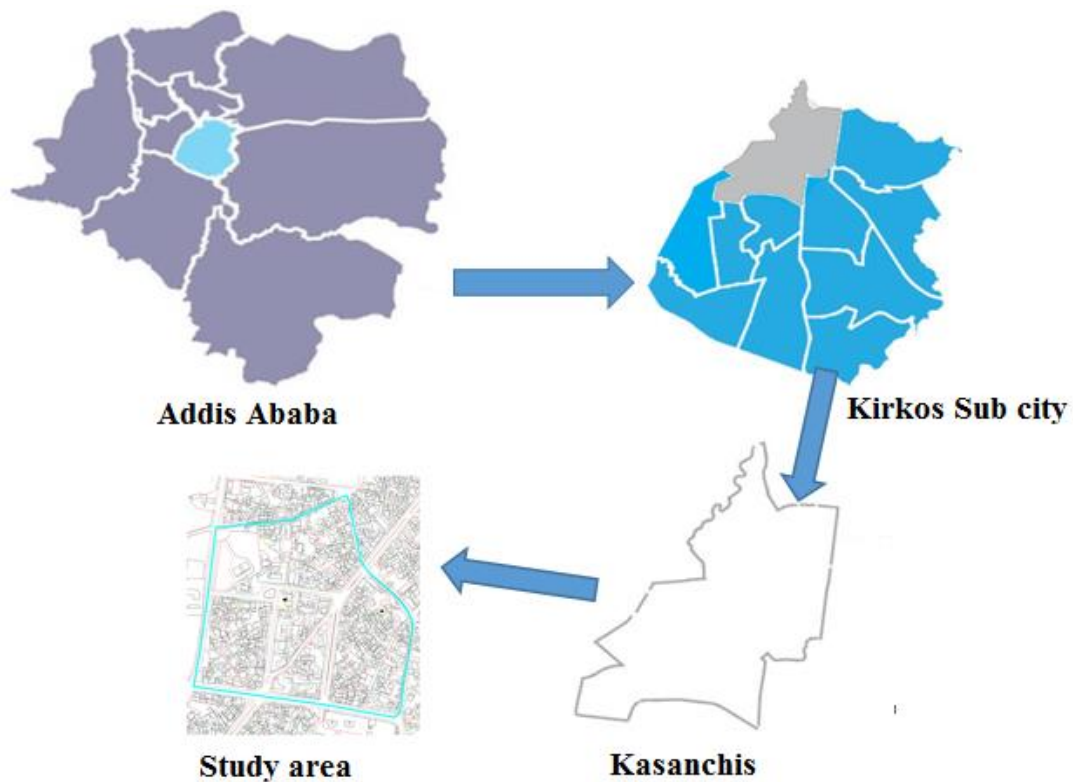


Figure 8: Action area location in Addis Ababa

¹⁸ Addis Ababa City Administration : Integrated land information center: Kirkos sub city atlas: First Edition February,2014 (page 26)



Figure 9: 1939 map of casanchis area: Cultural Heritage Promotion: An exemplary restoration of a historical building in kasanchis, Addis Abeba/ Ethiopia: by gtz:2005 (page 15)

During the Italian Occupation of Ethiopia (1936-1941), the area started to be called 'Kasanchis'. The name is a distortion of the Italian acronym 'Casa INCIS', where three housing projects were proposed by the 'Istituto Nazionale per la Casa degli Impiegati dello Stato'.

The company, which was established in 1924 in Italy, task was the construction of residential homes for state employees within Italy. In the thirties the company's work reached the other Italian colonies. Using funds provided by the Italian government, in 1936 it started construction of residences for state employees in Ethiopia. Various housing typologies were developed by the project so that it could be adapted to varying sites.

The first site which consisted of ten intermediate sized apartment was started after analyzing the local building material, their cost and transportation and after the study proved to be of accepted

standard.

This houses were facing such difficulties like lack of skilled man power and material but in the end INCIS managed to construct a substantial number of apartments in Addis Ababa. The project managed to construct more than five apartments and several villas around kasanchis.

This pilot project managed to construct one and two story structures with low cost within a short period of time which was a great accomplishment.

The areas, seen below in figure 9 and 10, was allocated as a residential area for the Italian military authorities and state employees.

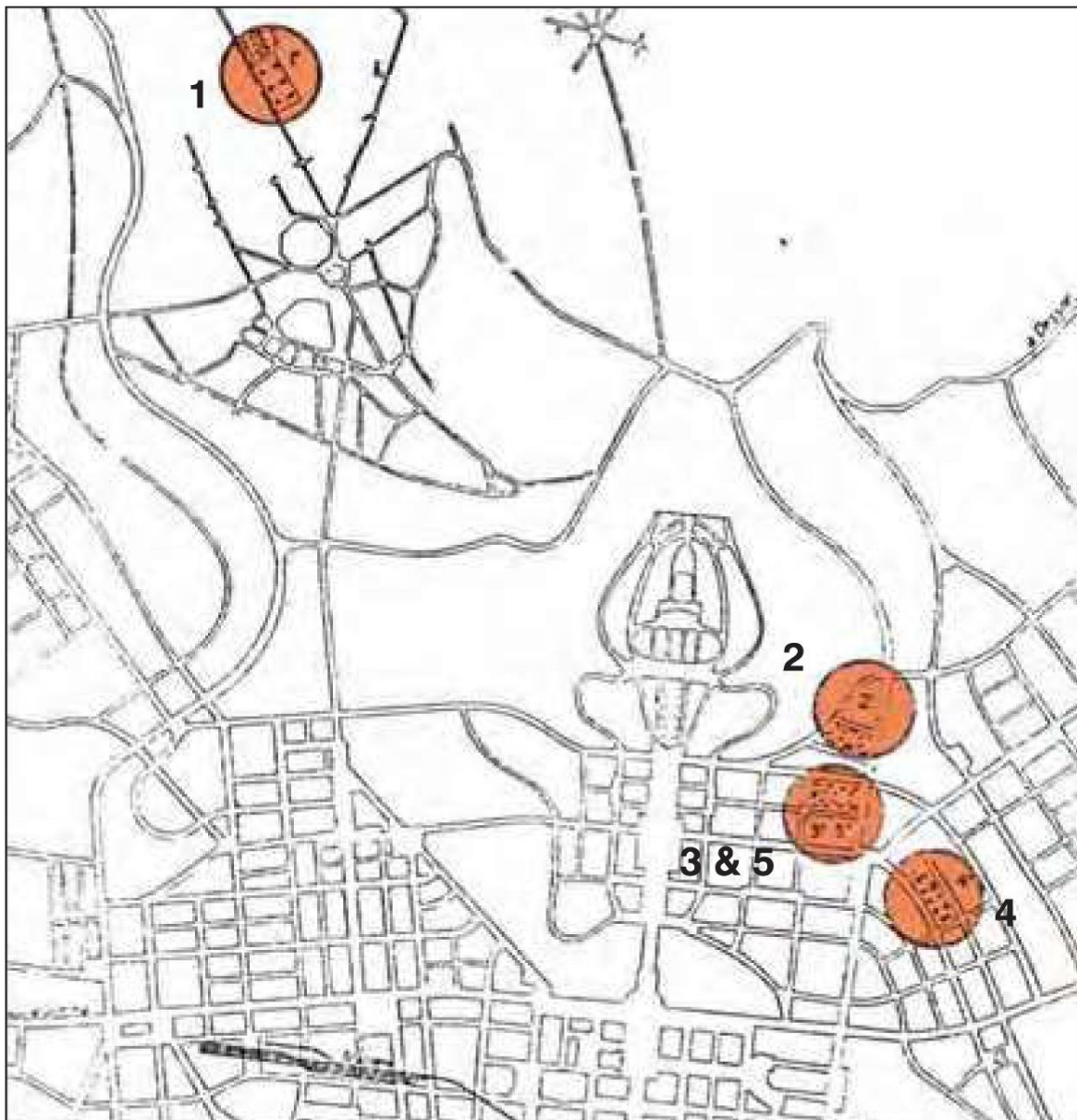
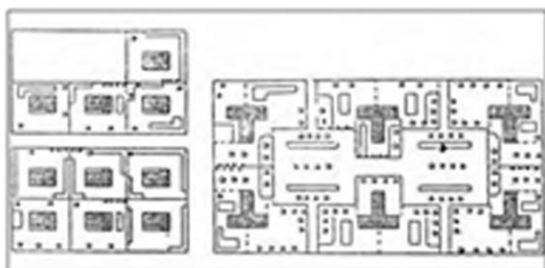
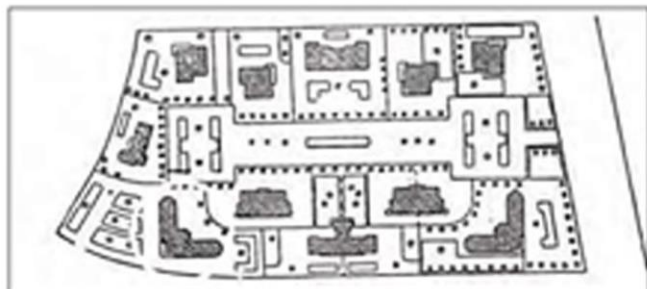


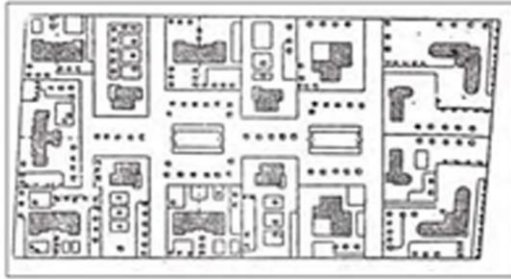
Figure 10: Sites of the INCIS projects: Cultural Heritage Promotion: An exemplary restoration of a historical building in kasanchis, Addis Abeba/ Ethiopia: by gtz:2005 (page 16)



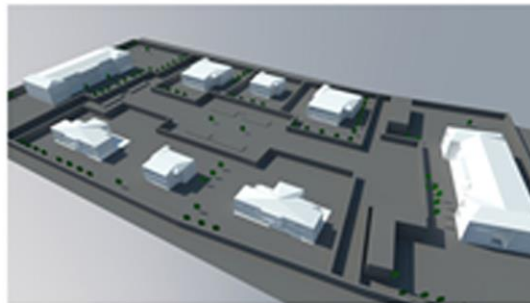
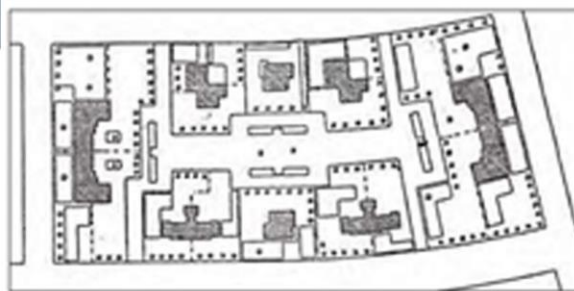
INCIS Site no. 1



INCIS Site no. 2



INCIS Site no. 3&5



INCIS Site no. 4

Figure 11: Sites of the INCIS projects: Cultural Heritage Promotion: An exemplary restoration of a historical building in kasanchis: Addis Ababa/ Ethiopia: by gtz: 2005 (page 17)

In September 1936, under the direction of engineer Armando Contini, the technical department of the INCIS was operational in Addis Ababa.¹⁹ The construction of the first building was started while the whole city was not under colony. The types of buildings constructed can be seen in the figures 11-14 below.



Figure 12: Technical department of INCIS in Addis Ababa, project for building with four apartments: Perspective: 1937: (Architecture in the Italian Colonies in Africa: Page 22)



Figure 13: Technical department of INCIS in Addis Ababa, project for house: Perspective: 1937 (Architecture in the Italian Colonies in Africa: Page 22)

¹⁹ Architecture in the Italian Colonies in Africa: (Page 20)

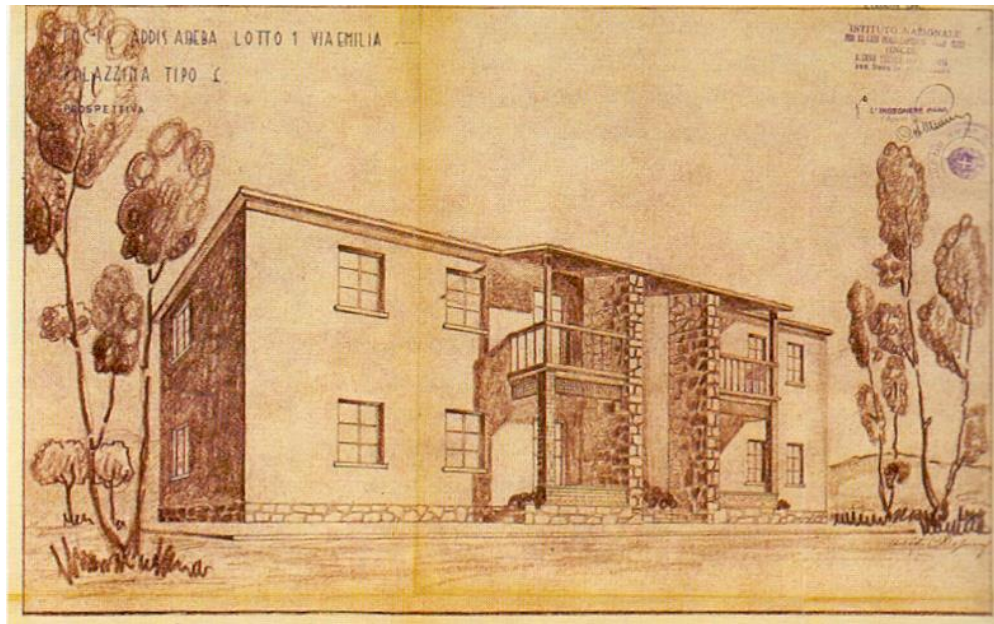


Figure 14: Pio Montesi, project for house for INCIS: Perspective: 1937 (Architecture in the Italian Colonies in Africa: Page 22)

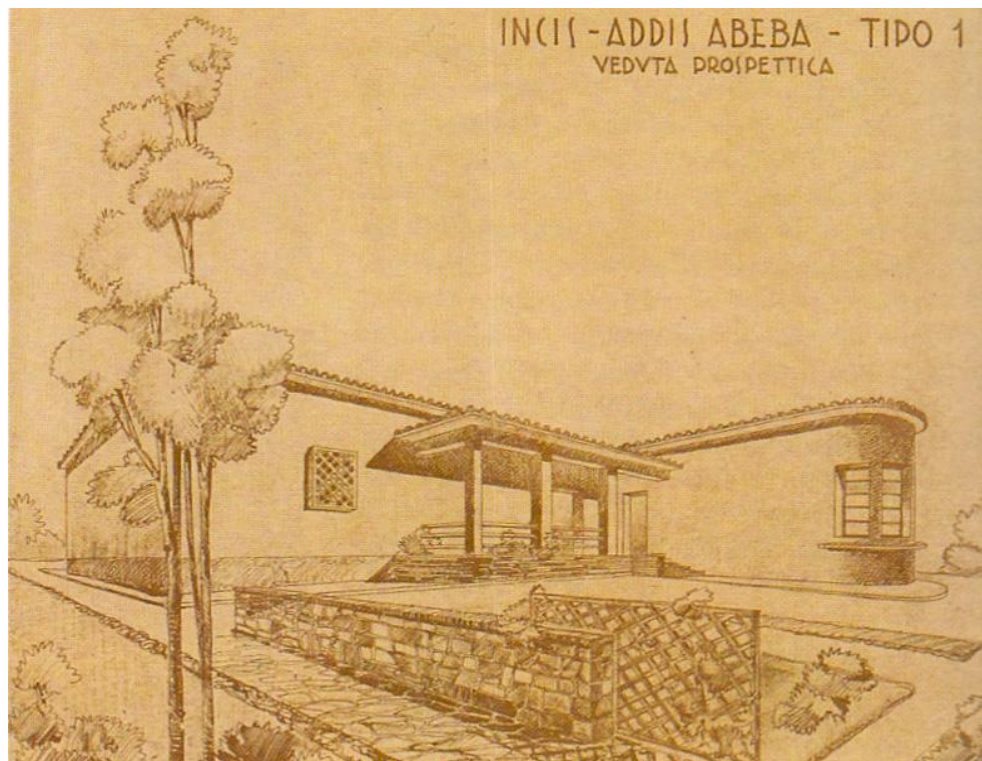


Figure 15: Technical department of INCIS in Addis Ababa, project for building with four apartments: Perspective: 1937 (Architecture in the Italian Colonies in Africa: Page 22)

After the Italian Occupation, during the reign of Emperor Hailselassie I and the following eras, the Kasanchis area served as a residential area for distinguished government employees.²⁰

This treatise aims to indicate the problems of heritage conservation in Addis Ababa and propose measures to resolve them. Kasanchis is chosen as a case study due to the historical and cultural values of the area and the impact of rapid urban development on them.

The whole achievement of the past can be portrayed through the interesting architectural buildings and the activities that have been going in and around them.

Among the most comfortable and livable part of the city is where this heritage with their large trees, gardens and enclosures are located.

Heritage conservation has been the main challenge for the built heritage since they no longer serve the original purposes for which they were built.

Addis Ababa being the diplomatic capital of Africa has a huge number of heritage sites with a lot of potential for ongoing and adaptive uses and yet very little is known about them. The intention of this research is to shed light and inspire more research to be done on this realm.

This built heritage in its original context need to be studied to understand the overall structure of the old city.

Because of insensitive demolition, urbanization, inappropriate use and inability to maintain with quality, there has been a partial or complete loss of this significant structures and their history.

4.1 Physical Findings of the Site and Detailed Description of the Historical and Architectural Value of the key sites, both built and natural, with special attention to the sites that are the focus of the study

Kirkos sub-city, located in the center of the city, has 45 registered cultural and architectural heritage according to the sub cities tourism bureau database, and the study focus area Woreda 8, has about twenty cultural and architectural heritage structures. All twenty heritage buildings were the residential houses of war lords, civil servants or other influential persons. Most of the buildings

²⁰ The city & its architectural heritage, Addis Ababa 1886-141 LA Ville& Son Patrimoine Arhitectural, Fasil Giorghis & Denis Gerard, Shama Books, 2007, (Page 160)

were built during the Italian Occupation period (1936-41), while some were built during the reigns of Menilik II's and Queen Zewditu's reign.

These buildings reflect the level of craftsmanship and skills of the era when they were constructed. It is clearly seen that the builders were able to handle the materials at hand and were sensitive enough to fit the structures into the environment. The sites of the built heritage have managed to retain much of their vegetation, gardens and old trees, many of which are still standing as an attraction as seen in figure 11.



Figure 16: 6th police station square and its vegetation: Picture taken on March 28, 2017

Most of the active social activities are found around these old buildings, like local markets, coffee houses, restaurants and many more. In contrast to this, the modern buildings have managed to push out the middle and low income people of the area.

This can be seen in 'Tito' Street where on one side the Radisson Blu, Jupiter and many more hotels stand lifeless while on the other side where the Sixth Police Station and Sunday market are, life is always active. After seeing both sides of the street, it is surprising that such different societies exist side by side. The street is basically acting like a buffer between the livable city and a concrete jungle.

The huge concrete buildings with their guards and dominant appearances are selective in the people they entertain, while the other side is to human scale both financially and physically, inviting people of different status and treating them equally.

To conserve the existing old neighborhood as it is, it is important to give more careful attention to its built heritage. As observed from on-site investigation, each and every heritage needs special attention since they vary case by case.

As a result of on-site survey and data collected from concerned offices, the study shows the heritage buildings and their current conditions in the table below:

No.	Name / Date Type/Owner	Material/ Condition	Current / Proposed use	Image
1	Fetawrari Atnaf Seged / 1928 School / Public Housing Authority	Stone (rubble and dressed), wood, glass, galvanized metal, lime mortar and plaster / Critical: Extensive damage to wood floors, staircases, windows, doors. Structural damage to foundation, walls, roof, and posts.	School / Museum	 Source: Addis Ababa City Administration Kirkos Sub-city Culture and Tourism Bureau Archive. April, 2017
2	Dejasmach Alula Bekele / during Italian occupation (1936-41). / Residence	Wood, brick, stone / Good. Unprofessional painting and maintenance to plumbing & electrical systems	Residence / Residence	 Picture taken on June, 2017
3	Dejasmach Wendyerad / during Italian	Wood , Brick, Stone &	Residence / Residence	

	occupation (1936-41) Residence / Public Housing Authority	parquet flooring / Good Maintenance done by non-professional		
4	Dejasmach Tase Ashebir / (1923) / Residence & Trade (Chane restaurant) / Legal inheritors	Wood Stone & mud / Critical: Walls are damaged, The roof is damaged, differential settlement is seen, Foundation is seriously damaged	Residence / Traditional skill training school	 Picture taken on June, 2017
5	Lij Araya Silassie Abebe / during Italian occupation (1936-41) / Government Housing Agency medium clinic / Public Housing Authority	Wood , Brick & Stone / Good	Clinic / Clinic	 Picture taken on June, 2017
6	Moges Zeleke Residence / during Italian	Wood , Brick & Stone / Critical	Business & Hotel / Mixed use	

	occupation (1936-41) / Business & Hotel / Government			 Picture taken on June, 2017
7	Abebe Reta Residence / During the reign of King Haile Selassie / Agriculture mechanization services company / Government	Selected Wood , cement, & curved Stone / Good	Office / Residence	 Picture taken on June, 2017
8	Agriculture mechanization services company / during Italian occupation (1936-41) / Office & Residence / Public Housing Authority	Selected Stone , Brick ,wood & parquet flooring / Critical: Only painting done as a maintenance	Residence / Residence	 Picture taken on June, 2017

9	Historic Residence / during Italian occupation (1936-41) / Residence / Public Housing Authority	Wood, Selected curved Stone, Glass & Brick / Critical: Maintenance done on painting and rendering by non-professional	Residence /	 Picture taken on June, 2017
10	Abay Yihdego Residence / During the reign of king Menelik II / Residence / Half government Half Inheritors	Wood , Brick & Stone / Critical: Maintenance done by non-professional & not like for like replacement	Residence / Mixed use	 Picture taken on June, 2017
11	Agriculture bureau of the city / during Italian occupation (1936-41) / Agriculture bureau of the city / Addis Ababa city trade bureau	Wood, curved Stone & Brick / Critical: Top floor sagging on one side & damaged windows.	Office / Office	 Picture taken on June, 2017

12	Addis Ababa city civil service main board / during Italian occupation (1936-41) / Addis Ababa city civil service main board / Public Housing Authority	Wood , Brick , Stone & train track metal / Good: Painting, gutter & window maintenance	Office / Office	 Picture taken on June, 2017
13	Agriculture bureau of the city 2 / during Italian occupation (1936-41) / Agriculture bureau of the city 2 / Public Housing Authority	Wood, Stone, Glass & Brick / Good: No maintenance has been done	Office / Office	 Picture taken on June, 2017
14	Three Historical Residences/ approximately (1936-41) / Kirkos Sub- city Ethiopian	Stone, wood & Brick / Good: No maintenance has been done	Office / Community Center	 Picture taken on June, 2017

	People Revolutionary Democratic Front speaker of the people Office			
15	Ethiopia Electric Power Corporation / approximately (1936) / Ethiopia Electric Power Corporation / Public Housing Authority	Brick, Wood & stone / Good	Office / Office	 Picture taken on June, 2017
16	Ras Emiru Haileselassie / during Italian occupation (1936-41) / Residence / Public Housing Authority	Curved stone, Brick & Parquet flooring / Good: Maintenance done by non- professional	Residence / Office	 Picture taken on June, 2017
17	Federal Police station / during Italian occupation (1936-41) /	Wood, Stone & Brick / Critical: Painting and roof maintained by non- professional	Office / Mixed use	 Picture taken on June, 2017

	Federal police station / Public Housing Authority			
18	Girazmach Sahile Mariam / by Girazmach Sahile Mariam during the Reign of Queen Zewditu 1921) Residence & Business area /Legal Inheritors	Wood, Stone & Mud / Critical: At risk and maintained by non-professionals	Residence / Business center	 Source: Addis Ababa City Administration Kirkos Sub-city Culture and Tourism Bureau Archive. April,2017
19	Leoul Asrat Kassa / during Italian occupation (1936-41) / Government Houses Branch 4 Office / Public Housing Authority	Parquet flooring, Wood, Stone and Marble / Good: Maintenance done on painting & Roofing	Office / Office	 Picture taken on June, 2017
20	Sixth Police Station / during Italian occupation (1936-41) / Police Station / Government	Brick, Wood, Parquet flooring and Stone / Good: partition change has ruined the aesthetic of the building	Police station / Business center	 Picture taken on June, 2017

Table 1: Condition and use of built heritage in Kasanchis, Addis Ababa in 2017

The findings from on-site survey about the use of a select group of heritage buildings in Kasanchis is shown in the following table:

Type of use	Number
Government Facilities 7 offices 2 Police stations	9
Residential	5
Mixed use: 2 - residential & commercial 1 - residential & office 1 - Business center & commercial	4
School/Clinic 1 - School 1 - Clinic	2

Table 2 : Current use of Selected Heritage Buildings in Kasanchis in 2017

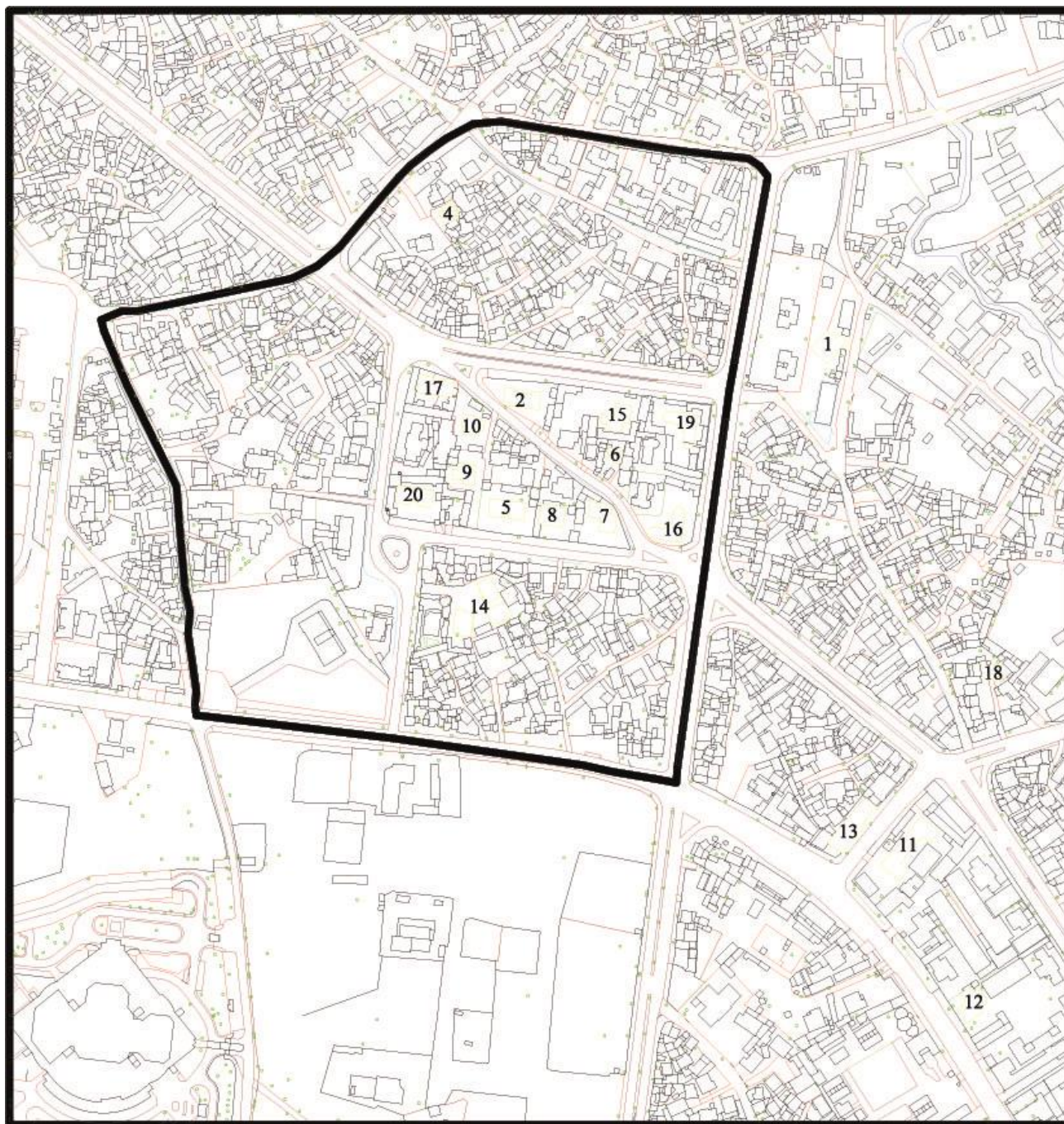


Figure 17: Location of the heritage on site, 2017

Even if there are more than twenty heritage in woreda 8 of the sub-city, the 2014 atlas shows that there are only thirteen of them in the area. This calls for an inter authority information transfer so that the heritage can be properly recorded. The missing heritage buildings are no.3, 8, 9, 11, 12, 13, 14,15and 17 from TABLE 1.

4.2 Analysis of study area

Transformation of the area

Section I



Figure 18: Sofra-top map of the area (1973)



Figure 19: Line map of the area (2005)

The area is more densified compared to the 1973 map. The road network is improved but the buildings have lost their sense of private compound.

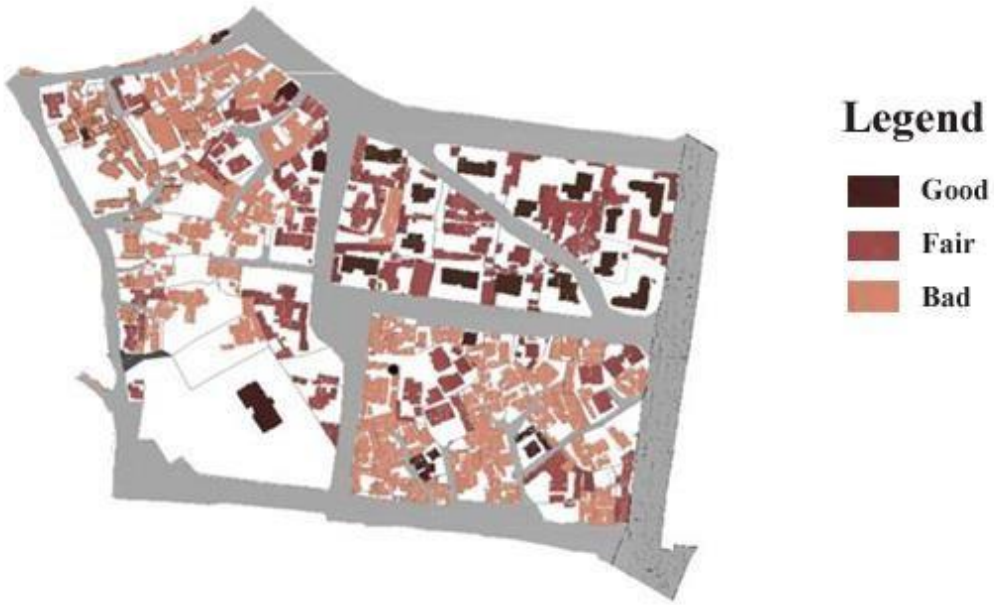


Figure 20: Housing Condition: (Source: Addis Ababa City Government Land development and management bureau: Casainchis II renewal LDP)

Most of the buildings around the sites are in a bad condition and are constructed from wood, Brick. Stone and mud.

Section II



Figure 21 : Building Morphology (Source: Addis Ababa City Government Land development and management bureau: Casainchis II renewal LDP)

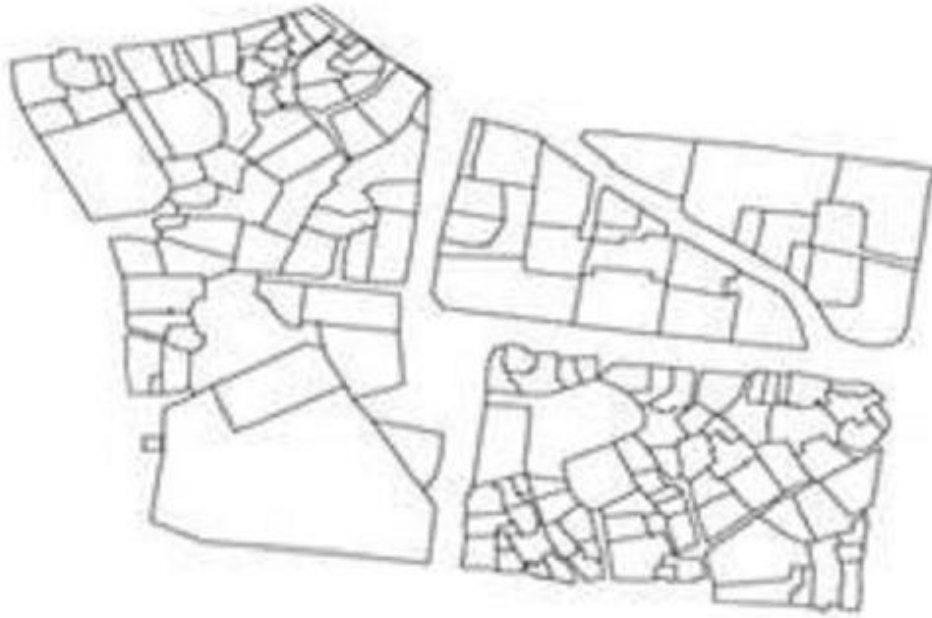


Figure 22: Plot Morphology: (Source: Addis Ababa City Government Land development and management bureau: Casainchis II renewal LDP)



Figure 23: Street Material (Source: Addis Ababa City Government Land development and management bureau: Casainchis II renewal LDP)

4.3 SWOT Analysis

The following table, based on SWOT analysis, presents a summary of the results of the physical observation, stakeholder interviews and document review.

Category	Strengths	Weaknesses	Opportunities	Threats
Public Policy on Land Use		Inter-office information gap between different government offices. Lack of policies and procedures		The rapid pace of urban redevelopment. Scarcity of land
Ownership	Most of the heritage is registered. Database with necessary information has been prepared.	Not all of the heritage buildings, structures and site are registered.	Most of them owned by government organization, which makes it easy to protect and conserve the heritage than those privately owned	Ownership issue i.e. double ownership of a single heritage
Restoration/ Maintenance	Aesthetic appeal and architectural value Possible reuse for different functions	The maintenance has not been done to the required level. Lack of professionals and organizations	Investment and creation of employment and income-generating opportunity through revival	When maintained, most of the heritage maintained by non-professionals. Lack of budget

		specialized on heritage conservation	and training in traditional craft skills.	Scarcity of materials used at the time of construction
Public Impact	Creation of job opportunities. Revival of local pride improvement of public awareness towards heritage conservation.	The local people has less attachment to built heritage. Promotional work has not been done. Lack of access to some important heritage because of current use	Central city location. Nearby 4- and 5- star hotels attract both internal and external tourists.	Infrastructure is not available at the site. The new development is not inviting to the low and middle income.

Table 3: SWOT analysis of the study area

4.4 Contribution of the Heritage Sites to the Socio- economic Aspects of the Area

To achieve sustainable development, populations have much to gain from adaptively reusing heritage buildings. This avoids demolition and together with environmental benefits. Environmental benefits, together with energy savings and the social advantage of recycling a valued heritage place make adaptive reuse of historic buildings an essential component of sustainable development.

4.4.1 Social

Keeping and reusing historic buildings has long-term benefits for the communities that value them. When done well, adaptive reuse can restore and maintain the heritage significance of a building and help to ensure its survival. Rather than falling into disrepair through neglect or being rendered unrecognizable, heritage buildings that are sympathetically recycled can continue to be used and appreciated.

Increasingly, communities, governments and developers are seeking ways to reduce the environmental, social and economic costs of continued urban development and expansion.

In the context of local government planning, heritage has merged with more general environmental and quality-of-life concerns in recent years.

Communities increasingly recognize that future generations will benefit from the protection of certain places and areas, including heritage places.

Our lifestyle is enhanced not just from the retention of heritage buildings, but from their adaptation into accessible and useable places.

The reuse of heritage buildings in established residential areas can provide the community with new housing and commercial property opportunities.

In the study region, for example, a number of large sites containing heritage buildings are have been redeveloped into different uses. Location, access and public transport availability will always attract developers, and the size of the sites, and variety of buildings available for reuse mean that a good mix of dwelling and office types can be offered, with broad appeal to buyers as a result.

Town planners and councils that recognize and promote the benefits of adaptive reuse of heritage buildings, then, will be contributing to the livability and sustainability of their communities.²¹

4.4.2 Economic

There are several financial savings and returns to be made from adaptive reuse of historic buildings. Embodied energy savings from not demolishing a building will only increase with the predicted rise of energy costs in the future.

²¹ Adaptive Reuse: Preserving our past, building our future: Australian Government Department of the Environment and Heritage: The royal Australian Institute of Architecture: Printed by Pirion:2004 pages (4–5)

While there is no definitive research on the market appeal of reused heritage buildings, they have been popular because of their originality and historic authenticity.

A study for the New South Wales Heritage Council that included four adaptive reuse or redevelopment sites revealed that “the combination of financial incentives and the commercially oriented nature of the adaptive re-use schemes outweighed any extra heritage related costs and project risks”. The study also concluded that “these sympathetic adaptive re-use schemes have created commercially viable investment assets for the owners”.²²

4.4.3 Environmental

Adaptive reuse of buildings has a major role to play in the sustainable development. When adaptive reuse involves historic buildings, environmental benefits are more significant, as these buildings offer so much to the landscape, identity and amenity of the communities they belong to.

One of the main environmental benefits of reusing buildings is the retention of the original building’s “embodied energy”. Embodied energy can be defined as the energy consumed by all of the processes associated with the production of a building, from the acquisition of natural resources to product delivery, including mining, manufacturing of materials and equipment, transport and administrative functions. By reusing buildings, their embodied energy is retained, making the project much more environmentally sustainable than entirely new construction.

New buildings have much higher embodied energy costs than buildings that are adaptively reused. In 2001, new building accounted for about 40 percent of annual energy and raw materials consumption, 25 per cent of wood harvest, 16 per cent of fresh water supplies, 44 per cent of landfill, 45per cent of carbon dioxide production and up to half of the total greenhouse emissions from industrialized countries.

The Australian Greenhouse Office notes that the reuse of building materials usually involves a saving of approximately 95 per cent of embodied energy that would otherwise be wasted. In this context the reuse of heritage buildings makes good sense.

²² Heritage NSW Newsletter, Does Heritage Make Good Economic Sense? NSW Heritage Office, Autumn 2002, pages (6–7)

4.4.4 Promoting Innovation

The adaptation of heritage buildings presents a genuine challenge to architects and designers to find innovative solutions. As development pressures increase in our cities, more heritage buildings are being reused, producing some excellent examples of creative designs that retain heritage significance.

4.5 Identification of Stake holders and Discussion of Past and Present Public and Private Initiatives Related to the Heritage Area

The stake holders, drawn from three broad areas, defined by the World Heritage Strategy for Capacity Building are:

- A. Practitioners (including individuals and groups who directly intervene in the conservation and management of heritage properties).
- B. Institutions (including State Party heritage organizations at both federal and national levels, NGOs, the World Heritage Committee, Advisory Bodies and others institutions which have a responsibility for enabling improved management and conservation).
- C. Communities and networks (including local communities owning or living on or near properties as well as larger networks with an interest in improving the management of cultural heritage)²³

Key stakeholders of Kasanchis area include:

4.5.1 Government authorities

While the involvement of the national government remains fundamental (national governments are usually responsible for the promulgation of heritage policies), the articulation between heritage and the development of urban and territorial projects it still carried out at a local level

The national government lays down the national heritage policies, the strategies for implementation, the legal and institutional frameworks and heritage conservation regulations. The

²³ Managing Cultural World Heritage: World Heritage Resource Manual: Published by UNESCO:November:2013 (Page 8)

local governments establish local development plans for the conservation of heritage at a local level; they develop management tools, set up and manage the local conservation and valorization projects, and work with the local populations.

A shared vision of the way heritage conservation policies should be implemented, and the compatibility of the complementary roles played by the national and local governments are determining factors of success. The extent of the responsibilities given to the local governments in these areas varies greatly from one country to another, and depends on the culture and administrative history of the country in question.

Addis Ababa City Government Culture and Tourism Bureau (see Appendix 5)

Its duties and responsibilities range from, looking after Addis Ababa heritage, preparing database, transferring them to a third party and promoting. While maintenance and up keep is done with the help of other government authorities like ARCCH.

Addis Ababa city Administration Kirkos Sub-city Culture and Tourism Bureau (see Appendix 6)

Basically the responsibility of this office is nominating the heritage for registration and informing the concerned authorities when registered heritage are in bad condition.

4.5.2 Owners and Investors

Both owners of the heritage and investors have an obligation to protect the heritage and reuse it as it is and transfer the historic value of the heritage side by side using its economic value.

They need to be careful regarding the use of open fire since the buildings are made from flammable material, if there is a need to change the use there should be a consideration of loading, up keeping, and maintenance and repair should be done by professional and every work needs permission from concerned authority.

4.5.3 Local people in the site

The local people are both the beneficiary and victim of the rapid urban redevelopment and has a huge influence on the protecting and conserving of the heritage. From the survey the study found out that the local people like the neighborhood as it is and proposed that it should be easily affordable by every member of the community. Some community members suggested that awareness training should be given to the decision makers.

4.5.4 Research Institutions and Universities,

The implementation of projects requires the intervention of skilled professionals. Most local governments do not have qualified, in-house professionals in the field of heritage. Local governments should invest in the recruitment of competent professionals (urban planners, architects, municipal engineers, cultural and heritage project managers, heritage conservators) or request their help by means of invitations to tender. It is equally important to integrate, in the trainings offered to the local authorities, the skills needed to function as a professional in the fields of heritage and culture.

4.5.5 Public, people not directly related to the acquisition, but have influence, positively or negatively and society

Those influential people can help to promote and protect the heritage locally and internationally. Those people may include musicians, athletes or political leaders who has strong influence on the community.

Chapter Five

5. Findings, Recommendation and Urban Conservation Design Proposal

5.1 Finding

The goal of this thesis is to consider how heritage conservation practices contribute to the development of sustainable and livable neighborhoods in historical urban areas like the Kasanchis area of Addis Ababa, Ethiopia. The following is a summary of the discoveries made as a result of the study.

- The buildings are owned by the government or legal inheritors. In some cases half government half privately owned. Buildings are used for different activities like offices, businesses and residences. Private historic buildings are inherited from family.
- Dual ownership and non-professional maintenance has resulted in the dilapidation of some heritage.
- Not all historically and architecturally significant buildings are registered in the city heritage database
- Assigning of duty to different authorities not clearly sought out
- Lack of proper documentation of built heritage
- Most maintenance done by non-professionals and not to the recommended standard. Painting seen as the ultimate repair.
- Advertising and promotional work has not been done as much as expected.
- Lack of permission to access some heritage because of the current use.

With regard to the first research question, the findings indicates that little work has been done to protect and conserve the heritage, less upkeep and maintenance has been done and the concerned authority has not been able to do timely supervision and maintenance.

As per for research question two, Currently nominating the heritage for registration and informing the concerned authorities when registered heritage are in bad condition is the only responsibility of the office.

For research question three, some of the interviewees are not aware of heritage conservation, a great number of the people living in the buildings don't know they need specialization for maintenance, and those that have information about heritage are not passing the information.

Some celebrities like international model Lia Kebede have managed to secure the building of Dejazmach Ayalew Birru in Kirkos subcity and have maintained it to the required standard. This is a good role model that should be applied elsewhere.

For research question four, heritage buildings situated on the central part of the city are being demolished for new construction so the development should go in line with the heritage conservation.

This treatise tries to come up with some concluding remarks on how heritage conservation practices contribute to the development of sustainable and livable neighborhoods in heritage cities.

In regard to the specific objective of the study, which was to investigate the history behind the neighborhood and the attachment of its inhabitants to its historical urban fabric, the study shows that the residents are much more related to the life that goes around the neighborhood than the actual built structure.

Regarding the following objective of the study, which was evaluating the changes that past urban renewal projects brought on the neighborhood and considering the impact of redevelopment plans currently being implemented, the study discovered that heritage demolished for redevelopment resulting in the loss of significant building and all the history linked with it which in turn resulted in community losing attachment to the heritage.

For the third and final objective which is addressing the potential of heritage conservation as an important revitalization tool that, the study found that the new development does not accommodate every faction of the society.

The interview result from Kirkos sub-city culture and tourism shows that because of lack of policies for heritage conservation and proclamation giving authority to the office, the bureau is not doing as much as it should, less follow-up of the buildings be it registered or not resulted in the loss of heritages, they also stated that there is an information gap between the different authorities like ARCCH and Addis Ababa Culture and Tourism Bureau which is making their job difficult also the needed professional is not available for each task.

The interview with Addis Ababa Culture and Tourism Bureau shows that, as a result of financial constraints they could not maintain all the buildings, for this reason they prioritize, after this step the floating of the bid is what is done by the bureau, this is done together with ARCCH, they said

that heritage maintaining contractors are very small which leads to having less options. For this reason more work needs to be done regarding training of professionals in traditional construction techniques.

This treatise interprets the five E's of UNESCO specifically for the study area as follows:

As per ethical values, the first 'E', equal value is given for every member of the community, ranging from outdoor coffee shop owner to big business owners. Basically the neighborhood is busy providing for the lifestyle of each member. As per evolutionary globalization, the second 'E', it might be said that 'colonialism' was an early form of globalization that created the neighborhood when Italy occupied Ethiopia. Now the third 'E', economic globalization is the main threat to the area changing the old livable areas with a massive introduction of high-rise structures. While the effects of climate change can clearly be seen on the heritage and the city at large, the fourth 'E', environmental globalization, has had little impact in terms of solution. Historic structures made mostly from mud and wood, are deteriorating because of water damage, inappropriate maintenance practices and mismanagement as well as disappearing due to demolition for new construction. So proper attention should be given to climate change and its impact on built heritage. As for the fifth 'E', tourism work has not been done to the level required. If promotion and presentation is done properly, the site sitting close to hotels accommodating tourists will create numerous job opportunities and the life of the people will be improved. The hotels and the different facilities will also have many tourists that will use their services.

Regarding the transfer of information, much work needs to be done since that is one of the major areas requiring improvement. Electronic and other media can be used to transfer the right information to the right people. This will help in bringing tourists and, in turn changing the lives of many in the community by creating employment opportunities.

Various levels of intervention has been interpreted for the study area as follows:

Non-intervention in the case of Kasanchis, this could be applied to areas with historic landscapes, vegetation, trees and the like.

For the study area, the maintenance of heritage has been difficult because of financial and professional constraints and much work needs to be done for the maintenance and proper upkeep of this significant heritage.

Temporary stabilization work has been done on different buildings. Notably the Fetawrari Atnaf Seged Residence, Seen in figure 2, which is currently serving as a school, has a major

structural problem and stabilization has been done using wood supports. Proper intervention needs to be done if it should stand the test of time and passed to future generations.

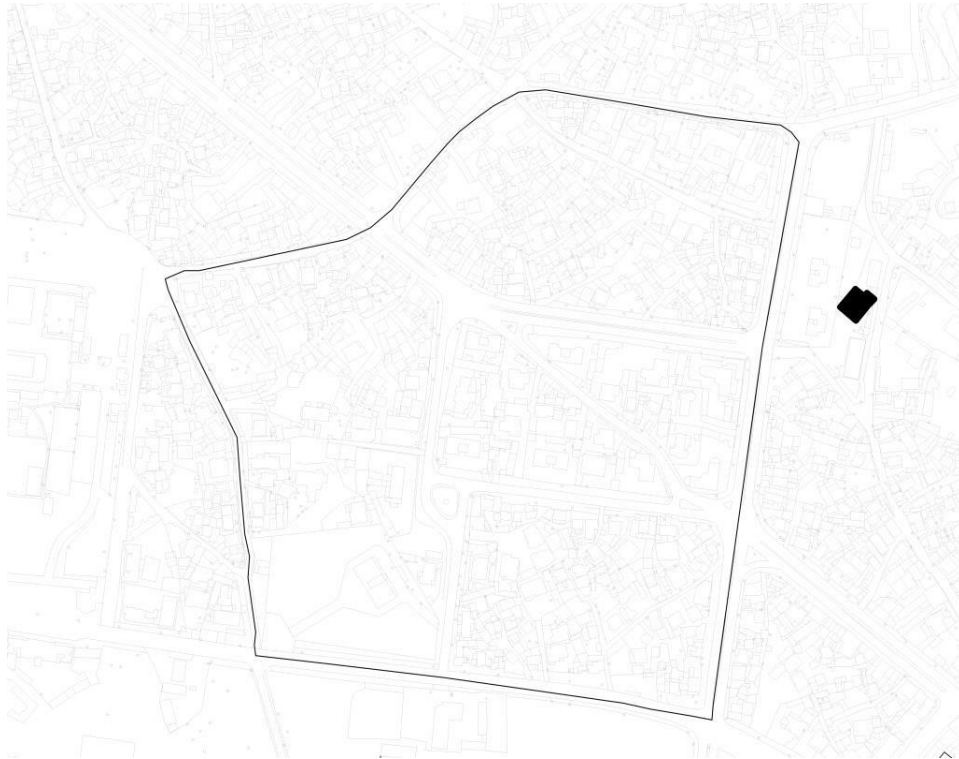


Figure 24: Fetwrari Atnaf Seged Residence

Repair of the heritage within the study area has faced such problems like replacement of parts with a dissimilar material, changing the partition layout of the building affecting the original design and beauty. This problems arises because most of the maintenance is done by a non-professionals. Training in traditional craftsmanship, and proper follow-up on the repair by the concerned authority will result in the correct repair of heritage.

For proper restoration of heritage in this historic area, accurate documentation and allocation of resources should be done. In the case of Addis Ababa, the municipality office is responsible for the maintenance of the heritage, if people of different walks are motivated to participate in the up keep and maintenance of these important buildings, the final result will be a livable city with a mix of old and new beautiful architecture.

The Canadian Approach has been applied to the study area as follows:

From this approach, the economic value of heritage buildings over other structures can be learned. In the study case, if investors are motivated to invest and recognize the business value of built

heritage, heritage structures will be better preserved and serve the community through the various new uses given to them.

Another lesson learned from this approach is job creation. Since heritage conservation is done with local skills and materials, the money stays within the community and this leads to an improved economic opportunity and stability for the community. More work needs to be done in training the community in craftsmanship and local construction methods to save money and for improving the life of the community.

What the government can learn from this approach is to facilitate financial aid for people wanting to own this type of building since the maintenance cost is one of the issues that often pushes investors to abandon properties.

There are heritage buildings that have stood the test of time and are in better condition than buildings built recently. This is due to the fact that they were built with good knowledge and excellent material. So this generation can learn from the building technique, the siting of the building, for example, how they fit into the landscape naturally and how aesthetically pleasing old buildings are.

5.2 Recommendation

Preserving heritage is for a community to work towards the recovery of a collective memory and identity, and through this collective effort, create social cohesion. Protecting heritage is also encouraged for the benefit of the greater good and public, so everyone in the future can experience our historic resources.

The historic configuration of Addis Ababa, together with the exceptional built heritage associated with it and the community's intangible heritage, contributes to the city's unique feeling and makes it livable.

Preservation is not about preventing change or squeezing out creative and new exciting architecture and development. Preservation allows us to retain the best of shared heritage to preserve sites of unique quality and beauty, revitalize neighborhoods, spur economic revitalization and quite simply create better communities.

The following are the general recommendation for the study area:

- Regarding the Policy

- Preparation of policies and procedures that facilitates heritage conservation
- Preparation of policies and procedures to the stakeholder's responsibilities and fill the information gap between different government organs.
- Regarding the Economy
 - Economic advantage of heritage conservation should be explained to potential investors and potential investors and professionals involved in the conservation sector.
 - Facilitating income generation from the heritage be it from international or local tourists as it is the motto of The 2017 International Day for Monuments which is "Cultural Heritage & Sustainable Tourism", chosen in relation to the United Nations International Year of Sustainable Tourism for Development and in the context of the 2030 Agenda for Sustainable Development and the Sustainable Development Goals." (UNESCO 2017)
- Regarding Heritage Conservation
 - Facilitating community participation in the process of heritage registration, protection and conservation
 - It is proposed that the Eritrean guide could be adapted to the study area so that the heritage could be better protected from demolishing by alerting the upgrading authorities so that their value would be recognized accordingly.
 - Both private and governmental institutions should participate in the site presentation work
 - Creating awareness about heritage conservation and current situation of the urban heritage
 - Training in traditional building techniques from Uganda could be a great tool in Ethiopia sine lack of tradition construction knowledge is leading to inability of maintaining the heritage on time. Since the traditional method is not practiced that much, expensive experts are brought from Italy, France and other countries that costs a lot of money. This can be avoided by giving such training in partnership with technical training schools. The revitalization of the construction

techniques using local materials will give rise to job creation and reduced cost of engaging foreign experts.

- Regarding Redevelopment
 - New construction must be paused and in-depth assessment of the city and its heritage should be done
 - Incorporating Heritage conservation to the development plan of Kasanchis

5.3 Urban Conservation Design Proposal

Urban Conservation is the process of retaining the identity of a place and its past values while dealing with the management and balancing of economic development and urban quality (Tanja Leoritic, 2011. Evaluation of historic urban Areas by using 3D GIS Technologies- case study of old city of Turkey).

It is a multi-disciplinary activity which discusses broad urban issues in keeping identity and character of historic quarter by preserving the values of urban heritage. To accomplish this, heritage sites need to be respected and magnified since majority of the urban heritage sites are under the influence of rapid urban renewal, the city needs to include conservation to its future plans. Not only the built heritage but also places of communal interest should be improved. For this reason proposal for the market place and the square have been put forth.

5.3.1 General Design Standards

General: New buildings should be compatible with the size, scale, color, material and character of the district, sub-area or block.

New buildings may be designed in a variety of architectural styles including styles that are intentional restorations, inventions within an historic style, or abstract reference to styles present in the district, so long as the design reflects the sense of place of the specific district and creates a continuity of character.

- **Height:** New buildings should generally be consistent with the existing height of buildings in the district, sub-area and/or immediate block. Absolute alignment with the rooflines or cornice lines of adjacent buildings is not essential, but buildings should not exceed the height of their neighbors by a significant amount.

- **Massing:** Mid-rise and high-rise buildings should relate the massing of the building to the heights and character of the immediate area. The base or podium of the building should relate to the scale of other buildings in the area, and the design of towers should include elements that reduce the overall scale and impact of the size of the building.

- **Street wall:** New buildings should maintain the relationship to the street or property line characteristic of the district or block
- **Continuity of wall surface:** New buildings should maintain the continuity of the wall surface of the block.
- **Rhythm / Pedestrian experience:** New buildings should incorporate architectural elements that divide the facade into intervals that maintain a pedestrian friendly scale. Windows and doors should be placed in a manner that is harmonious with the established rhythm of the district or block.
- **Materials and details:** New buildings should use materials similar to those in the district or on the block, including similar color. Materials should be used in a manner that creates details, incorporates textures or small-scale elements that give buildings a three-dimensional character and a “human scale” especially at the ground level.

5.3.2 Design Proposal

It is proposed that all of the heritage buildings identified in figure 16 that display exceptional qualities change their uses so that they enhance the neighborhood by making it more livable; for example, changing the building that currently houses the police station to a business/community center would make it interact more with the square and the area while reviving the blocks east and south with the addition of tourist attracting features like traditional restaurants, souvenir shops would further enhance its quality. This will in turn reduce the environmental, social and economic costs of continued urban development and expansion. The life of the surrounding community and the city as a whole will be enhanced not just from the retention of this irreplaceable built heritage, but also from their adaptation into accessible and useable places – this is not the case now.

Market Street

The street Market is seen as an attractive open space that embraces residents and visitors as they move through the neighborhood bringing diversity. The basic concept of the design is to establish a design that is community driven and that strengthens the rich heritage of the quarter. Sidewalks and cross roads will be improved so that circulation and accessibility is made easy. Scale of the buildings together with mix of uses will provide the area a feeling of active neighborhood. The Market will become a place for community and culture, a place of program,

social interaction, culture, and many more. This area should be registered for the value and diversity it adds to the neighborhood.



Figure 25: Market Location on Site

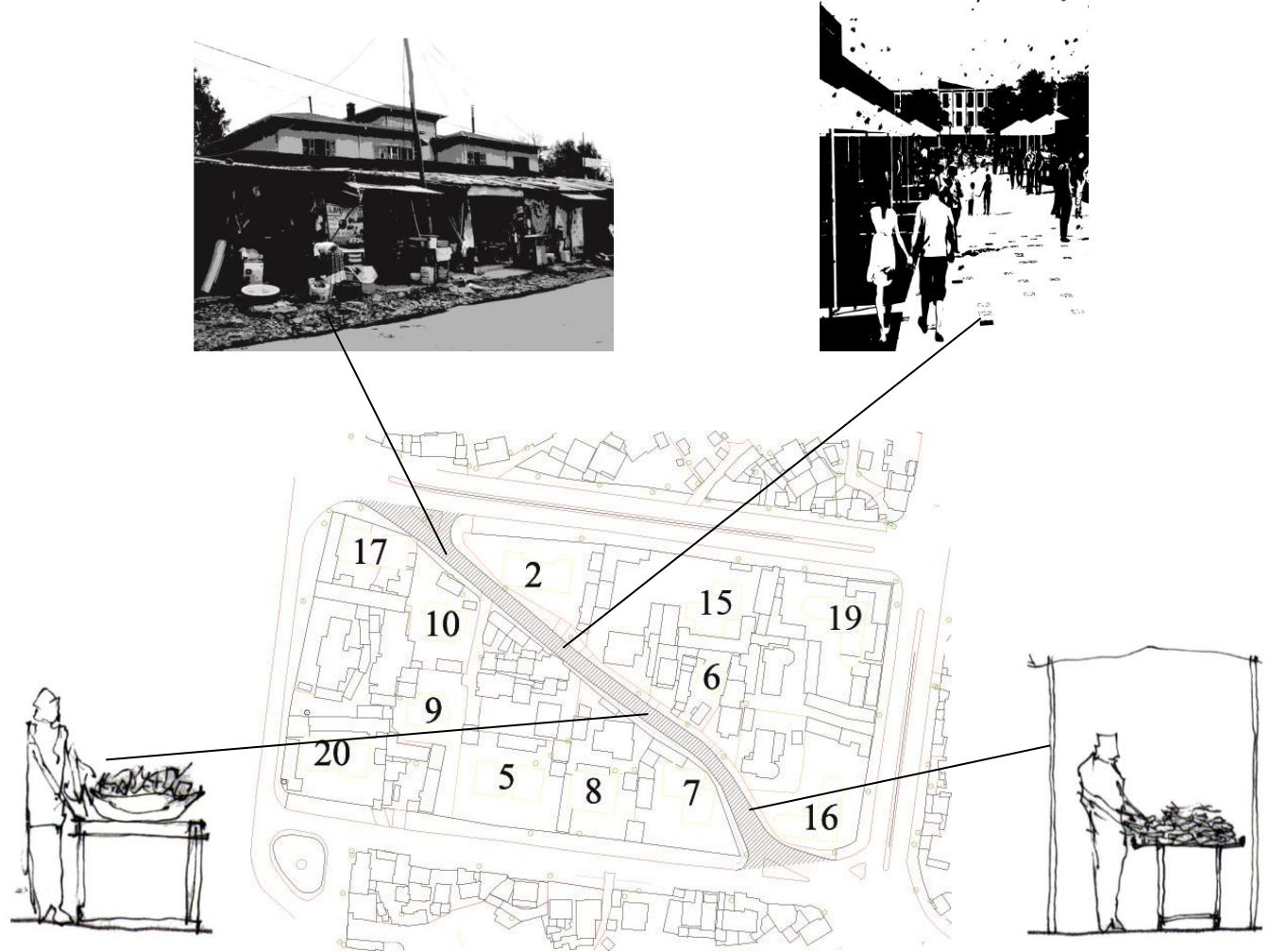


Figure 26: Market Design Proposal

Square Proposal

The square will act as a decoration and identifying feature of the study area. It will be a place where the community meets and socializes. A sense of place will be attached to this area and intern a symbolic meaning will be generated from this square to the whole neighborhood.

To make the square vital and attractive such features like café, fountain, and seating are proposed. And introduction of walkways around the square makes it possible to look at greater details of both the greenery, built heritage and the communal life.

Landscapes of the Square will take a look to the public's past, while there is an appearance of a future vision set within this important urban space. This will create a place that feels like a true public realm.

The square which is currently acting as a parking spot for damaged cars will be transformed to being an important center of attraction for the community and will be nominated for registration because of its significance to the area.

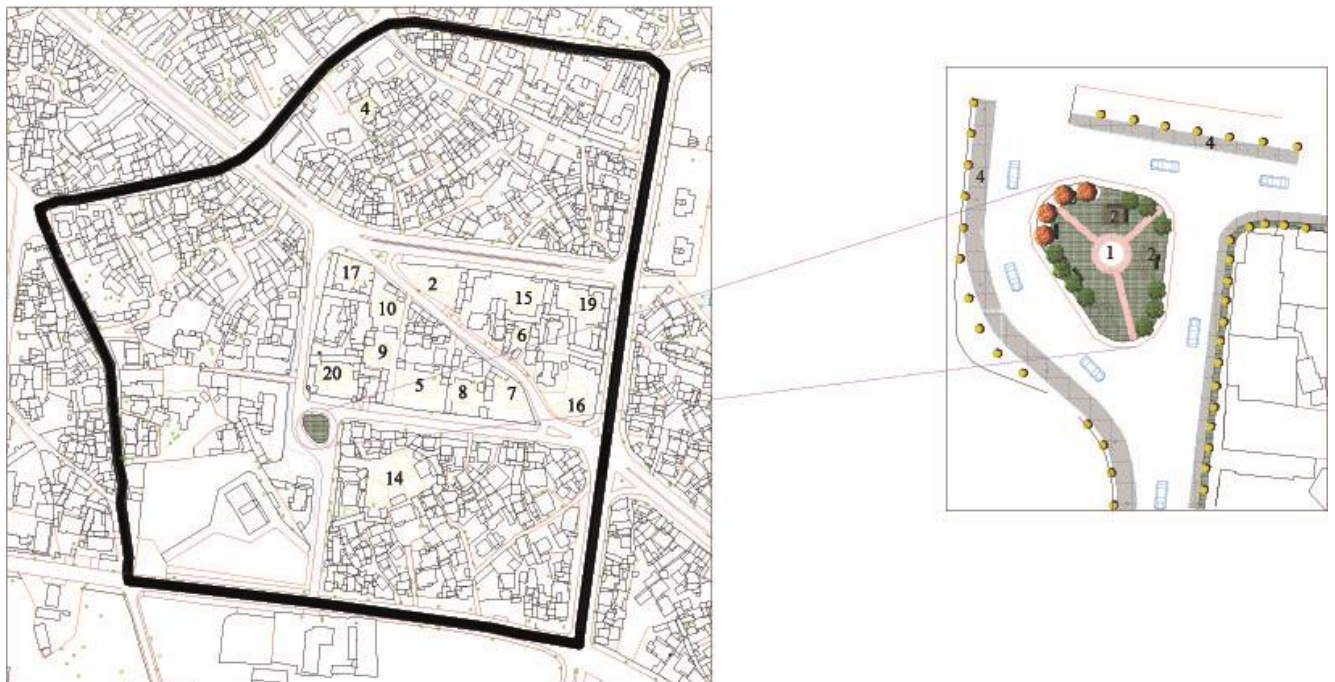


Figure 27: Square Location on Site

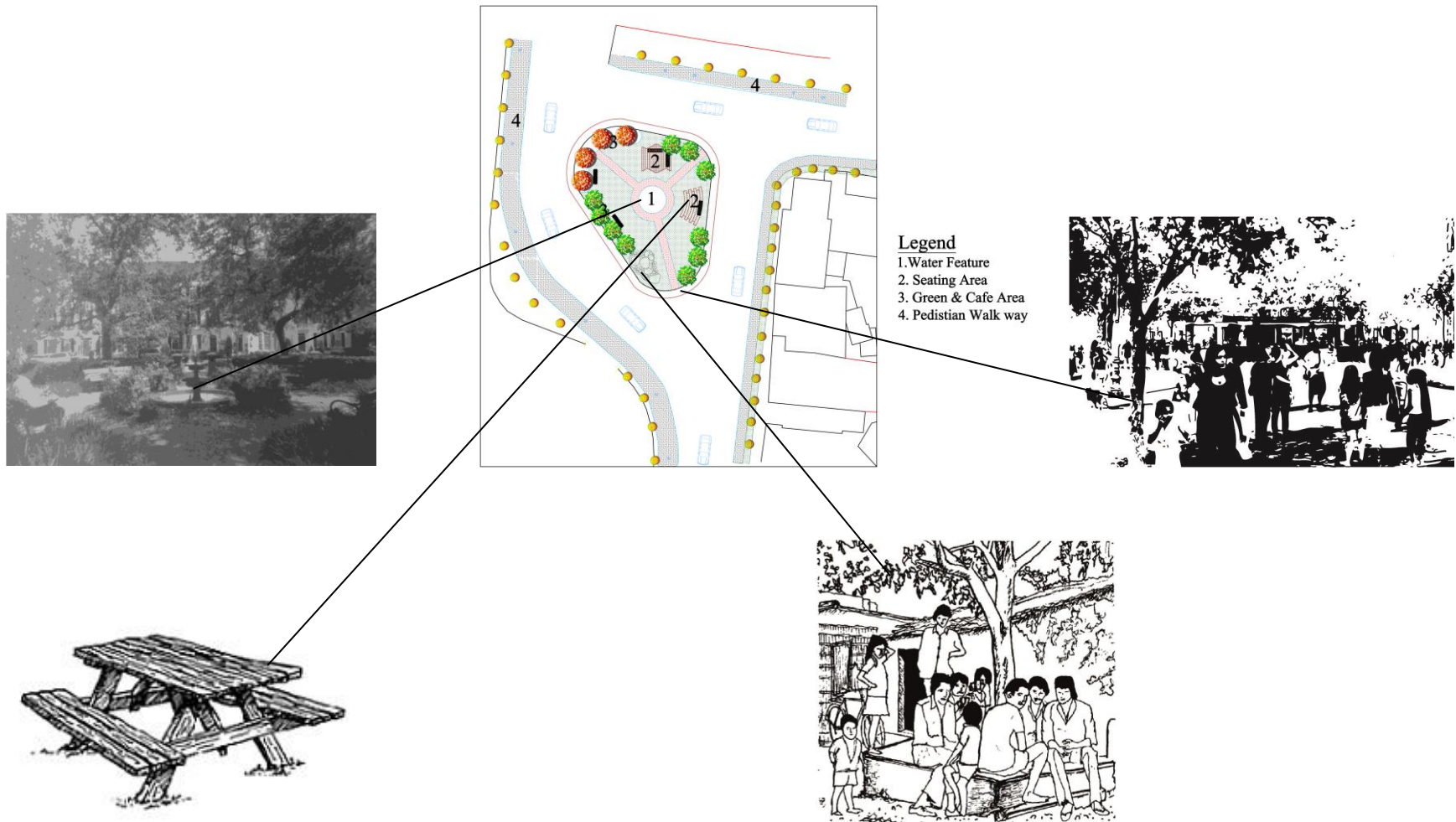


Figure 28: Square Design Proposal

Registration nomination

Tosa Terrara hotel, former residence of Ras Mesfin Sileshi, who was an important figure during the reign of Haile Selassie I, currently serving as a hotel and bedroom, is a good example for adaptive reuse. It should be registered because of the significance of the owner. Currently the hotel is responsible for taking care of the square in front of the 6th police station and all the landscape around it. This shows that it is fulfilling its duty to increase the quality of the neighborhood.

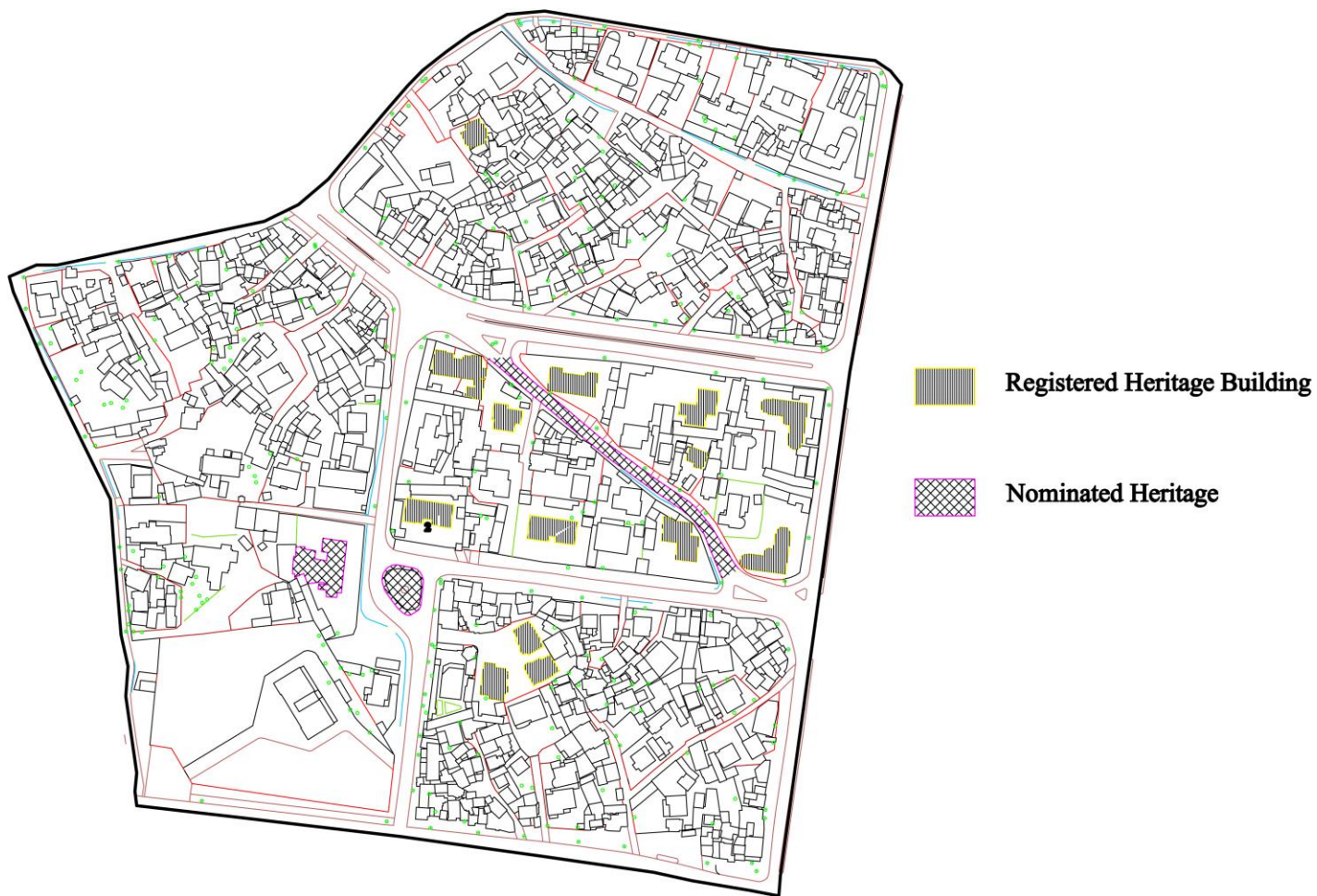


Figure 29: Nominated & Existing Heritage

Finally the writer likes to express his hope that this study will be of great help for further studies in the field of heritage conservation.

References

- Abebe, Z. (2001): *Urban Renewal in Addis Ababa: A Case Study of Sheraton and KazaInchis Projects*. ECSC, Addis Ababa
- Addis Ababa City Administration: *Integrated land information center: Kirkos sub city atlas*: First Edition: February, 2014
- Addis fortune: VOL 17, NO 847: BY Dawit Endeshaw: Fortune staff writer: *Land Lease Prices Continue to Balloon in Addis*: published on July 26, 2016
- Ahmed Zekaria, Bahru Zewde and Taddese Beyene : *Proceedings of the international symposium on the centenary of Addis Ababa*: November 1987
- Aylin Orbasli: *Tourists in Historic Towns, Urban conservation and heritage management*, published by E & FN Spon: 2000
- Cultural heritage & local development: *A guide for African Local Governments Published by CRATerre-ENSAG / Convention France – UNESCO* 2006
- Cultural Heritage Promotion: *An exemplary restoration of a historical building in kasanchis, Addis Abeba/ Ethiopia*: by gtz:2005
- Christian Madera, The Data Dividend, *Next American City*, issue 28, October 2010, published by The Next American City INC.
- Cliff M., 2003. *Urban Design: Streets and Squares*. Oxford: Architectural Press.
- Dallen J. Timothy; Stephen W. Boyd: *Heritage Tourism*: Harlow: Prentice Hall: Pearson
- DCORAAMP.. *City Development Plan (2001-2010) executive summary*: Addis Ababa: 2002
- Dennis Rodwell: *Conservation and Sustainability in Historic Cities*, First published by Blackwell Publishing Ltd: 2007
- Duany, Andres and Jeff Speck with Mike Lydon, *The Smart Growth Manual*, Publisher McGraw-Hill, 2010

Eugeniusz Gasiowski : *Legislation for the safeguarding of the cultural heritage of Ethiopia* : UNESCO: Printed in London, 1981

Fasil Giorghis and Denis Gerard, *The city and its Architectural Heritage*: Addis Ababa 1886-1941: Addis Ababa: 2007

Federal Democratic Republic of Ethiopia: Addis Ababa City Administration Ethiopia Transportation System Improvement Project (TRANSIP): Social Impact Assessment (SIA): January, 2016

Federal Negarit Gazeta of the Federal Democratic Republic of Ethiopia: A proclamation to provide for research and conservation of cultural heritage: 6th year: No.39: June, 2000

Flemming Aalund, *Master Plan for the Preservation and Presentation of Cultural Heritage of Ethiopia*: Paris: 1985.

Francesco Bandarin and Ron van Oers: *The Historic Urban Landscape Managing heritage in an urban century*: A John Wiley & Sons, Ltd., Publication 2012

Giuliano Gresleri: *Architecture in the Italian Colonies in Africa*: published by CIPIA: Printed in Italy: September 1992

Jacobs, Jane. *The Death and Life of Great American Cities*, Published by Random House, Inc., New York, 1993

Jokilehto, J. *A History of Architectural Conservation*: London
Kerr, J. 2000. *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*. Fifth ed. Sydney: 1999

Jyoti Hosagrahar, Jeffrey Soule, FAICP, Luigi Fusco Girard, Andrew Potts, Esq.: *Cultural Heritage, the UN Sustainable Development Goals, and the New Urban Agenda*:
ICOMOS: February: 2016

Lishan Seyoum 2010, *Socio-Economic Impacts of Relocation in Addis Ababa: The Case of Relocates from Sheraton Hotel and Economic Commission for Africa (ECA) Areas*.

Managing Cultural World Heritage: World Heritage Resource Manual:
Published by

UNESCO: November: 2013

Maria Cristina Pasquali: *Addis Ababa End of an ERA*: published by Shama Books, 2015

Mekonnen Worku: *Heritage Conservation oriented planning: Heritage Policy in light of Sustainable Urban Planning the Case of Piazza LDP, Addis Ababa*: February, 2008

Milena Batistoni and Gian Paolo Chiari: *Old tracks in the new flower- a historical guide to Addis Ababa*: Arada Books, 2004

Negussi Elene: *Conserving the Rock-Hewn Churches of Lalibela as a World Heritage Site: a case for international support and local participation. ICOMOS Scientific Symposium Changing World, Changing Views of Heritage: The Impact of Global Change on Cultural Heritage*: 2010 theme: Heritage and Social Change Saturday, 30 October 2010, Dublin Castle Conference Centre, Dublin, Ireland

New international instrument: *The proposed UNESCO recommendation on the historic urban landscape (HUL)*: Report to the Intergovernmental Committee of Experts (UNESCO HQ, 25–27 May 2011)

Nicholas Stanley-Price and Joseph King: *Conserving The authentic: essay in honour of Jukka Jokilehto : ICCROM Conservation studies 10* : 2009 ICCROM international Center for Study of the Preservation and Restoration of Cultural Property

ORAAMP (2002): *Kaza-inchis Local Development Plan Report, Addis Ababa*

Reconnecting the City: *The Historic Urban Landscape Approach and the Future of Urban Heritage* : Editors [Francesco Bandarin](#) UNESCO Assistant Director-General for Culture and Professor of Urban Planning at the University Institute of Architecture of Venice, Italy and [Ron van Oers](#) Vice Director, World Heritage Institute of Training and Research for Asia and the Pacific, China (WHITRAP): published by John Wiley & Sons, Ltd: 2015

Rojas E. and Moura Castro C., 1999. *Lending for Urban Heritage Conservation*: Washington

Sense of Place: Design Guidelines for New Construction in Historic Districts:
Publication of the Preservation Alliance for Greater Philadelphia: 2007

Susan Macdonald and Caroline Cheong: *The Role of Public-Private Partnerships and the Third Sector in Conserving Heritage Buildings, Sites, and Historic Urban Areas*: Research Report: 2014

United Nations Educational, Scientific and Cultural Organization: *Convention Concerning the Protection of the World Cultural and Natural Heritage*:
Adopted by the General Conference at its seventeenth session Paris, 16
November 1972

World Heritage Resource Manual : *Managing Cultural World Heritage*: Published
by the
United Nations Educational, Scientific and Cultural Organization. 7, place de
Fontenoy, 75352 Paris 07 SP, France: November 2013

Internet references

<http://capitalethiopia.com/2017/04/05/new-land-lease-auction-sees-62-8-million-birr-bid-land-kirkos/#.WRwBnWiGOUk> : Accessed on May 17 2017 at 10:59am

<https://parks.ny.gov/shpo/preservation-works/success-stories.aspx>: Accessed on 17/03/2017 at 8:53 am

<http://www.unesco.org/new/en/cairo/culture/tangible-cultural-heritage/>: Accessed on 17/03/2017 At 9:10 am

http://www.edmonton.ca/city_government/edmonton_archives/heritage-preservation-facts.aspx: Accessed on 26/04/2017 at 3:36 pm

<http://allafrica.com/stories/201601260127.html> : Accessed on May 19 2017 at 2:56 pm:

Ethiopia: Preserving Addis Ababa's Heritages - a Pressing Issue: By Girmachew Gashaw: 23 JANUARY 2016

<http://house.jumia.com.et/addis-ababa/addis-ababa-1/location-area-961/>: Accessed on May 17 2017 at 1:43 pm

<http://capitalethiopia.com/2017/04/05/new-land-lease-auction-sees-62-8-million-birr-bid-land-kirkos/#.WRwBnWiGOUk>: New land lease auction sees 62.8 million birr bid for land in Kirkos: By Tesfaye Getnet : April 5, 2017: Accessed on May 17 2017 at 10:59am

http://house.jumia.com.et/a-g1-with-4-en-suite-bedrooms-in-kazanchis-for-sale-61120-21.html?location_region=17&location_city=1&location_area=961&dir=desc: Accessed on May 17 2017 at 1:50 pm

<https://www.theguardian.com/cities/2015/apr/17/asmara-eritrea-fiat-tagliero-service-station-history-cities-50-buildings>: Asmara's Fiat Tagliero service station: a history of cities in 50 buildings, day 18: Accessed on March 31,2017at 11.120am

Appendices

Appendix 1

Chair of Conservation of Urban and Architectural Heritage

EiABC

Addis Ababa University

Harmonizing Heritage Conservation and Planning; In The Case Of Kasanchis, Addis Ababa

The purpose of this questionnaire is developed under heritage conservation & planning assessment needs. The goal of the questionnaire is to gather stakeholders' different views and perspectives on the heritage of the area.

Name _____ Nationality _____

Age _____ Sex _____

1. Educational level

- ☐ Elementary
- ☐ High school
- ☐ Diploma
- ☐ Degree and above

2. Where did you came from?

- ☐ Resident of Addis Ababa
- ☐ Countryside
- ☐ Abroad

3. Why do you came to this area?

- ☐ For Business?
- ☐ Resident?
- ☐ For Recreation
- ☐ Other

4. How often do you came here?

- ☐ Every day
- ☐ One day per week
- ☐ Occasionally
- ☐ Other

5. What do you like most from the neighborhood?

- ☐ Old building
- ☐ The landscape
- ☐ Other

6. Do you know about heritage, if yes what does it mean?

7. Do you know that heritage are registered at A.A authority?

Yes _____ no _____

8. What aspects of Kasanchis should be improved?

9. Which part of the Neighborhood do you think should be preserved?

10. Are you satisfied with the Educational, Health, Economical and Safety service in the Area?

☐ Yes ☐ No ☐ Don't Know

11. In your opinion, do you believe that enough is being done regarding heritage conservation in your area?

☐ Yes ☐ No ☐ Don't Know

12. Do you think there are issues that are currently not being addressed in the conservation scheme?

☐ Yes ☐ No ☐ Don't Know

N.B would you like to provide any further comment(s) to the issues addressed in this questionnaire?

Questionnaire formats

Format one:

For Addis Ababa master plan office and offices related with heritage and redevelopment on Kasanchis

1. How was the LDP prepared regarding heritage?

Community participation issues?

Other stake holder participatory approaches?

2. What was the implementation strategy proposed?

3. Concerning the LDP proposal concerning piazza, what has been implemented so far?
On the project proposal level:
On implementation level:
 4. Any development on or around the heritage?
If yes, how was it evaluated?
What kind of recommendation was forwarded?
What was the response to the recommendations?
What has been done so far?
 5. Any conservation actions towards revitalization of the heritage proposed by any stakeholder?
If yes, how was it evaluated?
What kind of recommendation was forwarded?
What was the response to the recommendations?
What has been done so far?
What kind of development was it?
 6. How does the policy enforcement issues supporting the conservation activities?
- Remarks:

Format Two:

For Sub city Tourism office

1. How is the organizational structure of the minister office?
2. How is the organ responsible for the heritage organized?
3. How are the cultural heritage, the built up structures, protected and conserved?
Protection and conservation Policy and strategy on federal level?
Protection and conservation Policy and strategy on regional level?
Protection and conservation Policy and strategy on sub city level?
4. What are the general conservation and protection strategies forwarded by the office of the ministry?
5. How is the activity supported and implemented?
Logistic arrangements,
Financial capacity and
Professional capacities.
6. Any activity so far concerning protection and conservation of the heritage in Addis Ababa by the office?
7. How does the cultural protection and conservation policy support the activities of the ministry?
8. Any relevant information....

Format Three:

For Cultural Heritage Protection and Conservation Authority

1. How are the cultural heritage specifically the built up structures protected and conserved?
Protection and conservation Policy and strategy on federal level?
Protection and conservation Policy and strategy on regional level?
Protection and conservation Policy and strategy on sub city level?

2. What are the general conservation and protection strategies forwarded by the office of the authority?
3. How is the activity supported and implemented?
Logistic arrangements,
Financial capacity and
Professional capacities.
4. Any activity so far concerning protection and conservation of the heritage in Addis Ababa by the authority?
5. How does the cultural protection and conservation policy supporting the activities of Authority?
6. Any relevant information....

Format Four:

For Heritage Protection and Conservation: National Museum

1. How are the cultural heritage specifically the built up structures protected and conserved?
Protection and conservation Policy and strategy on federal level?
Protection and conservation Policy and strategy on regional level?
Protection and conservation Policy and strategy on sub city level?
2. What are the general conservation and protection strategies forwarded by the office of the authority?
3. How is the activity supported and implemented?
Logistic arrangements,
Financial capacity and
Professional capacities.
4. Any activity so far concerning protection and conservation of the heritage in Addis Ababa by the authority?
5. How does the cultural protection and conservation policy supporting the activities of Authority?
6. Any relevant information....

Format Five:

For Addis Ababa Tourism Commission

1. The number of registered cultural heritage for protection and conservation:
 1. Residential Buildings
 - Private:
 - Government:
 2. Public buildings
 3. Monuments
 4. Religious buildings
 5. Open spaces
 6. Others
2. What is the general conservation and protection intention forwarded by the commissioner's office? Why?
3. What is the general conditions of the structures?
4. How are these heritage protected?
Protection and conservation strategy on regional level?

Protection and conservation strategy on sub city level?

5. What was the basic strategic approach?

6. How is the activity supported and implemented?

Logistic arrangements,

Financial capacity and

Professional capacities.

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

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

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

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

9. Any relevant information...

Format Six:

For Non-Governmental Organization

Name of Org. _____

Name of the representative for the organization: _____

1. What is your main objective?

2. When did you start your activity?

3. How are trying to achieve your objective?

4. What have you done so far?

5. What could you tell as your best achievement?

6. Is there any problem you faced?

7. How do the governmental offices back up your activities?

8. What is the response of the society about your activities?

9. How is your activity supported and implemented?

Logistic arrangements,

Financial capacity and

Professional capacities.

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

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

6. Any relevant information....

Appendix 2

Canadian preservation approach

1. If a building is designated as a Municipal Historic Resource, it is protected forever, unless there is an exceptional circumstance. Municipal Historic Resource designation does prohibit demolition of the resource and requires that it be maintained in a fair condition. The only exception is if City Council repeals the protective Bylaw or if the building is completely destroyed by fire or other disaster.
2. Historic designation normally increases property value. Studies nationally and internationally have shown that historic designation and the creation of historic districts actually increases property values. The status gives the individual building or neighborhood a cachet that sets it apart from ordinary properties. Many buyers actually seek out the unique qualities and ambience of a historic property, with Westmount or Whyte Avenue exemplifying this case.

Historic designation gives potential purchasers two rare and economically valuable assurances; that the very qualities that attracted them to the building/neighborhood will actually endure over time, and that they can safely reinvest in sensitive improvements to their building without fear that their building will be destroyed in the future or in historic areas that neighboring properties will not be inappropriately developed therefore undermining their investment.. You can still make some changes to a historical building so it doesn't have to be like a stagnant museum artifact while the resource may not be demolished, it can be added to or altered if done without undermining its heritage value by respecting its character defining elements. The Preservation Bylaw is put in place in essence to manage change, and these are guided by the Standards and Guidelines for the Conservation of Historic Places in Canada.
3. The Standards do not require that every element of a historic site remain intact, and modern adaptations can easily be accommodated. After all, no one expects people to retain and use outdoor bathrooms or older kitchen facilities, or single glazed windows if the windows are beyond repair. New additions are allowed but should be contextually appropriate with the site's historic architecture. The bylaw identifies "character-defining elements" that should be retained and included in any changes. The priority naturally is to keep original elements and favor their restoration rather than replacement. Where replacement of any character defining elements needs to occur, replication is desired.
4. Preservation is for high style buildings, simpler structures, and everything in between. Historic preservation is not just about house museums anymore. The Edmonton Register of Historic Resources includes a broad cross section of Edmonton's built heritage ranging from the McLeod Building to a simple farm house in the rural NE of Edmonton. Preservation focuses not just on grandiose architecture, but also more modest sites of social and cultural significance. Efforts are underway to protect some of the early modest farm houses and rural Agricultural barns, which were a crucial part of the settlement pattern of the prairies and lands around Edmonton. Many of the builder or catalogue design homes in Westmount, for example, were typical of the time, with no significant architect association, but are equally important to the City's rapid growth prior to WWI.

5. Historic Preservation is good for business. Historic Preservation is fundamental to many of our nation's most vibrant economic development and business attraction programs. Gastown in Vancouver, the Forks in Winnipeg, the Historic Waterfront in Halifax or Old Montreal, have seen explosions in growth, all of which are "heritage" related. The heritage character is valued as an "edge" when competing with other areas or businesses. Many retailers and businesses desire to be located in notable buildings or heritage areas. Whyte Avenue's success is partially owed to the efforts of the Old Strathcona Heritage Association, which ensured that the historic character was retained and saved, and is one of the key attractions of the area. Many of the older restored heritage buildings are now fully occupied, no longer vacant as they are attractive and full of character. Alberta Main Street, a program that uses historic preservation to revitalize main streets and town centers throughout Alberta, has proven to be a very successful economic generator. The American Main Street program is also extremely successful.
6. Restoration is also more labor intensive by far, as less new material is used. The benefit here is money stays within the local economy as materials usually are brought in, which leaks money out of the local economy. There is also the benefit of having trades develop more skills pertaining to restoration methodology, thus becoming more marketable in and around the City.
7. If I buy a historic property, there may be government money available to help repair it. While it doesn't necessarily cost more to renovate a historic building than to build new, some of the older properties can access government incentives that help reduce capital or maintenance costs in any project. Buildings on the City's Inventory are eligible for Municipal grants and other incentives, and those who choose to designate can also access provincial funding for initial restoration or ongoing maintenance.
8. Old buildings may need retrofits to enhance safety. Although old buildings do sometimes require structural retrofits or the addition of fire sprinklers and other equipment to enhance their safety, many are still perfectly structurally sound and were built well to begin with. It is not age, but the quality of construction that matters: many older buildings are of significantly better construction than some more contemporary ones. Building codes obviously cause concern, and naturally owners are always encouraged to meet code where possible. Where some cannot be done, this does not make the building unsafe as some design features such as open staircases, slightly lower handrails, etc. are "grandfathered" in.
9. Historic buildings, no different than all types of properties, have development restrictions. Preservation regulations and laws do not infringe on property rights more than many other development laws and regulations that have been generally accepted for ages. Though most people like to think "my home is my castle, and I can do whatever I want," this is not a reality. Development is governed by zoning and development regulations, to protect public interest and prevent inappropriate development, such as large condominium blocks in single family neighborhoods. Many new housing estates or condo boards have architectural restrictions that are more onerous than historic preservation laws! Protecting heritage is also encouraged for the benefit of the greater good and public, so everyone in the future can experience our historic resources.
10. Preservationists fight to keep great buildings, not just anything old. Preservationists do care about the past, to ensure that we have a way to anchor ourselves

as we move forward confidently into the future. Preservation is not about preventing change or squeezing out creative and new exciting architecture and development. Preservation allows us to retain the best of shared heritage to preserve sites of unique quality and beauty, revitalize neighborhoods, spur economic revitalization and quite simply create better communities. Not everything old is worth keeping, and it is always desirable that when heritage buildings are lost that the new replacement is equal or better. This has not always been the case in Edmonton and as a result the heritage program was developed to identify and save what is worth keeping and hope that today's new development is tomorrow's heritage.

Appendix 3

1972 World Heritage Convention's Operational Guidelines: APPENDIX Annex 3, paragraph 14

Inhabited historic towns: in case of inhabited historic towns the difficulties are numerous, largely owing to the fragility of their urban fabric (which has in many cases been seriously disrupted since the advent of the industrial era) and the runaway speed with which their surroundings have been urbanized. To qualify for inscription, towns should compel recognition because of their architectural interest and should not be considered only on the intellectual grounds of the role they may have played in the past or their value as historical symbols under criterion (vi) for the inscription of cultural properties on the World Heritage List (see Paragraph 77 (vi) of the Operational Guidelines). To be eligible for inscription in the List, the spatial organization, structure, materials, forms and, where possible, functions of a group of buildings should essentially reflect the civilization or succession of civilizations which have prompted the nomination of the property. Four categories can be distinguished:

- a) Towns which are typical of a specific period or culture, which have been almost wholly preserved and which have remained largely unaffected by subsequent developments. Here the property to be listed is the entire town together with its surroundings, which must also be protected;
- b) Towns that have evolved along characteristic lines and have preserved, sometimes in the midst of exceptional natural surroundings, spatial arrangements and structures that are typical of the successive stages in their history. Here the clearly defined historic part takes precedence over the contemporary environment;
- c) Historic centers that cover exactly the same area as ancient towns and are now enclosed within modern cities. Here it is necessary to determine the precise limits of the property in its widest historical dimensions and to make appropriate provision for its immediate surroundings;
- d) Sectors, areas or isolated units which, even in the residual state in which they have survived, provide coherent evidence of the character of a historic town which has disappeared. In such cases surviving areas and buildings should bear sufficient testimony to the former whole.

Appendix 4

A list of registered heritage found in kirkos sub-city.

ተከታታይ ቁጥር	የሥራው ስም	የሥራው አይነት	የሥራው ቦታ	የሥራው ዓመት	የሥራው ዓመት	የሥራው ዓመት	የሥራው ዓመት	የሥራው ዓመት
1	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	አገልግሎት አገልግሎት ሰጪ ሰራተኛ	01	207	መግቢያ	መግቢያ	በግንባታ ሂደት
2	አገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	አገልግሎት አገልግሎት ሰጪ ሰራተኛ	07		የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	አገልግሎት አገልግሎት ሰጪ ሰራተኛ	1918-1919
3	የህንጻው ጋንዲ ህውልት	IV ህውልት	የህንጻው ጋንዲ ህውልት	07		የህንጻው ጋንዲ ህውልት	የህንጻው ጋንዲ ህውልት	1949-51 ዓ.ም
4	የህንጻው ጋንዲ ህውልት	VIII ታሪካዊ ህንጻ	የህንጻው ጋንዲ ህውልት	07		የህንጻው ጋንዲ ህውልት	የህንጻው ጋንዲ ህውልት	በ1923፣1946 ዓ.ም በአዲስ አበባ
5	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	I የአገልግሎት ተቋም	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	03	ቤ/ክ	የአገልግሎት ተቋም	የአገልግሎት ተቋም	1948 ዓ.ም
6	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	I የአገልግሎት ተቋም	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	01	ቤ/ክ	የአገልግሎት ተቋም	የአገልግሎት ተቋም	1948 ዓ.ም
7	የህንጻው ጋንዲ ህውልት	IV ህውልት	የህንጻው ጋንዲ ህውልት	07		የህንጻው ጋንዲ ህውልት	የህንጻው ጋንዲ ህውልት	1949 ዓ.ም
8	የህንጻው ጋንዲ ህውልት	IV ህውልት	የህንጻው ጋንዲ ህውልት	07		የህንጻው ጋንዲ ህውልት	የህንጻው ጋንዲ ህውልት	24/03/1922 ዓ.ም
9	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	01	161	መግቢያ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1882 ዓ.ም
10	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	07	የአገልግሎት	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	03/03/1948 ዓ.ም
11	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	02		መግቢያ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1880 ዓ.ም
12	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	02	195/26	መግቢያ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1878 ዓ.ም
13	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	IV ህውልት	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	07	የአገልግሎት	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1948 ዓ.ም
14	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	08	210	መግቢያ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1920 ዓ.ም
15	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	08		መግቢያ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1928-1933 ዓ.ም
16	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	08	7650/ሰ/ሰ/ሰ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1928-1933 ዓ.ም
17	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	7		መግቢያ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1928-1933 ዓ.ም
18	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	08	026/1-4	መግቢያ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1928-1933 ዓ.ም
19	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	II ታሪካዊ ህንጻ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	10		የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	የአገልግሎት አገልግሎት ሰጪ ሰራተኛ	በ1880 ዓ.ም

20	በፊደራል ፖሊስ መንጃል መካከል በሚገኝ አሰራር ይህ ድምጽ የነበረ	II ታሪካዊ ሀገር	ፋርስ/ካርቲስ	08	0/0	በደርግ ጊዜ የግዛቱ ግማሽ የፖሊስ ጽ/ቤት ግማሽ ንግድ ቤት	የፊደራል ፖሊስ 3ኛ ሻለቃ ጽ/ቤት	መንግስት	በወረራ ወቅት 1928-1933
21	የግዛቱ ሀገር ማርያም መንጃል ቤት	II ታሪካዊ ሀገር	ካርቲስ	08	417	መንጃል	መንጃል ስጉም	ግዛቱ ሀገር ማርያም	በንግስት ዘመናት በመንጃል
22	የፍልጋት (በቅርብ 6 የበደ 3 ቀን ረባሽ 3 ቀን)	II ታሪካዊ ሀገር	ካርቲስ	07	የበደ ቤቶች 453	በአብዛኛው መንጃል	ለንግድ ቤት ቢሮ	ቤቶች አጀንሳ	በጋደል ስለሰ በመንጃል
23	የግዛቱ ሀገር	II ታሪካዊ ሀገር	ካርቲስ	08	(250-253)	የግዛቱ ሀገር መንጃል ቤት የበደ በወረራ ወቅት	ለንግድ (አባ ቤት) ስራ ቢሮ	ቤቶች አጀንሳ	በወረራ ወቅት (በ1928-1933)
24	የግዛቱ ሀገር መንጃል መንጃል ቤት የነበረ (1-1)	II ታሪካዊ ሀገር	ካርቲስ	08		መንጃል (የግዛቱ ሀገር) የፊደራል ማርያም	መንጃል (ሁለት ቤት) ስራ ቢሮ	ቤቶች አጀንሳ	በወረራ ወቅት (በ1928-1933)
25	የግዛቱ ሀገር ማርያም መንጃል ቤት	II ታሪካዊ ሀገር	ካርቲስ	08	032	መንጃል	መንጃል ቤት አንገድ	ግዛቱ ሀገር ማርያም መንጃል ቤት	በ1915 (በግዛቱ ዘመን መንጃል)
26	ፖሊስ ቤት (የግዛቱ ሀገር)	II ታሪካዊ ሀገር	ፋርስ (ፖሊስ)	11		የግዛቱ ሀገር መንጃል	መንጃል ቤት	የግዛቱ ሀገር ማርያም	በ1919 ዓ.ም
27	የግዛቱ ሀገር ማርያም መንጃል ቤት (1-1)	II ታሪካዊ ሀገር	ካርቲስ	08		መንጃል (ፖሊስ) ቢሮ	በቤቶች አጀንሳ የፍርድ ግዛቱ 4 ቤቶች አጀንሳ ጽ/ቤት	መንጃል	በ1928-33 በግዛቱ ወረራ ወቅት
28	የግዛቱ ሀገር ማርያም መንጃል ቤት (የፍልጋት ማርያም መንጃል ቤት የነበረ) (1-1)	II ታሪካዊ ሀገር	ካርቲስ	08		በደርግ ጊዜ የግዛቱ ሀገር ማርያም መንጃል ቤት	የግዛቱ ሀገር ማርያም መንጃል ቤት	መንጃል	በወረራ ወቅት በ1928-1933
29	የግዛቱ ሀገር ማርያም መንጃል ቤት (በፊደራል ፖሊስ)	II ታሪካዊ ሀገር	ካርቲስ	08	003	መንጃል ቤት	ንግድ ቤት ሆኖ	የግዛቱ ሀገር	በ1928-1933 ባለው ወቅት
30	የግዛቱ ሀገር ማርያም መንጃል ቤት (1-1)	II ታሪካዊ ሀገር	ካርቲስ	08		በደርግ ጊዜ የግዛቱ ሀገር ማርያም መንጃል ቤት	ፍጅ ፖሊስ ማርያም	የግዛቱ ሀገር	በወረራ ወቅት በ1928-1933
31	የግዛቱ ሀገር ማርያም መንጃል ቤት (በፊደራል ፖሊስ)	II ታሪካዊ ሀገር	ካርቲስ		016	መንጃል የሰበሰበ ረቃ	የግዛቱ ሀገር ማርያም መንጃል ቤት	መንጃል (በወረራ ወቅት)	1928-1933
32	በፊደራል ፖሊስ መንጃል ቤት (በፊደራል ፖሊስ)	II ታሪካዊ ሀገር	ካርቲስ	08	012	የፊደራል ፖሊስ መንጃል ቤት	በፊደራል ፖሊስ መንጃል ቤት	ቤቶች አጀንሳ	በግዛቱ ወረራ (በ1928-1933)
33	የግዛቱ ሀገር ማርያም መንጃል ቤት	II ታሪካዊ ሀገር	ካርቲስ	8	011	መንጃል ቤት	መንጃል ቤት	ግዛቱ ሀገር ማርያም መንጃል ቤት	በግዛቱ ዘመን መንጃል
34	የግዛቱ ሀገር ማርያም መንጃል ቤት (በፊደራል ፖሊስ)	II ታሪካዊ ሀገር	ካርቲስ	08		የግዛቱ ሀገር ማርያም መንጃል ቤት	የግዛቱ ሀገር ማርያም መንጃል ቤት	መንጃል (ንግድ ቢሮ)	በግዛቱ ወረራ ወቅት (በ1928-1933)
35	የግዛቱ ሀገር ማርያም መንጃል ቤት (በፊደራል ፖሊስ)	II ታሪካዊ ሀገር	ካርቲስ	08		የግዛቱ ሀገር ማርያም መንጃል ቤት	የግዛቱ ሀገር ማርያም መንጃል ቤት	ቤቶች አጀንሳ	በወረራ ወቅት (በ1928-1933)
36	የግዛቱ ሀገር ማርያም መንጃል ቤት (2)	II ታሪካዊ ሀገር	ካርቲስ	08		የግዛቱ ሀገር ማርያም መንጃል ቤት	የግዛቱ ሀገር ማርያም መንጃል ቤት	መንጃል (በግዛቱ ዘመን)	በግዛቱ ወረራ ወቅት (በ1928-1933)
37	የግዛቱ ሀገር ማርያም መንጃል ቤት (በፊደራል ፖሊስ)	II ታሪካዊ ሀገር	ካርቲስ	10	001	በፊደራል ፖሊስ መንጃል ቤት	በፊደራል ፖሊስ መንጃል ቤት	ቤቶች አጀንሳ	በግዛቱ ወረራ ወቅት (በ1928-1933)
38	የግዛቱ ሀገር ማርያም መንጃል ቤት	II ታሪካዊ ሀገር	ካርቲስ	07	055-03	በፊደራል ፖሊስ መንጃል ቤት	በፊደራል ፖሊስ መንጃል ቤት	መንጃል	በግዛቱ ወረራ ወቅት
39	የግዛቱ ሀገር ማርያም መንጃል ቤት (በፊደራል ፖሊስ)	II ታሪካዊ ሀገር	ካርቲስ	07	099	የግዛቱ ሀገር ማርያም መንጃል ቤት	የግዛቱ ሀገር ማርያም መንጃል ቤት	መንጃል	በግዛቱ ወረራ ወቅት

40	አዲስ አበባ ሙዚየም	II ታሪካዊ ህንፃ	መስቀል አደባባይ	09		መኖሪያ፣ ት/ቤት፣ ፤ ቀበሌት/ቤት፣ 14-ብሪታኒካ-ቡና ቤት	ሙዚየም	የአ/አ/ባ/ቱ/ቢሮ	በ 1880 ዓ.ም. 9F
41	ማኅበራዊ ድረ-ቤት (ኃት ቤቶች) በአገራዊ ስላሴ	II ታሪካዊ ህንፃ	ካግጃቤ (ከቦኛ ፖሊስ ግቢያ) ፊት ለፊት	08		መኖሪያ ለግቢያዎች	ቢሮ የቲርቶስ ከ/ከተማ ፤ አረፋፋ	መንግስት	በወረራ ወቅት በ 1928 - 1935
42	የራስ ቤት ወደብ መንግሥት አቲክም	II ታሪካዊ ህንፃ	ባሌ ግብርና ፊት ለፊት/ቅርስ ባለአደራ ጀርባ	01		መኖሪያ	መኖሪያ	የቲ/ከ.ክ. የወራዳ 01 አስታዳር ጽ/ቤት	ከ 150 ዓመት በላይ ይገመታል
43	ደጃለኮማች አድማሱ ብሩ /1/	II ታሪካዊ ህንፃ	አዳዲስ ቤት /2ኛ ደረጃ/	02	195/26	መኖሪያ	መኖሪያ	ወልደ ገብርኤል ተ/ሃይማኖት እና ሐዘር ወ/ገብርኤል	በ 1878 ዓ.ም.
44	ደጃለኮማች አዳማሱ ብሩ መኖሪያ ቤት	II ታሪካዊ ህንፃ	ካግጃቤ አምባሊ ጀርባ	02		መኖሪያ	የአገልግሎት ማረፊያ	የአዲስ አበባ ባህልና ትሪቢኖ ቢሮ /አደራ ወ/ሮ ሊያ ከበደ/	
45	ደጃለኮማች መርቆስ ባብ	II ታሪካዊ ህንፃ	መንግሥት ምክር ቤት	02	200	መኖሪያ	መኖሪያ		

ጠቅላላ ቅርስ በከ/ከተማው

45

Appendix 5

Addis Ababa City Government Culture and Tourism Bureau wrote this letter to Addis Ababa city Administration Kirkos Sub-city Culture and Tourism Bureau to inform about the status of registered old buildings and sending the list of registered buildings to the sub-city together with the letter.



በአዲስ አበባ ከተማ አስተዳደር የባህልና ቱሪዝም ቢሮ

Addis Ababa City Government Culture and Tourism Bureau



ቁጥር ገ/ፋ/ፈ/ፊ/ፍ/ፈ/ፍ

Ref No.

ቀን 25 ጥር 2008

Date.

ለ ቁርባኑ ክ/ክ/ባ/ቱ/ጽ/ቤት

አዲስ አበባ

ጉዳይ:- በቅርስነት የተመዘገቡ ጥንታዊ ቤቶችና ሌሎችን ስለማሳወቅ

የአዲስ አበባ ባህልና ቱሪዝም ቢሮ በ2003 ዓ.ም. በቅርስነት ተመዝግበው በማስተር ፕላን ካስገባቸው ቅርሶች በተጨማሪ ከግንቦት 1-20/ 2008 ዓ.ም. ባለው ጊዜ ስለቅርስ ጥናትና አጠባበቅ በወጣው አዋጅ ቁጥር 209/92 አንቀጽ 17 መሰረት ምዝገባ አካሂዷል።

በዚህም መሰረት የተመዘገቡት ቅርሶች በዳታ ቤዝ ውስጥ የገቡ ሲሆን ቅርስ ቤቶቹን አጠቃላይ ዝርዝር ለየክፍል ከተሞች መላክ አስፈላጊ ሆኖ ተገኝቷል። በመሆኑም ክፍል ከተማው በቅርሶቹ ላይ የሚያጋጥሙ ማናቸውንም ችግሮች በቅርስነት እየተከታተለ ለቢሮአችን በማሳወቅና የሚከሰቱት ችግሮች የጋራ መፍትሄ እንዲያገኙ እንዲያደረግ ይጠበቃል።

ስለዚህ ማንኛውንም ቅርስ ቤት ለመጠገን፣ ለማደስና ለሶስተኛ ወገን በማንኛውም መንገድ ለማስተላለፍ ለቢሮው ማሳወቅና ህጋዊ ፈቃድ ማግኘትን ከላይ የተገለጸው አዋጅ የሚያስገድድ መሆኑ የቅርሶች ዝርዝር በየክፍል ከተማው ላሉት የሚመለከታቸው አካላት ሁሉ እንዲተላለፍ ከአደራ ጭምር እንጠይቃለን።



ከሰላምታ ጋር

ታ/ወ/ር/የም አረጋይ

የቅርስ አስተዳደር

ጥናትና ጥናት መ/ፈ

0111264425/0111264405

Email: info@addisculture tourism.gov.et

0111264614

Website: www.addisculture tourism.gov.et

30x:8666 A.A,Ethiopia

Facebook page:addis culture and tourism

መልስ ሲጽፉልን የእኛን ቁጥር ጭምር

Please Quote our Ref.No.In Replying

Appendix 6

This letter was written by Addis Ababa city Administration Kirkos Sub-city Culture and Tourism Bureau to different offices of the sub-city. To let them get know the registered heritage status and to ask for any information regarding this registered heritage.



በአዲስ አበባ ከተማ አስተዳደር የቂርቆስ ክፍለ ከተማ
ባህልና ቱሪዝም ጽ/ቤት
 Addis Ababa City Administration
 Kirkos Sub-City
 Culture and Tourism Office



ቁጥር:-ቁ/ከ/ባ/ቱ/ጽ/ /09
 ቀን:- 03/06 /2009 ዓ.ም

በቂርቆስ ከተማ አስተዳደር
 ለዋና ሰራ አስፈጻሚ
 ለመሬት ልማት እና ከተማ ማደስ ጽ/ቤት
 በመንግስት ቤቶች ኤጀንሲ
 ለቅርንጫፍ 4 የሰራ ሂደት
 ለቅርንጫፍ 7 የሰራ ሂደት *ክፍል 3/06/09*
 ለዲስ አበባ

ጉዳዩ:- በቅርስነት የተመዘገቡ ቤቶችን እና ሌሎችን ስለማሳወቅ

የአዲስ አበባ ከተማ ባህልና ቱሪዝም ቢሮ በቀን 25/05/2009 ዓ.ም በቁጥር ባ/ቱ/ቢ/2139/61 በጻፈልን ደብዳቤ ከግንቦት 1-20/08 ዓ.ም በከተማዋ የሚገኙ ቅርሶች መመዝገባቸውን እና እነዚህ የተመዘገቡ ቅርሶች በዳታ ቤዝ መግባታቸውን በመግለጽ ቅርሶቹ ለሚገኙበት ከ/ከተማዎች ባህልና ቱሪዝም ጽ/ቤቶች ዝርዝራቸውን በመለከ በቅርሶች ላይ የሚያጋጥሙ ማናቸውም ችግሮች ካሉ በቅርሶች አየተከታተልን በማሳወቅ እና የሚከሰቱ ችግሮች የጋራ መፍትሄ እንዲያገኙ እንዲደረግ፣ ቅርሶችን ለመጠገን፣ ለማደስ እና ለሶስተኛ ወገን ለማስተላለፍ ለቢሮው ማሳወቅ እና ህግዊ ፍቃድ ማግኘት እንዳለበት የቅርስ ጥናት እና ጥበቃ ለዋጅ ቁጥር 209/09 እንቀጽ 17 እንደሚያስገድድ በመግለጽ የሚመለከታቸው ሁሉ እንዲያውቋቸው እንዲደረግ ጠይቋል፡፡

በዚሁ መሰረት ተመዝግበው በከ/ከተማችን የሚገኙ እና በዳታ ቤዝ የገቡ 45 ቅርሶችን ዝርዝር የያዘ 378 ከቢሮ ከተላከው ሸኚ ደብዳቤ ጋር አያይዘን ስንልክ ከላይ በተገለጸው መሰረት በክፍለ ከተማው በቅርሱ እና በቅርሱ አካባቢ በሚሰሩ ልማቶች የጋራ እውቅና እንዲኖረን መልካም ትብብራችሁን እንጠይቃለን፡፡

ከሰላምታ ጋር

*ከፋ ተገልጾ መሆኑን
 በቂርቆስ ክፍለ ከተማ የቅርስ
 ልማት እና ቅርስ አስተዳደር ግ/ቢሮ
 የሰራ ሂደት አስተባባሪ*

ግልባጭ
 ለቂርቆስ ክፍለ ከተማ ባህልና ቱሪዝም ጽ/ቤት
 በቁ/ከ/ባ/ቱ/ጽ/ቤት
 ለቱሪዝም ልማት እና ቅርስ አስተዳደር ዋና የሰራ ሂደት
 በአዲስ አበባ ከተማ ባህልና ቱሪዝም ቢሮ
 ለቱሪዝም ልማት እና ቅርስ አስተዳደር ዋና የሰራ ሂደት
 ለዲስ አበባ

ወ011-4-962457

ጽ/ቤት

BAK 808 (Addis Ababa)
 አገልግሎት (English)
 Please refer our Ref. No & Date when you reply