



EiABC

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

ከ1947 ዓ.ም ጀምሮ ኢትዮጵያን በመገንባት ላይ
Building Ethiopia Since 1954

POETICS AND POLITICS OF HERITAGE CONSERVATION:

Problems of Heritage Conservation in Addis Ababa, A Case of
Dejazmach Haile Selassie Gugissa Residence and Its Adaptive Reuse
Potentials

Author: Elzalmon Getu

Advisor: Fasil Giorghis (Associate professor)

Thesis Presented to The Chair of Conservation of Urban & Architectural
Heritage of EiABC (Ethiopian Institute of Architecture & Building
Construction), Addis Ababa University in Partial Fulfilment of The
Requirements for The MSc. Degree in Conservation of Urban and Architectural
Heritage.

Addis Ababa university

Addis Ababa, Ethiopia

October 2019

AUTHOR'S DECLARATION

I hereby declare that I am the sole author of this MSc. thesis project; and all sources of materials used for the thesis have been accordingly acknowledged. I authorize EiABC, Addis Ababa University to lend or reproduce this thesis project to other institutions/organizations or individuals for the purpose of academic research and design.

Elzalmon Getu _____
Author *Signature* *Date*

This thesis has been submitted for examination with my approval as a university advisor.

Fasil Giorghis (*Associate professor*) _____
Advisor *Signature* *Date*

Ephrem Nigussie (*MSc.*) _____
Co-Advisor *Signature* *Date*

As members of the board of examiners of the M.Sc. thesis open defense examination, we certify that we have read and evaluated the thesis prepared by Elzalmon Getu and examined the candidate. We recommend that the thesis be accepted as fulfilling the thesis requirement for the degree of MSc. in “*Conservation of urban and architectural heritage*”.

Dr. Abunu Arega _____
Chairperson *Signature* *Date*

Tadesse Girmay (*MA*) _____
Internal Examiner *Signature* *Date*

Nega Gebresslassie (*MA*) _____
External examiner *Signature* *Date*

ABSTRACT

Many of Addis Ababa's historic buildings have been pushed to have perished thoroughly due to the improper decisions of the related immediate stakeholders. Besides, a pessimistic response by the decision-makers given to the problems of historic buildings value has been very challenging in their continuation. Concerning that, the paper centrally focused on the concept of politics and poetics of heritage conservation in Addis Ababa's historic buildings. It examines through identifying factors which has a significant influence on the adaptive reuse of historic buildings, the role of stakeholders, and the decision-making process to adapt one historic building to new use. For that reason, the study mainly used archival accounts, interviews, observation, and on-site assessments to collect reliable data. So, the study employed in "Dejazmach Haile Selassie Gugissa residence" located at eastern Mercato: exactly known as the Anwar mosque area.

Consequently, adaptive reuse potentials are discussed to imply by what method the concept of poetics and politics play a role in the conservation and management of the case building. As a result, regarding the synthesized findings, 4 (*four*) recommendations were classified and stated respectively. Finally, among the 4 (*four*), 1(*one*) had selected as an input for the case building had proposed to be adaptively reused for the function of mini-restaurant/café and souvenir-shop.

Keywords: *Adaptive Reuse, Stakeholders, Heritage Conservation, Heritage Management*

DEDICATION

Dedicated to “HUMANS” who live and die like one.

ACKNOWLEDGMENT

Thank you, MY CREATOR, for all that I couldn't explain!

First, I would like to offer my sincere respect to my research co-advisor Mr. Ephrem Nigussie (*MSc.*) who is a senior lecturer at EiABC for his thoughtful advice and constructive support throughout the study and thesis write up.

Second, I would like to acknowledge my teacher/established architect/research advisor Fasil Giorghis (*Associate Professor*) for his guidance during the thesis write up and for his comprehensive discipline while pushing me to be well prepared for proposal writing to be the source of a viable final thesis.

Third, my teacher Mr. Hailu Woldetsadik (*MA*) who is also Directorate director of ARCCH for his professional suggestion from the very beginning of my thesis topic selection, thanks a lot!

Fourth, I would also like to squeeze out my gratitude to conservation expert Abel Assefa (*MA*) from ARCCH, Addis ketema sub-city culture & tourism office and the owner of the studied building (*Mr. Mehedi*) in favor of their support while giving important information and carrying out discussions.

Finally, out of the ordinary, optimal recognition goes to my closest friends who have offered their backing, during the course of the study.

CONTENTS

AUTHOR’S DECLARATION	ii
ABSTRACT.....	iii
DEDICATION.....	iv
ACKNOWLEDGMENT.....	v
LIST OF FIGURES	x
LIST OF TABLES.....	xii
GLOSSARY OF LOCAL TERMS.....	xiii
DEFINITION OF CONTEXTUAL TERMS.....	xiii
ACRONYMS.....	xiv
1. CHAPTER ONE: INTRODUCTION	1
1.1 Introduction.....	1
1.1.1 Introduction to heritage conservation	1
1.1.2 Defining poetics.....	2
1.1.3 Defining politics	2
1.1.4 Defining adaptive reuse	3
1.2 Background.....	4
1.2.1 World history of adaptive reuse of heritage buildings	4
1.2.2 Ethiopian/Addis Ababa city history of adaptive reuse of heritage buildings	5
1.3 Motivational background and theoretical development.....	6
1.4 Problem statement.....	8
1.5 Research questions.....	9
1.6 Research objective	9
1.6.1 General objective.....	9
1.6.2 Specific objective	10
1.7 Rational.....	10
1.8 Significance.....	11

1.9	Scope.....	12
1.9.1	Thematic scope	12
1.9.2	Geographic scope	12
1.10	Limitation.....	12
2	CHAPTER TWO: LITERATURE REVIEW.....	14
2.1	Introduction.....	14
2.2	Definitions and concepts of key terminologies	14
2.2.1	Urban renewal.....	14
2.2.2	Genius loci	14
2.2.3	Zeitgeist and nostalgia	15
2.3	Architectural heritage and management.....	15
2.3.1	Architectural heritage	15
2.3.2	Why do we need to conserve architectural heritage?	16
2.4	Theories on adaptive reuse.....	16
2.4.1	Historic theories.....	16
2.4.2	Contemporary theories	19
2.4.3	Benefits of adaptive reuse.....	20
2.5	Conventions and charters	21
2.5.1	International heritage conservation and management conventions and charters ..	21
2.5.2	Regional heritage conservation and management proclamations in Ethiopia.....	24
2.5.3	ARCCH guideline: management plans for Ethiopian heritage sites	26
2.6	General research method strategies.....	27
2.6.1	Strategies associated with the quantitative approach	27
2.6.2	Strategies associated with the qualitative approach	27
2.6.3	Strategies associated with the mixed methods approach.....	29
3	CHAPTER THREE: METHODOLOGY	31
3.1	Summary of the research method	31

3.2	Validity and reliability	33
3.3	Summary of the needed data	34
3.4	Research design.....	34
3.4.1	Data collection.....	36
3.4.2	Data analysis.....	40
4	CHAPTER FOUR: FINDINGS AND DISCUSSIONS	46
4.1	Introduction.....	46
4.2	Site Significance.....	46
4.2.1	Site location and description.....	46
4.2.2	Historical development.....	47
4.2.3	Statement of significance.....	51
4.3	Building assessment	60
4.3.1	The existing condition of the building.....	60
4.3.2	Spatial organizations and clarifications of building's design.....	72
4.4	Property management.....	75
4.4.1	Conservation.....	75
4.4.2	Key issues of ownership and management.....	79
4.4.3	Revenue generation and benefit-sharing	79
4.4.4	National legislations	79
4.5	SWOT analysis.....	80
4.5.1	SWOT for heritage conservation issues	80
4.5.2	SWOT for heritage adaptive reuse issues.....	81
4.6	Politics of conserving the early 20th-century residence.....	82
4.7	Poetics of conserving the early 20th-century residence	84
4.8	Adaptive reuse of the early 20th-century residence	85
5	CHAPTER FIVE: SUMMARY, RECOMMENDATIONS, AND CONCLUSION	87
5.1	Summary.....	87

5.1.1	Summary of the research findings	87
5.2	Conclusion.....	88
5.3	Recommendation.....	89
5.3.1	Ownership and authorization.....	89
5.3.2	Stakeholders integration	90
5.3.3	Conservation management plan.....	90
5.3.4	Adaptive reuse plan	91
6	BIBLIOGRAPHY	92
6.1	Books/journals articles/papers	92
6.2	Documents/reports	95
6.3	Websites	96
	APPENDICES	97
	Appendix: 1: Interview with professional stakeholders on heritage conservation and management	97
	Appendix: 2: Interview with random people in and around the site	103
	Appendix: 3: Interview with the owner of Dej. Haile Selassie Gugissa residence	105
	Appendix: 4: Heritage conservation and management Act/directives	108
	Appendix: 5: Proclamations	114
	Appendix: 5-A: Research and conservation of cultural hritage Proclamation No. 209/2000 (F. Negarit Gazeta)	114
	Appendix: 5-B: Classification of cultural heritage into national and regional cultural heritage Proclamation No. 839/2014 (F. Negarit Gazeta).....	114
	Appendix: 5-C: Ethiopian building proclamation No.624/2009 (F. Negarit Gazeta)	115
	Appendix: 6: Terms that relate to the purposive random sampling size formula	115
	Appendix: 7: Existing building conditions.....	117
	Appendix: 7-A: General conditions of the interior.....	117
	Appendix: 7-B: General conditions of the exterior	122
	Appendix: 8: Proposal for the recommendation of adaptive reuse plan.....	123

LIST OF FIGURES

Figure 1: One of the oldest and demolished historic buildings in Mercato "Mars hotel" (source: (Fasil Giorghis and Denis Gerard)	8
Figure 2: Burra Charter Process (Source: Burra Charter, 1999).....	23
Figure 3: Organization of research study process (adopted and organized by referring to the "Burra Charter"/literature review)	36
Figure 4: Chart showing No. of respondent/ age variation	41
Figure 5: Site location and surrounding satellite map (Source: Google Earth)	46
Figure 6: Princess Zenebework standing on her mother's right (Source: Face2faceafrica.Com)	47
Figure 7: Dej Haile Selassie Gugisa with His Italian friends (Source: Face2faceafrica.Com)	48
Figure 8: Dej. Haile Selassie Gugissa Residence	50
Figure 9: Eastern Mercato's human-scale buildings skyline including the case building.....	51
Figure 10-Landmark attributes of the building (its uniqueness in scale, color, and character competing to the adjacent setting)	52
Figure 11: Monumental figure of the building	52
Figure 12: Armenian chauffeurs in the early 1930s, Addis Ababa, Ethiopia. (The buildings in the background are in typical Armenian style.) (Photo courtesy of Varouj Mavlian).....	54
Figure 13: Dej. Haile Selassie Gugissa residence interior staircase wooden handrail, constructed in the early 20 th century,	54
Figure 14: Urban corridor defined by series of colonnade exhibited on the NE façade.....	55
Figure 15: Arched transom and rectangular windows showing on the NW façade.....	56
Figure 16: Pyramidal tower viewing from Kenya street.....	56
Figure 17: Metallic circular staircase located at the first-floor terrace	57
Figure 18: Wooden frame arched transom windows located in the first-floor bedroom.....	58
Figure 19: Wooden window opening located on the first-floor terrace.....	57
Figure 20: Metallic handrail located at the second-floor entry	58
Figure 24: Existing Ground floor plan (Source: Fieldwork Measurement & Drawing by The Data Collectors)	61
Figure 25: Ceiling damage located at the NW side of the corridor	62

Figure 26: Poor electrical installation & exposed distribution board located at the left side of the entrance toward the first floor	62
Figure 27: Irregular wooden staircase located at the right side of the entrance toward the first floor.....	63
Figure 28: Vending products placed by vendors located at the NE side of the corridor	63
Figure 29: Existing First floor plan (Source: Fieldwork Measurement & Drawing By The Data Collectors)	64
Figure 30: Discarded things placed on the first floor	65
Figure 31: Improper workers maintaining the wall located at one of the bedrooms	65
Figure 32: Unprofessional alteration on the wall (TV stand mounted to the historic wall)	66
Figure 33: Picture shows the condition of the first-floor terrace	66
Figure 34: Existing second-floor plan (Source: Fieldwork Measurement & Drawing by The Data Collectors)	67
Figure 35: The condition of the narrow corridor defined by bedrooms	68
Figure 36: Discarded things placed at second-floor	68
Figure 37: Plaster detachments showed at the wall and rainwater seepage showed at the ceiling.....	69
Figure 38: Colonnades, windows, and urban corridors exhibited on the NW view	69
Figure 39: Discolorations and dilapidation exhibited on the NW view.....	70
Figure 40: The interplay of the building and adjacent extensions on the NE view seems on purpose.....	70
Figure 41: Discoloration and plaster detachments happened because of the malfunctioning of the drainage system exhibited on the NE view	71
Figure 42: Extension structures covered the original building is exhibited from the SE view	71
Figure 43: SW view showing the extended structure	72
Figure 21: Hypothetical ground floor plan prepared as per the findings (Source: Fieldwork Measurement & Drawing by The Data Collectors)	73
Figure 22: Hypothetical first-floor plan prepared as per the findings (Source: Fieldwork Measurement & Drawing by The Data Collectors)	74
Figure 23: Hypothetical second-floor plan prepared as per the findings (Source: Fieldwork Measurement & Drawing by The Data Collectors)	74

LIST OF TABLES

Table 1: Purposive random sampling size calculation table (calculated using the standard formula (see appendix 6))	38
Table 2: Age intervals of the respondent (from random people selection).....	41
Table 3: Factor affecting conservation and management of the building.....	44
Table 4: Total suggestions on the building’s future function	45
Table 5: Comparison table of the building vs Dej. Haile Selassie Gugissa history.....	50
Table 6: Summary of the heritage values	59
Table 7: Key Stakeholders	77

GLOSSARY OF LOCAL TERMS

Addis ketema: *Name of one of Addis Ababa city sub-city*

Woreda: *The third-level administrative divisions of the region next to sub-city*

Kebele: *Lowest administrative unit in the urban and rural area*

Ras: *Head: the most important title under the king*

Sefer: *An urban neighborhood/ settlement*

Dej. (*Dejaszmach*): *Political- military title, rank below Ras*

Derg: *Name of a socialist regime ruled Ethiopia from 1974–91*

Shum: *Provincial governor*

Leul: *Prince*

Lielt: *Princess*

Piazza: *Name of one of the oldest place located in Addis Ababa city*

Beherawi: Means ‘National’: *Name of one of the oldest place located in Addis Ababa city*

Mercato: Means ‘Market’: *Name of the large historic marketplace in Addis Ababa city*

Wemezeker: *National Archives & Library of Ethiopia*

DEFINITION OF CONTEXTUAL TERMS

(The following are concepts contextually defined to avoid ambiguities)

Land value: *The measure of how much a plot of land is worth, from “politics” point of interest*

Heritage value: *The meanings and values that individuals or groups of people bestow on heritage, from “poetics” point of interest*

Adaptive reuse: *Scientifically re-designing and reusing an existing historic building.*

Reuse: *Haphazardly re-designing and reusing an existing historic building.*

ACRONYMS

ICOMOS: *International Council on Monuments and Sites*

UNESCO: *United Nations Educational, Scientific and Cultural Organization*

IFLA: *International Federation of Landscape Architects*

ICOM: *International Council of Museums*

LEED: *Leadership in Energy and Environmental Design*

USGBC: *The U.S. Green Building Council*

EiABC: *Ethiopian Institute of Architecture, Building Construction, and City Development.*

FDRE: *Federal Democratic Republic Of Ethiopia*

ARCCH: *Authority for Research and Conservation of Cultural Heritage*

AA-CTO: *Addis Ababa City Culture and Tourism Office*

AKSC-CTO: *Addis Ketema Sub-City Culture and Tourism Office*

CRCCH: *Center for Research and Conservation of Cultural Heritage*

ORAAMP: *Office for Revision of Addis Ababa Master Plan*

GTP: *Growth and Transformation Plan*

NGO: *Non-Governmental Organization*

CUAH: *Chair of Conservation of Urban and Architectural Heritage*

CBD: *Central Business District*

CHAPTER ONE: INTRODUCTION

1.1 Introduction

1.1.1 Introduction to heritage¹ conservation

In the present day, even though, historic building conservation establishments exist nationally and internationally, a cohesive language for the practice makes historic buildings to face quite a lot of challenges. This is due to heritage conservation being interdisciplinary. Stakeholders of heritage conservation share the common goal of heritage conservation, but not a common language. Several works of literature implied that establishing a uniform language for heritage conservation has been an ongoing concern internationally since the early 19th century as the definitions of terms have evolved over time. Conservation of historic buildings for the benefit of society has been utilized by many societies all over the world to support the conservation of heritage. The benefit of conserving historic buildings is not only limited to ensuring that historic buildings are conserved for future generations but for the economic, social and environmental benefits of the current generation. In view of that, Adaptive reuse gives new life to a site, rather than seeking to freeze it at a particular moment in time. Adding a new layer without erasing earlier layers, an adaptive reuse project becomes part of the long history of the site. It is another stage, not the final outcome. (Deniz, Tulin, Selen , 2016)

Ethiopia has a number of national and regional historic structures and sites which own a great level of significance. Despite the fact that benefits of heritage conservation are known in the Ethiopian community, the commitment which has been invested by different stakeholders/decision-makers regarding the sustainability of historic properties was increasingly generated critical questions among the witnesses. Those questions such as: What has been done to conserve and manage historic properties? What is being done currently? do historic properties really have significance to society? and Which conservation and management approach has been feasible or not? It seems underestimation of the heritage values has resulted in poor management and conservation of historic buildings. And give a line to the land value to dominate the heritage value. In Ethiopia/Addis Ababa, the practice of conservation in a manner of adaptive reuse, which is not a new incident in conserving historic buildings, should be supported to encourage effective use of historic buildings as a means of

¹ NOTICE: The term ‘heritage’, architectural heritage, historic properties, historic structures, and ‘historic buildings’ would be used interchangeably with the same meaning and context throughout this study.

sustainable conservation of the structures involved. Furthermore, adaptive reuse of buildings of heritage significance is accepted as a means of conservation for which guidelines have been set forth in the Burra Charter of 1999 that shall be a backing of analysis in the successive chapters of this study.

1.1.2 Defining poetics

Sometimes poetry can have an ambiguous definition: Le Corbusier said that *“Because it is a present of unique artworks in architecture, where it is the combination of volume, light, color, material, form, which translated into space”*. Whereas, according to Steven Holl poetic is also meant as *“Logical understanding in architecture, where it is always related and mediated with linguistically in human experience and context-based and expressed through different elements like light, shadow, and transparency: color, texture, material, and detail all participate incomplete experience of architecture”*. He also explains poetics as *“A building should always be more when you go into it - it is true, that building should have more attraction when we go into it, or so-called experience it through the meaning of the poetic into space itself”*. Additionally, another scholar John Pawson said that *“Poetic means simple messages in form and expression but with an intense way of thinking, using all the elements of architecture like material, mass, lighting, structure, ritual, landscape, order, containment, repetition, volume, essence, and expression to express his poetic works”* - *“Poetic means a reflection of the luxurious simplicity of vital thinking of the architect”* and *“Poetic also means express through emphasizes and consider as of primary importance values of the articulation of spaces, tension, and mass”*. Accordingly, He furthermore defined poetics in a way of *“Poetics is an expression of people's thoughts, emotions, feelings, and identity where people explained it in the poetry way, with simple messages but contain an intense way of thinking”*.²

1.1.3 Defining politics

Aristotle (384-322 BC) can be regarded as the first to introduce the world through his observations about human politics which stated that politics indicates an aspect relating to the elements of the state, power, decision making, policy/regulation, and division/distribution or allocation. Likewise, Karl W. in the book *“Politics and Government”* said that *“Politics is decision-making through public facilities.”* Then, Joyce Mitchell in his book *“Political*

² <https://www.ukessays.com/essays/philosophy/how-to-express-poetic-in-architecture-philosophy-essay.php>

analysis and public policy” narrated that “*Politics is the collective decision-making or policy-making common to the whole society*”- (*Politics is a collective decision making or the making of public policies for an entire society*).³ In the same way, Lebbeus W. pointed out that “*Financial, as well as material, and intellectual, and emotional resources of a whole group of people get involved in a particular building project*”.- *And any time you get a group-you’re talking about politics. To me, politics means one thing: How do you change your situation? What is the mechanism by which you change your life? That’s politics. That’s the political question. It’s about negotiation, or it’s about careful step-by-step planning - all of this is political in nature. It’s about how people when they get together, agree to change their situation.*⁴ (Fahimeh, Seyedamir, Jelena, 2012)

A Concise Oxford Dictionary of “*Politics and international relations*” (4 ed.) defines “*Politics is very limited in time and space to certain kinds of liberal⁵, pluralistic societies which allow relatively open debate*”. And finally, the other one from the Business dictionary referred to as “*Politics as an authority held by a group within a society that allows for the administration of public resources and implements policies for society*”.

1.1.4 Defining adaptive reuse

Recycling has become second nature to modern communities as we strive for environmental sustainability. Aiming to reduce, reuse and recycle waste, we find new life in everything from bottles and boxes to clothes, vehicles, and buildings. Adaptive reuse is a process that changes a disused or ineffective item into a new item that can be used for a different purpose. Sometimes, nothing changes but the item’s use. The adaptive reuse of a historic building should have minimal impact on the heritage significance of the building and its setting. Developers should gain an understanding of why the building has heritage status, and then pursue development that is sympathetic to the building to give it a new purpose. Adaptive reuse is self-defeating if it fails to protect the building’s heritage values. The most successful built heritage adaptive reuse projects are those that best respect and retain the building’s heritage significance and add a contemporary layer that provides value for the future. Sometimes, adaptive reuse is the only way that the building’s fabric will be properly cared for, revealed or

³ <https://ulfanurwilda.wordpress.com/2014/05/22/definition-of-politics-according-to-experts/>

⁴ International Journal of Latest Research in Humanities and Social Science (IJLRHSS): Volume 01 - Issue 03

⁵ Respectful and accepting of behavior or opinions different from one’s own; open to new ideas. Favoring individual liberty, free trade, and moderate political and social reform (*concise oxford dictionary, 10th ed.*)

interpreted while making better use of the building itself. Where a building can no longer function with its original use, a new use through adaptation may be the only way to preserve its heritage significance. Some state agencies are making policies to manage change, including adaptation, when assessing the development of heritage places. Such policies contain standard criteria to help ensure that an adaptive reuse project has minimal impact on a building's heritage values, such as: discouraging "façadism"-that is, gutting the building and retaining its façade, requiring new work to be recognisable as contemporary, rather than a poor imitation of the original historic style of the building *and* seeking a new use for the building that is compatible with its original use. (Department of the Environment & Heritage , 2004)

1.2 Background

1.2.1 World history of adaptive reuse of heritage buildings

Adapting buildings to suit and fulfill the needs of new users is not a recent phenomenon. According to Plevoets and Cleempoel, who have conducted various studies on the relationship between adaptive reuse and architectural heritage conservation in Europe, specifically in Belgium (2011: p.1); during the French revolution, religious structures were transformed to serve military and industrial needs. The early adaptation of these buildings was however performed in order to serve immediate needs and these buildings were not retrofitted with architectural conservation. During the 19th Century the French architect and restoration theorist, Viollet-le-Duc (1814–1879) maintained that the success of a reused building is based on the functionality of the adaptation whilst maintaining the essence of the particular building. Preceding restoration theorists such as Ada Louise Huxtable have based most of their work on the principles of Viollet-le-Duc's early work, and his theories on restoration and preservation remain applicable in adaptive reuse projects during postmodern times. (Plevoets and Cleempoel)

Within the architectural discipline, a growing interest emerged in the conservation of old buildings as a reaction to their increased demolishing activities in favor of new construction. Where during the first half of the 20th-century architects aspired to create new buildings which completely broke with traditional building, during the second half of the 20th-century architects started to consider working with historic buildings as an interesting challenge and made it an important aspect of their work. Carlo Scarpa, Raphaël Moneo, Herzog & de Meuron are examples of such architects. Hence, from the 1970s onwards, adaptive reuse has been a key

subject for many conferences on architecture and conservation, resulting in a considerable body of scholarly literature⁶.

1.2.2 Ethiopian/Addis Ababa city history of adaptive reuse of heritage buildings

In the Ethiopian context, especially in Addis Ababa city evolution, the concept of re-purposing heritage buildings and old villages (*Sefers*) has an early background. It was basically started around the mid-20th century. According to Milena Battistoni and Gian Paolo Chiari's book titled "old trucks in the new flower", the second half of 20th-century urban development and the Italian occupation (1936-1941) had a great factor toward the alteration of old villages and heritage buildings of Addis Ababa city. The alteration processes have complied with urban scale alteration and building scale re-usage started from eastern Mercato.

In view of that, in Addis Ababa, altering the architecture of regional heritages for new functions is not a new phenomenon; in the past, buildings that were structurally secure have been used without adaption to fit the continuous changing needs or new functions. For example, during the Derg regime⁷ concerning the political policy, counteraction toward the feudalist heritage buildings had brought a lot on the context and nature of historic buildings and urban development practices. The policy of expanding public-ownership proved to be a failure (Jesiah Selvam, 2007) which had both effective and affective impacts on the conservation trends of the city. The political elites had decided to take the buildings from the extra-wealthier and royal family's hand and transduce to the poorer groups without any potential assessment and analysis. These interventions, however, were done in a pragmatic way in many cases without any manual of heritage protection/conservation as an intention. Instead, the driving force behind reuse was basically functional and financial; Not conservational. On the other hand, currently⁸, the city is facing rapid change, the infill expansions for the CBD sites which even

⁶ Plevoets, B. And Van Cleempoel, K. (2011) 'Adaptive Reuse As A Strategy Towards Conservation Of Cultural Heritage: A Literature Review', In Brebbia, C. And Binda, L. (Eds.), *Structural Studies, Repairs and Maintenance of Heritage Architecture Xii* (Witpress: Chianciano Terme, Italy) P. 155-164

⁷ The military regime that overthrew the imperial government in 1974 did not do better in terms of reversing the informal development of housing in Addis Ababa. Following the revolution, it issued Proclamation No. 47/1975, known as Government Ownership of Lands and 'Extra' Houses, whereby private ownership of land and houses for the purpose of renting were outlawed (Wubshet, 2002; Uli Wessling Tolon, 2008; Elias, 2009). This Nationalization Act transferred ownership rights of extra houses to the Qäbäle Administration and their usufruct right to poor tenants who were allowed to occupy these houses at a very low rental cost. (Zelalem T., 2016)

⁸ Due to the demands of further growth and vibrant development urban renewal and redevelopment program is a current phenomenon of the cotemporary city life. Research indicates, though the redevelopment projects are effective in creating better designed neighborhood and transforming the city to modernization, among other drawbacks disregard to heritage buildings is the one. (Abel A.)

have urban built heritages become more and more attractive to the developer community. They are often located around the Piazza, Beherawi, and Mercato, surrounded by slum and new construction neighborhoods that have grown up around them. In the last decade and a half, the economic need has been increased in automobile use and new constructions bring a severe impact on the historic buildings and sites.

1.3 Motivational background and theoretical development

"Everything flows, nothing stands still" (Plato)

"The best way to preserve a building is to find a use for it, and then to satisfy so well the needs dictated by that use that there will never be any further need to make any further changes in the building" (Eugène Emmanuel Viollet-le-Duc 1814–1879)

"Preservation is not the enemy of modernity but actually one of its inventions" (Rem Koolhaas)

"This old building is not good because it's old but it is old because it is good". (Rodney Little, MHT, MD)

In the early 20th century, Alois Riegl (1858–1905)⁹ discussed one of the great discourses of John Ruskin and Violet Leduc which their argument was correlated to adaptive reuse approaches of historic buildings. John Ruskin and Violet Leduc were pioneer heritage conservation scholars to theorize argumentative heritage conservation approaches in their way of understanding. Concerning the concept of adaptive reuse, they had raised famous discursive theoretical approaches. As Emmanuel Violet-le-Duc (1814–1879) argued that *"the best way to preserve a building is to find a use for it, and then to satisfy so well the needs dictated by that use that there will never be any further need to make any further changes in the building"*.¹⁰ Whereas John Ruskin (1819–1900) and his follower William Morris (1834– 1896) debated that instead of restoration maintenance is favorable to ensure the preservation of historic buildings. Also, their determined phrase was *"impossible, as impossible as to raise the dead, to restore anything that has ever been great or beautiful in architecture."*¹¹ In the IE international conference of 2012, Bie Plevoets and Koenraad Van Cleempoel wrote that Riegl distinguishes different types of values which he generally grouped them as commemorative values and

⁹ Plevoets, & Cleempoel, Adaptive Reuse Within the Retail Design Discipline: Exploring the Concept of Authenticity. *Proc. Of the First International Congress on Architectural Design, Teaching and Research, Bari, Italy, Mai 3-7, 2011, Accepted for Publication.*

¹⁰ Plevoets & Cleempoel, *Theoretical Development on Adaptive Reuse: A Historic Overview, In Process. [14] Viollet-Le-Duc, E., The Foundations of Architecture.*

¹¹ Riegl, A., (1928 [1903]). *Der Moderne Denkmalkultus: Sein Wesen Und Seine Entstehung, Gesammelte Aufsätze*, Ed Dr. Benno Filser Verlag: Augsburg-Wien, Pp. 144-193.

present-day value. Commemorative values including age-value, historical value, and intentional commemorative value as opposed to present-day values including use-value, art-value and newness-value. Riegle assessed, recognized and includes the use-value of heritage buildings as an intrinsic part of modern conservation¹².

The above-narrated theories were triggering points for the researcher to be concerned and equipped the theories for the study which engaged with the visible background problems of the city's heritage buildings to be discussed in its section.

In the many cases of the international context, the concept of urban renewal policy and practice has been attempting to developed associated with the concept and application of adaptive reuse of heritage buildings. In the Ethiopian context, the trend of adapting is not yet exercised properly. For instance, the recent increase in the number of urban renewal projects occurring in Addis Ababa extremely dominates the historic buildings in a way of making them erased. Additionally, recently, the ambition to turn historic districts like Mercato into a collection of contemporary architectures as a new urban renewal mechanism by making land value to dominate heritage value and the passivity of heritage stakeholders decision concerning such action encourages the researcher to study alternative methods of reading, representing and practicing the historical values to walk with both change and stability. Eventually, the researcher also motivated to focus that there is also a visible gap¹³ of literature regarding adaptive reuse and heritage conservation in Ethiopia. Accordingly, no comprehensive research had been carried out on such heritage conservation and adaptive reuse to date. These buildings often lack maintenance or are even ruined, having been used for unconvincing purposes that have disrupted their original features day after day. In most cases, a lot of patience, dedication, and determination were needed in order to discover and reconstruct the history of the city. (Melina and Gian, 2004) Thus, the study will attempt to offer the discussed theoretical developments and motivational backgrounds to formulate the statement of the problem in depth.

¹² Cantacuzino, S., *New Uses for Old Buildings*, *Architectural Review*, Cli, Pp. 262-324, 1972.

¹³ Chiari, Melina Batistoni and Gian Paolo. (2004). *Old trucks in new flower*. Arada Books.

1.4 Problem statement

New architectural practice increasingly becomes part of the continuum of Addis Ababa's architectural history, and its buildings experience threats on historic buildings which range from material to functional undesirability. It is important to look at the development of the protection of historic buildings in order to determine the most appropriate way to manage the current change and need. In history and nowadays, Addis Ababa's heritage buildings have been pushed to have perished thoroughly due to the improper decisions of the related stakeholders (*decision-makers*). In addition, a growing pessimistic response by the immediate stakeholders has been given over to the consideration of the emotional and affective nature of heritage buildings value are kept increasing. The practice has been attempting the heritage buildings to be defined nostalgically as a sickness of longing and sadness for the unobtainable. Which has been making them pronounce that heritage buildings are not economically capable enough to entertain the current needs¹⁴ of "architectural politics"¹⁵.



Figure 1: One of the oldest and demolished historic buildings in Mercato "Mars hotel" (source: (Fasil Giorghis and Denis Gerard)

Unlike to the so-called adaptive reuse, reusing was a strategy that has been used increasingly since the downfall of Emperor Haile Selassie's regime for not protecting but taking from the private owners and giving the historic buildings to the lower class of the community so as to articulate the socialist ideology (*political agenda*); And so, in most of the reusing process where adaptive reuse practice was not applied. As a result, continuing the former trend in the

¹⁴ For example, *land value, developmental needs, income generation, e.t.c...*

¹⁵ Which mostly focused on the price and profit of the land and buildings (*historic buildings or not*).

current scenario “the genius-loci” of the space and form has been often missed among the owners, the community and the decision-makers. Consequently, the decision-makers have been deciding to neglect the heritage value; and to demolish heritage buildings for the sake of the so-called land value (*economic needs*).

Summary of the problem statement:

- Preparing and practicing urban renewal policies without proper considerations of the “poetics of heritage value”.
- Preparing historic building proclamation without proper considerations of the “poetics of heritage value”.
- Lack of proper studies and assessments on the economic feasibilities of heritage buildings and conservation strategies.
- Lack of proper understanding among decision-makers/stakeholders on the value of heritage buildings, conservation, and management practices.
- Improper practice towards functionality and economical reuse of heritage buildings

1.5 Research questions

1. Why conserve, instead of demolishing while making new?
2. What are the character-defining elements of heritage buildings?
3. How does the fact of politics and poetics affect the decision making in the adaptive reuse of heritage buildings?
4. What are the potentials of adaptive reuse in order to conserve heritage buildings while amalgamating the architectural need of the new?
5. How does the role of stakeholders impact the conservation of historic buildings?
6. What are the challenges and opportunities of the adaptive reuse of Dej. Haile Selassie Gugissa residence?

1.6 Research objective

1.6.1 General objective

The study focused on the investigation of problems on heritage conservation and examining adaptive reuse potentials of historic buildings in Addis Ababa. Thus, it aimed at the heritage stakeholders' decisions to conserve historic buildings by clarifying how an adaptive reuse

plan/recommendation to be one alternative to be part of the regional heritage buildings policy, practice, and management.

1.6.2 Specific objective

1. Determining the meaning and spirit of the place as it applies to the site.¹⁶
2. To identify the determining factors that influence the adaptive reuse of historic buildings.¹⁷
3. Identifying the potentials to be derived from the adaptive reuse of the old building
4. Analyzing how the poetics and politics aspects of historic buildings influence the decision making to adapt to new use.
5. Analyzing the role of stakeholders in conserving historic buildings.
6. Finally, this thesis investigates the relationship between some meaningful aspects of the original heritage buildings, the already reused solution and the proposed solution for new functionality and design (*this utilized on a selected case building.*)¹⁸

1.7 Rational

The main topic of debate for historic buildings is the use of adaptive reuse versus the need for demolition and reconstruction. The determination of whether a building should be kept or torn down relies on a case by case basis.

The demolition¹⁹ of entire heritage buildings proves to be damaging to the environment because of the increase in waste and energy spent to prepare new building materials. Therefore, even if the building proves to be highly inefficient in energy consumption, it may still be more environmentally healthy to preserve at least the existing basic structure and attempt to reuse the raw materials from the demolition of the rest of the building. The U.S. Green Building Council (*USGBC*) also recognizes and rewards the efforts of reusing existing buildings.

¹⁶ The site's role in the city, its function as a generator in the community, its uniting role as it once was a place of socio-economic and socio-cultural amalgamation.

¹⁷ Saving and conserving of heritage buildings is not only a worthwhile goal in itself but also a starting point for the complete transformation and adaptive reuse of the historic buildings/sites/areas of the city. The researcher believes that buildings can reclaim their former prominence and environmental eminence while their heritage and community values will be preserved.

¹⁸ Providing recommendations to Eastern Merkato (*Dej. Haile Selassie Gugissa residence*).

¹⁹ As the popular used phrase of „the greenest building is one you don't have to build“ says, the cost of demolition and replacement by new buildings has always turned out to be more expensive and its impact on environment is high. Some reports indicate that 45 percent of carbon dioxide emissions is directly or indirectly connected to construction and building operation. Due to this adaptive reuse of historical building, as one component of urban heritage conservation strategies and climate protection & emission reduction, it is becoming an important strategy towards sustainable urban development (Abel A.)

USGBC's Leadership in Energy and Environmental Design (*LEED*) program is a green building certification program based on a point system for different categories in sustainable design. In the neighborhood development category, adaptive reuse leads to multiple point opportunities under possible headings such as development within communities and developed places to reduce multiple environmental harms associated with sprawl and building reuse.²⁰

The essence and existence of local heritage buildings especially located in Addis Ababa have been neglected not to be part of the urban avant-garde progress and the issue becomes getting critical. Even if the number of heritages initiatives has been growing thoroughly, the circumstance of heritage buildings drives down due to several reasons. For instance, the people who live in those buildings don't care as much as they have to, the ongoing needs of the urban community, and the decisions that came from unprofessionalism (*unprofessional assessment, analysis, and synthesis aimed at those buildings are the main malfunctions effected so far*). Accordingly, the urban renewal practice and heritage conservation policy have a critical problem while amalgamating the need of the avant-garde with heritage building conservation and practice. Thus, the urban renewal practice has been preferring to demolish it instead of adapting it to new needs.

1.8 Significance

This thesis is about the search for using adaptive reuse as an alternative strategy for sustainable urban renewal practice. The researcher believed that there are no effective adaptive reuse practices that have been done throughout Addis Ababa's architectural history. However, almost all of the heritage buildings are reused without any scientific adaptive design applied to them; that's why they are not capable enough to entertain the ongoing need of the urban community whilst being protected from being demolished.²¹ Accordingly, heritage is about managing change. So, this study will assess and propose how adaptive reuse can become the best conservation strategy in order to protect heritage buildings from demolishing on and correspondingly make them capable enough to manage and be part of the change of the urban renewal practical need. Thus, by the end of the study, the proposal and recommendation will

²⁰ "LEED Credit Library." U.S. Green Building Council. <http://www.usgbc.org/credits/neighborhood-development/v1.0-pilot>.

²¹ In addition to the challenges in which historical houses are facing to survive by fast growth urbanization and developmental programs, on the other hand, lack of maintenance and improper conservation activities lead to critical deterioration of the physical fabric. (Abel A.)

be an input for the finest national references that can be practiced by local governments to improve urban renewal practice which comprises the principles of sustainability. Furthermore, it suggests how this has to be done through participatory/inclusive decision making concerning built heritage conservation.

1.9 Scope

1.9.1 Thematic scope

This research is focused on exploring the advantages and disadvantages of the current Addis Ababa's heritage conservation and management policy concerning why architectural heritages need to be demolished for the sake of the urban renewal practice. Accordingly, the study particularly focused on the assessment of the up-to-date physical & spatial conditions/potentials of Dej. Haile Selassie Gugissa residence. That would happen in line with considering the impact of urban renewal practice and heritage conservation policy/proclamation on the decision-making process among heritage stakeholders and the historic buildings' future chance of occurrence.

1.9.2 Geographic scope

The geographic scope would be formulated by studies made on the background settings of the architectural heritage conservation in Addis Ababa specifically the case study area aims for eastern Mercato's building named Dej. Haile Selassie Gugissa residence which is located at Addis ketema sub-city, woreda 08; it also referenced by Kenya street at the NW side and Tessema Aba Kemaw street at the NE side. The surrounding moreover often includes the longstanding "Anwar mosque" and "St. Raguel church".

1.10 Limitation

This study has some limitations and they are discussed below:

- Unattainable written archival accounts or drawings/sketches or photography related to the interior of the building which constrained it practically difficult to recognize the exact functions that the building has been used for²².

²² Besides, because of various alteration has been occurred in the building spatial arrangements, it became challenging to recognize the building's original functions

- There are no personalities identified who really knows about the building and its history. This might happen for the reason that the untold history of the building and the so-called owner²³ of the building.
- Unattainable written archival accounts/drawings/sketches or photography related to spatial repurposing and physical alterations which speaks the building conditions throughout its history.
- Inconvenience while taking detailed measurement and photography of interior spaces caused by the disallowance materialized by the owner. For instance, it was very difficult to access rooms on the first floor. In such a case, the researcher forced to collect the information orally.

The given time²⁴ for doing this research without obstructed by the above-listed limitations is not enough. Also, the needed and unattainable recorded archival accounts or drawings/sketches or photography might be available somewhere that the researcher couldn't be reached out due to the challenge of inaccessibility of them. Therefore, the researcher believes that it requires additional time, budget and other prospective studies for addressing the listed limitations.

²³ “Dejazmach Haile Selassie Gugissa” was the original owner of the building (*according to the fact founded from “Addis Ababa’s Heritage database list” and AKSC-CTO*)

²⁴ The official given time for doing any MSc thesis was only half semester (*maximum 6 months*).

CHAPTER TWO: LITERATURE REVIEW

2.1 Introduction

This chapter examines the concept of conserving heritage buildings and the legal frameworks instituted to guide conservation worldwide from which national policies have been adopted. It also assesses what is adaptive reuse and its different historical approaches. In addition to that, definitions related to poetics, politics and adaptive reuse, charters and general research method strategies were reviewed.

2.2 Definitions and concepts of key terminologies

2.2.1 Urban renewal

An inquiry into the role of planning in urban renewal begins with the primitive state of the planning art at the time the urban renewal concept was first articulated in the late 1920s and early 1930s. Planners worked in simplified physical dimensions; they concentrated on optimum end-states and worked toward a static model of the physical community. Nor was their work well supported, either politically or financially, and during the Great Depression, the planning function was severely restricted. Weaknesses in the planning process were admitted by those who most strongly supported a comprehensive planning basis for urban renewal; the inclusion of a comprehensive planning requirement in the program is intended to strengthen the planning process generally. At the heart of urban renewal, and forming the essential legal element in the design of urban renewal legislation, is the project concept a reasonably compact and contiguous area that is to be reshaped by the redevelopment process. (Daniel Mandelker)

2.2.2 Genius loci

According to Norberg Schulz, architecture is “the art of the place.” The place allows us to acquire a clear sense and understanding of our existence. In Roman mythology a genius loci were the protective spirit of a place; however, not only is this term difficult to define but it has changed over the past two centuries. The genius loci were originally defined by the early users and also had a commonly used translation in the 18th century, a time when the aesthetic appreciation of new, especially more rural and garden landscapes was the fashion (cf. Hunt & Willis, 1988). In contemporary usage, genius loci usually refer to a location's distinctive

atmosphere or its "spirit of place". In Modern architecture, the genius loci were usually considered but tended to be underestimated." (Ava Moshaver, 2009)

2.2.3 Zeitgeist and nostalgia

"There is a Genius Loci as well as Zeitgeist- a spirit of a place as well as time. The spirit of a place changes with the spirit of the time; it alters with man's relation to the region. The historians have to reckon with both in his great cycle; the geographer has to consider both in trying to understand regional consciousness."

(Herbertson, 1963)

From heritage perspectives, zeitgeist and nostalgia²⁵ are about the spirit of the construction/established time. The zeitgeist (so frequently becomes the fashion of the new) and nostalgia (so beloved of conservatives) are both resistance to time to the flowing, equalizing continuous motion of heritage buildings and related values. As Richard Francis-Jones said, *"one wants to forget, fight and resist the pull of the past, thinking that it itself will never become past. The other wants desperately to remember what is already lost, longs for the security of the past, for what is known."* A so-called architectural heritage so often struggles under the weight of nostalgia; it turns its back, hoping it can forever resist time. Go back and restore what has been compromised or damaged. Then seek comfort and meaning in our history.

2.3 Architectural heritage and management

2.3.1 Architectural heritage

Architectural heritage means and includes any building of one or more premises or any part thereof and/or structure and/or artefact which requires conservation and / or preservation for historical and / or architectural and / or artisanry and /or aesthetic and/or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building. (Nirman B., 2013)

²⁵ Nostalgia, a wistful desire to return in thought or in fact to a former time in one's life, to one's home or homeland, or to one's family and friends; a sentimental yearning for the happiness of a former place or time: a nostalgia for his college days. (<https://www.dictionary.com/browse/nostalgia>)

2.3.2 Why do we need to conserve architectural heritage?

The objective of conservation of buildings should not be limited to utilitarian activities only. As Hyland states, “buildings are not purely utilitarian objects, for they form the fabric of every society’s spiritual or cultural milieu, and embody the history of the generations of people that have occupied them (Hayland, 1995). It also implies that the existence and use of buildings influence the activities within the environment and other social factors for both past and present generations. Therefore, the objective for conservation transcends the purpose of the sole use or functioning of the building to include the associated intangible values and memories. By reason of their use or existence in the present, old buildings contribute to the formation, and become part of the *genius loci* of a place, contributing past components to the present and continually draws on the present to enhance the historical essence of the society for posterity. This is reflected in society’s use of conserved buildings as reference sources for the understanding of history, to get inspiration from them, and other associative things. These benefits drawn from the importance of conserved buildings to generations justifies the need for the presence of old buildings in our communities and the need to conserve them across generations. For that reason, no building should be condemned as useless because it is inoperable and may seem not to be of interest or significance to a particular generation, another generation of present or future societies may find a need for it or it may later become of the essence to that generation (Hayland, 1995).

2.4 Theories on adaptive reuse

2.4.1 Historic theories

A theoretical approach towards adaptive reuse was established in the 19th century when Viollet-le-Duc (1814–1879) recognized adaptive reuse as a way to preserve historic monuments. Tracing his steps, other basic theories emerged from an Austrian art historian Alois Riegl and English writer and critic John Ruskin. Including Viollet-le-Duc’s perspective, these theories are discussed below in a way of their importance to this research paper is discussed as needed.

2.4.1.1 *Viollet-le-Duc (1814-1879)*

According to Plevoets (2012: p.2), Viollet-le-Duc’s theories on the restoration of old architecture for the benefits of preservation of built structures are the foundation for adaptive reuse. This French architect believed that the form of the building was more important than the

meaning or cultural impulses thereof. Furthermore, in his work, he was guided by the idea that restored buildings should be rational, functional and progressive (Hearn, 1990).

During restorations of the gothic cathedrals, Viollet-le-Duc would include new materials or make additions to the structure, all the while keeping the original look and feel in mind (Hearn, 1997: p.1). According to Plevoets, the theories of the work of Viollet-le-Duc can be applied to contemporary adaptive reuse in that he believed that the best ways to preserve the heritage, culture, and essence of a building were to create a new use for it by making small changes, albeit in the original style as the adapted building. The architect/ restorer Viollet-le-Duc advocated a restoration of a building while maintaining its original design and features. However, He also supported the idea that the restoration should showcase the change and adaptation, rather than merely promoting the heritage building as a static, non-functioning monument of history. Believing in the transparency of the structure and its purpose (*functionality and rationality*), Viollet-le-Duc further supported the reimagining of the original building as guided by the building structure and design features. (Hearn, 1990)

From the above we can deduce that Viollet-le-Duc's theories are relevant when addressing the issue regarding adaptive reuse of heritage architecture in that, in most cases the core or main design features of the buildings are usually retained or enhanced in order to showcase the heritage value of the building, while new additions and adaptations are required to have the building serve a new functional purpose and to re-establish the building as a working landmark within society.

2.4.1.2 *John Ruskin (1819-1900)*

According to Brebbia and Binda (2001: p.156), one of the major critics of Viollet-le-Duc's theories was the English writer and critic John Ruskin. Ruskin's writings spoke out against the restoration of heritage architecture/resources in terms of restoration for reuse. However, he advocated the regular maintenance and care of the heritage structure, preserving the architecture as is. Believing that these heritage structures were a link to the past, he was of the view that society owed its identity in part to the local heritage structures and that adaptive reuse and restoration took away from the original character of the building. Ruskin's main ideology was the preservation of the historic and memory value of heritage buildings by remaining cognizant of the historic integrity of their structure. According to Larkham (1996: p.11), Ruskin commented on the fact that historical buildings do not necessarily belong to the current society, but rather belong, in part, to their creators and are to some extent the property of all generations.

With this in mind, Ruskin's was of the view that current society has no claim on these heritage buildings and that they should not be adapted for reuse since they are technically the property of 'the dead'. Ruskin speaks against the theories of Viollet-le-Duc's on restoration, by referring to it as deception and a false representation of the historic resource. Ruskin's theory was that it was impossible to restore anything that had ever been great. (Ruskin 1907: p.53).

2.4.1.3 *Alois Riegl (1858-1905)*

Plevoets (2012: p.2) stated Alois Riegl, put forward that so as to make heritage building to be adaptively reused its value in terms of heritage, cultural, newness and coolness should be determined. These inherent values range from heritage value, time of life, current functionality and artistic value, and thus influence the extent of adaptive reuse of the building, as well as the extent of the adaptation.

According to Brebbia and Binda (2001: p.156), it was Riegl's theory that architecture can have values that may clash with each other, and that certain values can be used in order to create a new feel for the adapted building. Using contrasting values such as heritage value and newness value to create a postmodern- looking space communicates the architecture in a new and relevant way. This thinking can be further supported by Viollet-le-Duc's theory on the restoration of heritage buildings and the significance of giving a building new use, by combining the newness value and heritage value (Plevoets, 2012)

2.4.1.4 *Camillo Boito (1836-1914)*

Boito and the formal architectural relationship between old and new a few years before Riegl published his essay on monuments, Camillo Boito (1836-1914) presented his paper "*Questioni pratiche di belle Arti, restauri concorsi, legislazione, professione, insegnamento*" in which he gives practical guidelines for the restoration of historic buildings²⁶. He too, compared Viollet-le-Duc and Ruskin and is critical of both. In Viollet-le-Duc's approach, he fears a loss of the material authenticity of the building, while in Ruskin's thinking he dismisses the concept of advocating decay in favor of restoration²⁷. Moreover, he presents eight principles to restore a building. He states, for example, that a monument should be consolidated rather than repaired, and repaired rather than restored. In case restorations or additions are necessary, he also describes how modern interventions may be done in such a way so that they can be recognized as such to avoid misunderstandings about the historic and artistic value of the building.

²⁶ Boito, C. (1893), *Questioni Pratiche Di Belle Arti, Restauri, Concorsi, Legislazione, Professione, Insegnamento* (Milan: Ulrico Hoepli).

²⁷ Jokilehto, J., (1999) *A History of Architectural Conservation* (Oxford: Elsevier)

Although Boito does not mention reuse of buildings in particular in his writings, his ideas are extremely relevant in relation to adaptive reuse as he describes several possible approaches on how to deal with alterations and additions to historic buildings. As such, his principles can be recognized in many projects of adaptive reuse from the beginning of the 20th century onwards up to date.²⁸

2.4.2 Contemporary theories

According to Plevoets (2012: p.3), during the second half of the 20th Century, architects who were once enthralled by modernism began to revisit the idea of adaptive reuse of historic buildings. This trend arose during the 1960s to 1970s with the rise of the environmental movement and gave rise to many critical writers such as Louise Huxtable, who critically examined the subject of preservation of architecture by adaptively reusing said architecture. In support of this rising ideology, in an article for the New York Times Huxtable (1978: p.2) declares the era of ornamentation revived and alive, as she shares how the 1970s have revived historic building styles as well as building methods, albeit adapted for the 1970s. In addition to this section, a brief description of articles, journals and thesis papers used to support this research paper will be outlined.

2.4.2.1 *Ada Louise Huxtable*

The essence of Huxtable's thinking, in terms of adaptive reuse of architecture, can be summed up by an excerpt from Francesca Cantell's (2005: p.1) research document: Ada Huxtable believed that continuity was/is necessary and that the preservation of heritage architecture formed part of that necessity for psychological evolution. Additionally, she theorized that the preservation of old architecture would not be defined by how well we preserve old buildings as museum pieces but by how well we afford them the chance to be functional again.

According to an article by Irina Vinnitskaya (2013: p.1), Ada Louise Huxtable argued for and championed the preservation of cultural landmarks instead of tearing these architectural landmarks down after a cultural landmark in the demolition of Pennsylvania Station.

Believing that these landmarks bestowed a certain attitude and culture to a city, her works are relevant in that they support the idea and the importance of adaptive reuse. Her criticism of the

²⁸ Boito, C. (2009 [1893]) 'Restoration in Architecture. First Dialogue', *Future Anterior*, 6/1: P. 69-83.

tearing down of culture landmarks raised public awareness and resulted in the advent of the classification of heritage buildings.

2.4.3 Benefits of adaptive reuse

As indicated in the document of “*Australian Government’s Department of Environment and Heritage*” - “*Adaptive reuse means preserving our past, building our future*”; the survival of historic structures, as a result of their use and appreciation not only ensures their survival for the benefit of future generations but also contributes to the functioning and sustainability of communities which clearly demonstrates the social relevance of adaptive reuse. Furthermore, the use of historic buildings, create viable investments that generate financial savings and returns thus they gain economic benefits for their communities as stated in the document. Also, the formidable task, which architects and designers face in adapting historic buildings of several years to new uses, in order to satisfy contemporary requirements, while conserving the heritage of the building, demands innovation which is another benefit of adaptive reuse identified. Thus, in many cases of documenting the benefits of adaptive reuse the basic issues to be examined are social benefits, environmental benefits, and cultural benefits.

2.4.3.1 *Social benefits*

According to Cantell (2005: p.4), adaptive reuse preserves the history and culture of the adapted building, the social benefits of adaptive reuse cannot be overlooked. By maintaining and adapting these socially valued buildings, the heritage and cultural value of said buildings are maintained. In addition, these building can be reused as schools, community centers, libraries and clinics which serve the community, all the while gaining more historical and cultural value in the eyes of the users and the community.

2.4.3.2 *Environmental benefits*

According to Ward (2012: p.1), adaptive reuse of architecture is hugely influential to the environment due to the fact that minimal resources are required to repair and adapt an existing structure rather than building a new one. the building is adapted to serve a new purpose, which not only benefits the environment in terms of waste and resource management but also changes and increases the value and lifespan of the building.

2.4.3.3 *Cultural benefits*

Adaptive reuse is a strategy towards not only the conservation of historical monuments but that of culture and a community’s social heritage (Plevoets B. and Cleempoel K., 2011). By

conserving the building instead of demolishing it, the building's history, as well as any cultural value contained therein is maintained and retained for future generations.

2.5 Conventions and charters

2.5.1 International heritage conservation and management conventions and charters

The development of conservation principles to protect cultural property against diverse threats globally, promulgated as charters, recommendations, resolutions, declarations or statements by international organization such as UNESCO and ICOMOS, was considered by several people internationally, as a notable achievement of conservation activities in the second half of the 20th century (Ahmad,2006:292). Prior to the establishment of the Venice Charter of 1964, the Athens Charter of 1931 was drafted by the International Council of Museums (ICOM) at a congress in Athens. According to an article on World Heritage from (Open University), the Athens Congress instituted basic standards to regulate the practice of preservation and restoration of ancient buildings internationally; the subsequent Athens Charter revealed, awareness about historic sites was increasing and, it encouraged debate about conservation of international heritage. Subsequently, the Venice Charter which was produced at an international congress of heritage experts in 1964, defined internationally established principles of conservation with regard to buildings and other sites and has become the second most important protocol regarding conservation.²⁹

2.5.1.1 The Burra Charter to conservation

The Australia ICOMOS charter (Burra Charter, 1999) which has been effectively used worldwide was established by Australian ICOMOS as a guideline to safeguard its heritage properties.

According to the Charter, places of cultural significance provide a connection of community and landscape, to past and lived occurrences which have the capability of improving lives hence, the reason for conservation. Also, the recognition of places of cultural significance as historical records, that are tangible expressions of identity and past developments, as well as the perception that places of cultural significance are extremely rare and valuable, is the justification for the need of conservation for present and future generations which is the essence of the Charter. (Burra Charter,1999)

²⁹ (<http://www.open.edu/openlearn/history-the-arts/history/heritage/world-heritage/content-section-2.2>)

It is worth noting that the Charter advocates for change in conservation, which involves caring for the old places and making them functional; however, in doing so, the Charter cautions that, retaining the cultural significance of the place must be under consideration (Burra Charter,199:1). It means that although change is advocated for in conservation, and the use of old places of significance is supported; there is a possibility of losing the significance of the place during the process. A balance is therefore required in care and use of significant places to guarantee that conservation measures enhance them to ensure their survival without losing their significance. The charter also describes in its articles about how do one can possibly give a solution for the conflict of interest that has been created in between the significance (need) of heritage values and the significance (need) of a contemporary land value by means of managing change. In article7.2 the charter states on a place should have a compatible use; Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place (Article 21.1), and Adaptation should involve minimal changes to significant fabric achieved only after considering alternatives (Article 21.2).

The whole heritage conservation process ends with the management and monitoring of the place in accordance with the policies developed and reviewed to meet stakeholder engagement, management, and requirements. Thus, The Burra Charter process, decisions, and actions are illustrated below.

The Burra Charter Process

Sequence of investigations, decisions and actions

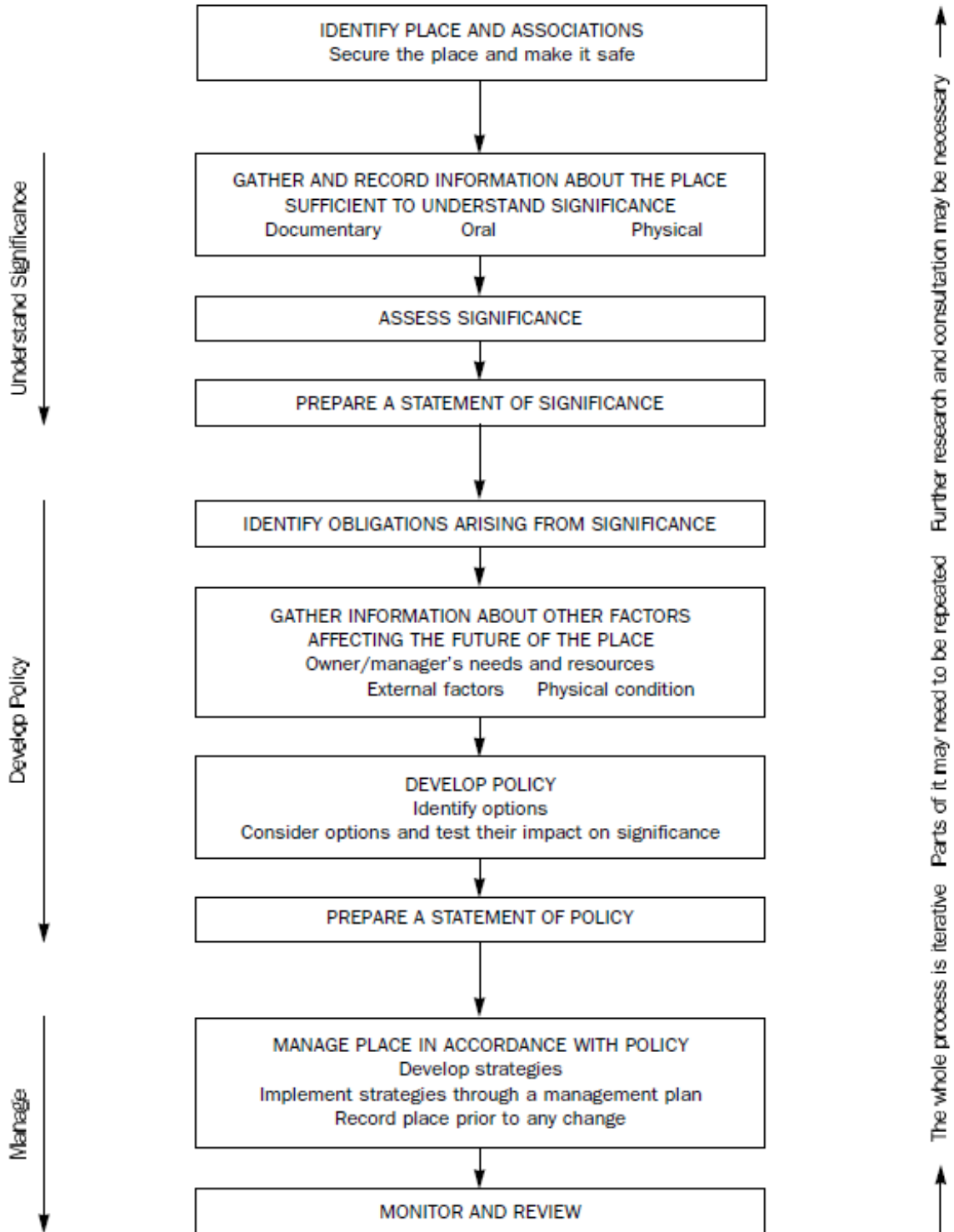


Figure 2: Burra Charter Process (Source: Burra Charter, 1999)

2.5.2 Regional heritage conservation and management proclamations in Ethiopia

2.5.2.1 Proclamation no. 209/2000 (A proclamation to provide for research and conservation of cultural heritage)³⁰

Due to the fact that Ethiopia signed on the international heritage conservation and management conventions and charters, the national proclamation was adopted from international conventions and charters.

In accordance with Article 55(I) of the Constitution of the Federal Democratic Republic of Ethiopia, it was proclaimed the national heritage conservation and management as follows:

Heritage conservation and management of cultural heritage

- Duties of Owners of Cultural Heritage: *Any person who possesses a Cultural Heritage shall have the following duties:*
 - a) To preserve and protect properly the Cultural Heritage on his own expense;
 - b) Respect the provisions of this proclamation dealing with the handling and use of the Cultural Heritage and of the regulations and directives issued pursuant to the same proclamation.
- Conservation and Restoration of Cultural Heritage
 - a) Any conservation and restoration work on Cultural Heritage shall be carried out with the prior approval of the Authority.
 - b) Where the expenses required for the conservation and restoration are beyond the means of the owner, the government may grant the necessary assistance to cover part of such expenses.
- The Use of Cultural Heritage
 - a) Cultural Heritage shall be used for the purpose of promoting the development of science, education, culture, and fine arts.
 - b) The use of Cultural Heritage for economic and other purposes may only be allowed if such use is not detrimental to its preservation and does not impair its historical, scientific and artistic values.
 - c) The use of Cultural Heritage shall be in accordance with the directives to be issued under this proclamation.
- Transfer of Ownership of Cultural Heritage

³⁰ See Appendix: 5-A

- a) Where any holder of Cultural Heritage transfers it to another, both parties shall submit, in advance, written notification to the Authority.
 - b) The authority shall enjoy a right of preemption over the sale of Cultural Heritage.
- Expropriation of Cultural Heritage: *Any Cultural Heritage*:
 - a) Which is not properly protected, repaired and restored; or, which is exposed to decay, contrary to the provisions of this proclamation, regulations and directives to be issued for the implementation of this proclamation; or, which is exposed to damage or decay due to its use contrary to the manner prescribed in Article 22(3); or
 - b) Which has been detained while being taken out of the country illegally, may be confiscated by the Authority.

Note: The refined proclamation of Aug-2014 also issued on “the classification of cultural heritage” into regional and national cultural heritage proclamation No. 839/2014. And it also referred to its many details from proclamation No. 209/2000.

2.5.2.2 *Proclamation no. 839/2014 (A proclamation to provide a classification of cultural heritages into national and regional cultural heritages)*³¹

Management of National and Regional Cultural Heritages

- Cultural heritages classified as regional cultural heritages shall be managed by the concerned regional organs in accordance with the relevant provisions of the Research and Conservation of Cultural Heritage proclamation NO. 209/2000. Regions can establish their own regional cultural heritage classification council.

2.5.2.3 *Proclamation No. 624/2009 (Ethiopian building proclamation)*³²

Alteration of Service, Extension, Repair or Demolition

- A building officer shall grant permission to proceed with alteration of service, extension, repair or demolition of a building provided that it complies with the provisions of this Proclamation.

³¹ See Appendix: 5-B

³² See Appendix: 5-C

- In the case of major alteration, extension, repair or demolition works, a building officer may require plans and any other analyses or shreds of evidence necessary to verify compliance with this Proclamation.
- All precautionary measures which should be taken for a new building shall also be taken during any alteration, repair, extension or demolition work carried on an old building.
- Notwithstanding the provisions of sub-article (1) of this Article, prior written consent from the appropriate government organ shall be required before repairing or extending buildings of historical value.

2.5.3 ARCCCH guideline: management plans for Ethiopian heritage sites

The technical principles of a management plan are based on both the World Heritage Convention and other international conventions. They are also drawn from appeals, decisions, recommendations and charters at international level – especially those of UNESCO, the International Council on Monuments and Sites (ICOMOS) and the International Federation of Landscape Architects (IFLA) – pertaining to the protection of structures, land, and garden heritage sites, as well as historic ensembles. Important documents include the ICOMOS founding document, known as the “Venice Charter for the Conservation and Restoration of Monuments and Sites” (1964), the “Washington Charter for the Conservation of Historic Towns and Urban Areas” (1987), the “Lausanne Charter for the Protection and Management of the Archaeological Heritage” (1990), the “Nara Document on Authenticity” (1994), and the “Declaration on the Conservation of Historic Urban Landscapes” (2005). The “ICOMOS Australia Charter of Burra” also has scientific importance, it has been updated several times since 1979 and it transcends the European approach to the Venice Charter and updates its content.³³

If possible, the management strategy derived or independently developed from this document should be described. Information on the history of the plan, its authors, the state of its implementation and its practical application should also be supplied. Information about the implementation, procedure and the integration of existing and new structures are of central importance. Finally, notes on the period of validity and a revision schedule should be included.

³³ ARCCCH guideline: Management Plans for Ethiopian Heritage Sites: the management plan is established for the purpose of world heritage sites in Ethiopia. In spite of this, the literature was reviewed to be close-fitting for the subject of regional heritage properties.

2.6 General research method strategies

The following research methods strategies, some of them included in this literature section has not been used for this study. Instead, these research method strategies are reviewed as an introduction to provide a brief about various types of research methods before going to select the methodologies which should be viable/used for this study. As a result, the specific methodologies used for this research are discussed in detail in chapter-3(*methodology*).

2.6.1 Strategies associated with the quantitative approach

During the late 19th century and throughout the 20th, strategies of inquiry associated with quantitative research were those that invoked the postpositivist perspectives. These include the true experiments and the less rigorous experiments called quasi-experiments and correlational studies (Campbell & Stanley, 1963), and specific single-subject experiments (Cooper, Heron, & Heward, 1987; Neuman & McCormick, 1995). More recently, quantitative strategies involved complex experiments with many variables and treatments (*e.g., factorial designs and repeated measure designs*). They also included elaborate structural equation models that incorporated causal paths and the identification of the collective strength of multiple variables. (John W., 2003). In particular, two general strategies and several variations within them will be illustrated in this section:

2.6.1.1 Experiments

Include true experiments, with the random assignment of subjects to treatment conditions, as well as quasi-experiments that use nonrandomized designs (Keppel, 1991). Included within quasi-experiments are single-subject designs. (John W., 2003)

2.6.1.2 Surveys

According to Babbie, it includes cross-sectional and longitudinal studies using questionnaires or structured interviews for data collection, with the intent of generalizing from a sample to a population. (John W., 2003)

2.6.2 Strategies associated with the qualitative approach

In qualitative research, the numbers and types of approaches also became more clearly visible during the 1990s. Books have summarized the various types (*such as the 19 strategies identified by Wolcott, 2001*), and complete procedures are now available on specific qualitative inquiry approaches. For example, (Clandinin and Connelly, 2000) have constructed a picture

of what "narrative researchers do," (Moustakas, 1994) discussed the philosophical tenets and the procedures of the phenomenological method, and Strauss and (Corbin, 1990,1998) have explicated the procedures of grounded theory. (Wolcott, 1999) has summarized ethnographic procedures, and (Stake, 1995) has identified the processes of case study research. (John W., 2003) In particular, five general strategies and several variations within them will be exemplified in this section:

2.6.2.1 *Ethnographies*

In which the researcher studies an intact cultural group in a natural setting over a prolonged period of time by collecting, primarily, observational data (Creswell, 1998). The research process is flexible and typically evolves contextually in response to the lived realities encountered in the field setting (LeCompte & Schensul, 1999).

2.6.2.2 *Grounded theory*

In which the researcher attempts to derive a general, abstract theory of a process, action, or interaction grounded in the views of participants in a study. This process involves using multiple stages of data collection and the refinement and interrelationship of categories of information (Strauss & Corbin, 1990,1998). Two primary characteristics of this design are the constant comparison of data with emerging categories and theoretical sampling of different groups to maximize the similarities and the differences of information. (John W., 2003)

2.6.2.3 *Case studies*

In which the researcher explores in depth a program, an event, an activity, a process, or one or more individuals. The case(s) are bounded by time and activity, and researchers collect detailed information using a variety of data collection procedures over a sustained period of time (Stake, 1995).

2.6.2.4 *Phenomenological research*

In which the researcher identifies the "essence" of human experiences concerning a phenomenon, as described by participants in a study. Understanding the "lived experiences" marks phenomenology as a philosophy as well as a method, and the procedure involves studying a small number of subjects through extensive and prolonged engagement to develop patterns and relationships of meaning (Moustakas, 1994). In this process, the researcher "brackets" his or her own experiences in order to understand those of the participants in the study (Nieswiadomy, 1993).

2.6.2.5 *Narrative research*

A form of inquiry in which the researcher studies the lives of individuals and asks one or more individuals to provide stories about their lives. This information is then retold or re-storied by the researcher into a narrative chronology. In the end, the narrative combines views from the participant's life with those of the researcher's life in a collaborative narrative (Clandinin & Connelly, 2000).

2.6.3 Strategies associated with the mixed methods approach

Less well known than either the quantitative or qualitative strategies are those that involve collecting and analyzing both forms of data in a single study. The concept of mixing different methods probably originated in 1959, when Campbell and Fiske used multiple methods to study the validity of psychological traits. They encouraged others to employ their "multimethod matrix" to examine multiple approaches to data collection in a study. This prompted others to mix methods, and soon approaches associated with field methods such as observations and interviews (qualitative data) were combined with traditional surveys (quantitative data) (S. D. Sieber, 1973). Recognizing that all methods have limitations, researchers felt that biases inherent in any single method could neutralize or cancel the biases of other methods. Triangulating data sources-a means for seeking convergence across qualitative and quantitative methods-were born (Jick, 1979). From the original concept of triangulation emerged additional reasons for mixing different types of data. (John W., 2003) In particular, three general strategies and several variations within them will be illustrated in this section:

2.6.3.1 *Sequential procedures*

In which the researcher seeks to elaborate on or expand the findings of one method with another method. This may involve beginning with a qualitative method for exploratory purposes and following up with a quantitative method with a large sample so that the researcher can generalize results to a population. Alternatively, the study may begin with a quantitative method in which theories or concepts are tested, to be followed by a qualitative method involving detailed exploration with a few cases or individuals. (John W., 2003)

2.6.3.2 *Concurrent procedures*

In which the researcher converges quantitative and qualitative data in order to provide a comprehensive analysis of the research problem. In this design, the investigator collects both forms of data at the same time during the study and then integrates the information in the interpretation of the overall results. Also, in this design, the researcher nests one form of data

within another, larger data collection procedure in order to analyze different questions or levels of units in an organization. (John W., 2003)

2.6.3.3 *transformative procedures*

in which the researcher uses a theoretical lens as an overarching perspective within a design that contains both quantitative and qualitative data. This lens provides a framework for topics of interest, methods for collecting data, and outcomes or changes anticipated by the study. Within this lens could be a data collection method that involves a sequential or a concurrent approach. (John W., 2003)

CHAPTER THREE: METHODOLOGY

3.1 Summary of the research method

The research's methodological approach basically involves analysis of:

- Current heritage conservation management policies in Addis Ababa
- International theories and standards of adaptive reuse
- Architectural drawings of the case building and detailed fieldwork which supported by inventory & documentation

After reviewing international best practices, the analysis & synthesis would be undertaken to contextualize the practice and results in conserving architectural heritage in the city of Addis Ababa. This would be seen in the recommendation of strategic inputs, and tools to improve architectural heritage conservation in the city, specifically Dej. Haile Selassie Gugissa residence. In particular, the approach of the research which constructed on utilizing the available secondary data from heritage conservation management proclamation documents, cadastral maps concerning the case building along with referring relevant international and local accounts that have direct or indirect relation with the scope and title of the research. In consequence, this intended to be highlighted by having relevant primary data. Therefore, it was collected through interviews with stakeholders, conducting individual discussion in a structured and unstructured manner with communities in the case study area, group discussion with professionals related to architecture and conservation, a visual survey on the overall situation of the subject matter combined with the data which was collected through questionnaire format.

The aim of this research is to employ Dej. Haile Selassie Gugissa residence as a specific case study for adaptive reuse as a tool for the urban renewal practice of Addis Ababa for the protection of historic buildings. Accordingly, questioning, investigating and examining the role of stakeholders in heritage conservation and management field of study has conducted. The study also assesses the general decision-making activity towards heritage buildings of Addis Ababa.

This chapter has a description of the research approach and the practical methods used. The first section of this chapter clarifies the research approach and its application and the second

section portrays the research methods. After the presentation of the research approach and methods, a convincing detail regarding research processes and data analysis (*primary and secondary data type*) would come. In consequence, the research goes along with a qualitative³⁴ approach than a quantitative³⁵ one. But, a small number of quantitative questions have been strategically used. So, intermixingly, these took place through the aim of the research questioner which prepared to answer the needed topics in a mixed³⁶ method.

To be clear, When the researcher attempts to use qualitative approaches, the basics of the Burra charter process have been used interplayed with grounded theory³⁷. In this regard, the concept of poetics and politics amalgamated with the Burra charter process has been used as a ground theory for the semi-structured³⁸ questioner. First, the questioners needed to be classified into three basic groups of respondents:

- i. Interview with professional stakeholders of heritage conservation and management³⁹
- ii. Interview with random people in and around the site⁴⁰
- iii. Interview with the owner of Dej. Haile Selassie Gugissa residence⁴¹

Therefore, the topic of the questions regarding “*Interview with professional stakeholders of heritage conservation and management*” groups were sectioned into 4 (*four*) sections: section

³⁴ A qualitative approach used in this study is one in which the inquirer often makes knowledge claims based primarily on constructivist perspectives (i.e., the multiple meanings of individual experiences, meanings socially and historically constructed. with an intent of developing a theory or pattern) or advocacy/participatory perspectives (i.e., political, issue-oriented, collaborative. or change oriented) or both. It also uses strategies of inquiry such as narratives, phenomenologies, ethnographies, grounded theory studies, or case studies. The researcher collects open-ended. emerging data with the primary intent of developing themes from the data. (John W., 2003)

³⁵ A quantitative approach used in this study is one in which the investigator primarily uses postpositivist claims for developing knowledge (i.e., cause and effect thinking, reduction to specific variables and hypotheses and questions, use of measurement and observation, and the test of theories), employs strategies of inquiry such as experiments and surveys, and collects data on predetermined instruments that yield statistical data. (John W., 2003)

³⁶ A mixed methods approach used in this study is one in which the researcher tends to base knowledge claims on pragmatic grounds (e.g., consequence-oriented, problem-centered, and pluralistic). It employs strategies of inquiry that involve collecting data either simultaneously or sequentially to best understand research problems. The data collection also involves gathering both numeric information (e.g., on instruments) as well as text information (e.g., on interviews) so that the final database represents both quantitative and qualitative information. (John W., 2003)

³⁷ Refer literature review/chapter two/section six/

³⁸ This study adopted a semi-structured interview or face-to-face method to collect data. The semi-structured interview was used due to its flexibility, which allows participants to elaborate and explain more about certain issues in depth. Smith (1975) stated that semi structured interview is well suited to the exploration of attitudes, values, beliefs and motives. It also provides the opportunity to validate the respondent's answer by observing non-verbal indicators, which is particularly useful when discussing sensitive issues (Ford et al., 2009; Gordon, 1975).

³⁹ See appendix: 1

⁴⁰ See appendix: 2

⁴¹ See appendix: 3

‘A’ asked about personal information of the respondent, section ‘B’ questioned through seeking case descriptive information, section ‘C’ stated about heritage conservation & management information and section ‘D’ prepared specifically for ARCCCH and AACTO which has questions on regional heritage policy/proclamations. Likewise, the topic of the questions with reference to “*Interview with random people in and around the site*” and “*Interview with the owner of Dej. Haile Selassie Gugissa's residence*” groups were segmented into three of the above-listed sections (*from section “A”- ‘C’, except section ‘D’*).

In a number of questions, the study used quantitative approaches concerning the information companioned with measuring the building and questions related to the building function and its future use⁴². Thus, the study strategically utilized a mixed⁴³ research method so as to have coherent information accordingly.

3.2 Validity and reliability

The researcher has studied the building and its setting for the semester project for the courses of “urban heritage conservation and new design in old structure”. The semester projects have made a pre-test analysis and the need assessment when undertaking design solutions/strategies. Therefore, the general knowledge about the site has sourced from the previous consciousness before the questionnaire can be used to collect data to get the valid answer and any suggestions to improve the contents of the questionnaire can be made concurrently.

In order to get more reliable data, the study basically used the technique of “observation remark” which related to the respondents’ answers. This technique⁴⁴ was carried out basically during the interview of “Random people in and around the site” had conducted. On the other hand, the reliability of the data examined to determine the accuracy⁴⁵ of the data gathered from the interview. In such a case, the respondents of “*professional stakeholders of heritage conservation and management*”, “*The owner of the building*” and *the building condition & its relationship with its setting*, examined using the triangulation technique. These happened

⁴² See appendix: 1,2,3

⁴³ A mixed methods design has been useful to capture the best of both quantitative and qualitative approaches. For example, a researcher may want to both generalize the findings to a population and develop a detailed view of the meaning of a phenomenon or concept for individuals. (John W., 2003)

⁴⁴ The triangulation technique was used to test the reliability of instruments portrayed in “on-site study. This technique involves in questionnaire where interviews and observations will be conducted simultaneously (Gordon, 1975)

⁴⁵ The triangulation technique which used in this study is a method to improve the reliability of qualitative research where the technique allows the researchers to confirm that the information given by the participant is correct and accurate. (Merriam, Sharan B., 1998)

through the participant observation technique used on the subject of *observing the building condition, the interview answers from the respondents and the non-participant observation by way of noticing the respondents' expression* when the interview occurred.

3.3 Summary of the needed data

In order to direct the seated research questions aimed at the topic effectively, necessary information about heritage conservation practice and management in Ethiopia/Addis Ababa and the theoretical framework guiding the conservation process should be gathered and understood. Alongside, after identifying key stakeholders and their views, the concept of politics and poetics on decision making in heritage conservation and management are addressed by collecting information about the process of adapting Dej. Haile Selassie Gugissa's residence to new use. Also, collecting essential information about the case building's history and its function over the years, as well as an inventory of the case building were conducted so as to support to understand the building history and related essence. Additionally, collecting information about the potentials and associated influential factors that have been exercised by its current owner and users has offered a ground for answering the research questions. Then, the above statements were correlatively analyzed with the “possibilities & limitations” and “challenges & opportunities” of the adaptive reuse of the case building.

3.4 Research design

In carrying out this research the overall research methodology is outlined as follows:

- i. Pre Site Preparations (*secondary data collection*)
 - Plan research study
 - Library and Archival research
 - Contextualize the reviewed literature
 - Plan the needed logistics
- ii. On-site study (*primary data collection*)
 - Site visit and on-site data collection in and around the site
 - Conducting interviews and questionnaires (*optional: sound recorder used*)
- iii. Pro site study (*primary and secondary data collection*)
 - Data Analysis and interpretation
 - ✓ Analyze the collected data
 - ✓ Prepare thesis write up

- Data synthesis
 - ✓ Finalize thesis write up
 - ✓ Propose an adaptive reuse design for the case building

The commencement of this research was a desktop study of the central topic. At the outset, pre-site preparations which were planning research study, library and archival accounts, intensive survey, literature review and planning the required logistics were needed for the research. By the time, thematic comments, technical recommendations, and professional suggestions were delivered from the panels⁴⁶ and remarked by the researcher. In view of that, various library and archival accounts were assessed before the happening of the reconnaissance study of the issued site. Considering the needed Literature was reviewed and the research methodology conducted as per the research requirements. An intensive survey regarding the issued site was undertaken by the researcher to get engaged with thematic and technical aspects of the site. the above methodological narratives used as an effective gear for the researcher to prepare a proposal.

Fieldwork and field studies were carried out within fifteen (15) days. It involved collecting data from the building through measurements and photographs. This was done with assistance from three (3) data collectors and one (1) explainer⁴⁷ about the spaces and there function from Dej Haile Selassie Gugissa's residence. On the way, formal and informal interviews were conducted with various professional and unprofessional stakeholders of the issued site. Archival studies were conducted at the national archives & library of Ethiopia (*wemezeker*) and the EiABC library. Analysis and synthesis of the collected data from both the site and the library documentation have happened. Thus, the final stage was preparing, writing and finalizing the thesis. The data collection, analysis, and synthesis stages were organized in the following sections.

⁴⁶ All process starting from research background including stating the problems, underlining the research questions, setting the research objectives and organizing/reviewing supportive pieces of literature were presented in a form of discursive PowerPoint presentation to Addis Ababa University (*EiABC*): - chair of conservation of urban and architectural heritage (*CUAH*) before any intensive onsite studies conducted.

⁴⁷ During on site study, the owner of the building (*Mr. Mehed*) provide us one (1) explainer to explain about the current conditions of the building interior.

3.4.1 Data collection

In this section, as long as the study is focused on heritage conservation management, approaches were adopted from “Burra charter”⁴⁸; this approach materialized so as to have had a lucid and coherent data collection practice. Accordingly, all the data was gathered from both primary and secondary sources.

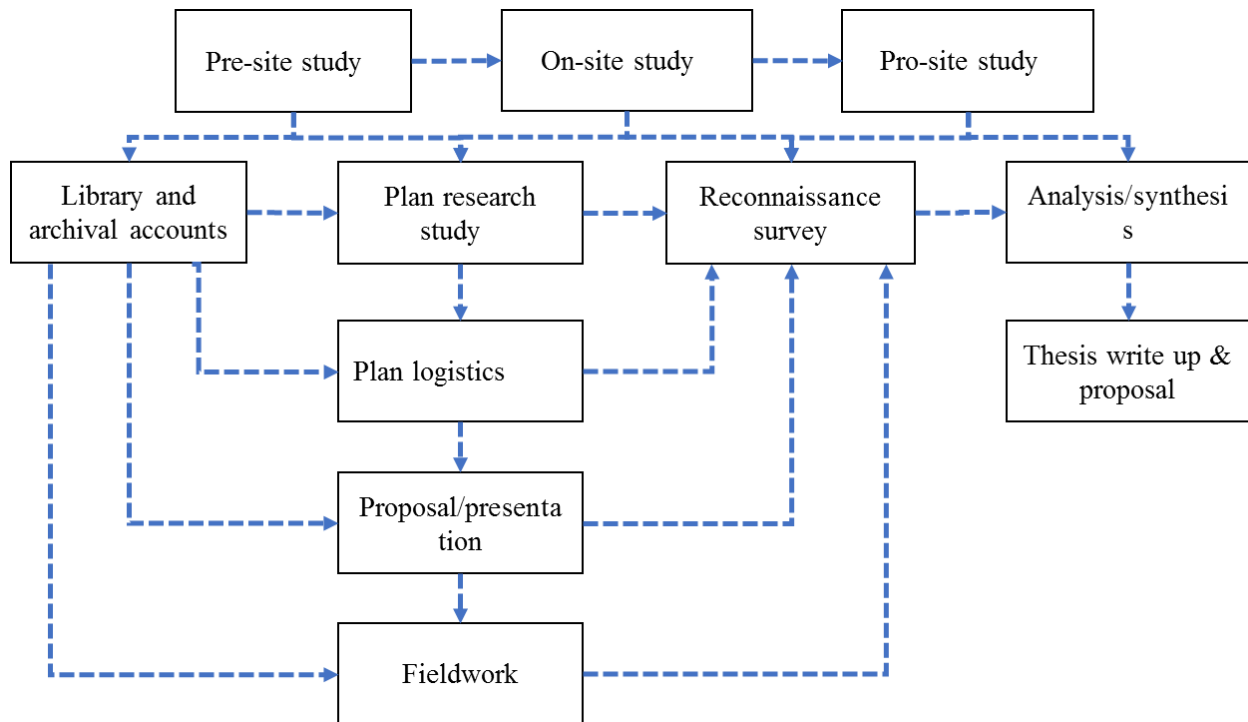


Figure 3: Organization of research study process (adopted and organized by referring to the “Burra Charter”/literature review)

3.4.1.1 Primary sources of data

i. Observation

Among the primary resources, observational remarks are one of the basic direct engagement sources. A participant⁴⁹ observational examination that started from the whole Mercato site was the first step which leads the researcher to the reconnaissance survey of the case area to examine the external features of the building and its settings. Realizing and examining the sensual dialogue of the issued building and its setting was the next observational remark.

⁴⁸ Refer literature review/chapter-two/conventions and charters/the Burra charter to conservation/ (Burra Charter, 1999)/

⁴⁹ In participant observation, the researcher intervenes in the environment. Most commonly, this refers to inserting himself/herself as a member of a group, aimed at observing behavior that otherwise would not be accessible. (<https://atlasti.com/observational-research/>)

After investigating, discovering and examining the poetic and the politic dialogue of the issued building, a participatory walkthrough, touch-through, see-through and feel through the ground floor, first floor and second floor by taking notes of particular features were followed. This basically assisted the researcher so as to attempt to know the genius-loci⁵⁰ of the spaces and the user's sensual interactions to the building in general.

ii. Interviews

In this section, the conceivable steps were starting from identifying and selecting the potential (*professional and unprofessional*) stakeholders. Then requesting permission and made an official appointment. In this case, formal interviews were maintained regarding semi-structured questioner. By the time, there was needed information emanated from the responders which need to be noted informally. Due to the easiness of the method and nature of the issued case area, based on the semi-structured questions, interviews using mobile recorders were one of the very supportive mechanisms to have factual information to come out from the responder.

In consequence, before undertaking the interview with different stakeholders, first, the sampling technique and size should be strategically selected. However, one of the very challenging issues was forming a sampling technique and size.

▪ *Sampling technique and sampling size*⁵¹

The condition of the case area was difficult to decide the sampling technique. So, in this study, the researcher first explores generally to learn about what variables to study and then studied those variables with a needed sample of the respondent.⁵²

Mercato is one of the largest markets not only in Ethiopia but also in Africa. As a result, different vendors and consumers keep getting and leaving after their transaction. It has routinely cycling activities of vendors and consumers. The activity happened difficult to number the exact personalities that have a strong sense of belongingness with the case area and

⁵⁰ Refer: literature review/chapter two/definitions and concepts of key terminologies

⁵¹ Becker, H. S. (1998). *Tricks of the trade: How think of your research while you are doing it*. Chicago: University Chicago Press.

Palys, T., & Atchison, C. (2008) *Research decision, Quantitative and quantitative perspectives*. Toronto, Canada: Thomson Nelson

Stake, R _ Qualitative case studies. In N. K. Dentin & Y S. Lincoln (Eds.), *The SAGE handbook of qualitative research (3rd ed. chap. 17)*. Thousand Oaks. CA: Sage.

⁵² In these situations, the advantages of collecting both closed ended quantitative data and open-ended qualitative data prove advantageous to best understand a research problem. (John W., 2003)

of the case building. Thus, purposive Random sampling⁵³ (*for the questioner of random people in and around the site*) and purposive sampling⁵⁴ (*professional stakeholders and the present owner of Haile Selassie Gugissa residence was sampled purposefully*). This means, their profession and position were known before they were questioned.

To calculate the sampling size based on the purposive random sampling calculation formula⁵⁵, first, the current Addis Ababa city population number must be calculated in connection with the annual growth rate of the city which has been estimated in recent years to be 3.8%. According to the 2007 census, the city has a population of 2,739,551 inhabitants and 3,384,569 in 2008.⁵⁶ In such a case, to achieve a 90% confidence level at 10% margin error the study used the following sample size calculation.

Table 1: Purposive random sampling size calculation table (see appendix 6)

Purposive random sampling size calculation			
<i>Factors</i>	<i>Values</i>	<i>Sample size</i>	<i>Remark</i>
<i>Estimated population size of Addis Ababa in 2019</i>	4,799,318.842	52 people	>0.038(growth rate)
<i>Margin of error</i>	10%		*11=0.418
<i>Z-score</i>	1.65		>1414749.842 + 3,384,569=
<i>Confidence level</i>	90%		4,799,318.842 (2019
			estimated population)

iii. On-site study and Measurements:

In this paper, the researcher used direct physical measurements of the case building from the ground and from cadastral maps⁵⁷ and aerial photographs results are then tabulated to indicate typical patterns which could graphically illustrate typical patterns of the nearby building size,

⁵³ Purposive Random Sampling: - Looks at a random sample. It is when members from the population are selected in such a way that each individual member has the same chance of being selected. This strategy adds credibility to a sample when the potential purposeful sample is larger than one can handle. (*Qualitative Research: Sampling & Sample Size Considerations, Dr. Bonnie Nastasi,*)

⁵⁴ Palys, T. (2008). *Purposive sampling*. In L. M. Given (Ed.) *The Sage Encyclopedia of Qualitative Research Methods*. (Vol.2). Sage: Los Angeles, pp. 697-8.): Purposive Sampling: - is aimed at Stakeholder Sampling,' Particularly useful in the con text of evaluation research and policy analysis, this strategy involves identifying who the major stakeholders are, who are involved in designing, giving, receiving, or administering the program or service being evaluated, and who might otherwise be affected by it.

⁵⁵ See appendix: 6

⁵⁶ <http://worldpopulationreview.com/world-cities/addis-ababa-population>

⁵⁷ A map or survey showing the extent, value, and ownership of land. (*concise oxford dictionary, 10th ed.*): Different maps and information were referred from Addis Ababa city administration integrated land information center: "*physical and socio-economic situation of Addis ketema sub city*"

intensity of development, and urban grain to compare and contrast Haile Selassie Gugissa residence and the surrounding buildings in selected areas using chronologies of google map. This was followed by an in-depth study of the building's external condition and internal attributes in the course of an inventory and documentation of building elements. The building being studied was measured and drawn together with its adjacent historic or contemporary structure. Photographs were taken as part of the on-site measurement process to provide not only a pictorial representation of the condition of the building and its setting but to aid in pro-site study/fieldwork analysis in a way of noting for documentation process.

iv. Questions for group discussion:

Another primary data that collected and used for this research were having an informal direct group discussion regarding unstructured questions among professionals/architects/urban planner so as to have other professional perspective and information about the case study building.

3.4.1.2 Secondary sources

Identification of typical development or chronological patterns of the issued site, in space, time, meaning and, relating to various aspects: building age, type, scale, height, site coverage, lot size & morphology, frontage, setbacks etc. which have supported the primarily sources at every stage of the research gathered from secondary sources. Because primary sources are not fully informative by themselves. So, that information included from the following sources:

i. Library and Archival sources/accounts:

Use of property records: besides the formal interview process, various data based on land information system available at Libraries (*wemezeker & EiABC*), various authorities (*ARCCH*) and repositories (*AKSC culture and tourism office*); in form of thematic maps: building age; building site coverage; and building height, were attempted to be collected.

ii. Internet and Multimedia sources/accounts:

Besides some literature, online library catalogs, such as Addis Ababa University Libraries catalog were searched to find sources related to the study. Databases of multimedia materials for specific areas of study such as YouTube video archives accessed especially when there were gathering information about the history of Dej. Haile Selassie Gugissa.

3.4.2 Data analysis

All the data are organized and collected regarding the organization of the research study process adopted from the Burra Charter conservation process. The critical use of data analysis is to produce the synthesized main findings extracted from the in-depth analysis of the collected data. So, those main findings of the research are examined and presented after the fieldwork process and starting from a reconnaissance survey, through analysis and synthesis stage.

The two main heritage conservation components of the topic “politics and poetics” are discussed after the presentation of the synthesized data and categorized findings of the research in relation to the process for heritage conservation and the concluding recommendations were based on the discussions that would be presented in the next chapter.

With the aim of collecting the needed information about the case building (*Dej. Haile Selassie Gugissa residence*) historical narratives, function of the building over the years, significance of the building to the owner, the society (*in and around the site*) as well as heritage building conservation and management considerations for the building and its setting were addressed. So, the following category of stakeholders was investigated, identified, interviewed and examined:

- i. Owner of the property (Mr. Mehedi)
- ii. Random people in and around the site who may/may not have a sense of belongingness (*association with the buildings use and history*)
- iii. Professional personalities from ARCCH and AKSC-CTO (*Addis Ketema Sub-City culture and tourism office*) who have legal responsibilities and mandate on Heritage properties.

Therefore, the total number of 56(*fifty-six*) personalities were selected and interviewed accordingly. 52(*fifty-two*) random personalities were selected in a way of purposive random sampling in and around the case area. From those numbers, 30(*thirty*) people were stated in between 20-40 years interval, 14 people (*40-60*), and 8(*eight*) people were above 60 years of age. Besides, around 61.5% (*32 peoples*) were working in and around the issued site. They were interviewed about their understanding of what heritage building means and the belongingness they have to the case building and its setting. Whereas, 1(*one*) heritage and conservation expert from Addis ketema sub-city culture and tourism office, 2(*two*) respondents from ARCCH and the building owner selected through purposive sampling. The number of the

interviewee and their age group were presented in table 2. The age of the respondent was needed to know how they have experienced the site throughout its history and their time of interconnection with the site.

Table 2: Age intervals of the respondent (from random people selection)

Age group	No. of respondent	Sex of respondent		Percentage
		M	F	
20-30 years	15	9	6	28.9%
30-40 years	15	8	7	28.9%
40-60 years	14	7	7	26.8
Above 60 years	8	8	0	15.4
Total	52	32	20	100%

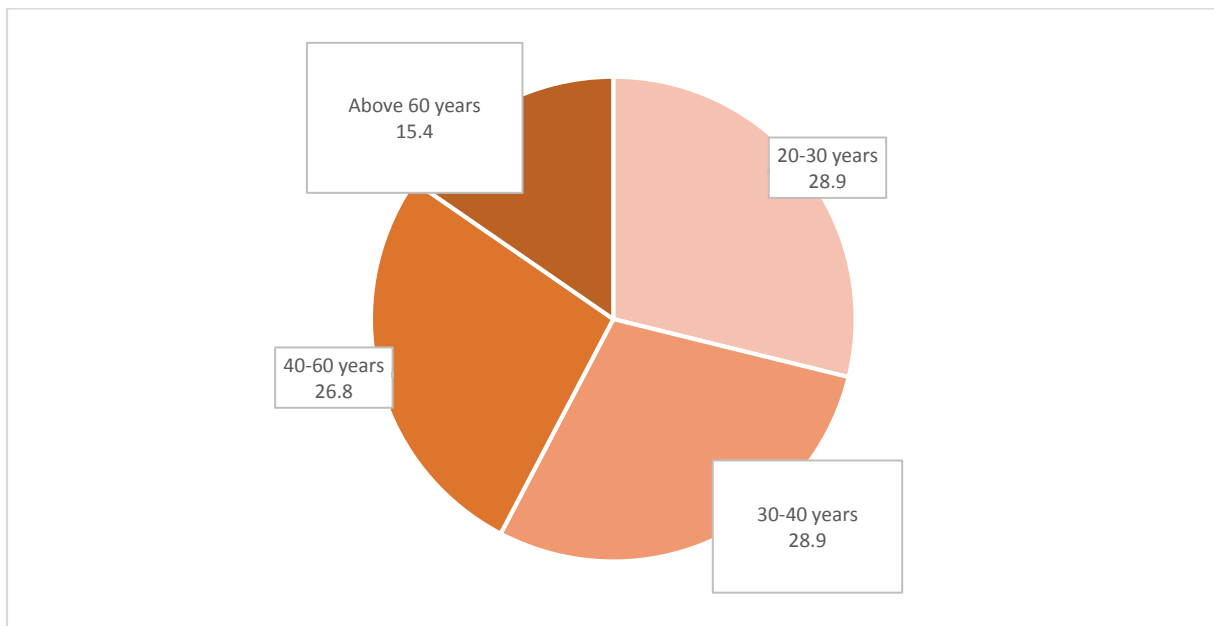


Figure 4: Chart showing No. of respondent/ age variation

3.4.2.1 Random people in and around the site

The study indicated that out of 52 respondents, more than 38 people (73%) simply understood the heritage and defines it only as a historical property having a potential value to be transferred to the next generation. Over 28 people (53.8 %) were not known about the building's original use and had no idea of the building's use as a residence. Those respondents were between 20-40 years intervals. Only 2 people (4%) determined by looking at the external characters of the building and supposing its original use; unfortunately, from the 2(two), 1(one) of them who were at the age of 27 had studied architecture in his undergraduate class.

The study as well revealed all of the respondents are having a sense of belongingness for the so-called 'Mercato' as a historical market place and iconic place to have anything that everyone needs. On the other hand, When the respondents have asked about their sense of belongingness to the site and what they think happens if Dej. Haile Selassie Gugissa's residence will be demolished, all 48 respondents (92.3%) preferred not to lose it. On the contrary, 3 respondents (5.8%) responded that they don't mind if it's demolished for the sake of development. 48 respondents (92.3%) get along with the significance of the building and they suggested that it has to be conserved for the next generation. The other 4 respondents (7.7%) not agreed on the significance of the building that they calculated it uses on the subject of the land value and contemporary functional needs.

Along with considering themselves as one of the responsible persons regarding heritage conservation and management; 100% of the interviewee thinks all peoples are responsible for the surviving future of heritage buildings. But, concerning their practicality, 43 peoples (82.7%) believed that they have been not executing their responsibility when the time happened. The only 9 peoples (17.3%), presented their attempt of saving what they called heritages (*not only buildings*) from malicious happenings which have been exercising by different peoples.

3.4.2.2 *Owner's of the building*

The current owner of the building strictly emphasized on heritage management concerns; there were a number of visits done by the government bodies and private heritage initiatives. But, as of their visit, there was no practical request has gotten from any stakeholders or decision-makers directing on the building's conservation and management issues. The owner subjected to if there will be professional support aimed at advancing the building's condition both economically and socio-culturally there will not be any challenge that comes from the ownership. The owner also responded that the building has been facing many maintenance issues that have been handled by the owner. This happened through simply requesting the *woreda* and got acceptance like any other ordinary buildings. The *woreda* doesn't even consider the building as a heritage when there is a request for maintenance. This happening showed there is no readiness in implementing their accountability among the immediate stakeholders/decision-makers towards the building historical value and existing condition.

3.4.2.3 *Professional stakeholders*

As the conservation expert from Addis ketema sub-city culture and tourism office implied, the office is one of the decision-makers among the majors but the conservation work regarding the

building hasn't been implemented by their office in its history. Above and beyond, the expert believed that both the city's and sub city's culture and tourism office doesn't have the authority to control and conserve the building. Nevertheless, according to proclamation no. 839/2014 the authority and mandate regarding regional heritages goes directly to the city's culture and tourism office; as the sub city's culture and tourism office are accountable to the city's culture and tourism office.⁵⁸ This shows a clear gap between the government stakeholders especially Addis Ababa city culture and tourism office with the sub city's culture and tourism office be connected with the understanding of the proclamation and apply it to the ground. On the other hand, the expert also believed that decision-makers and building functions were the major factors affecting the conservation and management of the building. And as of the expert's understanding, the conservation challenges have been predominantly occurring on the building by the woreda administration and the owner itself.

2 (*two*) respondents from ARCCCH determined that the lack of conservation and management of the building to unavailable budgets from the government and funds from N.G heritage initiatives. Even though one of them criticized the decision-makers including ARCCCH for not participating in supportive research, conservation and management of Dej. Haile Selassie Gugissa residence and its nearby historic structures. Respondents from both government bodies agreed and raised an explanation on the question of building's significance is not well recorded by the constitutional stakeholders and known by the societies engaged with its context. Correspondingly, the instant choice concerning the function of the building was supposed to be the immediate accountability of the building owner and the authorized government body; in this case Addis Ababa city culture and tourism office; as suggested by one of the 2 (*two*) ARCCCH respondents. For the reason that the narrated factual statements indicated, the building location, current function, its sense of belongingness and funding of conservation and management work or any temporary maintenance work necessary for the use and sustainability of the building and the role of decision-makers altogether were identified as the principal impactive factors in determining the current and upcoming use of the building.

On the subject of policy and implementation issues, the respondents from ARCCCH do agree on the problems of heritage policies or proclamation; but the implementation strategy problem is crucial in this case. Accordingly, the main customary problems are embedded with the willingness/transparency of the decision-makers and the implementation strategies. This

⁵⁸ See appendix 5-B

practice makes the decision-makers to simply claim authority on demolishing the buildings deliberately without logical reasons. The worst is most of the time no stakeholders' comments on their actions.⁵⁹ As regards Mercato, the respondent agreed that preserving the building as its condition doesn't utilize the benefits for the contemporary needs and the building itself. Managing the change of the city must be central when the building starts to be conserved for the future. The expert also presented that the other major challenge is the urban renewal practice gives much space for the developers than historic building significance. So, in such cases, the preference for land value, especially at the Mercato area, exceeds heritage value. On the other hand, the respondent believed that in Mercato the main problem is there are no tourism strategies that make the site and historic buildings economically desirable than the benefit planned to be profited from the ongoing need.

The study moreover analyzed that according to the proclamation no. 839/2014, ARCCH doesn't have any immediate⁶⁰ control and responsibility for regional heritages. But the authority might work on research and conservation in collaboration with the city's culture and tourism office. And since it is its mandate and the immediate responsibility, Addis Ababa city culture and tourism office haven't done any work on how to manage the ongoing needs amalgamating with historic building values. This happened due to the fact which other than policy/proclamation there are no tangible descriptions, conclusions and implementation strategies on the values of historic buildings located in Addis Ababa city. Which still exposed them to face arguments to conserve it or not. Despite the fact which is not applied by the office, it also has an authority to control design and construction developments which can possibly have an impact on the city's historic buildings.⁶¹

Table 3: Factor affecting conservation and management of the building

<i>Factors</i>	<i>ARCCH</i>	<i>AKSC-CTO</i>	<i>Owner</i>
Decision-makers/making	✓	✓	✓
Lack of awareness on the value of the building	✓	✓	✓
Funds and budgets	✓		
Building location	✓	✓	✓
Building function	✓		✓

⁵⁹ See appendix 5

⁶⁰ It does have controlling and responsibility. But, not a direct/proximate

⁶¹ See appendix 5

Generally, including random peoples in and around the site, a total of 56 (*fifty-six*) personalities addressed their conclusion regarding how and what the building function shall be for keeping the future of its existence and benefits the contemporary changes which it needs to consider.

Unfortunately, no respondent suggested the use of the building as a museum since eastern Mercato is an active socio-economic site. the respondents emphasized on no benefit would be earned in such a function as a museum referring to the location and its immediate needs.

Covering 32 people (*57.1%*) implied that it shall be adopted into café and restaurant. This suggestion by the respondent happened due to the neediness of the function at the exact location of the site and its proximity to Anwar mosque and the number of venders around the site are mostly numbered as Muslims who need proper café/restaurant. concerning the site character and the building's historical value, 20 peoples (*35.5%*) preferred its function has to be a Gift shop and related service. Amongst all, only 2 people (*3.7%*) advised the building used to be an office for high profile vendors; The respondent underlined their choosing due to the fact that the building might be sustained in a good condition if the new function does not interrelate with building threatening human activity. Whereas the other 2 people (*3.7%*) had no clue and reason to suggest what its future function shall be.

Table 4: Total finding on the building's future function

<i>Functions</i>	<i>No of people</i>	<i>Percentage</i>
Museum	0	0%
Café/Restaurant	32	57.1%
Office	2	3.7%
Souvenir/gift shop	20	35.5%
Others	2	3.7%
Total	56	100%

CHAPTER FOUR: FINDINGS AND DISCUSSIONS

4.1 Introduction

In this chapter, the synthesized and organized research findings remain discussed in line with the data analysis which elucidated over and done with the Burra charter process⁶². The findings were arranged through discussing the politics and poetics of heritage conservation and the management of the registered Dej. Haile Selassie Gugissa Residence.

4.2 Site Significance

4.2.1 Site location and description

The site is located neighboring “Anwar mosque and St. Raguel church”. It’s bordered on the west side by the Tana shopping mall, On the south side by the road in front of the demolished Ras Theater area and on the east side the road (*Tessema Aba Kemaw St.*) in front of the old settlement of Fitawrari Habtegiorgis ‘Sefer’.



Figure 5: Site location and surrounding satellite map (Source: Google Earth)

⁶² Refer literature review/chapter-two/conventions and charters/the Burra charter to conservation/(Burra Charter, 1999)

4.2.2 Historical development

The Italo-Abyssinian war was devastating, but much of the blame can be put on Haile Selassie Gugisa. Haile Selassie Gugisa was born in 1907, and he was the son of Gugisa Araya Selassie. Gugisa Araya Selassie was the Shum (governor) of eastern Tigray province as well as the great-grandson of Emperor Yohannes IV. When Gugisa Araya Selassie died in 1932, Haile Selassie Gugisa became the Shum of eastern Tigray. He assumed power with the title Dejazmach, which was meant for non-royal commanders of the army. On 15 June 1932, Dejazmatch Haile Selassie Gugisa married princess Zenebework Haile Selassie, Emperor Haile Selassie's second daughter. He was about 25 and princess Zenebework was around 14 years old. (Harold M.-with others and translated by Ezekiel, 1999)

Princess Zenebework died in 1934 in allegations of poor treatment at the hands of her husband. Relations between Emperor Haile Selassie and Dejazmatch Haile Selassie Gugisa became quite cold after this. The strain between them was especially apparent when the Emperor insisted on bringing his daughter's body back to Addis Ababa for burial rather than allowing her husband to bury her in the capital of eastern Tigray, Mekele. This was a clear sign of Emperor Haile Selassie's unhappiness with his son-in-law. Dejazmach Haile Selassie on his part was very bitter that he was not elevated to the titles of "Leul" and "Ras" which had been held by his father before him, and were held by his rival Seyum Mengesha of western Tigray. (Harold M.-with others and translated by Ezekiel, 1999)



Figure 6: Princess Zenebework standing on her mother's right (Source: Face2faceafrica.Com)

At the time Italy invaded Ethiopia, which is October 3/1935. Gugisa was the commander of the army and he was the one in charge of the army. Emperor Haile Selassie ordered Seyum Mengesha, the Commander of the Ethiopian Army of Tigre, to withdraw a day's march away from the Mareb River. Later, the Emperor ordered Mengesha to move back fifty-five miles from the border. Haile Selassie Gugisa, who was also in the area, was ordered to move back thirty-five miles. This was done with the intention to prove to the League of Nations that it was Italy at fault, that it was Italy which was the aggressor. However, Gugisa did not consider these instructions at all and ignored them. Haile Selassie Gugisa went to the advancing Italians and announced his submission to their rule. He had betrayed Ethiopia. He had become a traitor. The Italians were willing to accommodate him, and they immediately released photos of Gugisa working together with the Italians and attending war councils. His moves provoked retaliation from Tigrean patriots, who burnt down his home. A few days later "Mekele" fell and was occupied by the Italians for five years. The Italians used Gugisa for their propaganda machinations during the balance of the invasion and during the five years of occupation. (Harold M.-with others and translated by Ezekiel, 1999)

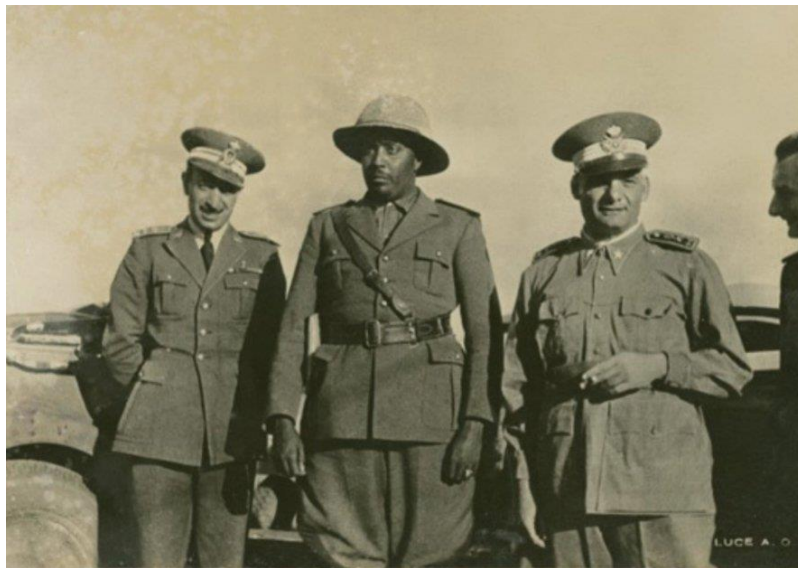


Figure 7: Dej Haile Selassie Gugisa with His Italian friends (Source: Face2faceafrica.Com)

The Italians recognized him as "Ras," a title he had been denied by Emperor Haile Selassie. He was even granted an Italian pension. Even when the British thought Gugisa would be amenable to their whims for the liberation of Italian East Africa, they found out that he was loyally in correspondence with the Italians. Mengesha did not want the Ethiopian Empire to be broken apart so they had turned to Gugisa. The plan was to separate Tigray from Ethiopia and join it

to Eritrea. The plans also involved making it the Great Tigray region under Ras Gugisa or Ras Mengesha. (Harold M.-with others and translated by Ezekiel, 1999)

The British took Gugsa into custody and kept him in the British held Asmara. Emperor Selassie's government wanted Gugsa to be extradited to Ethiopia, listing his crimes including treason, but the British were reluctant because they wanted a punishment that would not include death. Gugsa was later sent to Seychelles for safekeeping. After numerous requests for extradition, Gugsa was returned to Ethiopia in 1946. In 1947, he stood trial and was declared a fascist collaborator and a traitor. Haile Selassie Gugsa then threw himself on the mercy of the Emperor. As a result, his death sentence was commuted to life imprisonment. He served his life sentence at Gore and later Ambo. (Mockler Anthony , 2002)

His Italian-backed "Ras" title was stripped and he was restored the Dejazmach title. His province was integrated into western Tigray under Mengesha. Even status for his family went sideways; his family fell from grace and could not enjoy favors from Mengesha or Emperor Haile Selassie. The Ethiopian monarchy was toppled by the Derg in 1974, and Gugsa was freed. However, the Derg continued to regard Gugsa as a fascist collaborator and a traitor. He was kept under house arrest until the time of his death in 1985. (Nicolle David, 1997)

However, the building was one of the first buildings of eastern Mercato formation, concerning the correlative history of Dej. Haile Selassie Gugissa and the building, there are no data sources gained for this study. This might happen due to the untold history of Dej. Haile Selassie Gugissa which triggered by his betrayal of the king and of his country. Unlike the data that the researcher gathered, regarding the history of Dej. Haile Selassie Gugissa, the building was probably built under the Italian occupation.



Figure 8: Dej. Haile Selassie Gugissa Residence

According to the information that the researcher has got from the Addis ketema sub-city culture and tourism office and the Addis Ababa city heritage database list, the building was constructed before 1935. It was modified into a commercial building during the Italian occupation when the present Mercato got its new urban layout and structure.

Table 5: Comparison table of the building vs Dej. Haile Selassie Gugissa history

<i>Chronological order of appearance</i>		<i>Remark/conclusion</i>
Was born	1907	On the subject of the findings determined from their history, perhaps the building was not belonging to Dej. Haile Selassie Gugissa or the building was constructed and offered to the man after the arrival of the Italians. Or the building was constructed before the occupation and renamed by the Italian as “Dej. Haile Selassie Gugissa residence”
Got married to Zenebework	1932	
Zenebework died	1934	
The building built	Before 1935	
Italian occupation	1935	
Betrayed the king and the kingship	1935	
Located at Tigray and custody under British	1935-1946	
Returned to Ethiopia	1946	
Trial	1947	
In prison at ‘Gore’ and ‘Ambo’	Up to 1974	
Died	1985	

Concerning the data collected by the researcher (*see: table 5*), the historical and physical correlation of Dej. Haile Selassie Gugissa and the building were not proven; *it needs further studies to be conducted.*

4.2.3 Statement of significance

4.2.3.1 Arguments of significance

i. The sense of human-scaled historic market:

The study determined that the sense of historic market buildings like Dej. Haile Selassie Gugissa's residence of Mercato has been submissive to the human scale of their existence. This is unlike the urban renewal practice that has been imposing problems on the skyline and cityscapes with the proliferation of dramatically over-scaled buildings that ignored the historical context of Mercato.



Figure 9: Eastern Mercato's human-scale buildings skyline including the case building

ii. A landmark⁶³ of the area of old Mercato:

In Addis Ababa city, what hasn't been called a landmark so far?⁶⁴ Whereas, historically speaking, due to a huge lack of presenting and representing the history of the building by different stakeholders, the building's potential has been drained not to be named and called officially as one of the landmarks of its contextual setting and of the city scale.

⁶³ Landmarks, by their pure existence, structure environments. They form cognitive anchors, markers, or reference points for orientation, wayfinding and communication. They appear in our sketches, in descriptions of meeting points or routes, and as the remarkable objects of an environment in tourist brochures. With all their significance for spatial cognition and communication. (Rosch E., 1978)



Figure 10-Landmark attributes of the building (its uniqueness in scale, color, and character competing to the adjacent setting)

The city speaks of, a landmark institution a landmark victory, a landmark name of people, a landmark historic location, a landmark cinema or a landmark religious place. The term is not only used as an attribute, but also as a name such as having a strong quality in its uniqueness or current existence. A landmark is such as having a monumental figure.⁶⁵



Figure 11: Monumental figure of the building

⁶⁵ Merriam Webster dictionary states three meanings: (1) an object or structure on land that is easy to see and recognize, (2) a building or place that was important in history, or (3) a very important event or achievement

Despite the fact, the residence of Dej. Haile Selassie Gugissa is capable enough to be one of the prominent landmarks of the eastern Mercato area. It gives a guide to navigate through the market; especially if one has to visit the historic buildings of Mercato. The tower⁶⁶-like pyramidal roof and window openings also gives a great quality of memorable narratives for the community. Hence, it is to remember the place one had left and become easy and good to return.

iii. As a reference for urban renewal practice:

The pattern of openings, design principles, building material and construction techniques of the building could be a reference for the future urban and architectural designs guideline. In other words, the upcoming new constructions and urban renewal schemes could refer to the old quarter of the Mercato area (*eastern Mercato*) as one of the sustainable moves in the city's history.

4.2.3.2 *Heritage values*

i. Historic value:

The building was constructed before 1935 and spatially redesigned by the Italian government when they planned to move the main local market from “Arada” to the current place. After the Italian government prepared the overall structural plans of Mercato, one of its major acts was repurposing buildings like Dej. Haile Selassie Gugissa's residence to accommodate a commercial service. Therefore, it bears witness to the action that the building was one of the first redesigned, repurposed and reused buildings in Addis Ababa's history. The internal staircase material and construction technique shows its similarity with the Armenian⁶⁷ style.

⁶⁶ “Cognition of and communication about place in spatial environments is a matter of sufficiency. Sufficiency can be captured by contrast sets, that is, by specifying the meaning of a place in a given context by explicating the contrast to other places. People conceptualize a portion of an environment as a place if their embodied experience of this portion shows a wholeness against the background, i.e., if it has some contrasting properties to its environment or to other places. Referring to such human embodied experience, our arguments and examples will focus on geographic places, i.e., on places in our physical environment of vista, environmental, or geographic scale as defined by Montello (Montello D.R., , 1993)

⁶⁷

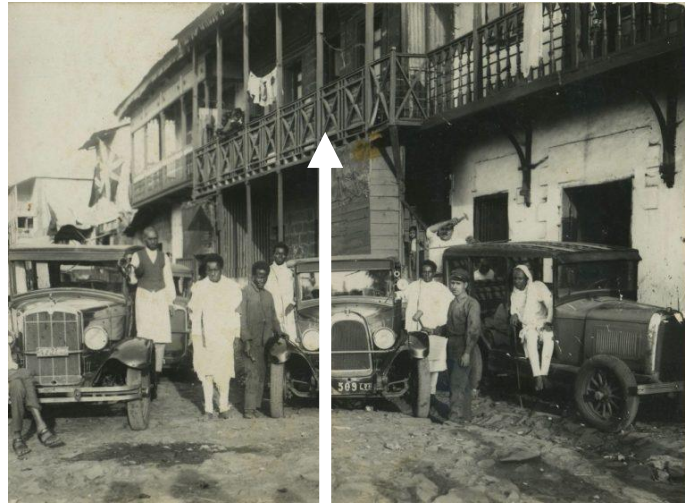


Figure 12: Armenian chauffeurs in the early 1930s, Addis Ababa, Ethiopia. (The buildings in the background are in typical Armenian style.) (Photo courtesy of Varouj Mavlian)

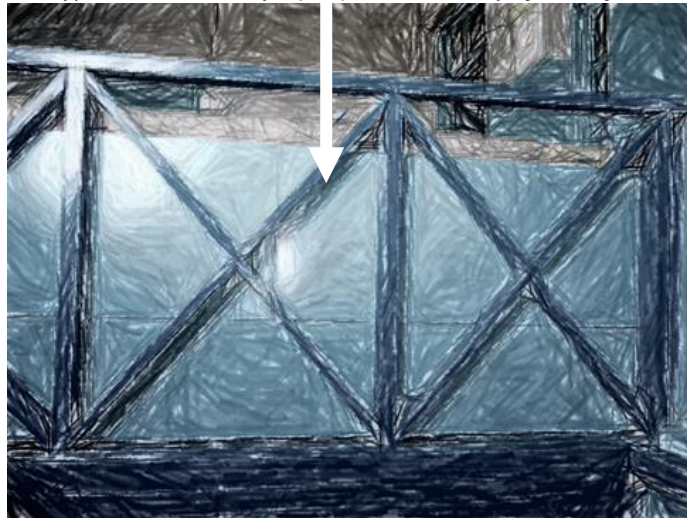


Figure 13: Dej. Haile Selassie Gugissa residence interior staircase wooden handrail, constructed in the early 20th century,

Note: If the building was constructed by the Italians⁶⁸ during their occupation period, probably, the Italians adopted some details (for example the wooden handrails of the case building) from the previous styles (for example: from Armenian style)

ii. Architectural value

The building is unique in its design principle; *For example*, defining the synergy of the surrounding contemporary proximate buildings. At the same time, it was designed and constructed differently from the historic buildings of its age and type. The original character of the building can easily speak its uniqueness by opening typologies, construction material, building style, workmanship, and volumetric composition.

⁶⁸ Refer: Table 5: Comparison table of the building vs Dej. Haile Selassie Gugissa's history

- **Urban corridors:** The building has a series of classically articulated arcades and colonnades. Space defined by these arcades and colonnades is intended to be used as an urban corridor which was designed to guide pedestrian. Also, the vocabulary on the facade amalgamated with the arcades and colonnades makes itself peculiar from the other surrounding historic or contemporary buildings.



Figure 14: Urban corridor defined by series of colonnade exhibited on the NE façade

- **Opening windows:** Basically, moderately decorated arched and rectangular windows installed on the building interplayed with other characters made the building to be called eclectic⁶⁹ architectural style. Accordingly, the window construction detailing could be a testimony of the architectural or construction uniqueness of its age as compared with today's works of architecture.

⁶⁹ It means the combination of different style. Eclecticism is a nineteenth and twentieth-century architectural style in which a single piece of work incorporates a mixture of elements from previous historical styles to create something that is new and original. (https://en.wikipedia.org/wiki/Eclecticism_in_architecture)



Figure 15: Arched transom and rectangular windows showing on the NW façade

- **Towering:** The towering structure makes the building monumental and easier to be seen in different directions. This character bears a testimonial truth which has been a strong language of the building which solidified it to merely communicate with the people & the building in and around it.



Figure 16: Pyramidal tower viewing from Kenya street

- **Construction material and workmanship**

All the building walls were constructed from masonry block which has been used as the only structural element. The masonry block construction was used for both external and internal partition walls. The original opening frames and staircase handrails of the interior are

constructed from wood. And the circular staircase located at the first-floor terrace is constructed from metal. Besides, construction materials and the detailing on different parts of the building like doors and window frames, staircase handrails, roof covers of the tower, colonnades, and arcades bear witness of the choice of building materials used during the period with professional skills and craftsmanship.



Figure 17: Metallic circular staircase located at the first-floor terrace



Figure 18: Wooden window opening located on the first-floor terrace



Figure 19: Wooden frame arched transom windows located in the first-floor bedroom



Figure 20: Metallic handrail located at the second-floor entry

Table 6: Summary of the heritage values

<i>Heritage values</i>	<i>Description</i>	<i>Remark</i>
<i>Historic value</i>	The building was one of the first redesigned/reused buildings. Constructed before ⁷⁰ 1935 and spatially redesigned by the Italian when they planned to move the main market from “Arada” to the current place.	Changing the use/spatial arrangement from residential to commercial
<i>Architectural value</i>	The building is unique in its design principle like defining the synergy of the contemporary proximate buildings.	Window openings, pyramidal tower, urban corridor, serious of arcades and colonnades.

4.2.3.3 Authenticity⁷¹

As it was constructed before 1935 and has been giving service for different owners and functions, the question of originality in the design philosophy of the building and construction material has been kept coherently. However, there has been a lot of informal maintenance and spatial rearrangements (*basically inside of the building*) which situated without proper inventory and documentation. The whole structural walls constructed from masonry blocks and floors constructed from a reinforced concrete slab located at the ground, first and second floors are still intact and durable. Accordingly, without a maximum intervention plan, the building's original conditions can be regained into its state.

Currently, the building existence is under the traits of not be able to withstand the ongoing urban renewal practice and political decisions. This will surely pose an obstacle in stabilizing the original building fabric. The difficulty is not only limited to the deterioration of the building fabric but also includes instant alteration to the building fabric as a result of works undertaken by the owner to re-spatializing the spaces when giving new functions without formal mechanisms.

⁷⁰ Note: it is according to the data gathered from Addis Ababa heritage data base list and AKSC-CTO; not according to the study.

⁷¹ The truth and question of authenticity is very argumentative concerning different heritage scholars. But, regarding the UNESCO guidelines and different charters authenticity is static and intimately reflected on tangible or built heritages. Though, the guidelines and its reality support the site to be staying intact and preserve its originality for long. Disliking the fact about authenticity and originality Dej. Haile Selassie Gugissa residence have suffered a lot from the problems of not being invented, documented and maintained by professionals.

4.3 Building assessment

4.3.1 The existing condition of the building

The present formal and spatial condition of the issued building is very much intervened and altered. However, the general historical/original intactness is still displayed on the formal organization and opening arrangements. Unlikely, the internal spatial and physical states and elements have been altered through different reuse interventions. Reuse intervention means⁷² an intervention that might be re-functioned without any professional assessment and feasibility study regarding the issued building and conditioning.

4.3.1.1 Ground floor plan

Currently, the ground floor plan is partitioned and give a service of three shops and one storage. It has one vertical circulation in order to connect the users to the upper floor sections. Whereas the surrounding urban corridor is officially used the public and for venders are putting some goods right away outside of the shop's door. Another difference from the upper floor is, it's punched in and surrounded by serious of columns that define the urban corridor.

⁷² Refer: acronyms (definitions of contextual terms)/ reuse



Figure 21: Existing Ground floor plan (Source: Fieldwork Measurement & Drawing by The Data Collectors)

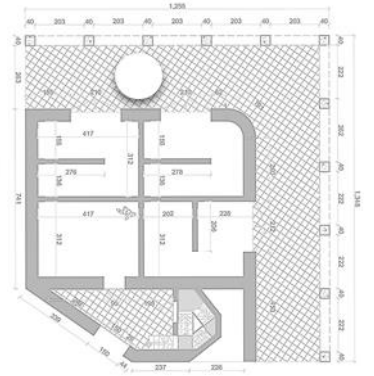


Figure 22: Ceiling damage located at the NW side of the corridor

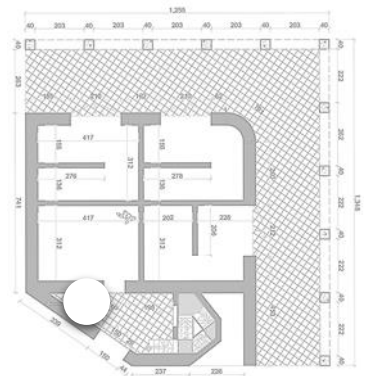


Figure 23: Poor electrical installation & exposed distribution board located at the left side of the entrance toward the first floor

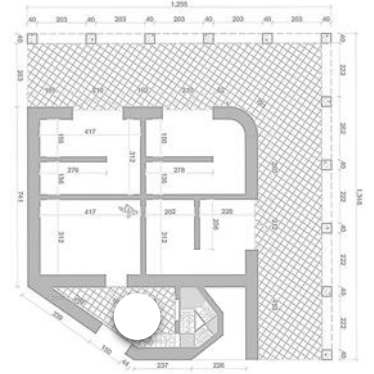


Figure 24: Irregular wooden staircase located at the right side of the entrance toward the first floor

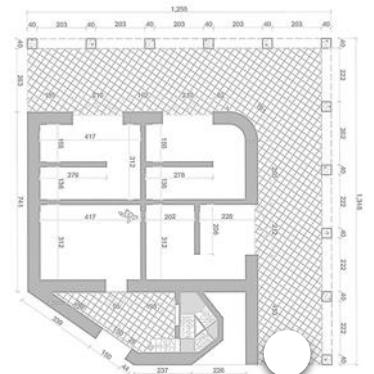


Figure 25: Vending products placed by vendors located at the NE side of the corridor

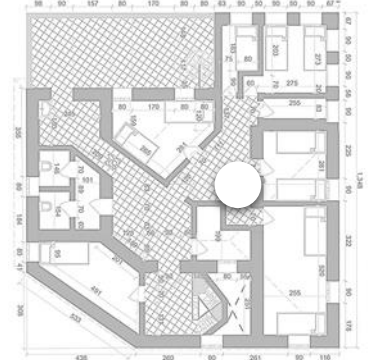


Figure 27: Discarded things placed on the first floor

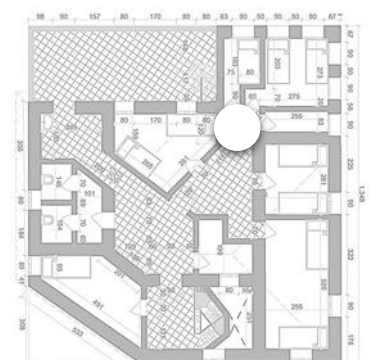
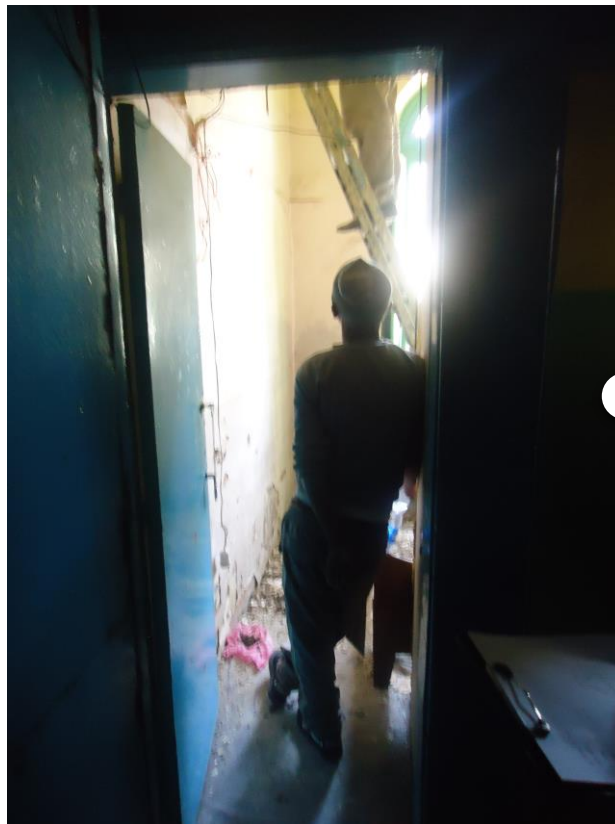


Figure 28: Improper workers maintaining the wall located at one of the bedrooms

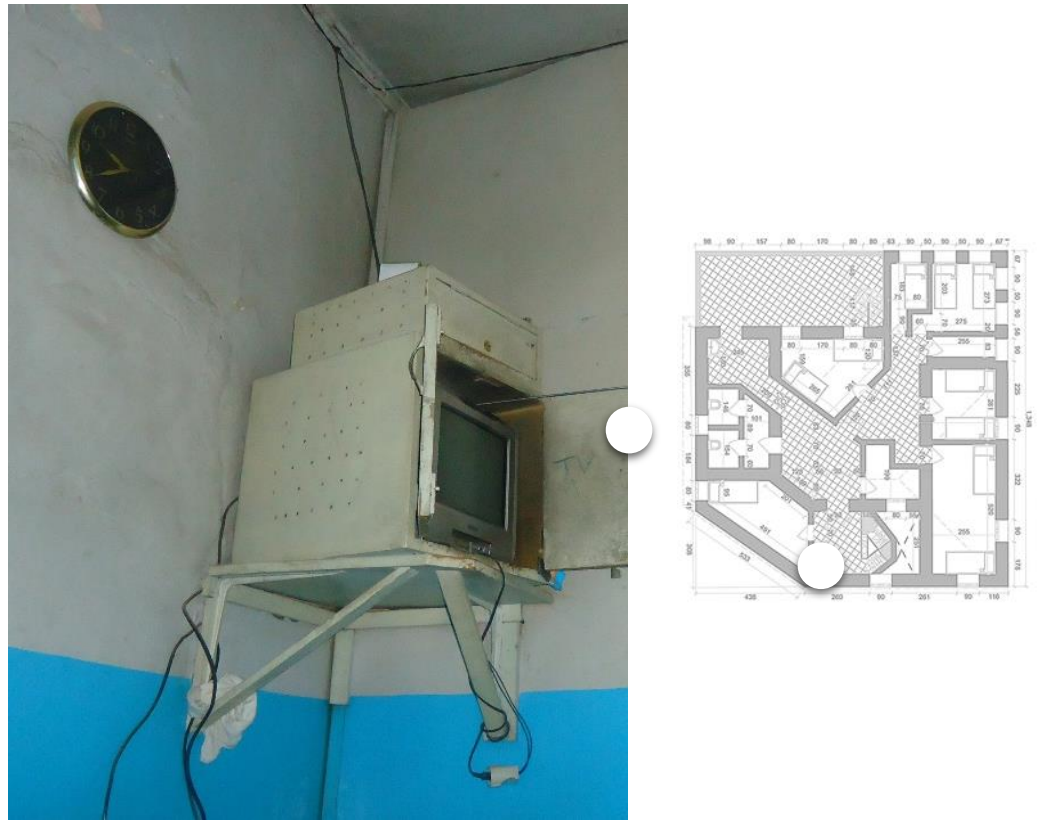


Figure 29: Unprofessional alteration on the wall (TV stand mounted to the historic wall)



Figure 30: Picture shows the condition of the first-floor terrace

4.3.1.3 *Second-floor plan*

Contrasting to the other floors, the floor is very small in size then partitioned into three rooms. From those partitioned rooms one is giving service as a bedroom. But, the other two rooms are unidentified. This happened because the owner was not agreeable enough to show and explained about it and said they are simply storage. On the other hand, this floor has a great potential view of the surrounding commercial activity.

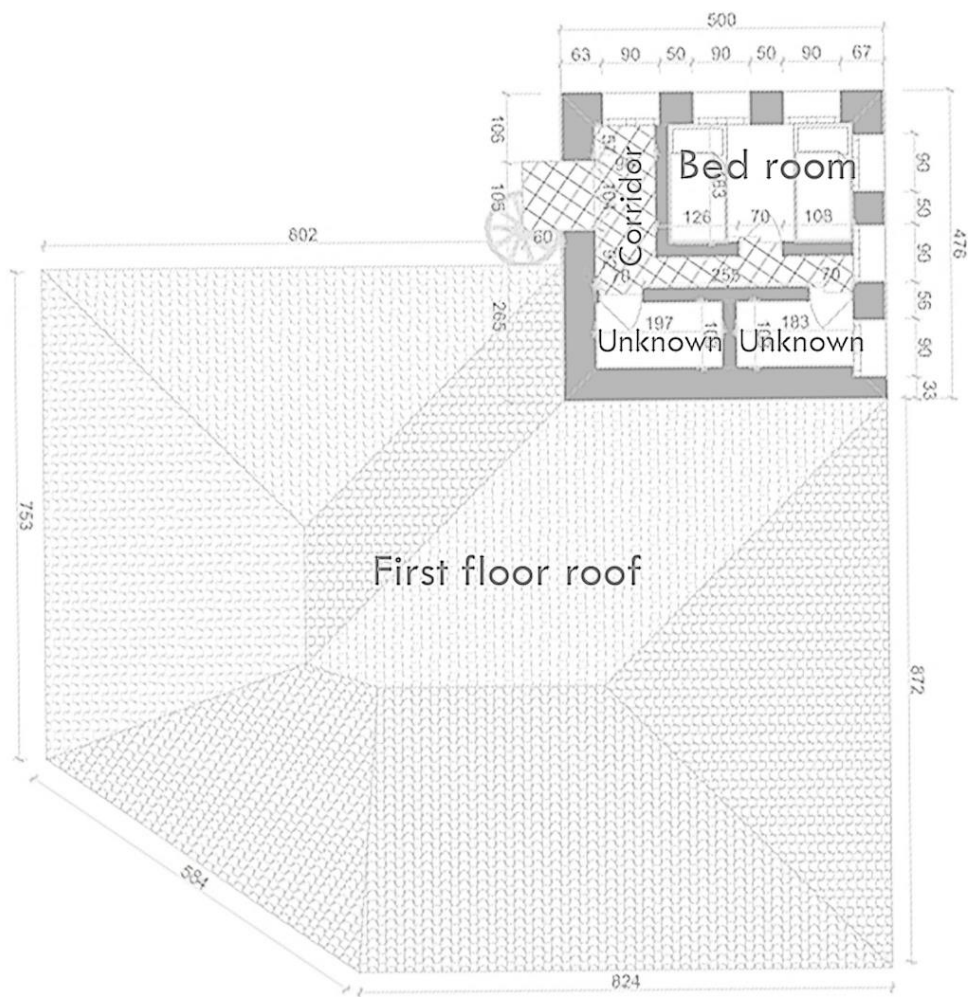


Figure 31: Existing second-floor plan (Source: Fieldwork Measurement & Drawing by The Data Collectors)

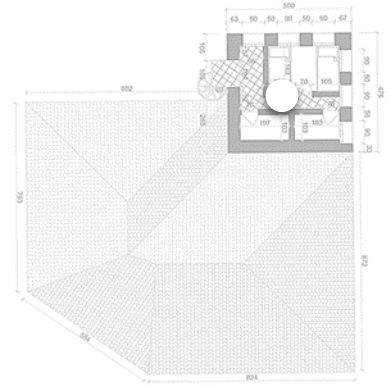


Figure 32: The condition of the narrow corridor defined by bedrooms

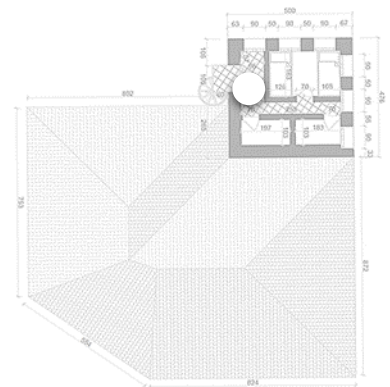
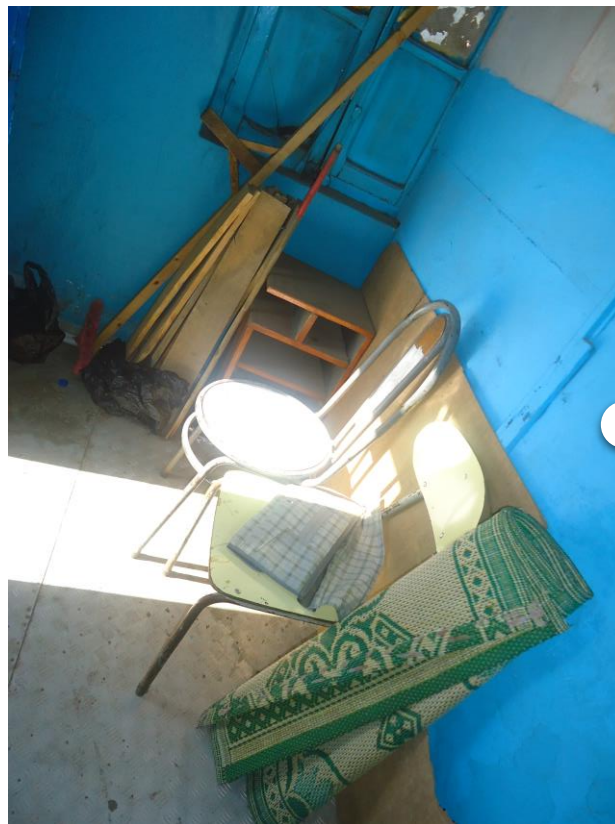


Figure 33: Discarded things placed at second-floor



Figure 34: Plaster detachments showed at the wall and rainwater seepage showed at the ceiling

4.3.1.4 Northwest view including the extensions

The overall condition of this elevation is visually, structurally and functionally good. But there are some discolorations caused by direct sun glare, improper use of the building & aging happened. Likewise, some dilapidation appeared on the plasters finishing which possibly caused by biological decay. In addition, the main vocabulary of the building is very much perceivable from this side of the building; For instance, serious of colonnades, rectangular & arched windows and urban corridors are the basics.



Figure 35: Colonnades, windows, and urban corridors exhibited on the NW view



Figure 36: Discolorations and dilapidation exhibited on the NW view

4.3.1.5 Northeast view including the extensions

In this point of view including the adjacent extensions, the building gives the impression of horizontally very long. Similar to the northwest elevation, this site also has the basic features of the building. Whereas, the conditions on this site are slightly worse than the NW view; malfunctioning of the drainage system is there to demonstrate that the discoloration and plaster detachments happened because of it.



Figure 37: The interplay of the building and adjacent extensions on the NE view seems on purpose



Figure 38: Discoloration and plaster detachments happened because of the malfunctioning of the drainage system exhibited on the NE view

4.3.1.6 Southeast view including the extensions

This side of the building is covered with the adjacent expansion after a while of its construction. Dissimilar to the other sides, except the tower structure other characters are not seeable and well entertained.



Figure 39: Extension structures covered the original building is exhibited from the SE view

4.3.1.7 Southwest view including the extensions

Contrasting to the NW & NE sides and similar to SE view of the building, except for the tower and the urban corridor, the main character of the building is covered by the extension structure

constructed adjacent to the original building. Therefore, the building is not to be seen from this side.



Figure 40: SW view showing the extended structure

4.3.2 Spatial organizations and clarifications of building's design

During the course of referring the existing floor plans and elevation attributes (*analyzing the different characters of the building located both internally and externally*), the researcher attempts to hypothesize and draw the original floor plans. As a result, originally the building was designed and constructed for residential purposes. Through time there have been various interventions/alterations that occurred not to the main structure of the building, but, the interior partitions. Vertical circulation and some of the openings are altered for the aim of fitting the building functions to the current reused functions which are bedrooms, storages for market goods and series of shops for daily formal venders. The other one is the spatial layout of the building is altered so as to have shops and rental bedrooms as many as they could. Likewise, the adjoining extension structure to the south of the case building was constructed associatively so that it makes to look like part of the original building-though it keeps interrupting its volumetric perspective.

Unrelated to the current reused design, the original ground floor organization was aimed only for living, dining and toilet functions which have an encircling veranda. Referring to the findings and architectural assessments done by the researcher, there have been internal spatial rearrangements in order to have functional spaces that are capable of having the potentials for meeting the surrounding commercial activity. (*see figure 21*)

Practically, 4 (*four*) bedrooms were arranged on the first floor. The floor also has a wide terrace that the design philosophy suggests the use of the space as a place for gathering. Moreover, the floor has toilets and connected to the ground floor with a wooden staircase and to the first floor with a 0.6 m wide round metallic staircase. (*see figure 22*)

Most likely, starting from the openings, besides the towering structure there are 6(*six*) fancy window openings placed on this floor. In accordance with those hypothetical and investigative inputs, it would be easy to conclude that this floor belonged to the head of the residence to function as a master bedroom. (*see figure 23*)



Figure 41: Hypothetical ground floor plan prepared as per the findings (Source: Fieldwork Measurement & Drawing by The Data Collectors)



Figure 42: Hypothetical first-floor plan prepared as per the findings (Source: Fieldwork Measurement & Drawing by The Data Collectors)

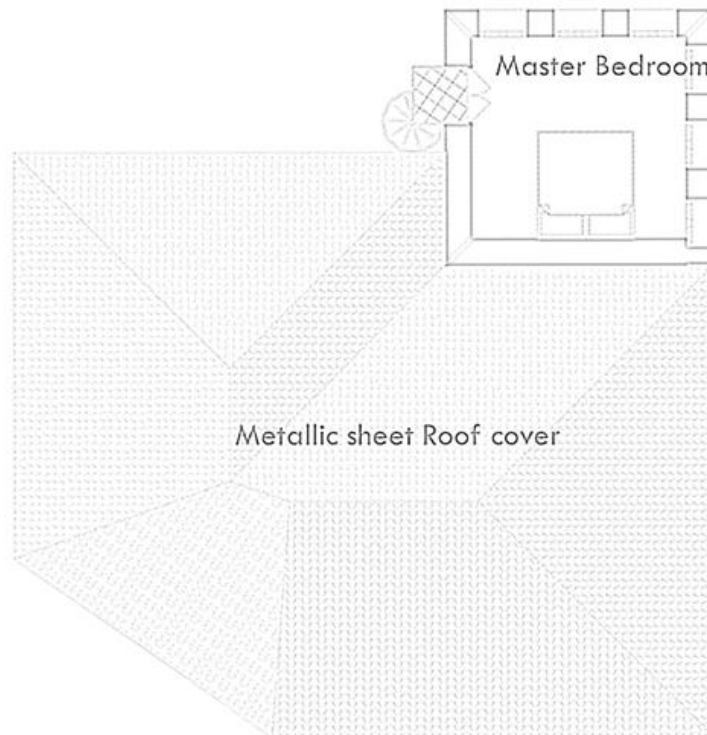


Figure 43: Hypothetical second-floor plan prepared as per the findings (Source: Fieldwork Measurement & Drawing by The Data Collectors)

4.4 Property management⁷³

4.4.1 Conservation

4.4.1.1 *Site Conservation*

The local heritage sites of Eastern Mercato are characterized by some unique features from the rest of the city's urban heritage sites. Some characters of Mercato styles are found scattered within and outside the city of Addis Ababa, like Gondar. Gondar was one of the cities which was preferred by the Italian. However, unfortunately, Haile Selassie Gugissa's residence was not part of the colonial architecture; but it's seemingly characterized by them regarding design and construction material usage. As a consequence, key conservation issues described based on the below term of conservation.

i. Site Boundary

The location⁷⁴ is very muchly bounded by various human interventions daily that impacted imposingly on the genius loci of the Dej. Haile Selassie Gugissa residence. Informal and formal activities, open and closed marketing are located on and off the site boundary. So, such kind of activities, the surrounding fast urban renewal practices engaged with the absence of site management has been intervening to the worst on the building.

ii. Inventory and Documentation

The first effort made for the study and identification of built-up heritages of the city was probably by Amare Dawit & Fasil Giorgis⁷⁵ and Dejene Habetmariam⁷⁶ in 1987. In fact, the famous work of Amare Dawit & Fasil Giorgis has become the basis for the identification, typology, and documentation of the City's architectural heritage. However, the efforts that were made by responsible government organs for identification and documentation of the city's built-up heritages were in 1990 by CRCCH (Center for Research and Conservation of Cultural Heritage) the predecessor of ARCCH. CRCCH, in a study of 'Historic Buildings of Addis

⁷³ Refer literature review/chapter-two/ARCCH guideline: Management Plans for Ethiopian Heritage Sites

⁷⁴ Eastern merkato, is the first starting points of Mercato's formation and also now a time it's the only quarter with historic buildings that can be able to speak historic Mercato's style in brief. For instance, Haile Selassie Gugissa residence.

⁷⁵ Amare Dawit and Fasil Giorgis. 1987. Early Architecture Development in Addis Ababa, proceeding of the international symposium in the centenary of Addis Ababa. Commercial printing press, Addis Ababa, 173-198

⁷⁶ Dejene Habetmariam. 1987. Architecture in Addis Ababa, in: proceeding of the international symposium in the centenary of Addis Ababa, Commercial printing press, Addis Ababa, 199-215

Ababa-Preservation in town Planning', has identified and documented 135 Historical buildings built before the Italian occupation⁷⁷ Beside CRCCH's effort, Addis Ababa City Municipality has also incorporated these heritages under the Master Plan of the city⁷⁸. (*Abel Assefa*)

Up to these days, Proper inventory and documentation⁷⁹ did not take place on the building by any governmental institutes and non-governmental initiatives. However, other than the great Anwar mosque and St. Raguel church, the only registered building on eastern Mercato was Dej. Haile Selassie Gugissa residence. This building doesn't have any professional inventory and documentation records. Thus, unprofessional interventions and negative alterations have been the basic challenge for it.

iii. Indigenous knowledge and local materials

Indigenous knowledge has occurred as a barrier for heritage conservation and management issues which has been seen in this building clearly. Especially, the towering structure roof cover has kept deteriorating due to a lack of construction skills. Dej. Haile Selassie Gugissa's residence was constructed from stone masonry for a structural wall, metal for door and windows frame, wood for window and doors which all types were available indigenously. However, when we come to the spatial philosophy and formal expressions are not originated from the local knowledge but foreign influence. Dej. Haile Selassie Gugissa's residence was not designed and constructed by local peoples. Also, using local materials have been supportive of this building to handle unmanaged and unprofessional interventions that have been taking by the owners and nearby stakeholders. In this manner, for instance, the building has been maintained with unfitted materials and skills many times throughout the past. But, it's still intact because of the strength of the construction material.⁸⁰

⁷⁷ Center for Research and Conservation of Cultural Heritages. 1990. Historical Buildings of Addis Ababa: Preservation in Town Planning, Addis Ababa

⁷⁸ The Master Plan of the city incorporated 150 historical structures, of which 35 historical churches and mosques, 26 historical former public buildings, 72 historical residences of former dignitaries and 17 monuments (statues) and one bridges. From these selected historical structures, 133 of them are historical buildings (Office for revision of Addis Ababa Mater Plan (ORAAMP), 2001).

⁷⁹ Inventory and documentation are very critical for heritage conservation and management. When one starts to conserve historic buildings, he/she should make a lucid and coherent friendship with the building/site. in order to make friendship the main elements which are an inventory and documentation must be incorporated and finalized as per needed.

⁸⁰ It's true that in Ethiopia local materials are very muchly interrelated with indigenous knowledge of construction techniques. (Historical facts)

4.4.1.2 *Budget and Finance*⁸¹

According to Abel Assefa⁸² Funding for conservation can be considered low priority when there is a pressing demand for other developmental activities. However, based on some achievements executed for the restoration of some built-up heritages of the City conducted by AA-CTO; it is possible to conclude that funding for conservation is not anymore, a low priority compared to other activities⁸³.

But, in the circumstance of Dej. Haile Selassie Gugissa's residence there has been no financial fund allocated by the government and non-governmental initiatives for the heritage conservation and management program. This happened due to the complications of the mandates which hindered heritage organizations not to communicate and practice collaboratively.

4.4.1.3 *Stakeholders Integration*

The building needs immediate stakeholders integration as per the updated proclamation of historic properties and government policy adopted regarding the heritage properties of the city. Though, Currently, there are no practical records that narrate at least the below-listed stakeholders have been interactively working to manage and conserve heritages of the Dej. Haile Selassie Gugissa residence.

Table 7: Key Stakeholders

	<i>Stakeholder</i>	<i>Interest</i>
1	Mr. Mehedi	Associated with building's history and current owners of the property
2	Addis Ababa city culture and tourism office (<i>Addis Ketema sub-city culture and tourism office</i>)	Responsible for the registration of the property in accordance with the relevant provisions of the Research and Conservation of Cultural Heritage proclamation NO. 209/2000.

⁸¹ Almost all national/ local heritage buildings in Addis Ababa city has been facing huge financial problems. Unlike to such a fact, heritage conservation management needs constant budgeting to monitor and manage the building not to be thoroughly disappeared due to different challenges. (*archival accounts*)

⁸² Article on "Current Practice and Challenge on Urban Heritage Management and Conservation of Addis Ababa City"

⁸³ The conservation projects for Victory and Martyrs/Yekatite 12 Monument conducted in 2015/2007 E.C was a 3.5 million birr. The restoration project for Addis Ababa Museum, (the former residence of Ras Biru WoldeGebrial), that was conducted in 2015/16 in collaboration with Ethiopian Sustainable Heritage Development Project has coasted 13 million Birr. Furthermore, the conservation projects for statue of Emperor Menelik II and Sebastopol statue completed at the beginning of 2019 coasts 5.5 Million Birr. (*Abel Assefa*)

	<i>Stakeholder</i>	<i>Interest</i>
3	ARCCH	Shall manage cultural heritages registered as national and regional (<i>with a request from the region</i>) cultural heritages in accordance with the provisions of the Research and Conservation of Cultural Heritage Proclamation No. 209/2000 And Proclamation No. 839/2014
5	Renters of historic buildings	Interests in changing the building through altering the interior like color changing and adding or subtracting partition walls etc....
6	General/random people in and around the site (<i>vendors & consumers</i>)	Impacts on un keep or upkeep the building condition.

4.4.1.4 *Heritage deterioration factors*

Densification of various cars and peoples are using the buildings in different ways which could possibly be making the building to be placed under deterioration processes. Including such factors, the followings are the majorly seen factors toward the conditional deterioration of Dej. Haile Selassie Gugissa residence.

- Vehicle density (*structural vibration*)
- Vehicle smoke (*façade bleaching and finishing detachments*)
- Pedestrian density in and around the building (*structural live loads*)
- Sun glare & biological decay (*façade bleaching and plaster finishing detachments*)
- Interrupted drainage system (*façade bleaching and plaster finishing detachments*)
- Improper interventions/alterations (*interior & exterior dilapidations*)
- Rainwater seepage (*roof & ceiling deterioration*)
- Aging (*façade color bleaching*)
- Improper use of buildings (*lack of sense of belongingness*)
- Tidiness and trash collections in and around the site (*lack of integrative management*)
- Absence of monitoring and management (*lack of practicable policy, proclamation & implementation strategy*)

4.4.2 Key issues of ownership and management

4.4.2.1 *Ownership*

Dej. Haile Selassie Gugissa's residence is privately owned by Mr. Mehedi. Addis ketema sub-city culture & tourism office is responsible for the conservation and management of the property. But maintenance works have been undertaken by the private owner up to these days. However, rather than AKSC-CTO, management of the property is not shared with any other government organizations or non-governmental statutory bodies currently. It is necessary for the non-governmental heritage initiatives to be involved in the management of the property so that they can fulfill the gap which has been unaccounted by the government bodies. In addition, ARCCCH has the requisite mandate and expertise needed for the conservation and management of such buildings according to standard guidelines.

4.4.2.2 *Administrative organizational structure and implementation*

There is no reliable heritage organizational structure and administrator to administer the building as per the needed stage of conservation and management proficiency. Hence, the fact is the site needs proper ownership and administrative management system

4.4.3 Revenue generation and benefit-sharing

Revenue is one of the main questions for the life of heritage properties. In the issued case, revenue has been generating through the mutual beneficiary process which interconnects the community, the government, the owner and the renters(vendors) of that historic buildings. So, if it will be professional and includes heritage property management, the revenue shall be efficiently increasing.

4.4.4 National legislations

There are The Federal Heritage Protection Act 209/2000 and the updated proclamation number 839/2014 concerning regional/national heritages. But then again, the protection act hasn't been contextualized and practiced in this building so far.⁸⁴

⁸⁴ The Heritage Protection Act has addressed the issues of preservation against destruction or alteration of historic buildings, heritage inventory, excavation, conservation, trade of art or architectural elements. Besides, part II, Article 20 of the law declares the Preservation of cultural heritage situated on Land Given in Usufruct: Any person shall ensure the preservation of Cultural Heritage situated on land which is given to him in usufruct." In relation to this, Section IV of the Proclamation, sub-article 45 states that "any person who violates the provision under Article 20 of the proclamation shall be punished with imprisonment of not exceeding six months or with fine of

4.5 SWOT analysis

4.5.1 SWOT for heritage conservation issues

4.5.1.1 *Strength*

- The easiness of the condition of the building to be studied
- The historical and architectural significance
- The construction material and durability
- The socio-economic and socio-cultural nature of the location makes the building strong enough to be a historical mediator in order to manage it easily and contentedly.

4.5.1.2 *Weakness*

- Lack of an organized body in heritage registration, inventory, and management
- Lack to incorporate scientific methods in heritage conservation practice. Hence, the status of the building has been maintained and unsafely reused the space which neglects and counteracts its values
- Lack of conservation volunteer and trust groups both from the government and NGO's
- Poor access and use of the building among stakeholders; especially the building owner and workers inside of it
- The difficulty of accessing chronicle accounts about Dejazmach Haile Selassie Gugissa
- Lack of monitoring and evaluation of the site.

4.5.1.3 *Opportunity*

- The existence of national conservation-related proclamations, conventions, and recommendation that the country has ratified
- Being located in the historic Mercato establishment quarter
- The NGO and heritage initiatives are working voluntarily for the conservation of heritage buildings
- Presence of higher educational institution that offers history, heritage, and tourism-related studies
- Registration of the building under a historic building database list

up to Birr 1500 or with both. Also, Section IV, Article 42, sub-article 2 states that “no person may, without permit issued by ARCCCH, carry out building or road construction activities and shall stop construction, excavations of any type or any operation that may cause ground disturbance in an area declared reserved pursuant to sub-article”. Thus, unlike to the fact that are happening on eastern merkato historic buildings, the Constitution of the Federal Democratic Republic of Ethiopia is the other legislative framework that clearly states the need to protect heritages. It is mentioned in the country’s constitution on art. 91, No. 2 on the subtitle of “cultural objectives” as follows: “Government and all Ethiopian citizens shall have the duty to protect the country’s natural endowment, historical sites and objects,” (*The Constitution of the Federal Democratic Republic of Ethiopia, 1995:133*).

4.5.1.4 *Threat*

- Various unprofessional interventions for using the building and maintaining it
- Vibration due to a high volume of traffic around the site
- Land use action planning problems like traffic and pedestrian congestion, population pressure and additional unplanned use of both the interior and exterior spaces

4.5.2 SWOT for heritage adaptive reuse issues

4.5.2.1 *Strength*

- The existing condition of the building has the capability to be used for other but related functions
- The spatial integration of the building. Especially the upper floor has a tendency to be used for the concept and practice of adaptive reuse
- The location and the existing service of the building are easy to be reshaped for the proposed urban renewal process

4.5.2.2 *Weakness*

- The upper floor partition walls need to be demolished in order to use the building for other adaptive reuse functions
- Lack of proper conservation checkup before proposing an adaptive reuse design. This happened due to there was no strategic plan has been done
- Permission grant for the redundant maintenance and re functioning measurement throughout the past years has been making the condition of the building weaken thoroughly from time to time

4.5.2.3 *Opportunity*

- There are abandoned spaces like the upper floor terrace and the reused space on the 2nd floor has an opportunity to be adaptively redesigned integrative with the other spaces
- Regarding the proposed land use plan, due to the height of the building might have a chance not to be demolished

4.5.2.4 *Threat*

- Challenges on the proposed land use plan
- Challenges on the consent of the owner might not be easy to make him believe in changing the building's function

4.6 Politics of conserving the early 20th-century residence

The concept of politics has been very argumentative throughout the past human history. However, in this study, the researcher basically regards four co-supplementary definitions⁸⁵. The first one is Aristotle's definition can be regarded as the first to introduce the term politics through his observations about human politics. Karl W. Duetch and Joyce M. also defined politics as it is highly integrated with decision making and policymaking processes and practices. The other one which equipped from “Business Dictionary” implied politics as an authority held by a group within a society that allows for the administration of public resources and implements policies for society. As a result, the above four definitions synthesized for the purpose of this study and defined politics is referred to as the “decision making and its meaning on the subject of the land value and its associated conspiracies”.

For the early 20th century buildings such as Dej. Haile Selassie Gugissa's residence the concept of poetics and politics are very argumentative yet significant to be considered. The discourse between heritage value and land value is the main challenge in the current urban renewal practice implemented around the site. Therefore, choosing from heritage value and land value is a critical inquiry basically among governmental stakeholders. However, according to the study, the politics of conserving and managing the building is much dominant over the poetics of conserving and managing Dej Haile Selassie Gugissa's residence. So that politics of conservation shall be seriously examined in order to achieve the aimed goal in both building and city scale.

Heritage conservation legal framework of the city is very strong in its written account. But the study finds out that when it needs to become implemented, it has been facing a number of difficulties from different stakeholders that they don't even work interactively. Even though the building is owned by private owners, government bodies such as “Addis ketema sub-city culture and tourism office”⁸⁶ have a major mandate of taking all responsibilities concerning conservation and management issues of the building. Otherwise, the building could not be

⁸⁵ Refer introduction/chapter one/defining politics (*The definitions associated with politics as discussed in the introduction section*)

⁸⁶ The office is accountable to Addis Ababa city culture and tourism office which has has a different mandate on regional historic properties. (*Proclamation No. 839/2014*)

documented, maintained, and monitored. All the more so, the office even knows the building only by its house number and not in its historic name⁸⁷.

Although ARCCCH⁸⁸ was the main authority responsible for managing and conservation of both public and private historic properties; after Proclamation no. 839/2014 came to act, ARCCCH shall work in collaboration with regional Addis Ababa city culture and tourism office.⁸⁹ ARCCCH has been provided technical assistance to conserve private historic properties upon request directly from owners. Conversely, this platform creates a collaboration gap with Addis Ababa/ketema culture and tourism office.

The decision on how the building should be conserved lies solely with Addis Ababa city culture and tourism office which presently not determined on the future of the building. The implication is that heritage of the early 20th century Dej. Haile Selassie Gugissa's residence faces the possibility of being demolished and lost. The granted urban renewal practice of whether or not to conserve the buildings of its age irrespective of public opinion has been exercised at the nearby compounds of the building; for instance, Mars Hotel and Ras Theater were the major victims for such kind of miscommunication among government decision-makers. While other private initiatives/stakeholders may be interested in the history of the early 20th-century eclectic style buildings. For example, Heritage Watch and Heritage trust which are non-governmental, non-for-profit initiatives for conservation of Ethiopian national/regional historic properties and sites can be named.

As the building continues its progressive state of deterioration and giving wrong maintenance measures by the owner, it will possibly be considered to be demolished and give a place for the urban renewal practice as specified in the city's master plan/ land use plan. It is uncertain whether the presence of the Dej. Haile Selassie Gugissa's residence has been considered in the renewal scheme or not since the early 20th-century eclectic style building can be of benefit to the GTP-II⁹⁰(*growth and development plan*) of the city and vice versa. Here, the underlying

⁸⁷ As discussed in the historical development section, even if it's argumentative, for this study, the historic name of the building is Dej. Haile Sillasié Gugissa residence.

⁸⁸ The Authority is accountable to the Minister of culture and tourism. (*FDRE constitution*)

⁸⁹ Cultural heritages classified as regional cultural heritages shall be managed by the concerned regional organs in accordance with the relevant provisions of the Research and Conservation of Cultural Heritage proclamation NO. 209/2000. Regions can establish their own regional cultural heritage classification council.

⁹⁰ GTP-II: Increase linkages between cultural industries and market, conservation and development of cultural heritages.

issues with regard to the politics of conserving the building and sustaining its life mainly have to do with ownership and management of the property.

4.7 Poetics of conserving the early 20th-century residence

In relation to architecture and its value, different scholars have been defining the term poetics in their master of thought⁹¹. Therefore, the poetics definition determined in this study is referred to as “the meaning of heritage value and its associated benefits”.

For the record, currently, this building doesn't refer by anyone with its original name. Addis ketema sub-city culture and tourism office also recognized it as a commercial building with a designated house number. Associating the name of the building, there were no ascertained accounts found so far. The study implied that before the Derg regime some circles were named it as its original name (*house of Haile Selassie Gugissa*). Nevertheless, its original and later name in the early years of the building is unknown and the building stayed nameless among most of the building users in and around the site.

Unlike its lack of reference, the building has a recognizable character displayed on its architectural vocabularies. That character uniqueness gives the building to be preferable by different vendors for rent and commercializing.

Moreover, the building is located at the core of “socio-economic and socio-cultural activities”. The collective memories which have been of the events and activities that took place within and around the building are one of the main significances to the evolution of the building and its ideal location within the community. Likewise, religious activities prompted with the Anwar mosque and St. Ragueel church incorporated with the commercial activities makes the site to have both “socio-economic and socio-cultural” values which regularly brands the building to be more selective, significant and collectively memorable in its original nature.

The zeitgeist of the building history including the use of the building is highly related to Emperor Haile Selassie's regime, Dej Haile Selassie Gugissa and Italian occupation period. The history of the building associated with its use as a commercial building and the age of the building, possibly 84 years, is consistently testimonial for the qualification of the building as a heritage building.

⁹¹ Refer introduction/chapter one/defining poetics (*The definitions associated with poetics as discussed in the introduction section*)

Both ARCCH and the sub city's culture and tourism office are interested in the conservation of the building since the building and its history is related to such historical happenings. The poetics of the building as a testimony of the early 20th-century residence is accommodating and when properly invented and documented can support in conserving the building and its history for the upcoming generations.

4.8 Adaptive reuse of the early 20th-century residence

“The greenest building is the one that is already built.” Architect Carl Elefante⁹²

The history and age of the Dej. Haile Selassie Gugissa's residence unquestionably qualifies the building as a heritage structure worth conserving for now and in the upcoming future. The argument is on how to conserve and present it through accommodating the contemporary needs of the city amalgamating with its existence.

The findings in this study implied that the building has been unprofessionally repurposed and reused throughout its history. Originally it was residence then it has changed and has been used as a commercial building. In view of that, unprofessional alteration of the building as a result of unguided changes and additions has offended most of its interior authenticity. This, still, does not reduce its significance and the consciousness of the need to register/enlist the building as a regional heritage building is suitably appropriate. However, the owner is accountable for changing and modifying especially the interior spaces because of economic benefits the site inquiries about. Regarding those changes, the interior conditions associated with reusing and repurposing the building by the owner is symptomatic of a failed method in maintaining and monitoring the building. Therefore, such a practice is a complete disregard of the “heritage research and conservation act. Section 4/No. 4, 2005 E.C” erected by ARCCH.⁹³

It is internationally acceptable and stated under the country's GTP-II that a sustainable approach is very muchly green and preferable than demolishing and constructing the new one. Despite the fact, adaptive reuse is a sustainable approach for conserving historic buildings, approaches implemented to maintain Dej. Haile Selassie Gugissa's residence was not adaptive reuse at all. But, simply reuse. Using adaptive reuse of conserving the building should,

⁹² Who is the Director of Sustainable Design at Quin Evans Architects in Washington, D.C. said it very succinctly? Eco-nerds talk about sustainability and energy-efficient design as much as preservation-nerds talk about wood windows and plaster. But isn't it amazing when two worlds that have little to do with each other normally can come together and fight side by side on an issue? (<https://thecraftsmanblog.com/greenest-building-is-the-one-already-built/>)

⁹³ See appendix 4

therefore, be compatible with the continuing change. Through giving evidence to value the history of the building and manage the ongoing change.

And so, the idea of the new, metamorphosed into historic buildings, the leftover of what is and was, can act as a tool of engaging the public and changing their perceptions of the building. They become adaptive and accustomed to the newly redesigned form and functions. This eventual able to give to the people what can be called a sense of belongingness.

CHAPTER FIVE: SUMMARY, CONCLUSION, RECOMMENDATIONS

5.1 Summary

This paper centrally focused on the theme of ‘Politics and Poetics’ of heritage conservation; in the case of Addis Ababa city through researching the Adaptive reuse of the early 20th-century eclectic style historic building. Engaged with identifying factors which has a significant influence on the adaptive reuse of historic buildings, the role of stakeholders, the problems of the decision-making process to adapt one historic building to new use and adapting while managing contemporary changes. Likewise, in specific, the study also into the limit to investigate the vital potentials intended to find out from Dej. Haile Selassie Gugissa residence concerning the issues of politics and poetics of heritage conservation and management. In this way, the study mainly used formal and informal interviews, observation and on-site measurements to collect/recollect reliable data.

5.1.1 Summary of the research findings

- *The study proved that Dej. Haile Selassie Gugissa's history and the building's construction date are not communicable. Therefore, the historical and physical correlation of Dej Haile Selassie Gugissa and the building was not proven. This might happen due to the literature gap and the untold history of Dej Haile Selassie Gugissa which triggered from his betrayal act challenging king Haile Selassie and the kingship.*
- *The current condition, location, and character of the building narrate the building was one of the first repurposed building in the history of Mercato.*
- *The building style is eclectic. Which makes it has the potentials to be called as one of the significant building in Addis Ababa city.*
- *Even if the responsibility has clearly stated on the “inventory, documentation and inspection directive, No.9/2013” there is no inventory and documentation that has been done by any responsible government body or NGO.*
- *Referring to its location and character, the building has the conceivable potential to attract tourists; if there will be any tourism packages and tourism management strategy applied on the site.*

- *The internal spatial and physical originality of the building has been altered through different scientifically non-adaptive and professionally unguided interventions. As a result, the building value and significance has been under severe threat.*
- *The study also proved that the definitions and meanings presented in the proclamations related to the ownership issues open the way for the government bodies to transfer their burden to the other stakeholder and the owner.*
- *Stakeholders integration has been the main challenge for the building's conservation and management challenges. The study found out that the building needs immediate stakeholders' integration as per the updated proclamation no. 839/2014 of historic properties and government policy adopted regarding the heritage properties of the city.*
- *The main problem with heritage conservation and management on the city laid on the inoperativeness of the implementation strategy. Of course, the weakness of the practicality of the implementation strategy triggered from the indistinctness of the definitions and meanings given to heritage conservation and management stated on the proclamation. For instance, the definitions and meanings stated on the proclamation no. 839/2014 which used to differ the regional and national heritage properties are argumentative which still needs further research.*
- *The willingness and commitment of stakeholders is also the main challenge of this study and of the building which has been covered by bureaucracy.*
- *From critically observing and the informal interviews this study identified that the current people in and around the site don't have a well-defined & meaningful sense of belongingness for the historic buildings including Dej. Haile Selassie Gugissa residence.*
- *Generally, the improper decision-making process has been mounted on the politics of heritage conservation management which merely incorporated with the land values of heritage properties.*

5.2 Conclusion

The early 20th century was the before Italian occupation age of Addis Ababa city history. However, the study realized it argumentative that Dej Haile Selassie Gugissa's residence was constructed before 1935 or not. But, regarding archival accounts, it's the early 20th-century eclectic style residential building of the city which is a provable history of the past leftovers of its age, which needs proper attention.

The argument of conserving the building has narrated in the study with the intention of making the stakeholders to be determined about the building's tangible and intangible significance. Repurposing the building function in order to meet up with the ongoing needs shall be a critical decision among decision-makers including the owner himself. The study also suggested the Burra Charter Conservation and management process in the course of contextualizing it for the grounding of the adaptive reuse strategy of Dej Haile Selassie Gugissa's residence.

“Poetics and politics of heritage conservation” were the major issues of this research concerning the city's historic building and their integration with neighboring urban renewal practice. The study also advocated that the interest of ‘Land value’ proffered from political need and the matter of ‘Heritage values’ presented from poetical need must be agreed than argued. Such a case happened due to a lack of understanding of the proclamations among the immediate stakeholders and improper decision-making system. Further, the politics and poetics of historic building conservation and management are merely connected and determined to act together; all every day. Meaning, no sustainable solution will be adequate by taking one-way (*only politics or poetics*) decision-making, conservation, and management process.

Hence, all the findings were summarized with the intention of being a synthesized provision for the recommendations which classified as “*ownership and authorization*”, “*stakeholder's integration*”, “*conservation management plan*” and “*adaptive reuse plan*”. The recommendations are explained and geared up to be an input for further practical implementation strategies of conservation management and design proposals.

5.3 Recommendation

5.3.1 Ownership and authorization

- *The building is owned privately. This circumstance opens the way for the government body to transfer their burden to the owner. This situation testifies that the definitions and meanings presented in the proclamations regarding ownership shall be revised for the betterment of the accountable process among stakeholders.*
- *Before proclamation no. 839/2014 came to act, heritage conservation and management tasks had been supervised and the immediate control goes to ARCCCH. Nowadays those mandates have been given to regional administrations. Conservation and management of regional historic properties are now fully controlled by the regional administrations as well as ARCCCH is excluded from the immediate decision-making positions and its mandate is limited to national heritages. Such kind of happening drives its own*

impactive problem towards the city's historic buildings which has been seen and proved on the Dej. Haile Selassie Gugissa residence. Thus, the study recommends that other than the building owner, it is mandatory to increase the authorized bodies from both the government & NGO's which might be able to control and make integrative decisions on the regional heritage regular circumstances.

- *The study also recommends beside ARCCH, there shall be a direct legal link between the federal culture & tourism ministry and regional culture and tourism offices intend to bring a strong check & balance system among stakeholders.*

5.3.2 Stakeholders integration

- *Stakeholder's communication and integration shall be practical in between those who have immediate responsibility for the building.*
- *From the city to sub-city culture & tourism office to woreda level there shall be transparency and coherent implementation guide/strategy concerning the building's maintenance and monitoring case.*
- *Provide any means of the platform; from side to side creating awareness in the city level and also among the people in and around the site to develop a sense of belongingness via including them to participate in conservation and management of historic properties.*

5.3.3 Conservation management plan

- *As a complement to the politics, the poetics of heritage conservation management shall be logically considered in the decision-making process among immediate stakeholders.*
- *ARCCH shall be closely integrated with the regional culture and tourism office to develop research in a practical management plan.*
- *Recognize local heritage initiatives and make a legal partnership with them in order to be supported with funds and other needed technical comprehension while developing the management plan.*
- *Professional experts shall be selected and assigned to conduct comprehensive inventory and documentation shall be prepared concerning each and every historical and existing details of the building before the preparation of a conservation management plan.*

- *The documentation has to have detailed information on spatial and functional transformations which has been occurring throughout the building's age. For instance,*
 - ✓ *The transformation from residence to commercial building*
 - ✓ *The volumetric transformation happened after the construction of adjacent extension structures constructed under the Italian occupation.*

5.3.4 Adaptive reuse plan

- *Based on the need assessment obtained from findings, the recommendation is for the use of the building as a “mini café/restaurant and souvenir shop”. Both functions are recommended because it doesn't magnetize the difficult socio-economic activities which have a capability of worsening the building condition toward deterioration. And compared to the recommended functions, the public densification of most of Mercato services/activities/areas are hard to be managed and monitored not to cause to harm the historic building essence and elements for long.⁹⁴*
- *The other reason while recommending such a function is, the building's proximity to the great Anwar mosque and the number of vendors around and on the site are most of them numbered as Muslims who need proper café/restaurant.*
- *Finally, such a function will keep the ‘Genius loci’ of the building and eastern Mercato. And will be easy to maintain and monitor the building in its future existence. Likewise, this will make ready the building to be valued and gives a reinforcement to be compatible with the contemporary needs yet distinct in its authentic architecture.*

⁹⁴ *NOTICE:* Among the 4 (four) recommendations, this proposal conducted only for adaptive reuse plan (recommendation) which constructed from the conceptual framework of the “principle of differentiation and compatibility of the old and new”. If so, the repurposing process, function, and volumetric communication with the surrounding setting would be strong. And the logics generated from the synthesized outputs conducted from analysis and finding sections pointed on the functional need assessment should additionally be done by formulating catchment radius (under 500m) analysis and feasibility study. Differentiation means become unique/different in the process of change/development; whereas compatibility means having a harmonious relationship with the context. The relationship of differentiation and compatibility, two contradictory terms which represent coherent incorporation if the proposal treats them as equally as important design principles. As stated by the findings, the fundamental interests of adaptive reuse shall potentially be preferred so as to be able to sustain valued historic characters of the building in the face of the many forces threatening it. Those forces, in this case, are urban renewal practice, economic need, and owner's interest. Thus, the conception of “differentiation and compatibility” which materialized from the findings of “poetics, politics and reuse” of the building and its setting should be utilized as a ground principle for the recommended adaptive reuse functions. (*see: appendix: 8*)

BIBLIOGRAPHY

6.1 Books/journals articles/papers

- Deniz, Tulin, Selen . (2016). *Adaptive Reuse as A Strategy Toward Urban Resilience*. European Journal of Sustainable Development .
- A. Riegle. (1928[1903]). *Der Moderne Denkmalkultus: Sein Wesen Und Seine Entstehung, Gesammelte Aufsätze*,. (D. B. Verlag, Ed.) Augsburg-Wien.
- Abel A. (n.d.). *Current Practice and Challenge on Urban Heritage Management and Conservation of Addis Ababa City*. Addis Ababa.
- Amare Dawit and Fasil Giorghis . (1987). *Early Architecture Development in Addis Ababa, proceeding of the international symposium in the centenary of Addis Ababa*. Addis Ababa: Commercial printing press.
- Arman, Mohd, Zul, Umar. (2017). *Factors Influence on Conservation of Heritage Building in Malaysia*.
- Ava Moshaver. (2009). *RE ARCHITECTURE: Old and New In Adaptive* .
- Bahru Zewdie. (2002). *A history of modern Ethiopia 1855-1991 2nd edition*. Addis Ababa university press, James Curry press and Ohio university press.
- Becker, H.S. (1998). *Tricks of the trade: How think of your research while you are doing it*. Chicago: University chicago press.
- Camillo Boito. (1893). *Questioni Pratiche Di Belle Arti, Restauri, Concorsi, Legislazione, Professione, Insegnamento*. Milan: Ulrico Hoepli.
- Camillo Boito. (2009[1893]). *Restoration in Architecture. First Dialogue', Future Anterior, 6/1: P. 69-83*.
- Chiari, Melina Batistoni and Gian Paolo. (2004). *Old trucks in new flower*. Arada Books.
- christina, Aas, Adelel Adkins and John Fletcher. (n.d.). *Stakeholder collaboration and heritage management*.
- Dejene Habetmariam. (1987). *Architecture in Addis Ababa: in: proceeding of the international symposium in the centenary of Addis Ababa*. Addis Ababa: Commercial printing press.

- Department of the Environment & Heritage . (2004). *Adaptive Reuse: Preserving our past, building our future*. Australia: Pirion.
- Fahimeh, Seyedamir, Jelena. (2012). *Political architecture and relation between architecture and power*. Tehran.
- Fasil Giorghis. (2009). *Addis Ababa's Architectural and Urban Development, In proceedings of*. Addis Ababa: Mater printing press.
- Fasil Giorghis and Denis Gerard. (n.d.). *The city and its architectural heritage, 1886-1941*. Addis Ababa: Shama Books.
- General, Directorate. (July 2013). *Conservation of Heritage Buildings*.
- Harold M.-with others and translated by Ezekiel. (1999). *Haile Selassie I*.
- Hayland, J. (1995). *Democratic Theory: The Philosophical Foundations*.
- Hearn, F . (1997). *On Eugene Viollet-le-Duc, the father of modern*.
- Herbertson. (1963). *Man and his work: An introduction to human*.
- Huxtable, A.L. (2008). *On Architecture, Collected Reflections on a Century of*. New York: Walker Publishing.
- Jesiah Selvam. (2007). *Privatization Programme in Ethiopia: Is the Cause justified?* London SE11 4XZ UK: Adonis & Abbey Publishers Ltd.
- Jhon Ruskin. (1849). *The Seven Lamps Of Architecture*. Smith, Elder: Londen.
- John W. (2003). *RESEARCH DESIGN Qualitative, Quantitative. and Mixed Methods Approaches* (Vol. SECOND EDITION). University of Nebraska, Lincoln: Sage Publications.
- Jukka Jokilehto. (1999). *A History of Architectural Conservation*.
- K., Plevoets B. Van Cleempoel. (May 3-7, 2011, accepted for publication). *Adaptive Reuse Within The Retail Design Discipline: Exploring The Concept Of Authenticity. Proc. Of The First International Congress On Architectural Design, Teaching And Research.,.*
- Melina and Gian. (2004). *Old trucks in new flower*. Arada Books.

- Merriam, Sharan B. (1998). *Qualitative Research and Case Study Applications in Education. Revised and Expanded from "Case Study Research in Education."*. San Francisco: Jossey-Bass Publishers.
- Mockler Anthony . (2002). *Haile Sellassies war*. New York: Olive branch press.
- Montello D.R, . (1993). *Scale and multiple psychologies of space*. In: A.U. Frank, I. Campari (eds.). Springer, Berlin.
- Munasinghe. (n.d.). *The Politics of the Past: constructing a national identity through heritage conservation*.
- Nicolle David. (1997). *The Italian Invasion of Abyssinia 1935-1936*. Westminster, Md: Osprey.
- Nirman B. (2013). *conservation of heritage buildings-a guide*. New Delhi: Falcon Graphics,.
- ORAAMP. (2001). *A study on the historical sites and structures in Addis Ababa*. Addis Ababa.
- Palys T. (2008). *Purposive sampling*. In L. M. Given (Ed.) *The Sage Encyclopedia of Qualitative Research Methods*. (Vol. 2). LOs Angeles.
- Palys T. and Atchison C. (2008). *Research decision, Quantitative and quantitative perspectives*. . Toronto, canada: thomson Nelson.
- Plevoets. (2012). *Adaptive Reuse as A Strategy Towards Conservation of Cultural Heritage: A Survey Of 19th And 20th Century Theories*. Phl university college and Hasselt University.
- Plevoets and Cleempoel. (n.d.). *Theoretical Development On Adaptive Reuse: A Historic Overview*. In press.
- Plevoets B. and Cleempoel K. (2011). *Adaptive Reuse As A Strategy Towards Conservation Of Cultural Heritage: Structural Studies, Repairs And Maintenance Of Heritage Architecture* Xii. 155-164.
- preservation, National trust for historic. (1980). *Old & New Architecture: Design Relationships*. Washington D.C: The preservation press.
- R., Stake. (n.d.). *The SAGE handbook of qualitative research* (Vol. 3).
- Rosch E. (1978). *Principles of categorization*. In: E. Rosch, B.B. Lloyd (eds.) *Cognition and Cate-*. Hillsdale, NJ: Lawrence Erlbaum Associates.

- Rosch, E., Mervis, C.B., Gray, W.D., Johnson, D.M., Boyes-Braem, P. (1976). *Basic objects in natural categories: cognitive psychology*.
- S. Cantacuzino. (1972). *New Uses For Old Buildings, Architectural Review*,.
- S., Cantacuzino. (1975). *New Uses For Old Buildings*. London: Architectural press.
- T, Markus. (1979). *Building Conversion And Rehabilitation, Butterworth: London*.
- Vackier, Mpho. (2014). Factors Influencing Adaptive Reuse of Heritage Buildings in South Africa, With Emphasis on Buildings in Pretoria.
- Viollet-Le-Duc. (1990[1854]). *The Foundations Of Architecture*. (G. Braziller, Ed.) New York.
- Zelalem T. (2016). *Urban Renewal and the Predicaments of Heritage Conservation in Addis Ababa, Ethiopia*.

6.2 Documents/reports

- The Federal Democratic Republic of Ethiopia. (2000). *A Proclamation to Provide for Research and Conservation of Cultural Heritage*. Negarit Gazette, NO. 209/2000, Addis Ababa
- The Federal Democratic Republic of Ethiopia. 2014. *A Proclamation to provide for the Classification of Cultural Heritages into National and Regional Cultural Heritages*. Negarit Gazette, NO. 839/2014, Addis Ababa
- The Federal Democratic Republic of Ethiopia. 2009. *A proclamation on Ethiopian buildings*. NegaritGazetta, NO. 624/2009, Addis Ababa
- Addis Ababa Architectural & Urban heritage Database
- The Second Ethiopian Growth and Transformation Plan (GTP II) (2015/16-2019/20)
- ARCCH guideline: *Management Plans for Ethiopian Heritage Sites*
- Burra Charter, (1999). *Guidelines and Code on the Ethics of Co-existence Australia ICOMOS Inc. International Council of Monuments and Sites*

LEED Credit Library, U.S. Green Building Council.

6.3 Websites

<http://www.open.edu/openlearn/history-the-arts/history/heritage/world-heritage/content-section-2.2>

<http://www.buildingconservation.com/articles/conservation/conservation.htm>

<http://www.buildingconservation.com/articles/conservativerepair.htm>

<http://www.usgbc.org>

<https://www.dictionary.com>

<http://worldpopulationreview.com/world-cities/Addis-Ababa-population/>

<https://www.sciencedirect.com/science/article/pii/S0160738304001021>

<https://doi.org/10.1016/j.annals.2004.04.005>

www.surveysystem.com/sscalc.htm

<https://lc.gcumedia.com/hlt362v/the-visual-learner.html>

<https://www.surveymonkey.com/mp/sample-size-calculator/>

(<https://unstuck.me/determine-the-sample-size-study/>)

https://en.wikipedia.org/wiki/Eclecticism_in_architecture

<http://www.californiamissionsfoundation.org/challenges-of-historic-perservation.html>

<https://richerdpankhurst.wordpress.com/>

<https://atlasti.com/observational-research/>

<https://www.ukessays.com/essays/philosophy/how-to-express-poetic-in-architecture-philosophy-essay.php>

<http://libcat.aau.edu.et/>

www.youtube.com

APPENDICES

Appendix: 1: Interview with professional stakeholders on heritage conservation and management

INSTITUTE: ABABA UNIVERSITY, EiABC (Ethiopian Institute of Architecture and Building Construction)

CHAIR: CUAH (CHAIR OF CONSERVATION OF URBAN AND ARCHITECTURAL HERITAGE),

PROGRAM: MSC. DEGREE IN CONSERVATION OF URBAN AND ARCHITECTURAL HERITAGE

SET UP: MR. ELZALMON GETU

LOCATION: ETHIOPIA, ADDIS ABABA

RESEARCH TOPIC: "POETICS AND POLITICS OF HERITAGE CONSERVATION"

PLACE OF INTERVIEW:.....

DATE:.....

"INTERVIEW WITH PROFESSIONAL STAKEHOLDERS ON HERITAGE CONSERVATION AND
MANAGEMENT"

SECTION A (personal information)

Name:

Age: A. [20-30] B. [30-40] C. [40-50] D. >50

Sex: A. Male B. Female

Nationality:

Name of your
organization.....

Occupation/Job title:

SECTION B (case descriptive information)

1. Do you know heritage buildings located around the eastern Mercato site? A. Yes B. No
 - 1.1 Explain how and when?

.....

.....
2. Do you think the into should be conserved? A. Yes B. No
 - 2.1 Explain how and when?

.....

.....
3. Do you know Dej. Haile Selassie Gugissa residence? A. Yes B. No
 - 3.1 Explain how and when?

-
.....
4. When was the building constructed?
.....
5. Who constructed the building?
.....
6. What was the building's original use?
.....
7. Do you have any record/ photographs of the building? A. Yes B. No
7.1 If Yes, describe the reason
.....
.....
8. Do you remember/self-memorize how the building looked like originally? A. Yes B. No
8.1 If Yes, describe how was it looked like?
.....
.....
9. Can you recollect any memories related to the residence function?
.....
.....
10. How different is it now from before?
.....
.....
11. When was the building started not to function as residential?
A. before 1935 B. 1935-1941 C. after 1941 D. other
12. How long has it been since it was used as a residential building?
A. 10 years B. 20 years C. 30 years D. 40 years E. > 50 years
13. Did you ever use the building when it turned into the current function? A. Yes B. No
13.1 If Yes, describe how was it looked like?
.....
.....

SECTION C (heritage conservation and management information)

14. What factors influence heritage building conservation in Ethiopia in general?
.....
.....
15. What factors influence heritage building conservation in Addis Ababa in specific?

.....
.....
16. Do you know that “ Dej. Haile Selassie Gugissa” residence listed as a historic building? A. Yes
B. No

16.1 Explain?

.....
.....
17. Do you consider Eastern Mercato heritage site to be under threat? A. Yes B. No

17.1 Explain?

.....
.....
18. Why is Haile Selassie Gugissa residence has not been conserved and managed properly?

.....
.....
19. What can be done to protect and manage the eastern Mercato urban heritage buildings?

.....
.....
20. What can be done to protect and manage “Dej. Haile Selassie Gugissa residence”?

.....
.....
21. Would you consider the building as heritage? A. Yes B. No

21.1 Explain, why?

.....
.....
22. What do you think is the significance of Dej. Haile Selassie Gugissa residence”?

.....
.....
23. Is there any conservation work has been done by you (your organization) regarding “Dej.
Haile Selassie Gugissa residence”? A. Yes B. No

23.1 Explain, why & when?

.....
.....
24. What factors can influence the adaptive reuse of “Dej. Haile Selassie Gugissa residence”?

.....
.....
25. What do you feel when you work in and around “Dej. Haile Selassie Gugissa residence”?

37. What are the main challenges when making a decision to adopt a heritage building for reuse?

.....
.....

38. What do you propose the building should be reused for? Can you list out in order of preference?

- A. Museum.....
- B. Restaurant/cafe.....
- C. Office.....
- D. Gift shop.....
- E. Others.....

38.1 If any additional explanation about your preference?

.....
.....

39. What benefit will it ensure to the society, if the building conserved/reused?

.....
.....

SECTION FOUR (for ARCCH and office of Culture & Tourism personalities only): (information on national/regional policy (proclamation))

40. What were the main sources for the adoption of the first national/regional heritage proclamation?

.....
.....

41. When was the proclamation came to guide/regulate the heritage conservation practice?

.....
.....

42. Who is the responsible body/stakeholder for the application of the proclamation?

.....
.....

43. Are there any significant gap in between international heritage conventions/charters and national/regional heritage policy/proclamation? A. yes B. no

43.1 Explain?

.....
.....

44. Are there any weaknesses/problems in the national heritage proclamation that you noticed?

A. yes B. no

44.1 Explain?

.....
.....

45. Does the proclamation include adaptive reuse rules/regulations/reference/guideline in specific? A. yes B. no

45.1 Explain?

.....
.....

46. Does the authority have a plan to revise the proclamation? A. yes B. no

46.1 Explain

.....
.....

Appendix: 2: Interview with random people in and around the site

INSTITUTE: ADDIS ABABA UNIVERSITY, EiABC (Ethiopian Institute of architecture and building construction)

CHAIR: CUAH (CHAIR OF CONSERVATION OF URBAN AND ARCHITECTURAL HERITAGE),

PROGRAM: MSC. DEGREE IN CONSERVATION OF URBAN AND ARCHITECTURAL HERITAGE

SET UP: MR. ELZALMON GETU

LOCATION: ETHIOPIA, ADDIS ABABA

RESEARCH TOPIC: "POETICS AND POLITICS OF HERITAGE CONSERVATION"

PLACE OF INTERVIEW:.....

DATE:.....

"INTERVIEW WITH RANDOM PEOPLE IN AND AROUND THE SITE"

SECTION A (personal information)

Name:
 Age: A. [10-20] B. [20-30] C. [30-40] D. [40-50] D. [>50]
 Sex: A. Male B. Female
 Occupation: A. non-government B. government C. self/private D. other
 Category: A. vendor B. consumer C. other
 Religion:
 Nationality:

SECTION B (professional information)

1. Are you working in or around the site? A. in B. around c. other

(1.1) explain

.....

2. How many years have you been working in and around the site?

.....

3. What are you working in and around the site (in specific)?

.....

SECTION C (information on a heritage building, conservation, and management)

4. What do you think heritage means?

.....

5. Why do we need to conserve heritage buildings?

.....
.....

6. Who are the responsible bodies of heritage conservation and management?

.....
.....

7. What is your sense of belongingness concerning those heritage buildings?

.....
.....

8. What is your sense of belongingness concerning eastern Merkato?

.....
.....

9. Do you know Haile Selassie Gugissa residence? A. yes B. no

9.1 explain

.....
.....

10. what was the original function of the residence?

.....
.....

11. What is your sense of belongingness concerning Dej. Haile Selassie Gugissa residence?

.....
.....

12. What do you think it happens if eastern Mercato heritage buildings will be demolished?

.....
.....

13. What do you think it happens if Dej. Haile Selassie Gugissa residence (heritage buildings) will be demolished?

.....
.....

14. Do you consider yourself as one of the responsible bodies for heritage conservation and management?

A. yes B. no

14.1 explain

.....
.....

15. Have you been executing your responsibilities? A. yes B. no c. other

15.1 explain

.....
.....

Appendix: 3: Interview with the owner of Dej. Haile Selassie Gugissa residence

INSTITUTE: ADDIS ABABA UNIVERSITY, EiABC (Ethiopian Institute of architecture and building construction)

CHAIR: CUAH (CHAIR OF CONSERVATION OF URBAN AND ARCHITECTURAL HERITAGE),

PROGRAM: MSC. DEGREE IN CONSERVATION OF URBAN AND ARCHITECTURAL HERITAGE

SET UP: MR. ELZALMON GETU

LOCATION: ETHIOPIA, ADDIS ABABA

RESEARCH TOPIC: “POETICS AND POLITICS OF HERITAGE CONSERVATION”

PLACE OF INTERVIEW:.....

DATE:.....

“INTERVIEW WITH THE OWNER OF DEJ. HAILE SELASSIE GUGISSA RESIDENCE”

SECTION A (*personal information*)

Name:

Age:

Sex: A. Male B. Female

Address:

Nationality:

SECTION B (*professional information*)

1. What year did you occupy the building?
.....

2. How did you come by the property (ownership)?
.....
.....

3. What was the building used for originally?
.....

4. When was the building constructed?
.....

5. Who constructed the building?
.....

6. Do you have any written records/documents about the building? A. yes B. no
6.1 if yes, explain?
.....
.....

7. Do you have any digital records/documents (photographs or videos)? A. yes B. no

7.1 if yes, explain?

.....
.....

SECTION C (information on a heritage building, conservation, and management)

8. Describe the condition of the building when you took occupancy?

A. Well maintained B. Maintenance needed C. Dilapidated D. Ruined

8.1 Explain

.....
.....

9. What modifications did you make to the building?

A. Additions? B. Demolitions? C. both D. other

9.1 explain?

.....
.....

10. Were there any guidelines for you to follow in modifying the building? A. yes B. no

10.1 if yes or no, explain?

.....
.....

11. What was the approach to the overall maintenance?

.....
.....

12. What were the main deciding factors of the maintenance?

.....
.....

13. How much did the historical value of the building determine its maintenance in terms of what was changed?

.....
.....

14. How much alteration could be done was internal?

A. maximum B. moderate C. minimum D. complete

14.1 explain?

.....
.....

15. How much alteration could be done was external?

A. maximum B. moderate C. minimum D. complete

15.1 explain?

.....
.....

16. How long did the maintenance project take?

.....

17. What was the cost of the maintenance roughly?

.....

18. What maintenance measures did you undertake?

A. restoration B. preservation C. reconstruction D. adaptive reuse D. other

.....
.....

19. What were the challenges when you took maintenance measures by yourself?

.....
.....

20. Do you think you need professional assistance to conserve the building? A. yes B. no

20.1 explain?

.....
.....

21. Do you think you have a strong sensual attachment to the building? A. yes B. no

21.1 explain?

.....
.....

22. Do you have any plan to conserve and manage the building by yourself (in the future)

A. yes B. no

22.1 explain

.....
.....

23. Do you have any plan to change the building function by yourself (in the future)

A. yes B. no

23.1 explain

.....
.....

Appendix: 4: Heritage conservation and management Act/directives

ከፍል አራት

በልማት ወይም ግንባታ ተጽዕኖ ሥር ስለሚወድቁ ቅርሶች አጠባበቅ

11. በከተሞች መልሶ ማልማት ወቅት ቅርሶችን ለመጠበቅ ሲባል መወሰድ ስለሚኖርበት

ጥንቃቄ፤

1. በከተሞች የሚከናወኑ የልማት ተግባራት በሥራ ላይ ያሉ የቅርስ ጥበቃ ህጎችን የጠበቁ መሆን አለባቸው፤
2. ታሪካዊ ስፍራዎች ለአካባቢ ልማት የሚኖራቸውን አስተዋጽኦ በማጤን የከተሞች መሪ ሃላን ሲዘጋጅ፤ ሲከለስ ወይም ወቅታዊ ሲደረግ ባለስልጣኑ መሳተፍ አለበት፤
3. ለከተሞች ግንባታ የሚዘጋጀው ሃላን በአካባቢው የሚገኙትን ቅርሶችና የአርኪዮሎጂ ቦታዎች ጥበቃና እንክብካቤ ከግምት ውስጥ ያስገባ መሆን አለበት፤
4. በከተሞች መልሶ ግንባታ ወቅት ታሪካዊና ሥነ-ጥበባዊ ጠቀሜታ ያላቸውን ሕንፃዎች፤ ሐውልቶችና ቦታዎችን ማሻሻል፤ ማፍረስ ወይም ለመልካም አጠባበቃቸው ተስማሚ ያልሆነ አጠቃቀምና ከተፈቀደው አገልግሎት ውጪ ለሌላ ግልጋሎት ወይም ጥቅም ማዋል የተከለከለ ነው።
5. በታሪካዊ ህንፃዎች፤ ሐውልቶችና ቦታዎች አጠገብ ወይም አቅራቢያ ቅርሶችን ሊገደዱ ወይም አሴቶቻቸውን ሊቀንሱ የሚችል ወይም የማይጣጣም ግንባታ ማካሄድ ወይም ማንኛውም ህገ ወጥ ተግባር ማከናወን የተከለከለ ነው።
6. ከተሞችን መልሶ ለማልማት የሚነደፈው ዕቅድና አፈፃፀም የባለስልጣኑ፤ የቢሮውና የህብረተሰቡን ቅንጅታዊ ተሳትፎ ያካተተና በታሪካዊ ጤቶች ሥፍራዎች፤ ግብረ ህንፃዎች፤ ሐውልቶች ላይ ጉዳት የማያደርስ መሆን አለበት።

12. ስለልማት ተግባራትና የቅርስ አጠባበቅ፤

1. ከፍተኛ የመሬት ቁፋሮና የአፈር ጠረጋ የሚጠይቁ የሕንፃ ግንባታ ወይም የመንገድ ሥራ ወይም ግድብ ወይም የማዕድን ማውጣት እና የመሳሰሉትን ለማከናወን የሚፈልግ ማንኛውም ሰው ሥራው ከመጀመሩ በፊት ለባለሥልጣኑ ወይም ለቢሮው በማሳወቅ በአካባቢው ቅርስ ላይ ስለሚያደርሰው ጉዳት የተፅዕኖ ግምገማ ጥናት ማስደረግ አለበት፤
2. የቅርስ የተፅዕኖ ግምገማ ጥናት በባለሥልጣኑ ወይም በቢሮው ወይም ባለሥልጣኑ የሙያ ብቃት ማረጋገጫ ፈቃድ በሚሰጠው አካል ይከናወናል፤
3. ለቅርስ ተፅዕኖ ግምገማ ጥናት የሚያስፈልገውን ወጪ አልሚው ይሸፍናል፤
4. በአካባቢው የሚከናወነው ግንባታ ተግባራዊ መሆን የሚችለው ተፈላጊው ጥናት ሲጠናቀቅና ቦታው ከቅርስ ነፃ መሆኑ በባለሥልጣኑ ሲረጋገጥ ወይም የቅርሶችን ደህንነት ለማረጋገጥ የሚያስችል ሁኔታ ከተመሥረተ በኋላ ነው፤
5. የተፅዕኖ ግምገማ ጥናት ከፀደቀ ቀን ገቢ ጊዜ ውስጥ መጠናቀቅ ይኖርበታል።

ክፍል አምስት
ስለፈቃድ አሰጣጥ

13. ስለቅርስ ጥናትና ምርምር ፈቃድ፣

1. ባለሥልጣት በፓሊዮግራፊ ወይም ፊዚካል አገትሮፖሎጂ/ፓሊዮአገትሮፖሎጂ ወይም በታሪክ ወይም በቅድመ ታሪክና የታሪክ ዘመን አርኪዎሎጂ ወይም በኢትዮ አርኪዎሎጂ ወይም በካልቸራል አገትሮፖሎጂ እና በሌሎች ተዛማጅ የቅርስ ጥናትና ምርምር ዘርፎች ፈቃድ ይሰጣል፤
2. ጥናትና ምርምሩ በሙዝየም ወይም በቤተ መከራ ወይም በመስክ ወይም በመኖሪያ አካባቢዎች ወይም በመረጃ ምንጭነት ብቁ በሆኑ በሌሎች ቦታዎች ሊካሄድ ይችላል።

14. ስለቅርስ ጥናትና እንክብካቤ ሥራ ፈቃድ፣

1. ባለሥልጣት የጥናትና እንክብካቤ ሥራ ለሚያከናውን ሰው የሙያ ብቃት ማረጋገጫ ፈቃድ ይሰጣል፤
2. ባለሥልጣት የዓለም አቀፍና የፌዴራል ደረጃ በተሰጣቸው ቋሚና ተንቀሳቃሽ ቅርሶች ላይ ለሚከናወኑ የጥናትና እንክብካቤ ሥራዎች ፈቃድ ይሰጣል፤

ክፍል ሰባት

ስለቅርስ ጥገናና እንክብካቤ

1. ስለቅርስ ጥገናና እንክብካቤ ጥያቄ አቀራረብ፤

1. የቅርስ ጥገናና እንክብካቤ ጥያቄ በቅርስ ባለይዞታዎች ወይም በሚመለከታቸው የመንግሥት አካላት ወይም ከቅርስ እንክብካቤ ጋር ተያያዥነት ያለው ሥራ በሚያከናውን ሰው ሊቀርብ ይችላል፤
2. በባለሥልጣኑ ወይም በቢሮው ባለሙያዎች እንዲከናወን ለሚቀርብ የቅርስ ጥገናና እንክብካቤ ጥያቄ አመልካቹ የቅርሱን ሥም፣ የሚያስፈልገውን የጥገና ዓይነትና የጉዳት መጠን ያካተተ ጥያቄ ማቅረብ ይኖርበታል፤
3. በራሳቸው ወጪ የቅርስ ጥገናና እንክብካቤ ለማከናወን ጥያቄ የሚያቀርቡ አካላት ጥገናና እንክብካቤ ስለሚያስፈልገው ቅርስ ዓይነት፣ የጉዳቱ መጠን፣ ስለታቀደው የጥገናና እንክብካቤ ሥልት፣ እንዲሁም የሥራ ዝርዝርና አስፈላጊ መረጃዎችን የያዘ የጥናት ሰነድ ማቅረብ አለባቸው፤
4. ባለሥልጣኑ የቅርስ ጥገናና እንክብካቤ ጥያቄ ማመልከቻ በቀረበለት በ15 ቀናት ጊዜ ውስጥ ውሳኔ ይሰጣል፡፡

2. ስለ ቅርስ ጥገናና እንክብካቤ ሥራ፤

1. የቅርስ ጥገናና እንክብካቤ ሥራ የሚከናወነው በባለሥልጣኑ ወይም በክልሎች ወይም ባለስልጣኑ የሙያ ብቃት ማረጋገጫ ፈቃድ በተሰጠው ሰው አማካኝነት ነው፡፡
2. የቅርስ ጥገናና እንክብካቤ ከቅርስ ባለይዞታዎች ወይም መንግስታዊና መንግስታዊ ያልሆኑ አካላት ወይም ግለሰቦች በሚያደርገው ስምምነት መሰረት የሚከናወን ሰው በባለስልጣኑ የተሰጠ የሙያ ብቃት መረጋገጫ ሊኖረው ይገባል፡፡
3. የፌዴራልና ዓለም አቀፍ ደረጃ ለተሰጣቸው ቅርሶች የቅርስ ጥገናና እንክብካቤ ሥራ በባለሥልጣኑ ይከናወናል፡፡

3. የቅርስ ጥገናና እንክብካቤ ስለሚሰራ ሰው ግዴታዎች

ማንኛውም የቅርስ ጥገናና እንክብካቤ ስራ የሚያካሂድ ሰው፡-

1. ለቅርሶችና ከቅርሶች ጋር ተያያዥነት ላለው ገፀ ምድር በሚደረገው የእንክብካቤ ስራ ላይ የቅርሶቹን እሴትና ተግማኒነት የመጠበቅ፤
2. በቅርስ ጥገናና እንክብካቤ ወቅት የቅርስ መረጃዎችና እሴቶች እንዳይዘቡ ወይም እንዳይበረዙ ወይም እንዳይቀየሩ ጥንቃቄ የማድረግ፤
3. በጥገናና እንክብካቤ ወቅት የቅርሱ ውበት፣ የተሰራበት ቁስና የአሰራር ጥበብ እንዳይለወጥ ወይም እንዳያሳስት በጥንቃቄ የማከናወን እና
4. በጥገናና እንክብካቤ ወቅት ጥቅም ላይ የዋሉ የአሰራር ዘዴዎችና ቁሳቁሶች ለቀጣይ ሥራ ወይም ጥናት እንዲያገለግሉ በመረጃነት በመያዝ ለሚመለከተው አካል የማስተላለፍ ግዴታ አለበት፡፡

ክፍል ሰምንት

ስለቅርስ ባለቤትነት

4. የቅርስ ባለቤት ስለሆነ ሰው ግዴታ፣

ማንኛውም የቅርስ ባለቤት የሆነ ሰው፡-

1. በቅርሶቹ ላይ በሚደረግ ጥናት፣ ጉብኝትና ሌሎችም አገልግሎቶች ቅርሶቹ ጉዳት እንዳይደርስባቸው የመጠበቅ፣
2. ቅርሶቹና የቅርሶቹ አካባቢ ነባራዊ ገፅታ እንደነበረ በዘላቂነት በማቆየት እየሰጡ የሚገኙትን አገልግሎትና ጥቅም እንዲቀጥሉ የማድረግ፣
3. ማንኛውም አይነት የጥገናና እንክብካቤ ሥራ ከመካሄዱ በፊት ስለቅርሱ ነባራዊ ሁኔታ ዝርዝር መረጃ የመያዝ፣
4. በቅርሶች ጥገናና እንክብካቤ ወቅት መረጃዎች እንዳይጠፉና እንዳይዘቡ ተገቢውን ጥንቃቄ የማድረግ፣
5. በጥገናና እንክብካቤ ወቅት ጥቅም ላይ የዋሉ የአሰራር ዘዴዎችና ቁሳቁሶች በመረጃነት በመያዝ ለቀጣይ ሥራ ወይም ጥናት እንዲያገለግሉ አስተማማኝና ተደራሽ በሆነ ስፍራ የማስቀመጥ፣
6. በቅርስነት የተመዘገቡ ግብረ-ህይወት ወይም መካነ ቅርስ ባለይዞታ የሆነ ሰው ቅርሱን ለተለየ አገልግሎት ለማዋል ሲፈልግ በቅድሚያ ለባለሥልጣኑ የማሳወቅና በጽሑፍ ፈቃድ የማግኘት፣
7. ቅርሱ ወይም የቅርሱ ቦታ አገልግሎት በመስጠት ከሚያገኘው አጠቃላይ ገቢ ውስጥ 25% (ሃያ አምስት በመቶውን) ለቅርሱ ጥበቃ፣ ጥገናና እንክብካቤ ሥራዎች የማዋል፣
8. በባለሥልጣኑ ወይም በቢሮው ለሚደረግ የቅርስ ቁጥጥር ወይም ምዝገባ ትብብር የማድረግ፣
9. ቅርሶችን አስመልክቶ የሰበሰበውን መረጃ ባለሥልጣኑ ወይም ጉዳዩ የሚመለከተው ቢሮ ለመጠቀም ወይም በመረጃ ክምችቱ ለማካተት ሲጠይቀው የመተባበር እና
10. ስላከናወነው የቅርስ ቆጠራ፣ ጥገና ወይም የቅርስ ልማት ስራ በየዓመቱ ለባለሥልጣኑ ሪፖርት የማድረግ ግዴታ አለበት፡፡

19. መረጃን ወቅታዊ ስለማድረግ

ማንኛውም የተመዘገበ የቅርስ መረጃ እንደአስፈላጊነቱ ወቅታዊ መደረግ ይኖርበታል።

ክፍል አራት

የቅርስ ቁጥጥር

20. ስለቅርስ ቁጥጥር ሥርአት

ባለሥልጣኑ ከተለያዩ አስፈጻሚ አካላት ጋር በመተባበር ቅርሶች ሊደርስባቸው ከሚችል ማንኛውም ሰው ሰራሽና የተፈጥሮ ጥፋትና ጉዳት መከላከል የሚያስችል ሀገር አቀፍ የቅርስ ቁጥጥር ሥርዓት ይዘረጋል።

21. ክትትልና ቁጥጥር

1. የቅርስ ቁጥጥርና ክትትል ሥራ በባለሥልጣኑ ወይም በቢሮው የሚካሄድ ይሆናል።
2. ቅርሶች በሙሉ ተለይተውና ተመዝግበው ያለበት ቦታና ሁኔታ በትክክል እስኪታወቅ ድረስ፤ ቅርሶች ለዝርፊያና ህገ-ወጥ ዝውውር እንዳይጋለጡ፤ ልዩ ትኩረት በመስጠት ዘላቂ የመከላከል ሥራ በባለሥልጣኑና በቢሮዎች በቅንጅት ይሰራል።
3. በተመዘገቡ ቅርሶች ላይ ቢያንስ በአምስት ዓመት አንድ ጊዜ በሚያስተዳድራቸው አካል ቁጥጥር መደረግ አለበት።
4. በዚህ አንቀጽ ንዑስ አንቀጽ 2 የተገለጸው ቢኖርም ቅርሱ አደጋ ላይ መሆኑ መረጃ ከደረሰ በማንኛውም ጊዜ የቁጥጥርና የክትትል ሰራዎች ይሰራሉ።
5. በምዝገባ ወቅት ወይም በኋላ በተገኘ ማንኛውም መረጃ ቅርሱ ጉዳት የደረሰበት ከሆነ፤ አደጋ ላይ መሆኑ ከተገለጸ፤ ልዩ ትኩረት በመስጠት እንደተፈላጊነቱና ካለው ፋይዳ አንጻር ወቅታዊ የቁጥጥርና የክትትል ሥራ በቅርሱ ላይ እንዲካሄድ ይደረጋል።
6. የቅርሱ ባለይዞታ ወይም ባለቤት የሆነው ሰው በቅርሱ ላይ የቁጥጥርና የክትትል ሥራ ለመስራት ህጋዊ የሆነ መታወቂያና ከሚመለከተው አካል ደብዳቤ ይዞ ለሚመጣ የቅርስ ቁጥጥር ባለሙያ የመተባበር ግዴታ አለበት።
7. የቅርስ ቁጥጥርና ክትትል ስራ በምዝገባ መረጃ ላይ ተመርኩዞ፤ ቅርሱ ያለበትን ሁኔታ፤ እንዲሁም በቅርሱ ላይ የሚታዩ ማናቸውንም ለውጦች በዝርዝር የሚይዝ፤ የሚያብራራና የሚገልጽ መሆን አለበት።
8. የቁጥጥር ባለሙያ በቁጥጥር ስራው ወቅት ቀደም ሲል ያልተመዘገበ ቅርስ ካገኘ አስፈላጊውን የምዝገባ ሂደት በማሟላት ቅርሱን መመዝገብ አለበት።
9. ማንኛውንም የቅርስ ቁጥጥርና ክትትል ሥራ ያካሂደ አካል የሰራውን ዝርዝር ሪፖርት አንድ ቅጂ ለባለስልጣኑና ለቢሮው እንዲደርስ የማድረግ ግዴታ አለበት።

47

22. ከሀገር ስለሚወጡ ቅርሶች

ባለሥልጣኑ በተለያዩ አላማዎች በሀገር መንገድ ከሀገር የሚወጡ ቅርሶችን ሁኔታ የመከታተል፣ ለታለመላቸው አላማ ብቻ መዋላቸውን፣ በተያዘለት ጊዜ ወደ ሀገር መመለሳቸውን፣ የመከታተልና ሪፖርቱን ለሚኒስቴሩ የማሳወቅ ግዴታ አለበት፡፡

23. ስለጠፉ ቅርሶች

ማንኛውም የቅርስ ባለቤት ወይም ጠባቂ አንድ ቅርስ መጥፋቱን ሲያውቅ ወዲያውኑ በአቅራቢያው ለሚገኘው ፖሊስ ጽ/ቤት በማሳወቅ፣ ይህንኑ ለባለስልጣኑ ወይም ለቢሮው ሪፖርት ማድረግ ይኖርበታል፡፡

24. የቅርሶችን ምስልና ስያሜ በንግድ ምልክትነት ስለመጠቀም

በቅርሶች ስያሜና ምስል የሚወጡ የንግድና ሌላም ምልክቶች የቅርሶችን እሴት የማይጎዱ ስለመሆናቸው በቢሮው እና በባለሥልጣኑ የማጣራት ስራ ይካሄዳል፡፡

ክፍል አምስት

የቅርስ ጥገናና እንክብካቤ መረጃ አያያዝ

25. በተመዘገቡ ቅርሶች ላይ ስለሚደረግ ጥገናና እንክብካቤ

1. ማንኛውም በቅርሶች ላይ የሚደረግ የጥገናና የእንክብካቤ ሥራ በበቂ መረጃ አያያዝ ላይ የተመረከዘና ስራውም ከተካሄደ በኋላ ስለ ቅርሱ ያለውን መረጃ ወቅታዊ የሚያደርግ መሆን አለበት፡፡
2. ባለሥልጣኑ የጥገናና የእንክብካቤ ባለሙያ ሆኖ በማንኛውም ቅርስ ላይ ጥገና የሚያደርግ ባለሙያ የሚያደርገውን ዝርዝር የጥገና ስራ በሙሉ የሚገልጽ በተለያዩ ዘዴ (በአዲዮ ቪዲዮና በጽሁፍ) የመያዝና ይህንኑ የሚገልጽ ሪፖርት ለላከው አካል የማቅረብ ግዴታ አለበት፡፡
3. ማንኛውም የግል ድርጅት ወይም ተቋም ከባለሥልጣኑ ፈቃድ አግኝቶ በማንኛውም ቅርስ ላይ ጥገና ካደረገ፣ ስለ አደረገው ዝርዝር የጥገና ስራ የሚገልጽና በተለያዩ ዘዴ (በአዲዮ ቪዲዮና በጽሁፍ) የተዘጋጀ የጥገና ሪፖርት አንዳንድ ቅጂ ለባለሥልጣኑና ለቢሮዎች የማቅረብ ግዴታ አለበት፡፡



Appendix: 5: Proclamations

Appendix: 5-A: Research and conservation of cultural heritage Proclamation No. 209/2000 (F. Negarit Gazeta)

ፌዴራል ነጋሪት ጋዜጣ
FEDERAL NEGARIT GAZETA

OF THE FEDERAL DEMOCRATIC REPUBLIC OF ETHIOPIA

ስድስተኛ ዓመት ቁጥር ፵፱ አዲስ አበባ ሰኔ ፳ ቀን ፲፱፻፺፪	በኢትዮጵያ ፌዴራላዊ ዲሞክራሲያዊ ሪፐብሊክ የሕዝብ ተወካዮች ምክር ቤት ጠባቂነት የወጣ	6 th Year No. 39 ADDIS ABABA - 27 th June, 2000
---	---	--

<p style="text-align: center;"><u>ማጠቃለያ</u></p> <p>አዋጅ ቁጥር ፻፱/፲፱፻፺፪ ዓ.ም. ስለ ቅርስ ጥናትና አጠባበቅ የወጣ አዋጅ ፲ጽ ፩፻፲፱፻፺፪</p>	<p style="text-align: center;"><u>CONTENTS</u></p> <p>Proclamation No. 209/2000 Research and Conservation of Cultural Heritage Proclamation Page 1345</p>
<p style="text-align: center;"><u>አዋጅ ቁጥር ፻፱/፲፱፻፺፪</u></p> <p style="text-align: center;"><u>ስለ ቅርስ ጥናትና አጠባበቅ የወጣ አዋጅ</u></p> <p style="text-align: center;">ቅርስ የአንድ ሕዝብ የዘመናት የኑሮ እንቅስቃሴ : የሥራ እና</p>	<p style="text-align: center;">PROCLAMATION NO. 209/2000</p> <p style="text-align: center;">A PROCLAMATION TO PROVIDE FOR RESEARCH AND CONSERVATION OF CULTURAL HERITAGE</p>

Appendix: 5-B: Classification of cultural heritage into national and regional cultural heritage Proclamation No. 839/2014 (F. Negarit Gazeta)

FEDERAL NEGARIT GAZETTE

OF THE FEDERAL DEMOCRATIC REPUBLIC OF ETHIOPIA

ሃያኛ ዓመት ቁጥር ፳፮ አዲስ አበባ ነሐሴ ፲፭ ቀን ፳፻፲፪ ዓ.ም	በኢትዮጵያ ፌዴራላዊ ዲሞክራሲያዊ ሪፐብሊክ የሕዝብ ተወካዮች ምክር ቤት ጠባቂነት የወጣ	20 th Year No 67 ADDIS ABABA 21 st August, 2014
--	---	--

<p style="text-align: center;"><u>ግጥሚያ</u></p> <p>አዋጅ ቁጥር ፳፻፱፱/፳፻፲፪ ዓ.ም</p> <p>ቅርሶችን በብሔራዊ እና በክልል ቅርሶችን ጠመደቢያ አዋጅ.....፲ጽ ፭፻፳፻፲፪</p>	<p style="text-align: center;"><u>CONTENTS</u></p> <p>Proclamation No. 839/2014</p> <p>Classification of Cultural Heritage into National and Regional Cultural Heritages Proclamation-----page 7512</p>
<p style="text-align: center;"><u>አዋጅ ቁጥር ፳፻፱፱/፳፻፲፪</u></p> <p style="text-align: center;"><u>ቅርሶችን በብሔራዊ እና በክልል ቅርሶችን ስለጠመደቢያ የወጣ</u> <u>አዋጅ</u></p>	<p style="text-align: center;">PROCLAMATION No. 839/2014</p> <p style="text-align: center;">A PROCLAMATION TO PROVIDE FOR THE CLASSIFICATION OF CULTURAL HERITAGES INTO NATIONAL AND REGIONAL CULTURAL HERITAGES</p>

Appendix: 5-C: Ethiopian building proclamation No.624/2009 (F. Negarit Gazeta)

የኢትዮጵያ ፌዴራላዊ ዲሞክራሲያዊ ሪፐብሊክ

ፌዴራል ነጋሪት ጋዜጣ
FEDERAL NEGARIT GAZETA
 OF THE FEDERAL DEMOCRATIC REPUBLIC OF ETHIOPIA

አሥራአምስተኛ ዓመት ቁጥር ፴፩ አዲስ አበባ ሚያዝያ ፳፰ ቀን ፪ሺ፩ ዓ.ም	በኢትዮጵያ ፌዴራላዊ ዲሞክራሲያዊ ሪፐብሊክ የሕዝብ ተወካዮች ምክር ቤት ጠባቂነት የወጣ	15 th Year No. 31 ADDIS ABABA 6 th May, 2009
<p style="text-align: center;"><u>ማውጫ</u></p> <p style="text-align: center;">አዋጅ ቁጥር ፪፻፳፬/፪ሺ፩ ዓ.ም</p> የኢትዮጵያ የሕንፃ አዋጅ...ገጽ ፴ሺ፪፻፸፫ ማረጋገጫ ቁጥር ፬/፪ሺ፩ገፅ ፴ሺ፺፻	<p style="text-align: center;"><u>CONTENTS</u></p> <p style="text-align: center;">Proclamation No. 624/2009</p> Ethiopian Building ProclamationPage 4673 Corrigendum No. 4/2009 Page 4700	
<p style="text-align: center;"><u>አዋጅ ቁጥር ፪፻፳፬/፪ሺ፩</u></p> <p style="text-align: center;"><u>የኢትዮጵያ የሕንፃ አዋጅ</u></p>	<p style="text-align: center;">PROCLAMATION NO. 624/2009</p> <p style="text-align: center;"><u>ETHIOPIAN BUILDING PROCLAMATION</u></p>	

Appendix: 6: Terms that relate to the purposive random sampling size formula

(<https://unstuck.me/determine-the-sample-size-study/>)

- i. **Population** – This is the complete set of data points, for example, all Ethiopians.
- ii. **Target population** – This is the complete group for which you are studying; your data will have specific characteristics (demographics, clinical characteristics) that you are interested in.
- iii. **Sample** – A subset of the target population that represents the target population.
- iv. **The margin of Error** – The margin of error is about a degree of uncertainty in statistics. How much error will you allow?
- v. **Confidence Interval** – Confidence interval (CI) is usually set at 90%, 95% or 99%. It tells us how confident we are that if the study was repeated, again and again, we would get the same results. If the confidence level is 95%, we would get the same results in 95% of the cases.
- vi. **Standard Deviation** – Standard deviation tells us the variation in the data from your sample.

- vii. **Power** – This refers to the chance of missing a real difference (‘false negatives’). Usually, studies have a power of around 80%, which means that you accept the possibility that in 20% of the cases, the real difference was missed (you concluded there was no effect when there was one). Larger samples generally yield higher statistical power.

Sample size formula

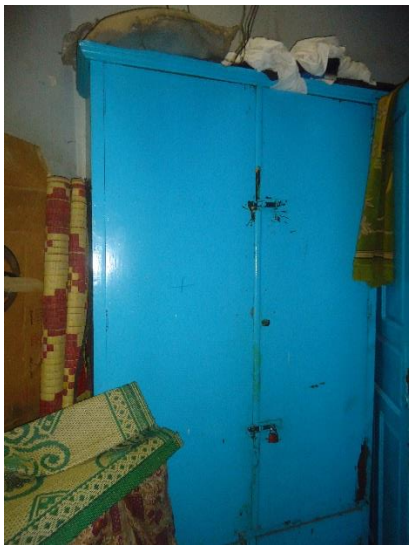
$$\frac{\frac{z^2 \times p(1-p)}{e^2}}{1 + \left(\frac{z^2 \times p(1-p)}{e^2 N} \right)}$$

Appendix: 7: Existing building conditions

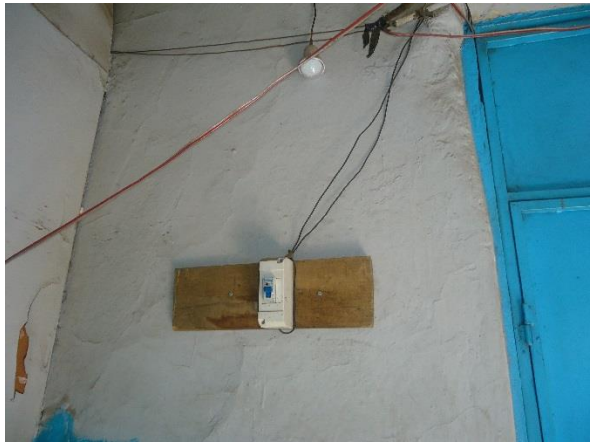
Appendix: 7-A: General conditions of the interior











Appendix: 7-B: General conditions of the exterior

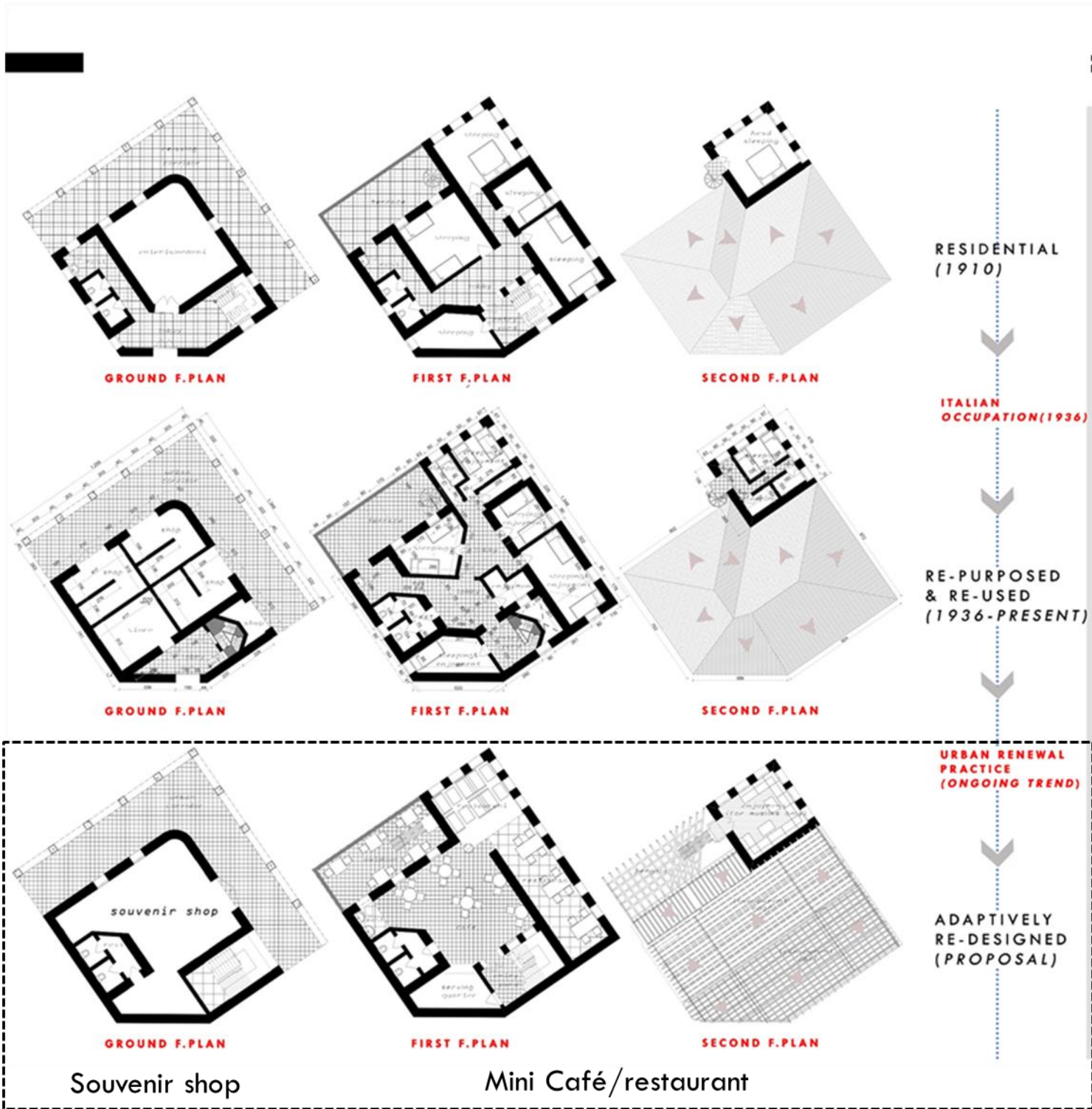


Appendix: 8: Proposal for the recommendation of adaptive reuse plan

Among the 4 (*four*) recommendations, this proposal conducted only for adaptive reuse plan (*recommendation*) which constructed from the conceptual framework of the “principle of differentiation and compatibility of the old and new”. If so, the repurposing process, function, and volumetric communication with the surrounding setting would be strong. And the logics generated from the synthesized outputs conducted from analysis and finding sections pointed on the functional need assessment should additionally be done by formulating catchment radius (*under 500m*) analysis and feasibility study. Differentiation means become unique/different in the process of change/development; whereas compatibility means having a harmonious relationship with the context. The relationship of differentiation and compatibility, two contradictory terms which represent coherent incorporation if the proposal treats them as equally as important design principles. As stated by the findings, the fundamental interests of adaptive reuse shall potentially be preferred so as to be able to sustain valued historic characters of the building in the face of the many forces threatening it. Those forces, in this case, are urban renewal practice, economic need, and owner’s interest. Thus, the conception of “differentiation and compatibility” which materialized from the findings of “poetics, politics and reuse” of the building and its setting should be utilized as a ground principle for the recommended adaptive reuse functions.

SUMMARY OF DESIGN PRINCIPLES		
Differentiation elements	Set Solution	Remark
Structural design	Structural differentiation	Different from the historic
Wall thickness	Structural differentiation	Different from the historic
Floor heights	Architectural differentiation	Different from the historic
Shops sizes	Architectural differentiation	Different from the historic
Construction material	Architectural/Structural differentiation	Different from the historic
Number of floors	Architectural differentiation	Different from the historic
Formal character	Architectural differentiation	Different from the historic volumetric composition

SUMMARY OF DESIGN PRINCIPLES		
Compatibility elements	Set Solution	Remark
Opening character	Architectural/Urban correlation	Similar to the historic opening size and composition
Volume height	Architectural/Urban correlation	Similar to the historic volumetric composition
Formal character	Architectural/Urban correlation	Similar to the historic shape (<i>rectangular</i>)
Color	Architectural/Urban correlation	Similar to the historic color composition
Land use functions	Architectural correlation	Compatible with the land use plan

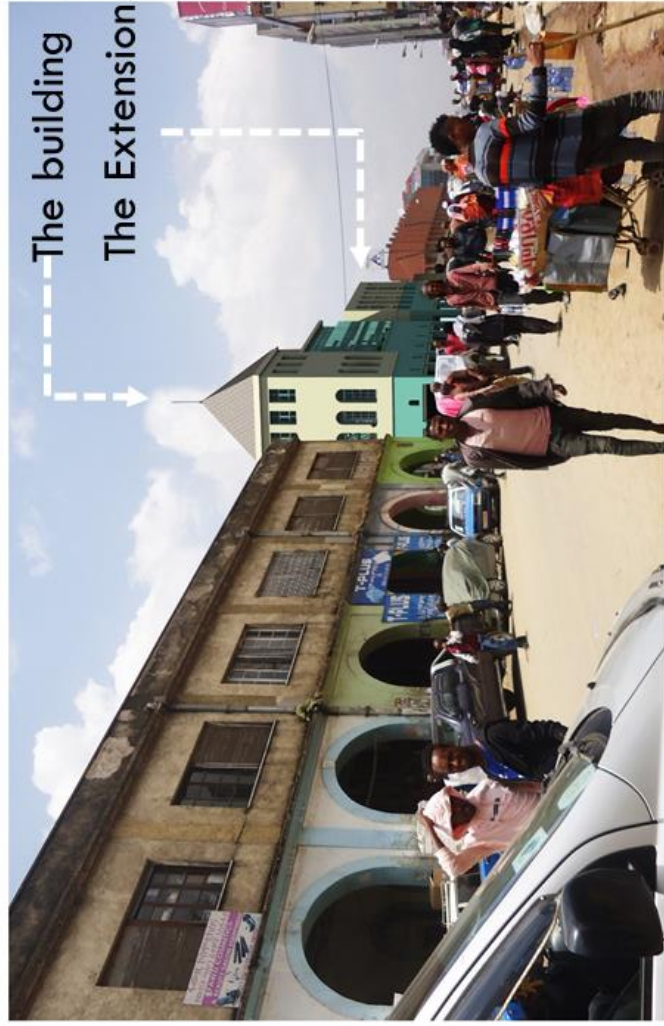


Plans (hypothesis, existing & proposed) that illustrate chronological/functional changes of the building: residential, commercial and souvenir shop & café/restaurant



EXTERIOR: VIEW FROM ANWAR MOSQUE-LEFT SIDE ENTRY

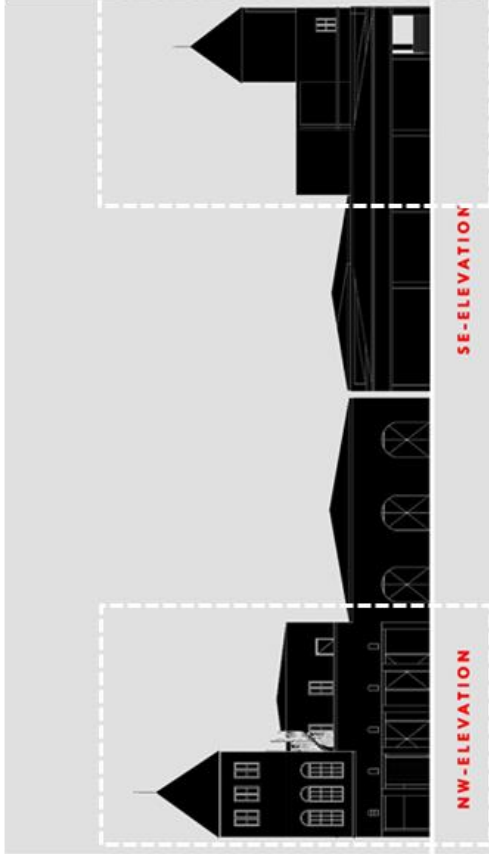
BEFORE



EXTERIOR: VIEW FROM ANWAR MOSQUE-LEFT SIDE ENTRY

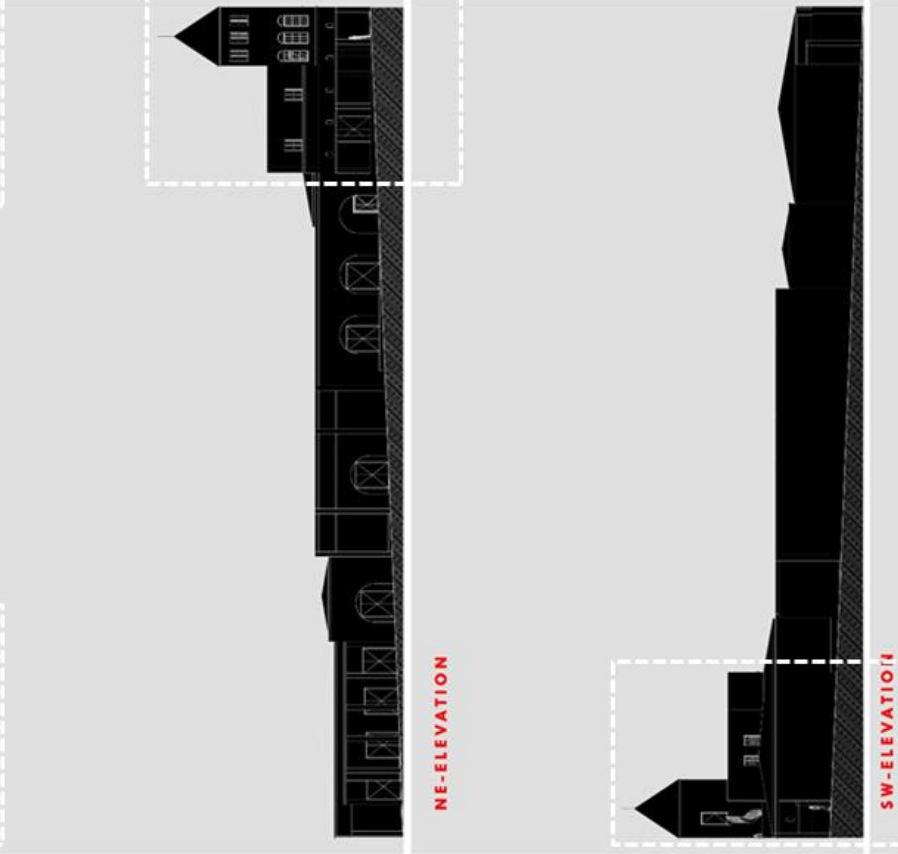
AFTER

The building
The Extension



NW-ELEVATION

SE-ELEVATION

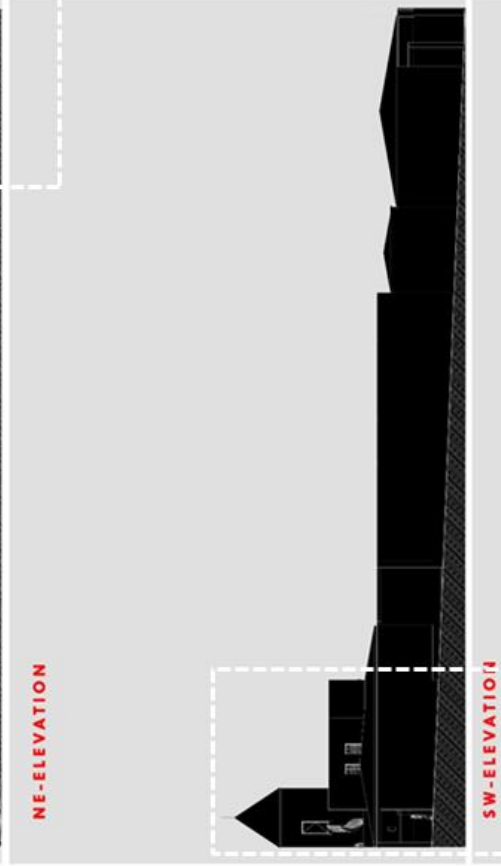
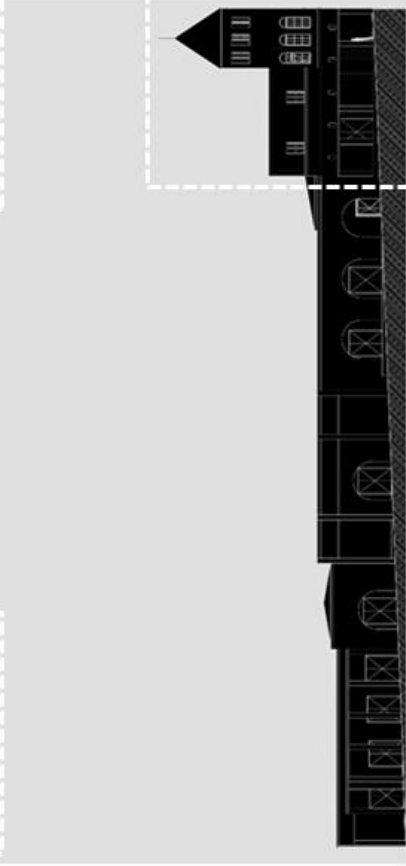
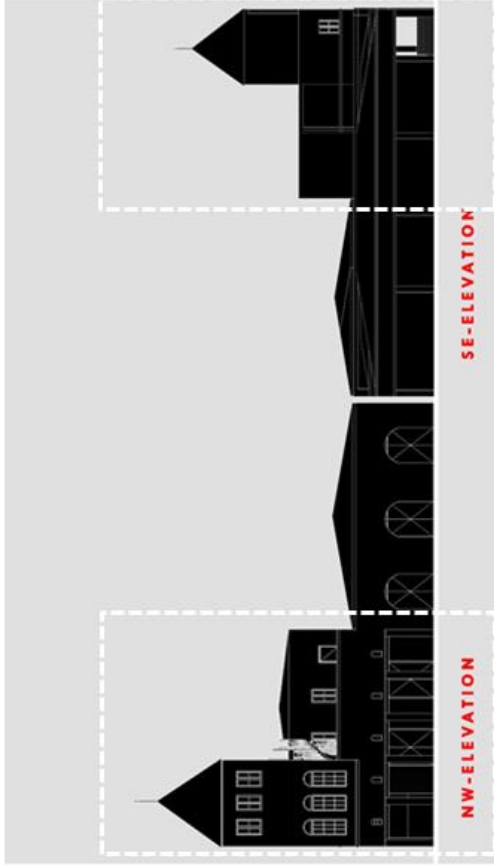


NE-ELEVATION

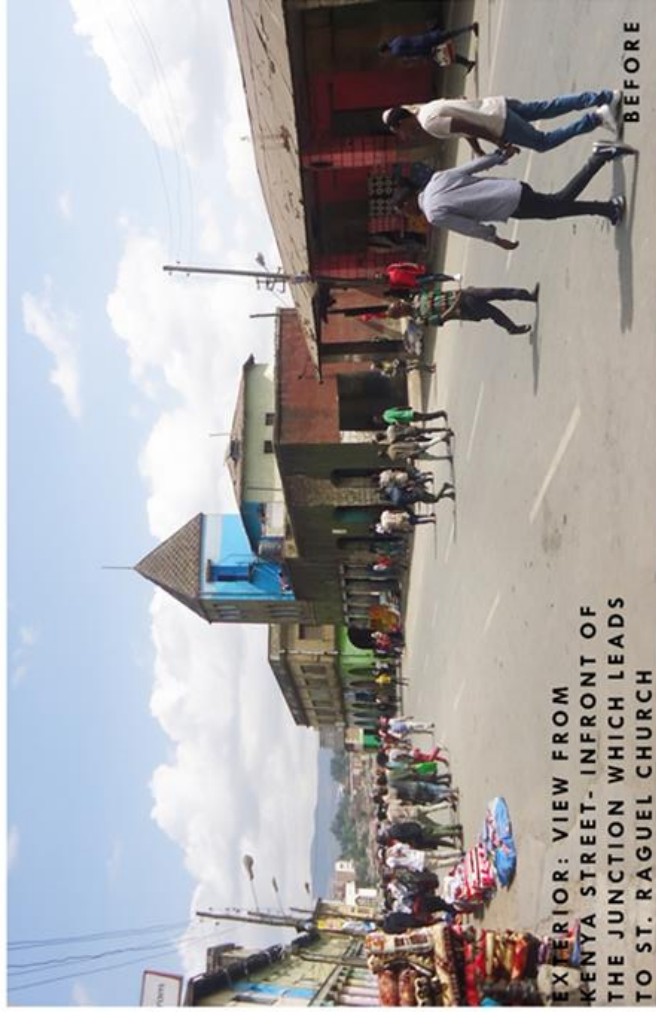
SW-ELEVATION

Street elevations including the adjacent extension structures

Proposal that demonstrate the building and it's NW adjacent extension



Street elevations including the adjacent extension structures

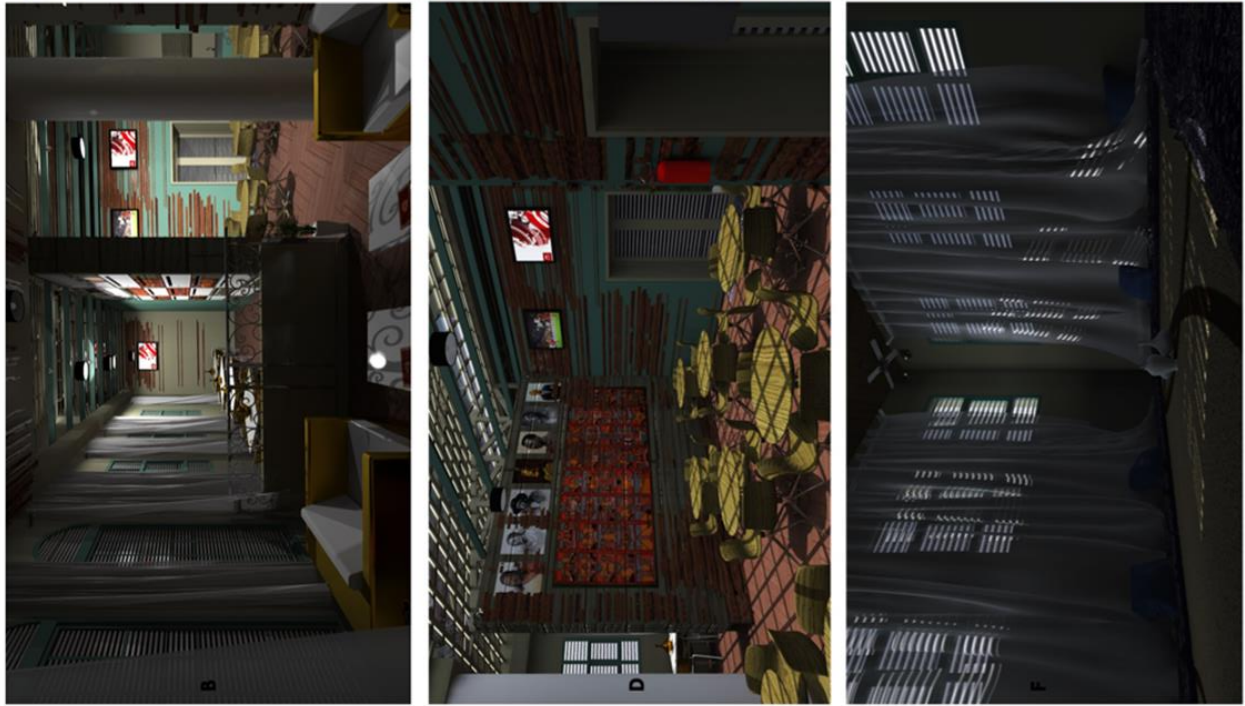


Proposal that demonstrate the building and it's NW adjacent extension

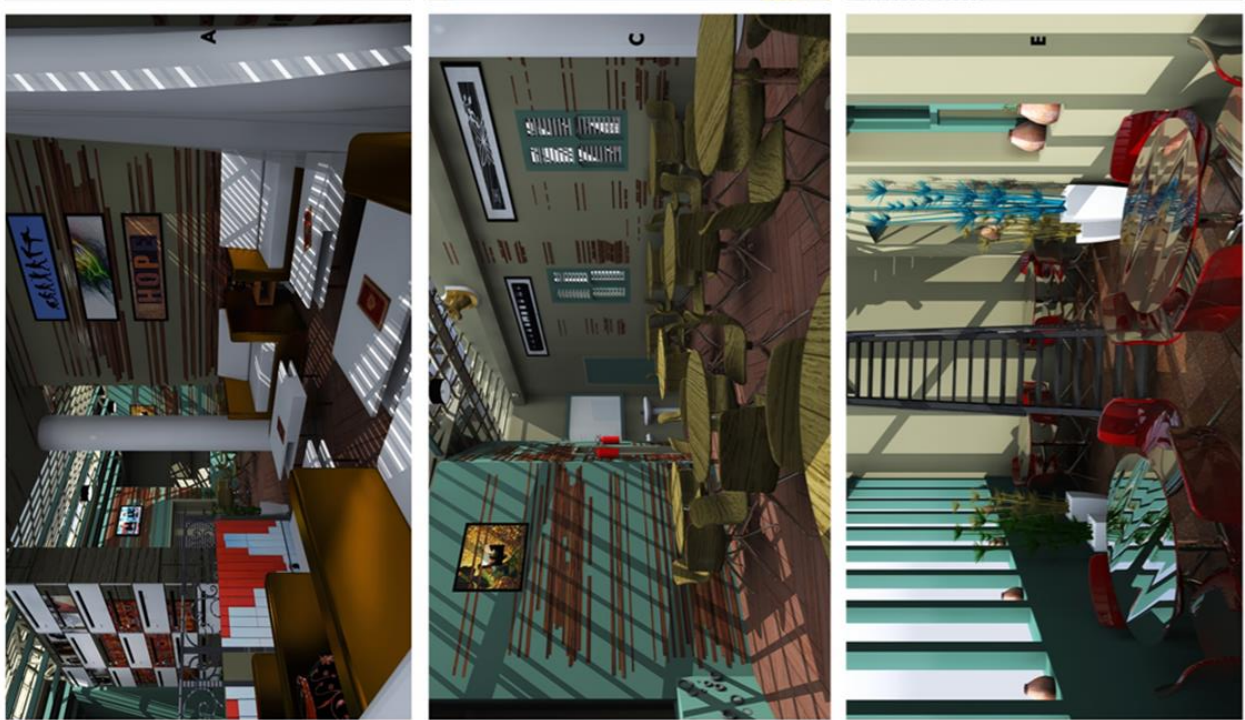
BEFORE AND AFTER INTERIOR VIEW



Existing conditions of the different angles and spaces of the building interior: before the proposal



Proposal that demonstrate the different angles and spaces of the building interior



October- 2019

ጥቅምት-2012

EiABC