

ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES

THE STATUS OF HISTORIC BUILDINGS IN ADDIS ABABA AND THEIR
CONTRIBUTION TO THE URBAN DEVELOPMENT

By:

SELAM TEWOLDEBIRHN

July, 2011

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THEIR CONTRIBUTION TO THE URBAN DEVELOPMENT

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GLOSSARY OF LOCAL TERMS

(Addis katma, Gulele, Kolfe, Lafto, Arada, Kerkose, Bole, Lidata, Akaki, Yeka): name of sub-cities

Afanegus: literally, ‘mouth of the king’, the highest judge under the king

Agerhen ewake: name of the club

Autobus tera: bus station

Chikka: wattle- and-daub mixture of clay, straw and water used for construction

Balambaras: ruler of a fort

Dejaszmach: political- military title, rank below Ras

Derg: the name of political party

Fitawrari: literally, commander of the front’; a politico- military title

Gebbi: a settlement consisting of a main house or palace and its outbuilding

Grazmatch: literally, commander of the left’; a politcomilitary title

Itegue: title reserved for the empress

Kebele: Lowest administrative unit in urban and rural area

Kegnazmathch: literally, commander of the right’; a politcomilitary title

Ras: literally, ‘head’; the most important title under the king

Sidest killo: one of the name of the compound of Addis Ababa University

Sefer: a settlement and later an urban neighborhood

Tukul: traditional conical-roofed cottage

Woizero: title for woman, equivalent of Mistress

Abstract

Historic buildings have a lot of contribution for the development of a city: The primary contribution of these historic buildings shows cities' pasts, continuity of change through time, periods of ascendancy of remarkable events, or ruptures in the urban fabric as a result of conflict or transformation. It has also contribution for the present generations to understand their place in history and to better cope with the constant mutations in society. On the other hand, income generated from tourists and Architectural values are secondary contribution of the historic buildings. This study consequently attempts to assess the status of historic buildings and their contribution to the development of the capital city Ethiopia with five specific objectives.

To attain the objectives, the study employed percentage distribution followed by simple random sampling and selected 35 historic buildings found in 10 sub-cities of Addis Ababa, unfortunately, up on the process of sampling it has been discovered that one of the sample historic buildings is found demolished therefore, only 34 historic buildings are taken for the analysis. For the tour operators simple random sampling was employed and 19 tour operators were selected. The data obtained from in-depth interview and personal observation was analyzed qualitatively and the data from the survey was analyzed qualitatively as well as quantitatively.

Accordingly, Different issues like awareness of responsible owners, tour operators and heritage experts in each sub-cities, economic contribution, maintenance and future prospects of historic buildings were analyzed and the findings showed that the majority of responsible owners are not aware of rules and regulations that they should follow during the maintenance. As the result, most of the buildings are not well maintained .Moreover, none of the responsible owners who tried to maintain the building did not get financial support and there is no maintenance they know done by AACTB, those who don't have the finance to maintain the buildings face different problems in addition to this, none of the sub –cities tried to aware the responsible owners about how to maintain these buildings. Moreover, these sub-city experts didn't get any awareness from the responsible authorities. The study result also indicates that, only few historic buildings are known by the tour operators which imply less contribution to the development of the city. With regard to future prospect of the buildings, there is lack of coordination between planning institutions, Addis Ababa Culture and Tourism Bureau and the sub-cities. As a result the development activities and heritage conservation are not going with the same pace.

To conclude, the study recommended adopting a general policy, hiring professional expertise, conducting frequent technical studies and researches would help the historical buildings to get protection from the concerned bodies and also preparing different fund raising programs like music concerts and exhibitions to promote and to gain money for the conservation of the buildings, beside designing current constructions in a way architecturally reflecting old historical buildings believed will help the next generation understand how unique these historic buildings are.

CHAPTER ONE

1. Introduction

1.1. Background of the Study

Tourism is one of the fastest growing sectors of the global economy and developing countries are attempting to cash in on this expanding industry in an attempt to boost foreign investment and financial reserve. With its huge diversity, its rich supply of natural resources, and its wealth of wildlife and cultural heritage, Africa is the one of the main destination for international tourism in the world (Roselyne N. Okech, 2010).

The majority of the international flows come from USA, Britain, and Germany which is economically significant for the continent .Although the value of tourism has long been recognized; international attention to the role of tourism development especially in Africa is still lacking (Roselyne N. Okech, 2010) In addition, there is high population pressure; therefore, Nations are obliged to provide infrastructure, housing and other services, such crucial problems facing the cities have made natural and cultural heritage to be given lesser attention (Fasil Giorgihis and Likuworkalemaw *et al.*, 2007)

Like other African countries, the tourism business in Ethiopia did not get enough attention, its development is restricted. There are many responsible factors for the in- advancement of tourism in Ethiopia, such as low budget cost, policy issues, peace and security and related issue are the most responsible factors for the lesser contribution of tourism in the Ethiopian economy (Hailemareyam Mulugeta, 2008).

Keeping in mind the above mentioned problems in the capital city of Ethiopia, there are plenty of tourism attraction sites and structures. According, to ORAAMP (2002), in Addis Ababa about 150 heritages, sites and buildings identified in the master plan and acknowledged legally. Out of them, 33 are churches, 2 mosques, 26 former public buildings; 73 residence of former dignitary, 17 monuments, caves and bridge and 6 historical sites. In 2010, Addis Ababa Culture and Tourism Bureau identified and registered 319 historical sites and buildings. This number

includes the study undertaken in the year 2002 and the newly registered historical heritages are expected to be included in the current master plan of Addis Ababa. Among them, 230 are historic buildings, 36 churches, 20 monuments, 18 caves, 3 mosques, 5 historical places and 7 fortresses (Addis Ababa Culture and Tourism Bureau, 2010)

To sum up, historical heritages play, an essential role in urban development activities through creating employment and market opportunities for the urban dwellers living around these tourist attraction sits, beside the income that the country is earning form the direct tourist income. In our country, historic buildings need more focus in order to attract tourists. The activities undertaken to make historical urban structures and sites found in cities like Addis Ababa as major tourism attractions are still at its infant stage, and struggling with ample major challenges.

Therefore, the purpose of the study is to make an assessment on the efforts done so far to keep originality of historic buildings and their contribution to the development of the capital city of Addis Ababa.

1.2 Statement of the Problem.

Addis Ababa has a considerable number of heritage sites due to its built nature and its being a historical and political center (Mesaye Demessie *et al.*, 2009). Many of the buildings made of worked stone with wooden gables and balconies - buildings erected during the Menilek- Iyasu-Zawditu period¹ this period was particularly significant from the point of view of Addis Ababa's development and witnessed the emergence of new buildings, and the development of what historians and architects describe as the Menilek-Zawditu style (Pankrust, 2008).

These structures reflect the level of civilization (artistically and technologically) of the period. Some were residences of famous personalities that had a major role in Ethiopian history (Addis Ababa Culture and Tourism Bureau, 2010) and their architectural designs are very unique. There is in fact nothing exactly like it anywhere in the world (Pankhurst, 2008).

¹www.capotaethiopia.com/index (viewed on Tuesday, February 08 2011)

These buildings, however, have not been properly preserved. They do not receive adequate attention from local authorities and the society consequently they lack proper maintenance and attractiveness (Mesaye Demessie *et al.*, 2009). Especially since Ethiopia became the seat of African Union in 1950's the city was expected to reflect a modern look. To this effect, the Emperor Haile Selassie used to advocate the modern look of Addis Ababa to reflect the idea that Ethiopia is a civilized state with a national vision. At that time it was necessary to express civilization and modernity with trendy physical structures (Fasil Giorgihis and Likuworkalemaw *et al.*, 2007)

Hence, except for several praiseworthy examples the idea of reflecting our cultural heritage or values was not given that much attention (Fasil Giorgis and Denis Gerada, 2007). Numerous examples can be cited to illustrate the alarming situation of built heritage. Historic buildings in Addis Ababa are rapidly degrading through a lack of preservation and incompatible land use. In general, it can be said that heritage has not been given due attention by way of protection and renovation (Mesaye Demessie *et al.*, 2009).

Many urban landscapes and identities are marked by a built environment whose physical characteristics refer to a process of development stretching back over centuries. Individual monuments and landmarks, groups of buildings, street patterns and coherent ensembles inform us, of our cities' pasts, continuity of change through time, periods of ascendancy of remarkable events, or ruptures in the urban fabric as a result of conflict or transformation².

However, Lack of awareness and attention has let the historical structures deteriorate. Many characteristics and priceless buildings have been transformed losing their original features and values. Moreover, priority of social and economic issues such as, poverty reduction, investment attraction etc., are posing the dilemma of choosing between modernization and preservation (ORAAMP, 2002)

²<http://urbact.eu/en/header-main/integrated-urbandevelopment/exploring-our-areas-of-expertise/cultural-heritage-and-city-development/> (viewed on Thursday, November 08, 2010)

To conclude, many researches are done about historical heritages of Ethiopia lately, Fasile Giorgis and Denia Gerand (2007) tried to assess the early urban settlements and architectural value of Addis Ababa. Abent Gezahegn(2010) tried to assess restoration and maintenance plan of Alfred Ilg's Residence. While others like, Amanuel Weldegrima (2007) and Hishama Mortada (2008) tried to assess urban heritage management challenges and opportunities in Aksum and preservation of urban and architectural heritage of Harar respectively. Unlike the other researches, this research differs spatially, methodologically as well as in objectives included. Therefore, this research attempts to examine the current status of historic buildings that are found in Addis Ababa and their contribution to urban development. Moreover, the researcher chooses Addis Ababa as study area other than regional cities for the reason that, in the capital city there are plenty of renewals and developmental activities are going on beside the researcher is more familiar with the area.

1.3. Objectives of the Study

1.3.1 General objective

The general objective of the study is to examine the status of historic buildings that are found in Addis Ababa and their contribution to urban development.

1.3.2 Specific objective

More specifically, the study attempts to reflect on the following points

- To assess the current activities of awareness creation programs by concerned stakeholders.
- To assess the contribution of historic buildings for the tourism industry and urban development.
- To assess the efforts done so far to maintain these historic buildings keeping their originality
- To assess the future prospects of historic buildings in connection with existing development plan.

- To forward possible solutions and recommendations.

1. 4. **Research Questions**

- What is the future prospect of historic buildings in connection with existing development plan?
- What is the contribution of historic buildings for the tourism industry and to urban development?
- What efforts have been made by the responsible agencies to create public awareness?
- What efforts have been done to preserve historic buildings to keep their originality?

1.5. **Methods of the Research**

1.5.1 Methodology

In Addis Ababa there are around 230 historic buildings, these historical heritages that are mentioned above are selected for the research. As a result, gathering abundant information is very essential. Therefore, in order to achieve the objectives of the study both quantitative data and qualitative information was gathered using primary and secondary data. Organizations, like the Authority for preservation and Conservation of Cultural Heritage, Addis Ababa Culture and Tourism Bureau, NGO and various Tour and Travel agencies are major sources of secondary and primary data for this study. *(The list and the selection criteria of historic buildings of Addis Ababa are attached on the Appendix 2 from page 112 to 116)*

1.5.2 Structured questionnaire

The questionnaires were prepared for some selected historic building responsible owners and tour operators. It was designed by the researcher and it contains question on issues like: socio-economic characteristics of the owners (individuals) of these heritages, the perception of respondents towards the status of the historic buildings, maintenance of historic heritages, the rate of tourist activity visiting such sites, the level of income generated from visitors of these heritages and some related issues. These questionnaires help to gather information from the owners of historic building or from the current responsible organizations and selected tour operators in the capital city.

1.5.3 In depth interview

To get ample information regarding the economic contribution of the historic buildings, maintenance and the future prospect of historic buildings in connection with existing development plan including related issues, in depth interview conducted with each heritage experts of the sub- cities, with selected Addis Ababa Culture and Tourism heritage experts, municipal government employees concerned with the planning aspect and NGO. Unstructured interview questions designed and administered by the researcher in the local language to provide a framework within which the researcher facilitates the discussion to explore in depth the perception of the interviewees. The interviews help to generate data on challenges, awareness, contributions and future prospects of the historic buildings.

1.5.4 Personal observation

Observation of the researcher is used as one means of generating primary data in this study. It is conducted using cameras which reinforce the qualitative information obtained by interviews and questionnaires.

1.5.5 Secondary Data Source

Secondary data are collected from published and un-published sources. The major sources include books, official documents, reports, magazine, news papers and also publication of Addis Ababa Culture and Tourism Bureau and NGOs working in the area.

1.5.6 Methods of Data Analysis

The data is analyzed using various methods such as descriptive statistical method of analysis including frequencies, percentages and the findings were described and presented in the form of tables, graphs and charts format.

1.5.6 Sample Size

In order to get sufficient information and to reach at a reasonable and substantiate conclusion, taking enough sample size is decisive. Therefore, from a total of 230 historic buildings 15% (35) responsible owners were taken. In addition, 19 tour operators in Addis Ababa were taken, which makes 10% from the total number (190).

1.5.7 Sampling Techniques

After selecting the area in which data is collected and deciding the size of the sample, the researcher used percentage distribution followed by simple random sampling and selected a total of 35(15%) sample for the historic buildings and for the tour operators, simple random sampling were used to select 19 tour organizations (10%).

Table 1: Sample Distribution of Historic Buildings

Sub –city	Historic buildings	Percentage distribution	Sample taken	Approximated sample
Addis ketema	16	6.95	2.43	2
Gulele	32	13.91	4.86	5
Kolfe	7	3.01	1.05	1
Lafto	2	0.86	0.30	1
Arada	74	32.17	11.25	11
Kerkose	25	10.87	3.8	4
Bole	3	1.30	0.45	1
Lidata	9	3.91	1.36	1
Akaki	8	3.47	1.21	1
Yeka	54	23.47	8.21	8
Total	230	100	31.12	35

$$\begin{aligned}
 \text{Sample size} &= 230 & 230 * 16 / 100 & 6.95 * 15 / 100 \\
 & & & = 2.43 \sim 2 \\
 & 230 * 15 / 100 & = 6.95 & \\
 & = 34.5 \sim 35 & &
 \end{aligned}$$

The pictures of these selected sample historic buildings is attached on the appendix 2 from page 107 to 111

1. 6. Significance of the Study

This research tries to investigate the status of historic buildings in the capital city of Ethiopia and their contribution to the development activities of the city. The output of this study will have the following contributions:

- The Addis Ababa City Government and particularly the Addis Ababa Culture and Tourism Bureau and the Authority for preservation and Conservation of Cultural Heritage, are believed to be direct beneficiaries as it is a strong belief of the researcher that these institutions can use the results of this study for their future action.
- Indirectly, it will help to change the economic status of the capital city as new directions of the research output will enable, to strengthen the income generation activity of the city government through the tourism industry.
- Private sectors, which are directly involved in protecting these historic buildings, are believed to be direct beneficiaries since they will have additional income if they act in accordance with the recommended output of this study.
- The findings of the research can initiate other scholars to carry out further studies after identifying the gaps that this study failed to address.

1.7. Limitation and Scope of the Study

1.7.1. Limitation of the Study

This study has some limitation and it is discussed below:

- Financial and time constraints since the issue have many interrelated points that must be seen together.
- Some individuals who own these historic buildings or the concerned bodies that are responsible for the historical buildings were not genuine in answering the questionnaires.
- There are a lot of historical structures and sites in Addis Ababa but this study is limited to assess the historic buildings only.

1.7.2. The scope of the Study

Any study from the early beginning will have its own scope to determine the level and extent of the study, similarly this paper has also its own focus.

In Ethiopia there are lots of historical heritages and sites: among these around 230 historic buildings are found in 10 sub-cities of Addis Ababa, with regard to the thematic scope of the subject matter, the study and analysis mainly focus on the status and contribution of some selected historic buildings of Addis Ababa that are constructed in *Menelik*, *Zewidetu* and *Halieselase* period. On the other hand, the spatial scope of the research is limited to those urban areas of Addis Ababa where the sampled historic buildings are located.

1.8. The Organization of the Study

This study contains five main parts. The first part is the introduction, which includes: background of the study, statement of the problem, objective of the study, research questions and methods of data collection, significance and limitation of the study.

The second part presents, review of relevant literatures on cultural heritage, with more emphasis given to significance of historic buildings, experience from different countries, with regard to the challenges of cultural heritage, heritage and urban planning and other related issues are discussed in this part.

Description about the study area comes under chapter three. Chapter four consist the findings and analyses which are very important part of the research, the last one, that is, chapter five consist the conclusion and the recommendations of the research.

CHAPTER TWO

2. REVIEW OF LITERATURE

This chapter discusses relevant literature that deal with issues under the study. The concepts, the significance of historical preservation for development of a city, and also different countries experience are included.

2.1 What is Heritage?

Different authors try to define the concept of heritage. The following section provides what heritage means and what should be considered for an item to be considered as a heritage.

As Herbert cited in Amanuel (2007), heritage is a word with many meanings most relating to its general interpretation "which is inherited from the past" the term <heritage> has been used in relation to the natural world, referring to mountains and rivers, buildings and monuments, arts and social customs and tradition. In the Oxford English dictionary (2005) and Cambridge international dictionary (1995), Heritage, as derived from inheritance, and is defined as that which has been or may be inherited', such as traditions, languages or historical buildings, which still exists from the past which have a historical importance.

According to the proclamation of Ethiopia 209/2000:

"Heritage means anything tangible or intangible which is the product of creativity and labor of man in pre- historical and history times, that describes and witness to the evolution of nature, and which has major value in its scientific, historical, cultural, artistic and handicraft content, a human work or a place that gives evidence of human activity or a place that has spiritual or cultural meaning, and that has been determined to be of historical value to the province, a community, or an aboriginal people".

The World Bank as well tried to define it in a broad sense of physical cultural resources:

"Movable or immovable objects, sites, structures, groups of structures, and natural feature and landscapes that have archeological, paleontological, historical ,architectural, religious, aesthetic, or other cultural significance".

The World Bank also recognizes that

“physical cultural resources are important as sources of valuable scientific and historical information, as assets for economic and social development, and as integral parts of a people’s cultural identity and practices” (World Bank, 2010).

Heritage is the memory of nation, including its events, which have been historically affected by economic, social , cultural ,spatial and constructional condition (Hishama Mortada, 2008) and shall consider the following: `monuments, architectural works, works of an archaeological nature, inscriptions, cave dwellings and combination of the features, which are of outstanding universal value from the point of view of history, art or science, groups of buildings, groups of separate of connected buildings which, because of their architecture, their homogeneity or their place in the landscape (UNESCO cited in Erimias 2009).

2.1.1 Selection Criteria for Heritages

Until the end of 2004, UNESCO put six criteria for cultural heritage and four criteria for natural heritage (Ermias Nimani, 2009). Currently, these 10 criteria are used to establish outstanding universal value. Properties being nominated for inscription on the world heritage list must meet one or more of the following criteria.

- i. Represent a masterpiece of human creative genius
- ii. Exhibit an important interchange of human value, over a span of time or within a cultural area of the world, on development in architecture or technology, monumental arts, town planning or landscape design
- iii. Bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared
- iv. Be an outstanding example of a type of building, architectures or technological ensemble or landscape which illustrates a significant stage(s)in human history
- v. Be an outstanding example of a traditional human settlement, land use, or sea-use which is representative of cultural(or cultures),or human inter action with the environment especially when it has became vulnerable under the impact of irreversible changes

- vi. Be directly or tangibly associated with events or living traditions with ideas, or with beliefs, with artistic and literary works of outstanding universal significance
- vii. Contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance.
- viii. Be outstanding examples representing major stage of earth's history, including the record of life, significant on going geological process in the development of landforms, or significant geomorphic or physiographic features.
- ix. Be outstanding examples representing significant on going ecological and biological process in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals.
- x. Contain the most important and significant natural habitats for situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation (Derek Worthing and Stephen Bond,2008).

2.2 The Importance of Historical Heritages' Preservation and Conservation

Historic buildings and sites bring past history into our daily lives. Past economic, social, architectural and cultural development is embodied in these structures and sites which serve as important measures of our progress. The style and construction of a building provide an excellent mirror which reflects the values and circumstances that shaped it. Designation of heritage buildings as protected heritage property is a legislative tool which ensures, they remain a legacy for future generation³.

³<http://vancouver.ca> (viewed on Wednesday, January 12, 2011)

One important element in many definitions of heritage is focus on preservation. However, conflict often arises among different institutions and the community as pressure is being placed on the landscape due to increasing urbanization and population. The demands for facilities including land fill sites and excavation of the area for providing infrastructures and buildings, damage the archaeological ruins even in environmentally sensitive areas (Amunuel Weldegerima, 2007)

Nevertheless, there are a number of reasons that support actions for the preservation of these historic edifices which are described below.

2.3.2 Cultural and Social Values

People have always had the need to refer to their history in order to ensure the continuity of a common identity that evolves over time (France-UNESCO, 2006). Many cities have reinvented themselves to develop this heritage platform by building and emphasizing their historical roots and cultural assets (Hari Srinivas, 2009).

Heritage is a collective property which tells the history of a people, a city, or a territory, and is transmitted from one generation to the next. Heritage makes it possible for the present generations to understand their place in history and to better cope with the constant mutations in society. It is an element of stability in a rapidly changing world. Heritage is also an essential element that makes it possible for a people to show its uniqueness, to manifest its own way of perceiving the world and to express its capacity for cultural creativity. The culture of a community is an original creation, which manifests itself in every dimension of life – the everyday activities and the periodic events, involving the use of ordinary objects as well as, the most sophisticated productions (France-UNESCO, 2006, Bernard M. Feilden and Jukka Jokilehto, 1993).

A good heritage conservation strategy is critical to build a strong urban identity and pride, in our cities and towns (Hari Srinivas, 2009). Therefore, Cultural Heritage, classic and contemporary, contributes to the identity and branding of territory, so relevant in an age of globalization and fierce competition. This identity constitutes the base for sustainable and endogenous development (Donovan D, Rypkema, 2008)

2.3.3 Architectural Value

Architecturally, much beauty can be found in these buildings. The harmony of materials change of open and close surfaces, the variation in porches and balconies, richly decorated molding and fascia boards or other distinctive feature give every building its own, particular appearance. The buildings and their architecture will have a real impact on the future. Buildings tell their own stories about past events. They may be glories, tragic or just reminders of the way people lived before, and during the year's new layers that have grown in and around the building and have become part of everyday life. As time passes, their value will grow, and if they are also part of the future, their existence will be an experience for the future generation (Ermias Nimani, 2009).

2.3.4 Job Creation

The preservation of heritage can also generate new employment opportunities: The heritage sector has a large job potential because, it is labour-intensive (European Union). The goal of job creation is particularly important, either directly in the heritage programme itself (for example, in construction or archaeological digs etc.) or indirectly through support services (for example, in shops, and restaurants, hotels for visitors, etc.).

Job creation can be tourism-related (for example, hospitality, transportation etc.), handicraft-related (in the creation and in the marketing of handicraft items) or other types of jobs (Hari Srinivas, 2009).

2.2.4 Poverty Alleviation

Heritage conservation strategies in an area of older buildings and street patterns, boundary walls and other features represent an important record of the area's social and economic history and an amenity for local residents. Such features are a vital element in maintaining a stimulating environment for local people as well as attracting visitors and new business investment⁴ Such strategies provide opportunities for the local community, and also ensure in the conservation and preservation of the heritage assets, thus alleviating poverty in the long-run (Hari Srinivas, 2009).

2.2.5 A positive Image of the Territory

The valorization of the cultural assets of a given city or territory constitutes a factor of attraction, not only for the tourists but also for a number of investors, which could contribute to

boost the local economy through the implementation of new activities such as service industries and development projects (France-UNESCO, 2006).

2.2.6 Multiple Sources of Income

Tourism centered on heritage, both cultural and natural, represents a major potential for local and national economic development (FRANCE-UNESCO, 2006). The benefits may include the potential for profitable domestic industries - hotels, restaurants, transport systems, souvenirs, handicrafts and guide services. In addition, there is a not quantified gain of tourist expenditure due to their abandoned formally registration in macro economic scales. Through this, money earned through informal employment such as street vendors, informal guides, rickshaw drivers, etc.... is returned to the local economy. It has a great multiplier effect as it is spent over and over again. The World Travel and Tourism Council (WTTC) estimate that the indirect contribution of tourism equals 100% of that of direct tourism expenditures (European Union).

⁴ www.cartogold.couk peter borouht/text/p-cbe-cons-built.html (viewed on Monday, June 06, 2011)

For years, this contributing component of value was considered too crass and too demeaning to the underlying importance of the historic resources to merit serious discussion. Even today, there are heritage conservation purists, who dismiss the measurement and advocacy for historic preservation on economic grounds, as degrading and insulting to the metaphysical, immeasurable qualities and importance of humankind's built patrimony (Donovan D. Rypkema, 2008).

It is important, therefore, to place the issues of heritage conservation within the overall process of urban development, as well as, interlink it with other issues such as tourism development, revitalization of the local economy and local governance. In responding to pressures for the future, which- encompass development pressures, economic conditions and the drive towards modernization, it is vital not only to protect tourism resources, but also to promote community development that focuses on cultural landscapes (Hair Srinivas, 2009).

2.3.What should be done to protect these Historical Heritages?

2.3.1 Education and Access to knowledge as key factors of the Promotion of Cultural Heritage

It is necessary to improve awareness of Cultural Heritage and the ethics of its care in study curricula and to identify tools that can be developed to help communities to better understand and conserve their heritage. Heritage education needs to be developed in schools and through informal education. Students will appropriate of their tangible and intangible Cultural Heritage visiting and using the resources of the site, and understanding the importance of past and contemporary heritage as common elements (European Union).

Preserving and protecting the architectural heritage requires that, citizens learn to value historically significant historic buildings. Many people think that you have to be old to value history, but seeds of appreciation for architectural history need to be sown early so that, adults who make good choices can sprout⁵.

⁵ www.architecture.org/historic (viewed on Wednesday, February 09, 2011)

Helpful tools can be the realization and dissemination of local tourist products (kit for students, new thematic magazines, multimedia products related to Cultural Heritage, etc) , production of publications in the national language (video, CD, books, TV program) and animation activities (exhibitions, museums, festivals, fair, music, etc) concerning Cultural Heritage for local public, organization of educational campaign to safeguard, conservation and promotion, organization of thematic Cultural Heritage days to awaken students and scholars (European Union)

2.3.2 Institutional and Policy Environment

While the involvement of the national government remains fundamental (national governments are usually responsible for the promulgation of heritage policies), the articulation between heritage and the development of urban and territorial projects is still carried out at a local level (FRANCE-UNESCO, 2006).

Having an effective and enabling institutional and policy environment goes a long way in creating the necessary incentives needed to priorities heritage conservation. Developing special conservation plans and zoning controls, and integration into the city's overall master plans, is important. So is the need for laws, legislations, rules and building codes.

This can be done using existing local organization and governance structures, or special units, commissions or agencies can be set up, to deal specifically with heritage conservation, with full legislative and administrative/financial backing of the local government (Hari Srinivas, 2009).

2.3.3. The Activity of Professionals (Urban Planners)

A conservation plan is a tool for managing heritage sites based on the key idea that, in order to manage effectively, it is vital that, an understanding of why the site is significant, and how the different elements of that site contribute to that significant set out, is explained and justified (Derek Worthing and Stephen bond, 2008)

As Larkham Cited in Aylin 2001, direct and indirect agents of change on townscape, where by architects and designers are seen as the professional group most influential in addition, designers are seen as the professional group most influential in making changes: local authority planners and amenity societies on the other hand become only indirect influential in their role of

development control and processing of planning applications. The quality of expertise is vital to sensitive development and to effective management.

Local planning departments and local disaster management agencies are responsible for the implementation of the instruments in disaster management plans and urban development plans. They should be involved when heritage conservation issues arise in a post-disaster situation, as should historical societies involved in protection of the affected cultural assets, academic institutions involved in heritage conservation issues arise in a post-disaster situation, as historical societies involved in heritage research and local government and arts (world bank,2010).

Urban planning and conservation should, therefore, be viewed as symbiotic, neither quite complete without the other. When this outlook is adopted, new buildings not only infuse the area with new life, but also maintain existing urban structure. Plan that do not integrate a solid legal foundation for reinforcing urban patterns with a clear vision of future, simply postpone problems of urban continuity. This is the reason for shifting the focus from individual building to a more general contextual, collective and cultural outlook. Proper interpretation of the urban context will guide planners as to how to incorporate the new into the old (Nahoum Cohen, 2001).

2.3.4. The Role of Private Sector

While the private sector increasingly intervenes in the activities related to the fields of heritage and culture. (Building sector, conservation projects, patronage...), it is however the tourism sector that offers the biggest potential for innovation. The tourism sector indeed benefits largely from the implementation of heritage and cultural related activities, and would benefit even more, if these activities were further develop (FRANCE-UNESCOE, 2006).

2.4 Different Countries Experience

Under this section, experience of different countries in relation with historical heritage preservation, conservation and their contribution for urban development is reviewed. To show the gap, the Ethiopian experience is also included.

2.4.2 Asia- Pacific region Katmandu

The rich cultural heritage of the Katmandu valley region includes the cities of Katmandu, Lalitpur and Bhaktapur. The responsible local government-Katmandu Municipal Corporation (KMC) - has clearly realized the need for integrating cultural heritage conservation into a broad process of community and citizens 'participation. Two reasons are put forth.

The first one is the importance of community involvement for the success of any heritage initiative and the second one, the implication for civic pride and building the city's image among citizens.

Preservation of cultural heritage is directly linked to the city's economy, with tourism being the major activity. The medieval city integrates its population with the city's cultural and historical attributes. These, in terms of religion, rituals and cultural activities, are the essence of the city's economic and physical form. They are closely integrated into life in the city. The compatibility of these elements with modernization needs to be tested, but its future lies in integration, rather than separation.

Recognizing the importance of cultural heritage preservation and conservation, KMC established the heritage and tourism department in 1997. KMC has been developing several strategies for heritage conservation, such as education and awareness programmes for an informed public, heritage tours for schoolchildren and the media (radio and television). It has encouraged responsible tourism, community participation, public private partnerships and financial incentive. KMC also encourages the local community to raise funds to support their own conservation activities (Mesaye Demessie et al., 2009).

2.4.2. The old city of Aleppo, Syria

Aleppo is one of the oldest continuously inhabited cities in the world. The enormous treasures of urban history, the unique urban fabric, the large traditional souks, the authentic oriental life as well as the large number of remarkable historical buildings and monuments render the Old City of Aleppo (OCA), one of the most beautiful and attractive oriental cities(GTZ,2004).

The Old City of Aleppo encompasses a large housing stock. There are about 10,000 private houses, out of which more than 3,000 of which require urgent structural repairs to avoid dilapidation entailing further out-migration of Old Cities' residents In order to solve this problem GTZ and other intentional institutions were involved (web text for OCA, 2009; GTZ,2009).

In the interest of preserving residential use by improving living conditions in the Old City, house owners and tenants are given financial and technical support for rehabilitation purposes. In addition, successful applicants are exempt from municipal building permit fees (web text for OCA, 2009; GTZ, 2009).

In order to monitor implementation and guarantee the application of international standards, specific building guidelines have been developed and made mandatory for beneficiaries of the housing funds. By the beginning of 2009, the fund has financed 688 cases (web text for OCA, 2009).

2.4.3. The old town Antalya, Turkey

The old town of antalya is an early example of conservation planning: the project launched in 1973 was also one of the earliest tourism development projects in Turkey and the first to consider the an historic urban area of this scale. The project involved, the rehabilitation of the redundant harbour to create a marina complex and recreational area, and the restoration of some of the larger houses forming the backdrop to the harbour for use as guest accommodation, with a future objective of supporting building conservation in the residential neighborhoods. In the 1977, the harbour and old town scheme was incorporated into the antalya tourism development project, which aimed to provide high levels of infrastructure and control over tourist facilities. Conservation in the harbour and old town has been clearly influenced by tourism growth, and much of the outcome has been the result of tourism-centered decision making (Aylin Orbasli, 2000).

The first phase plan was initiated by the Ministry of Culture and Tourism, and funded by the Tourism Bank. A team of seven architects and planners was appointed to the project, and with the backing of the Bank the project was quickly completed. A new infrastructure was provided for the 5.5 hectare area and the harbor was developed into a marina, allowing space for local fishing boats as well. Derelict buildings were converted into shops, café and restaurants while a

four-storey warehouse was converted into a medium-sized hotel, run by the Tourism Bank (Aylin Orbasli, 2000).

2.4.4. Eritrea (Asmara)

The City of Asmara underwent very rapid developments during the Colonial period. The architecture of that time was largely influenced by Rationalism or the International Style, which developed mainly in Italy during the first part of the twentieth century. Freed from a number of constraints to which they would have been subjected in Italy, the architects, often young, produced buildings with particular architectural qualities. Asmara's Italian Rationalism inspired architecture includes a number of masterpieces, such as the Fiat Taliero building, the modernistic icon of the city's Heritage. Conscious of this architectural richness, the Ministry of Culture and the local authorities initiated an inventory study within Asmara's Historic Perimeter (France-UNESCOE, 2006).

This inventory work of the city's Modernist architecture made it possible to identify, and list 400 buildings, which were later subject to a classification allowing their protection as National Heritage. The results of this inventory and research work on the architecture of the Modernist Movement in Asmara were compiled into a Guide (France-UNESCOE, 2006).

This guide represents a first effective result on the work of the CARP (Cultural Assets Rehabilitation Project). It demonstrates the validity of a method of analysis, which was developed for the identification of the Modernist architecture in Africa. It also clearly reveals the importance that the typologies of Modernist architecture can have in some African cities. Finally, this guide is particularly a useful document, making it possible to program and implement conservation and valorization projects concerning this unique architectural Heritage

(France-UNESCOE, 2006)

2.4.5. Ethiopia (Addis Ababa)

The distinctive centrality of Ethiopia and of the Great east African Rift Valley as the cradle of mankind and early history is perhaps, the most enthralling of subjects⁶. Addis Ababa is the

capital, founded a century and a quarter back with various local and colonial architectural works, monuments and historic buildings of high value to be preserved. The Cultural and Tourism Bureau of the city so far identified 230 structures as historical buildings. The country also developed a proclamation to keep these buildings from destruction. Nevertheless the present situation of these historical buildings is in question. According to (Mesaye Demessie et al, 2009; Fasil Giorgjs and Denia Gerand 2007; ORAAMP, 2002) these buildings are deteriorating at alarming rate.

2.5 Challenges of Historic Heritage Conservation and Preservation

The challenges of preservation are clear, and so are the solutions. The important work of preserving the missions is underway, but much more needs to be done. Time and money must be devoted to ensuring the historical integrity of these centuries-old missions. Careful and appropriate repairs are expensive and mandatory for historically accurate preservation and adherence to government standards for historic properties⁷.

In addition to time and money the following could be the main challenges and risk of preserving historical heritages.

- Cultural heritage is affected by primary risks, that is, direct damage from the natural disaster.

⁶www.capitalethiopia.com/index (viewed on Tuesday, February 08 2011)

⁷<http://www.californiamissionsfoundation.org/challenges-of-historic-perservation,html>

(Viewed on Tuesday, March 01, 2011)

- Cultural heritage is also threatened by secondary risks that arise during recovery and reconstruction, including: rescue and relief measures that are carried out with no regard to heritage value of damaged areas (e.g., water damage from fire fighting and debris removal with no regard to heritage value); looting of heritage buildings; and reuse of cultural and natural heritage resources as fuel, food, and reconstruction materials.
- Infrastructure repair or replacement (e.g., road widening) disregards or encroaches upon cultural assets.
- Temporary camps are sited without regard to cultural heritage concerns.
- Illegal and uncontrolled relocation and reconstruction spoil heritage landscapes or damage other assets
- Financial assistance policies encourage demolition of heritage buildings.
- Authenticity and integrity may be lost because of inadequate repair and retrofitting measures⁸.

⁸[https://www. Housing reconstruction .org/ housing/ book/export](https://www.Housingreconstruction.org/housing/book/export) (viewed on Monday January 25, 2011)

CHAPTER THREE

3. STUDY AREA

This section tries to describe the general background and condition of Addis Ababa and its historic buildings

3.1 Description of the Study Area

Addis Ababa is the capital city of Ethiopia. As a chartered city ; Addis Ababa has the status of both a city and a state. It is where the African Union and its predecessor the OAU are based. Addis Ababa is therefore often referred to as "the political capital of Africa", due to its historical, diplomatic and political significance for the continent. The city is populated by people from different regions of Ethiopia – the country has as many as 80 nationalities speaking 80 languages, and belonging to a wide variety of religious communities. It is home to Addis Ababa University. The Federation of African Societies of Chemistry (FASC) and Horn of Africa Press Institute (HAPI) are also headquartered in Addis Ababa⁹.

The man-made historical, cultural and traditional heritage of the city is one of the attractions of Addis Ababa can offer to her tourists. The city presents an amazing journey through its nearly 120 years of abundant development, and many of those attractions symbolizing the historical and cultural progress of the entire country of Ethiopia (Addis Ababa Cultural Tourism Bureau.2009)

Addis Ababa own four old royal palaces, many churches and mosques, old historic buildings, a big variety of monuments, 11 museums, and traditional markets with *Mercato* being the largest market in the whole of Africa and hosts different festivals (Addis Ababa Cultural Tourism Bureau, 2009).

⁹<http://en.wikipedia.org> (viewed on Tuesday, December 25, 2010)

3.2 The History of Addis Ababa and its Historic Buildings

The site of Addis Ababa was chosen by Empress Taytu Betul and the city was founded in 1886. The name of the city Addis Ababa as taken from parts of the city called *hora finfinnee* (“hot springs”) in Oromo¹⁰.

In the late eighties of the nineteenth century, many traditional buildings were built around this area, the most important among them being Menelik’s palace which was built under the direction of his Swiss advisor Alfred Ilg, together with nine skilled Gondairn craftsmen. The involvement of these craftsmen and masons from *Gonder* was important in fulfilling the need for skilled labours and in preserving the traditional construction method of the country (Bahru Zewdie, Fasil Giorghis.et.al, 1986).

After the construction of the first places of Menelelik in Addis Ababa, regional rulers and court dignitaries started to build their own residences on the large tracts of land given to them by the emperor. The funds for construction came from their agricultural land in the countryside or were lent by the emperor. The expansion to the south helped increase the wealth of the nobility, as large areas could be appropriated. Land was an important source of income for the nobility, at the time (Fasil Giorghise and Denis Gerard, 2007).

Almost all palaces and residences of the nobility were built on top of small hills and eventually surrounded by the humble *tukuls* of their followers and servants. A nobleman would normally be responsible for the administration of his *sefer* or camp (Fasil Giorghise and Denis Gerard, 2007).

Various public and residential buildings were erected in the early years of the twentieth century. This buildings directly European influence their architectural character was heavy and solid looking. Their appearance could be mainly attributed to the nature of building material for permanent buildings at that time local brick production did not began until 1907.

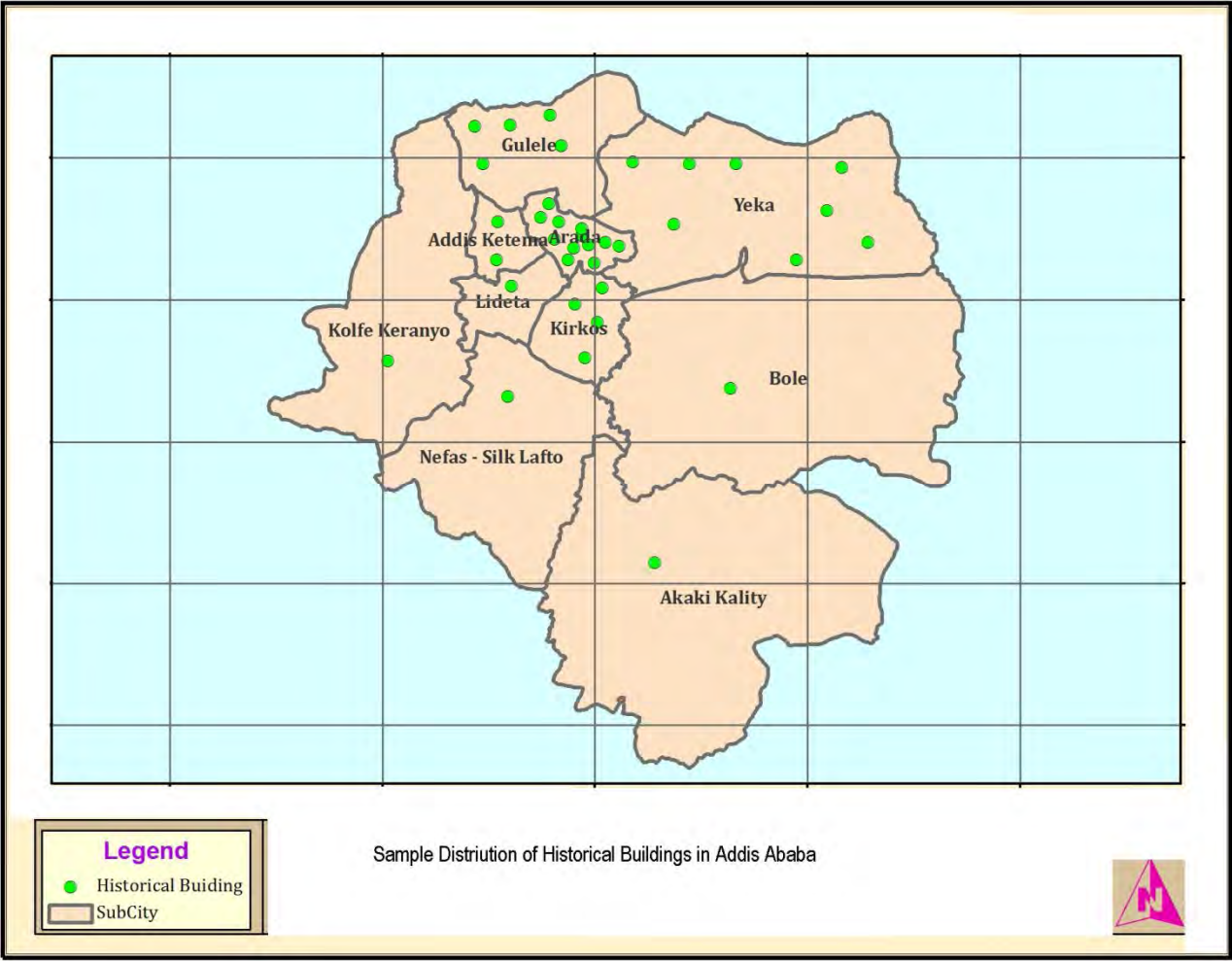
¹⁰<http://en.wikipedia.org> (viewed on Tuesday, December 25, 2010)

1907 The Bank of Abyssinia and *Itegue* hotel were built, and in 1908 the *Menelik II* School was built these buildings are an example of the early public buildings which was intended to be imposing and solid looking (Bahru Zewdie, Fasil Giorghis.et.al, 1986).

In general Addis Ababa historical buildings are influenced by numerous foreign nationals like Indians, Arabs, Greek, Italian, German, French architect who have resided here form time to time for many different reasons (Ethiopian Tourism Commission, 1981).

To conclude these historical buildings give the city unique character (especially residence of former dignitary) that no other countries have. Unlike most Africa cities, Addis Ababa's social fabric is still mixed between the rich and the poor (Fasil Giorghis and Denis Gerard, 2007).

Figure 1: Map of the study Area



CHAPTER FOUR

4. FIELD FINDINGS AND DISCUSSION

In this section of the study, findings of the research are presented and discussed. The study was conducted by taking 35 historic buildings and 19 tour operators, upon the process of sampling it has been discovered that one of the sample historic buildings is found demolished making the actual data to be computed using 34 available buildings under the study.

Accordingly, the chapter includes: demography of the respondents, the conditions of the sample buildings, awareness, and economic contribution of these historical buildings for the development and financial security of the owners and those who sustain their life in tour operation activity and for the city and the countries' tourism development in general.

4.1 Demography

4.1.1. Educational Status of Respondents

Education as one of man's cultural needs is the most important factor to bring forth all rounded development. Education enhances the level of income and quality of life; also it changes your attitudes towards something which can also influence the conditions of housing to some extent (Abadi Seyoum, 2007).

Consequently, the educational status of the sample of responsible owners and tour operators might have an influence on their attitudes towards the contribution of the historic buildings to urban development and on the conditions of the buildings. The table below describes the educational status of both respondents' categories.

Table 2: Frequency and Percentage of Respondents by Educational level

Education	Responsible owners		Tour operators	
	Number	%	Number	%
Illiterate	3	8.82	0	0
Literate	1	2.94	0	0
Primary school	1	2.94	0	0
Secondary school	6	17.65	0	0
College diploma	6	17.65	8	42.10
First degree	17	50	11	57.89
Total	34	100	19	100

Source: Field Survey Compilation, 2011

As it's inducted in the table, from the total sample 34 responsible owners 8.82% are illiterate, 2.94% are literate, 2.94%, primary school, 17.65% secondary school, 17.65% college diploma and 50% are holders of First degree. As a result, it possible to infer from the table above that 50% responsible owners educational level ranging from illiterate to college diploma. Concerning the tour operators considered in this study, 42.10% are college diploma holders and the rest 57.89% are first degree holders. It is therefore clear from the data that all the tour operators are well educated.

4.1.2. Occupation

Occupational status has also the same influence like education; especially, on the capacity of maintenance activity. Proclamation No 209/2000 Article 18 sub-article 1 also stated that any person who possesses a cultural heritage is obliged to preserve and protect properly the cultural heritage on his own expenses. In order to follow the above article, occupation plays crucial role. The table below shows the distribution of occupation for those who use the buildings as residential place only.

Table 3: Occupation of Residents

Occupation	Number	%
Yes	0	0
No	6	100
Total	6	100

Source: Field Survey Compilation, 2011

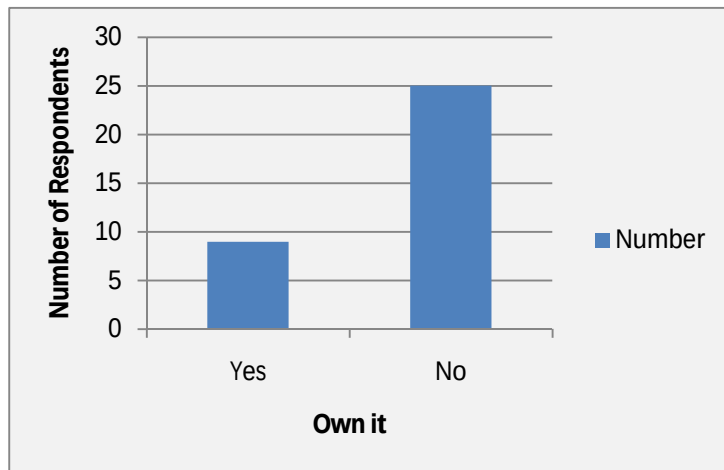
From the total of 6 respondents who respond that they use it as residential place, 100% of respondents confirm that they do not have a job. Observation and the research findings indicates that, most of these buildings are not well maintained which is the direct impact from the alleged lack of finance of being unemployed.

4.2. Socio –Economic Aspects

4.2.1 Ownership

It is usually the owner's responsibility to take care of its property. In private ownership that has been simpler than when the owner is an impersonal society, organization, etc and when nobody takes personal responsibility for maintenance, buildings are easily neglected (MCSA, 1985).

Figure 2: Ownership of the Historic Buildings



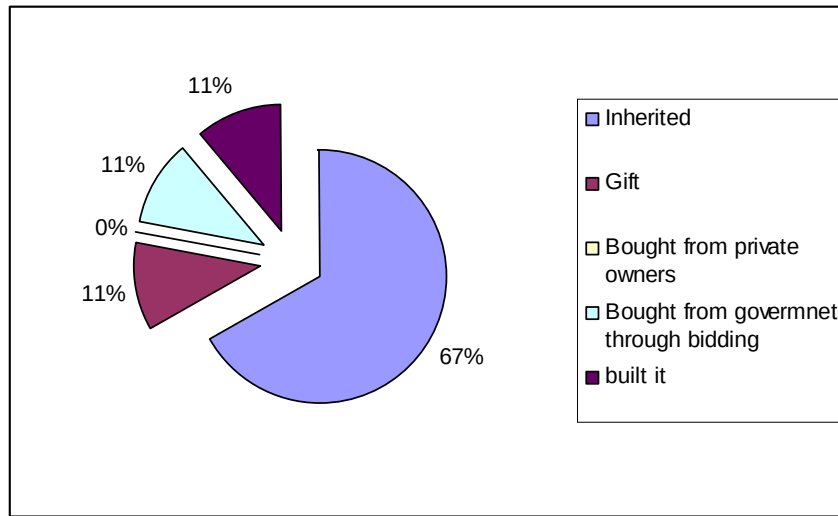
Source: Field Survey Compilation, 2011

The above figure shows that, 26.47% of respondents responded that, the building is their own property, while the other 73.53% replied that they do not own the building. As it is mentioned above, it's believed that ownership has its own effect on the status of the building, when the building is owned by the private owner the property will be protected more but it does not mean that all of the historic buildings that are owned by the private owners will be in good condition. Observation of the researcher upon sampling indicated that, from the total of 9 privately owned historic building 5 of them are in good condition. Among the other 4 buildings, three of them are in a very bad condition, much deteriorated and one in need of maintenance, however, owners claimed that lack of finance or sharing part of the building with other residents since part of the building was taken away from them by the *Derg* regime, makes it difficult for them to maintain the building.

4.2.2 Ways of Owning Sample Historic Buildings

From those who replied that they owned the historic building 67% inherited from family, 11% have received the building as a gift, the other 11% and 11% built and bought it from the government through bidding respectively.

Figure 3: How the Building is owned



Source: Field Survey Compilation, 2011

As of the respondents who replied that they do not own the building 4% claimed they rented it from the private owners, 12% from the *kebele* and the rest 84% responded owned by government.

The survey result indicates that, the majority of the historic buildings are owned by the government which makes it easy if the building is needed for another purpose that helps to develop tourism industry.

Figure 4: A Historic Building still belonging to the Owner

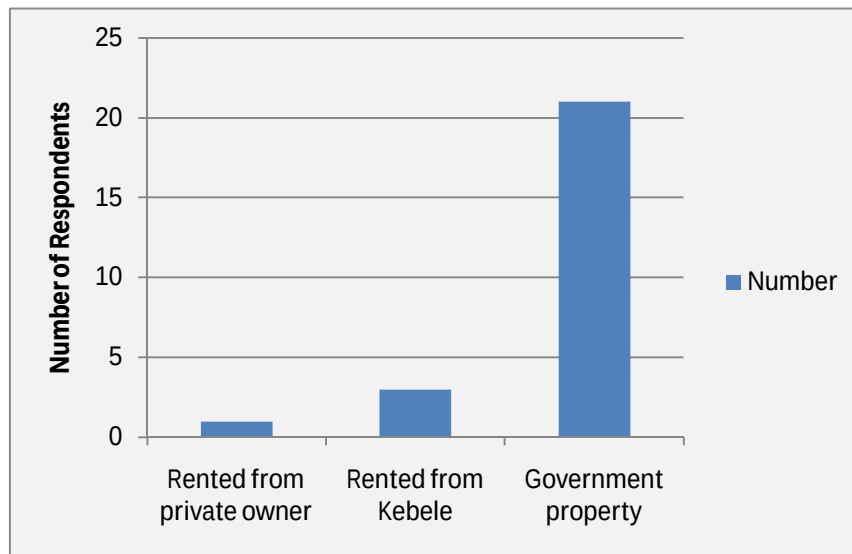


Ras Mengesha Seyoum Residence (Yeaka Sub City)

The building is built in the 1938 which belongs to the grandson of Ras Seyoum Mengesha, according to neighbors; he still owns this house (Master plan cited in Addis Ababa Urban Heritage Database, 2009).

Picture taken on March, 2011

Figure 5: Not Owned



Source: Field Survey compilation, 2011

4.2.3 Occupancy of the Building

Concerning the utilization of the buildings, of the total 34 respondents 14.71% said that they stayed in the historic building between 1 - 9 years, 5.88% replied that that they used it between 10-14 years and the others 5.88% claimed they used it between 15 - 25 years, 11.76% and 61.76% confirmed they used it between 20-25 years and more than 26 years respectively.

Table 4: Year interval of building utilization

Year interval	Number	%
1-9	5	14.71
(10-14)	2	5.88
15-19	2	5.88
20-25	4	11.76
>26	21	61.76
Total	34	100

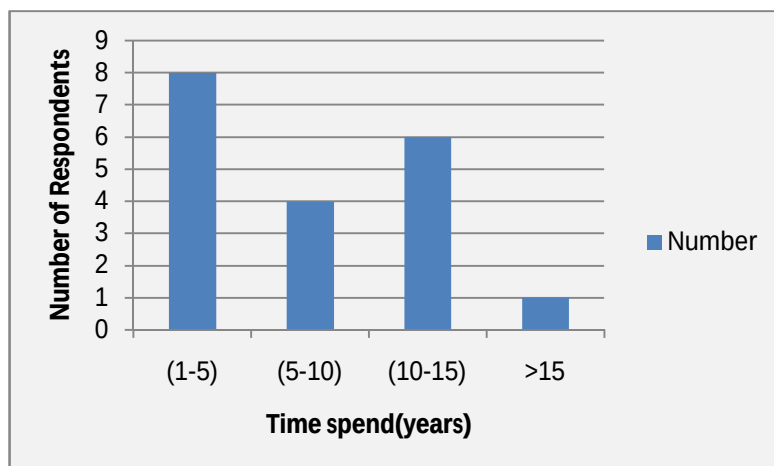
Source: Field Survey Compilation, 2011

However, the interview result in this study indicated that, no matter how long a respondent stayed in the historic building their awareness about maintenance of the buildings is limited and the concerned authority didn't do much about creating awareness among the residents throughout their long stay.

4.2.4 Establishment year of Tour Operators

As it's shown in the figure (6) below most of the tour operators in the survey 63.16% have been established since 1993 E.C. 42.11 % have an age that ranges between 1-5 years and 21.05% tour operators are within the age 6-10 years. The remaining 31.58 % and 5.26 % tour operators are with in 10-15 and more than 15 years range respectively

Figure 6: Time Spent on Tour Business



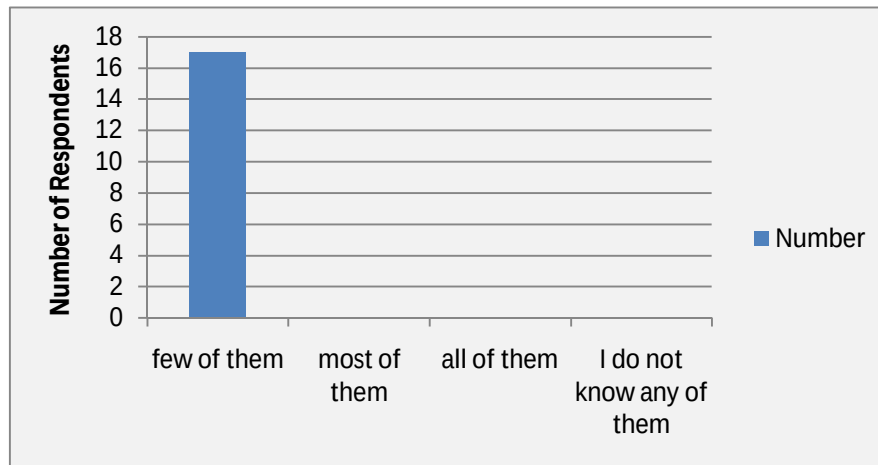
Source: Field Survey Compilation, 2011

The survey result shows that, there is an increase in number of tour operators since in 1993E.C. This may be associated with favorable condition created and the attention given by the government to the sector.

On the other hand, the below Figure (7) shows 100% of tour operators are aware of only few historic buildings that are found in Addis Ababa. Since, these tour operators are main bodies to promote our country's heritages they should have been aware but, the interview result indicates much work has not been done to aware the tour operators by Addis Ababa Culture and Tourism Bureau and by respected sub-city about how many historic buildings are found in Addis Ababa,

on their condition and location. Nonetheless, they get awareness session concerning about other heritage found in other regional cities and also how to treat the tourists.

Figure 7: Knowledge about Registered Historic Buildings



Source: Field Survey Compilation, 2011

4.3 The Purpose or Use of sample Historic Buildings

Historic buildings in Addis Ababa serve different activities .The table below summarizes the purpose of sample historic building in the 10 sub cities under study.

Table 5: The Purpose of Current Historic Buildings

Purpose	Number	%
For commercial activities	15	44.12
For residence	6	17.65
For public service	11	32.35
Other	2	5.88
Total	34	100

Source: Field Survey Compilation, 2011

As indicated in the above table, from the total sample of 34 historic buildings, 44.12% are used for commercial activity, 17.65% for residential activities and 32.35% are uses for public service

provisions and the rest 5.88% are uses for other purposes. The result shows that, majority of the buildings serve as commercial places and observation of the researcher indicates that, some of the buildings are being used as stores and some do not even give any kind of service.

Figure 8: Some Historic Buildings that used for Public Service



Tegbare Technical and Vocational College (Lideta Sub City)

The college built in 1934, during the Italian occupation the building serve as Transport organization which is called Societa National Transport Fratelli Gondrand Organizzone(A.Q.I). Currently it as used as technical and vocational college (Addis Zemen News Paper, 2011).

Picture taken on April, 2011



W/ro Aserat Residence (Akaki Sub-City)

The building is built in 1929 in the *Derge* period it is used as Red Cross office and currently it uses as court house

Picture taken on April, 2011



Aster Seyum Residence (Yeka Sub-City)

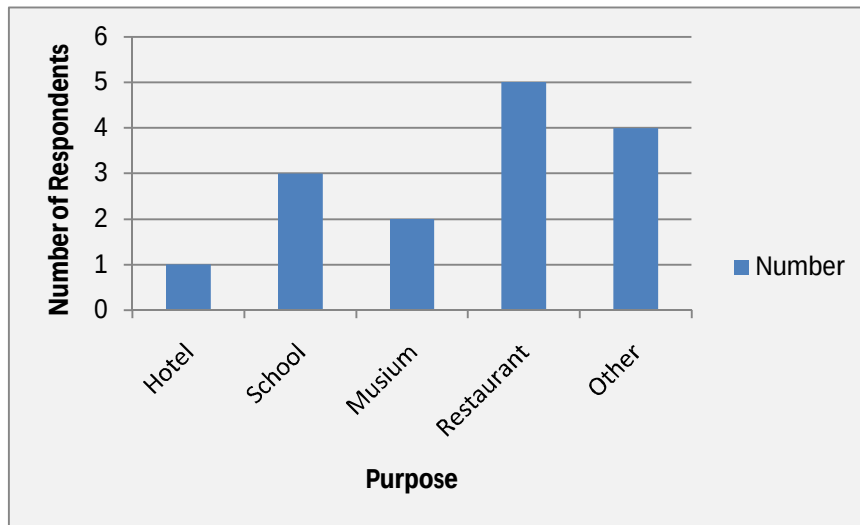
A simple building with refined decorations built 1929. Currently it used as cultural and tourism office for Yeka keble 06 administration. (Addis Ababa Urban Heritage Database, 2009)

Picture taken on March, 2011

4.3.1. Historic Buildings for Commercial Activities

As it's clearly shown in the above table some of the buildings are used as different commercial places form a total of 15 samples historic buildings that are used for commercial activities, 6.67% are hotels, 13.33% are schools, 13.33% are museums, 40% are restaurants while the rest 26.67% are categorized in other business activities.

Figure 9: Purpose of sample Historic Buildings for Commercial Activities



Source: Field Survey Compilation, 2011

The finding of this study shows that, the majority of the sample historic buildings are used as restaurants.

4.4 Maintenance

Every building requires maintenance, especially buildings whose materials are sensitive to rain, sun etc (MCSA, 1985) and the resistance of materials may be reduced as consequence of weathering and deterioration due to chemical reaction (Guirgi Croci,2005)when minor cracks and wear are regularly taken care of, major damage will not easily appear. If maintenance, repairs are not carried out properly, further problems will arise (MCSA, 1985).

In this study, of the total sample of 34 historic buildings 61.76% of them responded that they attempted to maintain their building while 38.24% of the respondents claimed that, they didn't try to maintain.

Table 6: Attempt to Maintain the Historic Buildings

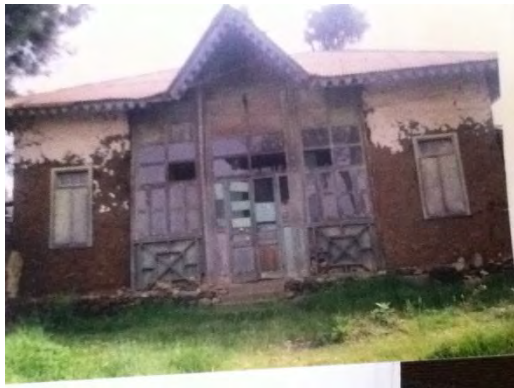
Attempted	Number	%
Yes	21	61.76
No	13	38.24
Total	34	100

Source: Field Survey Compilation, 2011

According to proclamation 209/2000 article 18 sub article 1 any person who possesses a cultural heritage has the duties to preserve and protect the cultural heritage properly on his own expense. By following this proclamation those who have the ability to maintain these historic buildings were able to do the same and some of them are found to be those currently using it as a restaurant.

The picture below shows that, some of the historic buildings that can be taken as evidences for maintenance while keeping originality, after getting the rules and regulations of the conservation ethics. This might be evidence to those who believe that old historic buildings should be destructed once and for all while it is possible to keep them with proper maintenance in a way not altering their historical value.

Figure 10: Evidences of Maintenance Keeping Originality



Before

Source: from the owners



After

Picture taken on April, 2011

Balambaras Wolde Semait (Arada Sub City)

The Former residence of Balambaras Wolde Semait house is found in Arada it was constructed in 1912. The construction is "chikka", with a variety of wooden elements: elaborate glazing windows including wooden shutters, gingerbread decoration following the roof eaves (Addis Ababa Urban Heritage Database, 2009).



Before

Source: AAUHD, 2009



After

Picture taken on March, 2011

Grazmach Tase Ashebir Residence (Kirkos Sub City)

The residence built around 1900 it was *Grazmach* Tashe Ashebirs, a technician working for Menelik, designed by the Indian architect Woli Mohammad and Its Indian influenced architecture (Addis Ababa Urban Heritage Database, 2009)

Those who responded that they have never attempted to maintain the historic building have different reason. Some described that some part of the building is taken by the government therefore; they have to get the willingness of the entity before starting maintaining the buildings. Others confirmed that since they do not have the financial means for maintenance they are unable to take the move.

4.5.1. Permission Gained from the Concerned Authority While Trying to Maintain the Historic Buildings

One of the significant causes of damage to historic buildings is in appropriate repair and alternation (BCGL, 1997). According to the proclamation number 209/2000 any conservation and restoration shall be carried out with the prior approval of the authority. Nevertheless, from the total of 21 respondents who tried to maintain their building 38.10% insisted they get permission from the concerned authority while the other 14.29% have indicated that they have maintained their buildings with out permission the rest 47.62% claimed they are not even aware if permission is needed.

Table 7: Response on Permission Gained from the Concerned Authority before Maintenance

Permitted	Number	%
Yes	8	38.10
No	3	14.29
I am not aware	10	47.62
Total	21	100

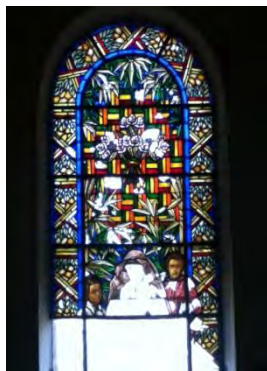
Source: Field Survey Compilation, 2011

Whereas, the interview result shows no one comes to the concerned sub-city to get consent expect to the *Arada* sub-city. However, the *Arada* heritage expert explained, the concerned owners came to the office not because they are aware but most of the buildings are owned by the *kebele* or housing Agency, in such a case, to maintain the buildings first they have to get a

permission from the *kebele* and this *kebeles* have the list of the heritages, then they send them to sub-city office nevertheless, private owners never came to the *kebele* or sub city.

Results in this study clearly indicated that, the majority of the respondents are not aware about the permission which has an effect on the status of the buildings since, these historic buildings needs the experts' advice upon maintenance to keep their originality. For instance one of the buildings under this study have got a broken window with amazing painting like the picture below that could only be maintained by the professional painters.

Figure 11: Broken Window that Need Professional Painter



Etege Menen/Yekatit School (Gulele Sub City)

First girl's school, built in obedience to "Itege", Empress Mennen's wish in between 1930 and 1938. Complex consists of two buildings designed by the Greek architect Balanos (Addis Ababa Urban Heritage Database, 2009).

This historic building is currently used as Yekitie 12 preparatory school. The picture to the right shows the broken window that is found in the building.

Picture taken on March, 2011

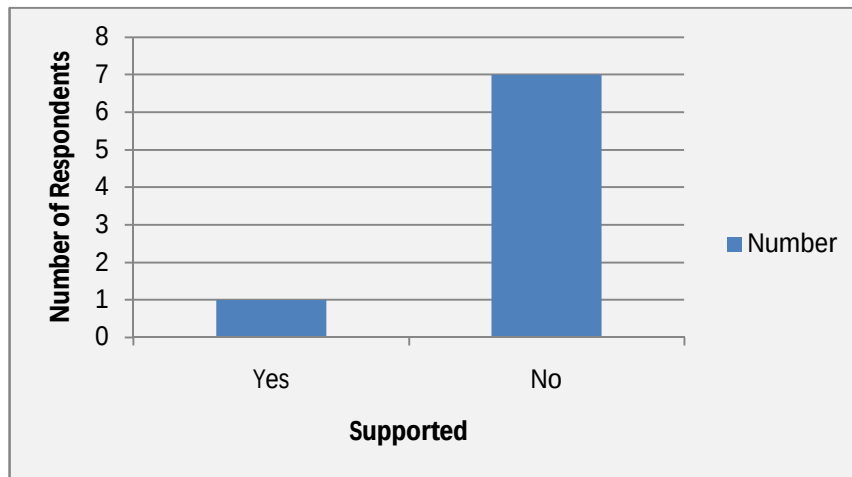
4.5.2. Financial Support from the Concerned Authority

According to the proclamation 209/2000, article 19 sub article 2 where the expense required for the conservation and restoration are beyond the capacity of the owner the government may grant the necessary assistance to cover part of such expenses.

In this study, of the total 8 respondents who have attempted to maintain the historic buildings and get permission 87.50% confirmed that they have never gotten any financial assistance for maintenance, whereas the remaining 12.50% claimed that they gotten the necessary financial support from the government while trying to maintain the historic buildings

.

Figure 12: Response Concerning Financial Support for Maintenance



Source: Field Survey Compilation, 2011

Figure 13: Historic Building that get Financial Support form the Concerned Authority



Menelik II Entoto Palace (Gulele Sub City)

Menelik's palace was built 1875 under the direction of his Swiss advisor Alfred Ilg, together with nine skilled Gondair craftsmen. The involvement of these craftsmen and masons from Gonder was important in fulfilling the need for skilled labours and in preserving the traditional construction method of the country (Bahru Zewdie, Fasil Giorghis.et.al, 1986)

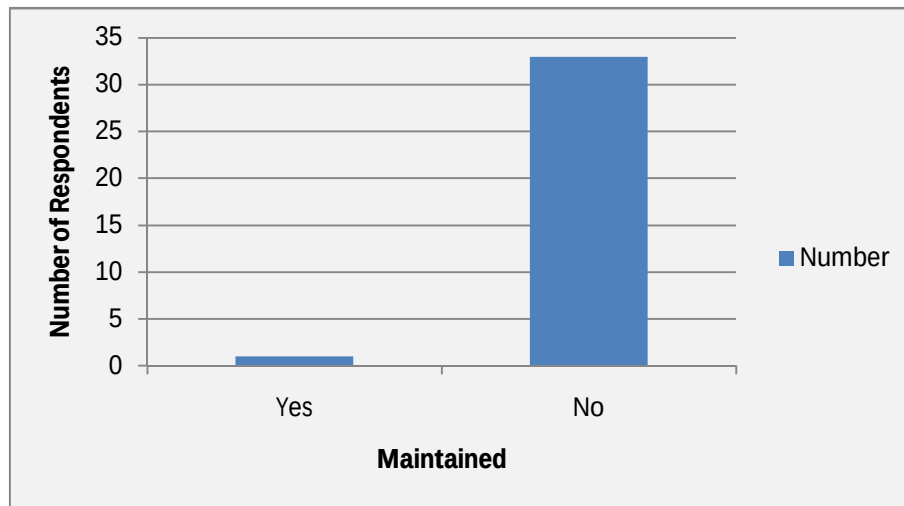
This building is among the historic buildings of Addis Ababa that is maintained with Financial support of the responsible authorities

Picture taken on March, 2011

4.5.3. Maintenance by Addis Ababa Culture and Tourism Bureau (AACTB)

As it's mentioned in the literature review different countries take a good care of the buildings by maintaining them. When we come to our country the respondents respond as follows. Of the total 34 respondents, 97.06% respond that there is no maintenance that they know, done by AACTB while 2.94% claimed they got maintenance of the building by AACTB.

Figure 14: Maintenance done to Sample Historic Buildings so far by AACTB



Source: Field Survey Compilation, 2011

The interview result with the Addis Ababa Culture and Tourism Bureau indicates that, they insisted they do not have the budget to maintain the historic buildings, even if they do have the budget there is no clear demarcation between the Authority for Preservation and Conservation of Cultural Heritage and Addis Ababa Culture and Tourism Bureau about for whom the mandate of maintenance is given therefore, their main activity is concentrated on registering historic buildings to differentiate them as those that are suitable for the developmental activities, they are also trying to transfer the holdings of some historic buildings for those who are aware and capable of proper maintenance and responded currently they sell one of the building to model Liya Kebede, they also select other 15 historic buildings to prepare them for future tourist destination.

On the other hand, the interview result with the Ethiopian Heritage Trust indicated that, they propose to maintain these historic buildings several times since its establishment, that is, 1992 however, the only historic buildings they get permission is their own building currently used as office for their organization.

Both organization stands for the same objective nonetheless, the study shows there is lack of coordination between the two.

Figure 15: Historic Buildings in need of Maintenance

Front of the building



The back of the building



Grazmach Sahle Mariam Residence (Kerkose sub-city)

The building was built 1919 which belonged to former residence of *Grazmatch* Sahle Mariam who worked in the 1930s for the Italians as a translator (Milena Baistoni and Gian Paolo Chiar, 2004)

Picture taken, March, 2011



Woli Muhamed Residence (yeka sub-city)

It is the former residence of the Indian architect Woli Mohammed, who was involved in construction works for the Emperor Menelik and probably worked in the *Ghebbi* and the building, is designed by Woli Mohammed himself (Milina Baistoni Gian paolochiar, 2004).

Picture taken on April, 2011



Ras Seyoum Mengesha Residence (yeka sub-city)

Ras Seyoum was a key figure of Ethiopian History. Being a grandson of Emperor Yohanes IV, he was the ruler of *Tigray*. According to the master plan the house was later hosting a customs office. The 2 storey stone house features an elegant exterior stairway and several multi glazed windows. (Addis Ababa urban heritage database, 2009)

Picture taken on March, 2011

4.4.4. Problems Faced by Respondents with Absence of Maintenances

It is a fact that old and degraded buildings do have an impact on the social, economic and health issues of the residents. Among the problems mentioned by the respondents in this study are explained below.

- Fear of collapse from the motion of cars and big Lorries passing by the road, since some of the buildings are found by the side of the main asphalt road they claim they always felt the vibration of the buildings; while others insisted old roofs can not shelter them enough from rainy seasons.

Figure 16: Some of Highly Deteriorated Historic Buildings in fear of Collapse

The front of the Building



The Back of the Building



Fitawrari Atnaf Seged Residence (Kirkos Sub City)

The residence built in the 1920s and its typically Indian influenced architecture probably designed by the Indian architect Woli Mohammed. The building was belonged to *Fitawrari* Atnaf Seged, He received the land during the reign of *Zawditu* (Addis Ababa Urban Heritage Database, 2009) *Fetawrari* Atnaf seged served as a commander during the battle of *Maychew* in 1936 and was killed at the front (Fasil Giorgis and Denis Gerard, 2007).

Picture taken on March, 2011



Dejs. W/Gebriel Residence (Kolfe Keranio Sub City)

The house built between 1910 and 1920s belonged to *Dejazmatch* Wolde Gebriel, who was the administrator of this quarter and used to hold there the periodic meeting of his religious association (Addis Ababa Urban Heritage Database, 2009).

Picture taken on March, 2011

- With regards to buildings used for the purpose of schools, students and teachers in the school informed that they have faced health problem due to the discomfort created by from the broken doors and windows. Some even claim that birds and other flying animals get in class rooms disturbing the teaching learning process.
-

Figure 17: Old Historic Buildings with Broken Windows and Doors in need of Maintenance



Picture taken on March, 2011

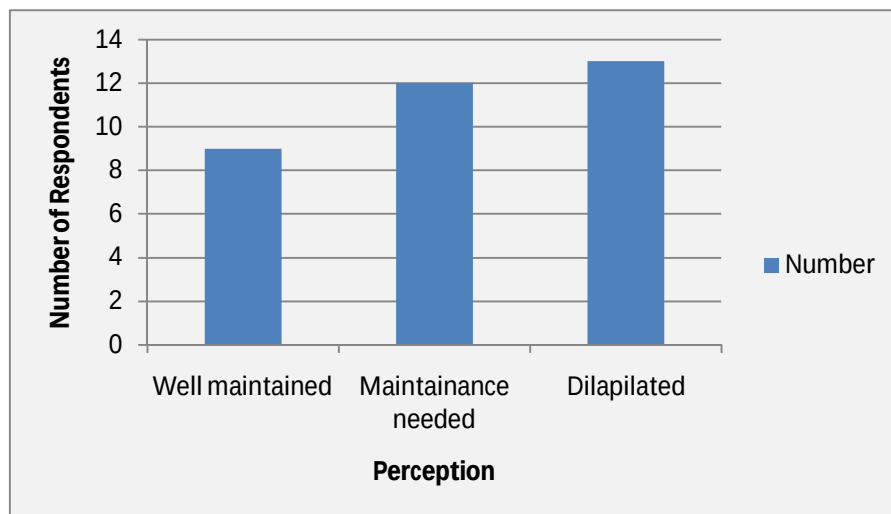
- Some as old as 100 years need frequent maintenance, which some respondents claimed that they spent much of their business profit for maintenance. Getting support from the government and assessing similar materials for proper maintenance are other problems described faced by the respondents.

4.4.5. Perception of the Responsible Owners Concerning the Overall Status of their Building

According to the research conducted in 2010 by the Addis Ababa Culture and Tourism Bureau (AACTB), 11% the historic buildings are in good condition, 40% in well, 42% need maintenance and the rest 7% of the historic buildings are dilapidated.

In this study from total of 34 respondents, 26.47% of respondents thought that the building is well maintained, while 35.29 % of respondents thought it need maintenance and 38.24 % of respondents indicated that, the buildings are dilapidated.

Figure 18: Perception of Respondents Concerning Current Status of Historic Buildings



Source: Field Survey Compilation, 2011

The table below shows, the respondent's perception on the current condition of the historic buildings and their use. As it's stated clearly in the table and as observed during the survey, restaurants are well maintained on other hand; residential places and schools are more dilapidated and need maintenance.

Table 8: Hotel and Restaurants

Sub city	Well maintained	Maintenance needed	Dilapidated
Arada Hotel	✓		
Restaurant and bar	✓		
Restaurant and bar	✓		
Restaurant	✓		
Restaurant		✓	
Kirkos Restaurant	✓		
Yeka Restaurant	✓		

Source: Field Survey Compilation, 2011

However, some historic building owners or responsible organs thought that, they maintain their building very well. Despite the fact that the buildings are well mentioned, viewing the inside of the buildings is an evidence for the distraction of their original status in a way suitable for their business. Evidence for this fact, the below picture to the left that shows the previous look of the entire wall of a sample historic building called *Dejasmach* Wondered Defabachew currently used as top view restaurant, found in *Yeka* sub-city which was originally constructed from mud, egg and stone nevertheless, the owners changed it in to plastering wall as it shown in picture to the right.

Figure 19: Historic Building that Loss its Originality

Exterior of the Building



Dej. Wondirad Difabache Residence(Yeka Sub City)

This building is built by *Dajazmach* Wondirad Difabachew on his return from *Adawa* in 1896

Interior of the Building



Picture taken on March, 2011

This indicates there is absence of follow up by the concerned sub-city. In addition to this, the interview result with the Addis Ababa Culture and Tourism Bureau shows, some buildings are maintained before the office is established. They also add that, the experts in sub-cities are not committed to the work because they are not professionals in this area and in some sub-cities, the number of experts and number of heritage are not compatible. This by its self has an effect on the present status of the buildings.

Table 9: Residential Places

Sub-city	Well maintained	Maintenance needed	Dilapidated
Gulele Kebele house			✓
Privately owned building		✓	
Kirkose Privately owned building(rented)			✓
Yeka Kebele house			✓
Privately owned building	✓		
Privately owned building			✓
Privately owned building			✓

Source: Field Survey Compilation, 2011**Table 10: Schools and College**

Sub-city	Well maintained	Maintenance needed	Dilapidated
Addis ketama School	✓		
Arada Collage		✓	
Bole School		✓	
Gullele School		✓	
Kirkose School			✓
Kolfe kernio School			✓
Lidata College(TVET)			✓
Yeka School		✓	

Source: Field Survey Compilation, 2011

Table 11: Public Service and Governmental Offices

Sub city	Well maintained	Maintenance needed	Dilapidated
Addis ketema Theater			✓
Akaki Court		✓	
Arada Cinema			✓
Government office			✓
Worda office		✓	
Gullele Museum	✓		
Kirkos Museum		✓	
Nefas silkelafto Public park office		✓	
Yeka Keble office			✓
Hospital		✓	

Source: Field Survey Compilation, 2011**Table12: Others**

Sub-cities	Well maintained	Maintenance needed	Dilapidated
Arada No use			✓
Destroyed	-	-	-
Gulele Store		✓	

Source: Field Survey Compilation, 2011

Figure 20: Historic Building that does not have any use



Dej. Enqu Sellassie Residence (Arada Sub-City)

The building is built in 1920 the construction shows a mix of un plastered brick masonry combined with wooden supports, It may be the only house with this construction in Addis Ababa. (Addis Ababa Urban Heritage Database, 2009)

Picture taken on March, 2011

Figure 21: Historic Building that use as Store



Dejasmach Asfaw kebbede(Gulele Sub-City)

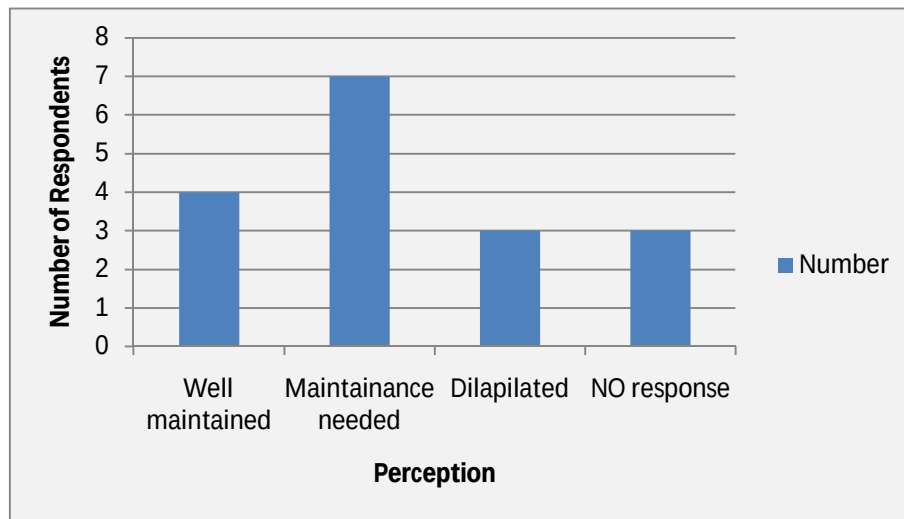
The house was built during Menelik's time, although *Dejazmatch* Asfaw kebbede's fame grew when he became administrator of Haile Sellassies palace, in charge of the supervision of all servants and services. The whole *sefer* is still called after this influential person (Milena Balistoni and Gian Palolochiar, 2004).

Picture taken on April, 2011

4.4.6. The Perception of the Tourists Considering the Overall Status of Historic Buildings

The Figure below shows, the tourist's perception towards the historic buildings of Addis Ababa that is taken from tour operators. Therefore, from the total of 17 tour operators who took their tourists to Addis Ababa 23.53% tour operators replied that, the tourists thought the historic buildings are very well maintained, 41.8% tourists thought Addis Ababa has got beautiful historic buildings and they are unique in their architectural design however, they are not well maintained and are not suitable to be visited in addition, maintenance should be done by the professionals to keep their originality, other wise they might lose their uniqueness. And the rest 17.65% tourists commented it needs lot of work from the concerned authority since most buildings are very dilapidated and they also believe that no preservation and conservation is done to historic buildings, therefore, research should be done in order to know the problems.

Figure 22: Perception of the Tourists

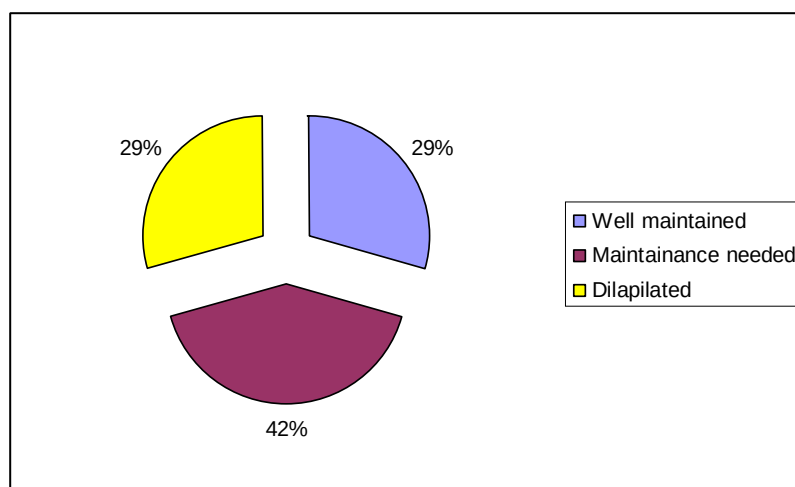


Source: Filed Survey Compilation, 2011

4.4.7. The Perception of Tourists Taken form the Visited Historical Buildings

The perception of tourists towards the historic buildings of Addis Ababa that is taken form the responsible owners indicates as follows: from the total 17 historic buildings visited by tourists 42% tourists thought it need maintenance, 29% thought its dilapidated and the rest 29% thought its well maintained

Figure 23: The Perception of the Tourists Taken from Responsible Owners

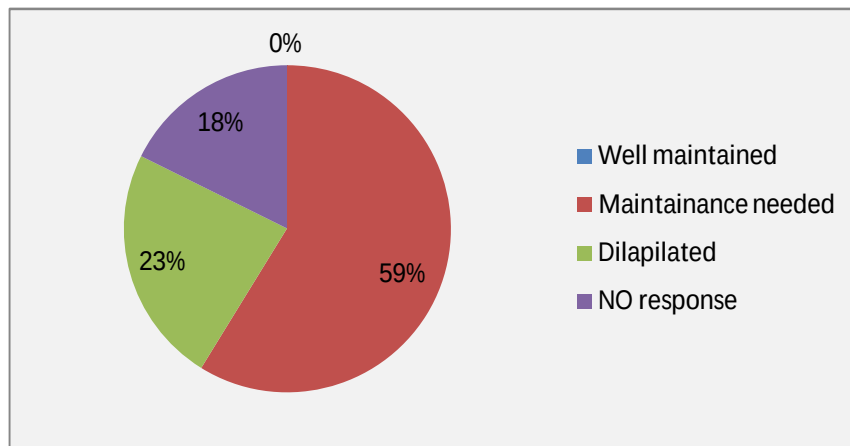


Source: Field Survey Compilation, 2011

4.4.8. Perception of Tour Operators Concerning the Physical Planning of the Town with Respect to Historic Buildings Conservation and Tourism Promotion

Concerning the status of the historic buildings of Addis Ababa the tour operators respond as follows: Of the total 17 tour operators 19% respond that the historic buildings in Addis Ababa need maintenance and the rest 23% thought it's dilapidated.

Figure 24: The Perception of Tour Operators



Source: Field Survey Compilation, 2011

Regarding the Promotion and Condition of the Historic Buildings they explain as follow:

- The activity by governments to promote tourist areas in Addis is very negligible and much below what should be done. It can be said that all the work is done by the very good will of the tour operating organizations.
- No promotion is done and when and how these buildings are available to tourists is not clear and there is no information on hand.
- Some tourists believe that the development of the Addis Ababa city is not guided by a master plan, there are tourists who think these historic buildings are simply old houses therefore promotional work and proper preservation of these buildings is essential otherwise it is meaningless to try to consider them as tourist sites.
- Now a days there is a good start on the tourist activity in Addis but still very minimum compared with the activity out of Addis. Much promotional work is needed.

- All historic sites in Addis Ababa didn't get equal attention, like *Arada* historic buildings around *Kazanchis* need proper maintenance and promotion
- It is not good to demolish historic buildings simply for the purpose of modernity, the beauty of the city is expressed only if these buildings are conserved and go hand in hand with modernization and promoting these historic buildings might help to get more attention from the government or NGO who is interested in this area.

The above result shows that the majority of the buildings need maintenances and also there is no promotion done until now.

4.4.9 Measures Taken by the Sub-city against Maintenances without Permission.

There are always historic buildings in a community that need help and usually concerned citizens or city agency's trying to save them¹¹ nevertheless, when we come to our city no measure (punishment) is taken to those who maintained their building with out getting permission from the concerned authority until now.

The interview result with sub-cities heritage experts indicated that, if the building is owned privately and if the owner wanted to demolish the building, he/she can demolish it because there is no hard and fast rule or authority to stop them from the illegal act. Nevertheless, the experts usually try to convince the owners by telling them how important it is, which makes them think twice before doing it and possibly restricts them from such activity.

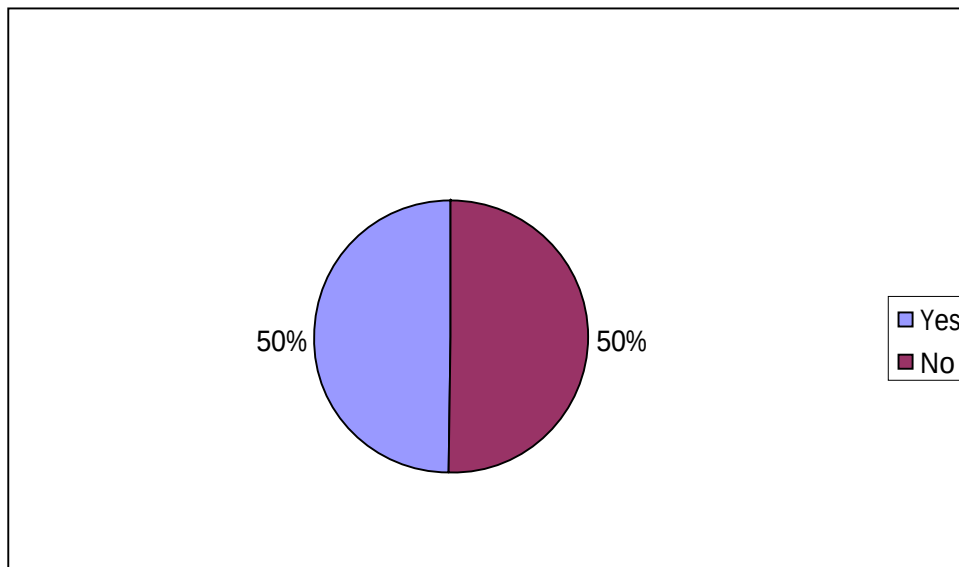
¹¹www.natlpp.org/index.php/consulting/real-estate development./National- preservation (Viewed on Monday, June 06, 2011)

4.5 Economic Contribution

4.5.1 Visit by Tourists

Heritages visited by the tourists because of their uniqueness. Historic buildings and areas attract significant tourist's revenue and make significant contributions to local, regional and sometimes national economies and employment (Derek Worthing and Stephen Bond, 2008)

Figure 25: Visit by Tourists



Source: Field Survey Compilation, 2011

As it's shown in the figure, 50% of the buildings are visited by tourists while the other 50% replies that they have never been visited.

Figure 26: Historic Buildings with unique Architectural Design but not Visited by the Tourists

Muse Christo Magliaris/Negadiras Resides (Arada Sub City)



The first owner of the building was a Greek, Christo Magliaries, who had it built between 1910 and 1913 on a tract of land that he obtained from the royal family in exchange for a velvet cloak. The house becomes the residence of Christo and his wife. Between 1936 and 1941, the house became the residence of an Italian general, whereas U.S. officers lived there for three years during the Vietnam War (Milena Balistoni and Gian Palolochiar, 2004)

Picture taken on March, 2011



Bank of Abyssinia (Arda Sub-City)

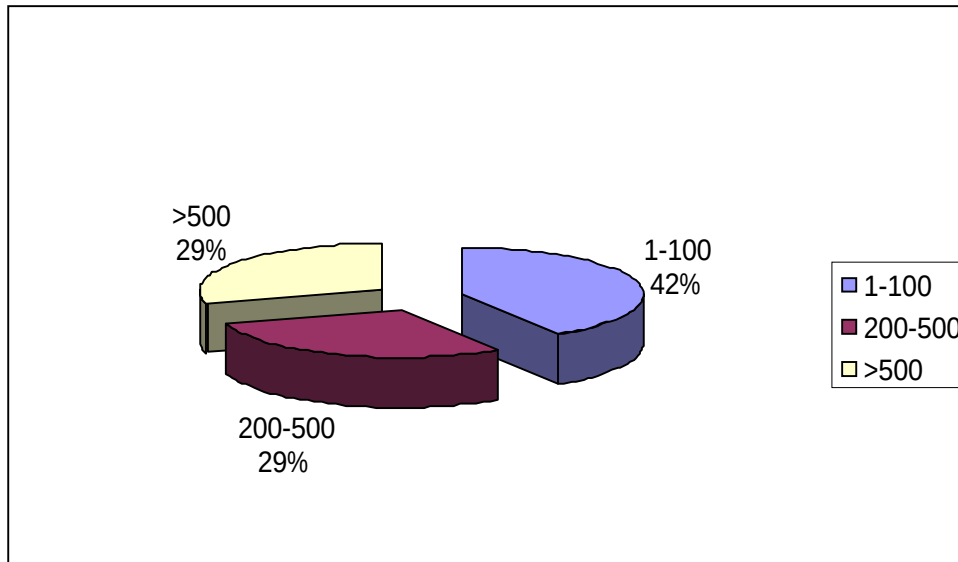
The Bank of Abyssinia was founded in 1907 as an Anglo-Egyptian company and was the first bank of Ethiopia designed by Sebastiano Castagna and built by the Italian constructor Vaudetto completed in 1907(Addis Ababa urban heritage data base,2009)

Picture taken on March, 2011

4.5.4 Amount of visiting Tourists for Sample Historic Buildings

Those who replied that their building are visited by the tourists were asked how many tourists visited their buildings annually and responded as follows, From the total of 17 respondents 41.18% replies between 1 up to 100 tourist come to see their building and other 29.41% replies that around between 200 up to 500 tourists come to their buildings and the rest 29.41% respond that, more than 500 tourists visited the historic buildings.

Figure 27: Amount of visitors annually



Source: Field Survey Compilation, 2011

However, from those buildings which are visited by tourists the majority of the respondents 52.94% Claimed that, they do not get any income from tourists, even though their buildings were visited by the tourists while the others 11.76% described it as good income and the rest 23.53% and 11.76% described it as very good and excellent respectively. The figure below summarizes the result.

Figure 28: Description of Income Earned from Tourist



Source: Field Survey Compilation, 2011

To be more specific the following table shows the purpose of the historic buildings their descriptions of income.

Table 13: Income Description

Sub-cities	Current purpose	Description of income
Arada	Restaurant	Good
	Bar and restaurant	Excellent
	Collage	No income
	Hotel	Very good
	Worda Administration	No income
Kirkose	Residence	No income
	Restaurant	Good
	Museum	Very good
Gulele	Residence	No income
	Museum	Very good
	Store	No income

Sub-cities	Current purpose	Description of income
Nefas selk lafto	Park	Excellent
Yeka	Residence	No income
	Residence	No income
	Residence	No income
	Residence	No income
	Restaurant	Very good

Source: Filed Survey Compilation, 2011

From this finding we can understand that restaurants, museums and park get better income. This is mainly due to the service they give to the public. The others, even if they are visited by tourists they do not get any income that can support their life but, it shows that even though they do not contribute in cash directly to the users they contribute to the country's image building activity through creating positive impressions to the tourists. It also helps to get more focus from the government.

Figure 29: Some Historic Buildings that get Income form Tourists



Sibhate geberegzhabbare Residence (Nifas sike lafto)

The building is built in the 1960 and the owner built one story which resembles the 'Fasiledes castle' of Gonder and it is believed that the building was built for different purposes including the stage on the top of the building for recreation and inside it has large salon, dining room and library (Nifas silke lafto Cultural and Tourism Office, 2011)

Picture taken on April, 2011



Dejazmach Wobe Haile Mariam Residence (Arda sub-city)

The house belongs to former residence of *Dejazmach* Wube Haile Mariam, a nobleman of Menelik's court. It's built in the end of the 19th or beginning of the 20th Century (Addis Ababa Urban Heritage Database, 2009). During the occupation, the house was used as a political office by the Italians. Today, the circular part of the house and some of its adjoining rooms are used as a popular traditional Ethiopian venue, the Addis Ababa restaurant (Fasile Giorghis and Denis Gerard, 2007).

Pictures taken on March, 2011

Figure 30: Some of the Historic Building Visited by Tourists without income



Karakachiani Residence (Arda sub-city)

It dates back to zawditu's time and was the residence of the Greek dentist karakachiani. It was Zawditu herself who gave him the land on which the house was built as compensation for his service as a dentist (Milena Balistoni and Gian Palolochiar, 2004)

Picture taken on March, 2011



Afenigus Atnafe Residence (Gulel sub-city)

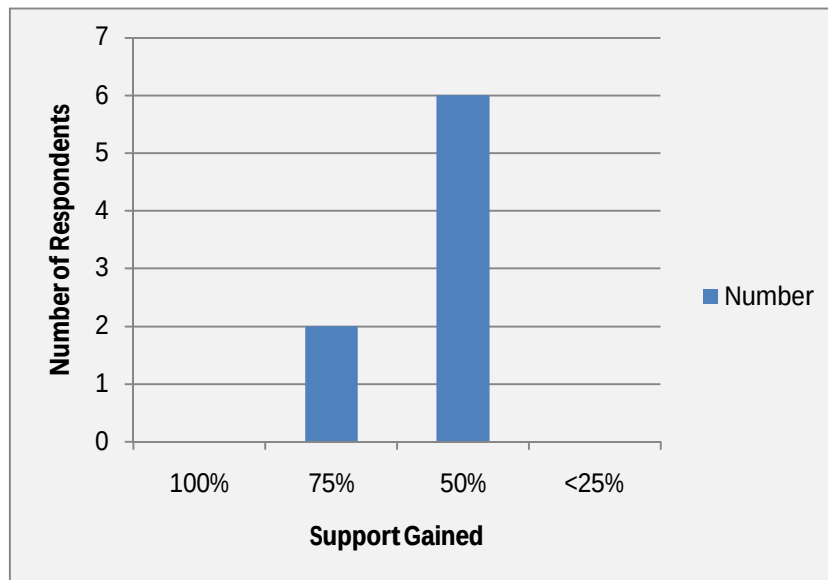
The house was presumably constructed in the early 20s it belonged to Afanegus Atnafe who was an esteemed judge of Haile sellassie's reign. The Italians used it for Administrative purposes during the occupation period. (Milena Baisoni and Gian Paolochiar, 2004)

Picture taken on April, 2011

4.5.3. Support gained from income

From the total of 8 respondents who responded that they get income from the tourists, 75% of the respondents confirm that from the total income that they gained 50% is from tourist and the other 25% of the respondents respond that 75% their income gained from the tourists.

Figure 31: Income Gained form Tourists



Source: Field Survey Compilation, 2011

Figure 32: Badgelling Hotel



Badgelling Hotel

The building was built in the two first decades of the 20th Century, during the reign of *Emperess Zewditu*. It's constructed with "chikka" and wood. (Addis Ababa Urban Heritage Database, 2009)

This building is among the historic building that the responsible owners use it as restaurant and the income they get from the tourists support 75% of their day to day life.

Picture taken on March, 2011

4.5.4. Tourist's Preference Destination

Information is very important source for everything in our day to day life, mostly people want to see or do something based on the information they received. Tour operators were asked where they take their tourists. In the following table, we can look at the distribution of respondents.

Table 14: Tourist's Preference Destination

Destination	Number	%
Mostly in and around Addis	2	10.53
Mostly out of Addis	15	78.95
Always out of Addis	2	10.53
Total	19	100

Source: Field Survey Compilation, 2011

From total 19 respondents, 10.53% respond that they take their tourists mostly in and around Addis where as, the rest 78.95% and 10.53% took their tourist mostly out of Addis and always out of Addis respectively.

4.5.4.1 Reasons for Taking Tourists Always and Mostly outside of Addis Ababa

- Most tourists plan to visit sites outside Addis from the beginning, much tourist attractions are found outside of Addis Ababa like Axum, Lalibela, Godar... most do not want to spend more than one night in Addis Ababa.
- Tourist sites in Addis Ababa are not well maintained in a way to be visited by tourists moreover there is lack of promotion about these sites.
- Some think that tourist sites in Addis Ababa took not more than one day to be visited by tourists which discourages their activity thinking this might reduce their income.

- Some believe natural, historical and cultural sites outside Addis should be visited in order to better introduce Ethiopia to tourists.
- Tourist sits in Addis Ababa are not suitable to travel around and tourists are taken to some restricted places like the Addis Ababa museum to show them Lucy.
- Most tourists came to Ethiopia based on the available information about tourist sits in the country which lacks to promote tourist sits in Addis Ababa.
- Tourists who came for short day conference of sport sessions are visiting Addis Ababa since they are with time constraints otherwise most tourists are taken outside Addis Ababa.

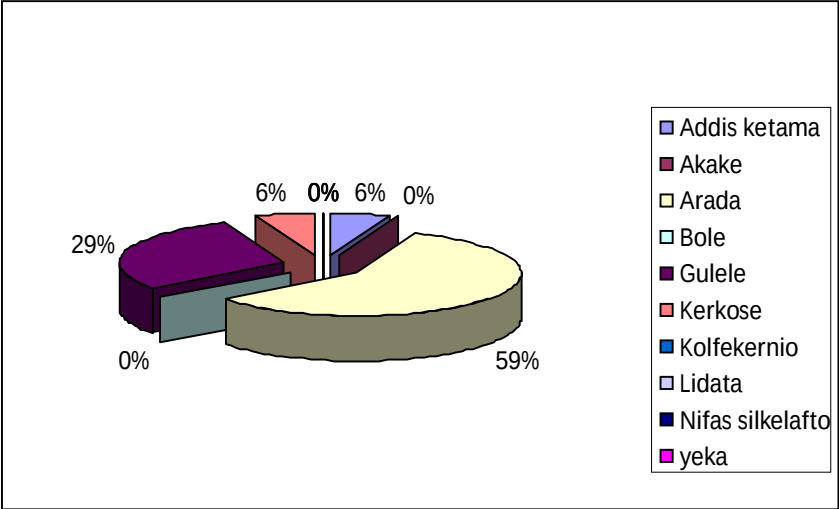
4.5.4.2. Reason for Making Tourists Tour in Addis Ababa

The only respondent who involved in taking tourists inside Addis Ababa gave the reason as it is possible for the organization to show the tourists in and around Addis Ababa with a Double Decker bus; however it is not possible for the tourists to have a closer look at the historic buildings found in Addis Ababa.

4.5.6. Mostly Visited sites by the Tourists

According to the result from the tour operators in this study, from the total sample of 17 tour operators, 59% of the respondent said *Arada* is the most visited and 29% said *Gulele* the other 6% and 6% said *Addis Ketama* and *Kerkose* respectively the rest of the sub-city are not visited.

Figure 33: Visited areas



Source: Field Survey Compilation, 2011

From the above result, it can easily be concluded that historic buildings mostly visited in Addis are found in *Arada*, *Gulele*, *Addis Ketema* and *Kirkos*, with a decreasing intensity as the order mentioned.

Figure 34: Some of Historic Buildings that are mostly visited by Tourists



Itegue Taitu Hotel

The hotel was built in 1907 and was also known as *Itegue* hotel and hotel imperial. It was the empress herself who wanted this hotel and she gave the task of designing in to the Armenian Minas Kherbekian. As the house prepared all kinds of food European and Ethiopian food, the emperor hosted his periodic banquet there. (Milena Balistoni and Gian Palolochiar, 2004)



Ras Birru Wolde Gabriel

The magnificent building that now functions as a museum was the residence of *Ras Birru Wolde Gabriel* the house was built in 1920s,its Outstanding by the dimension of the complex and its decorations. He was a notable advisor to Menelik II in the early 20th century (Fasil Giorghis and Denis Gerard, 2007)

Picture taken on March, 2011

Below are some of the reasons for the preference of tourists visiting these sites.

Reason for Visiting Sits in Arada

- Lots of historic buildings are found in this sub city and being a center it is easy to be visited even though buildings are not preserved very well.
- National museum is found in this sub city.
- Is a site of *Itege* Taitu Hotel.

Reason for Visiting sits in Gulele

- First establishment of Addis, *Entoto or Minelik Palace* is found in this sub city.
- Museums in *Sidis killo* and *Entoto or Minelik Palace* are found in this sub city.
- Is the site of old Minelik Palace and gives better image of how previous royal families reside in this area.

Reason for Visiting Sits in Kirkos

- *Ras Birru* museum is found in this sub city.

Reason for Visiting sits in Addis Ketema

- Some of historic buildings are found in this sub city.

As it is shown in table 15, there are a lots of historic buildings that are found through out the 10 sub cities of Addis Ababa, however as its shown in the above Figure (33) the majority of the sites that are visited by the tourists are concentrated only in the four sub cities, however the majority of tour operators took their tourists to these historic buildings just because they served as museums not because of their uniqueness in architectural design or distinguished history.

Table 15: Number of Registered Historic Buildings in each Sub-city

Sub –city	Historical buildings
Addis ketema	16
Gulele	32
Kolfe	7
Lafto	2
Arada	74
Kerkose	25
Bole	3
Lidata	9
Akake	8
Yeka	54

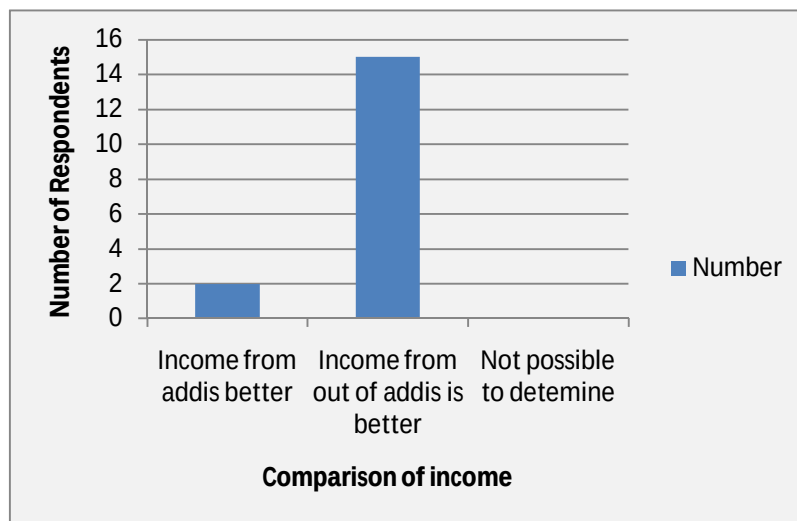
Source: Addis Ababa Culture and Tourisme Bureau, 2010

To support the above mentioned reasons, from the observation of the researcher during the time the researcher stayed in the compound of *Sidest killo* campus indicated that tourists come to visit only *Genet Leul* Palace (currently it is called Institution of Ethiopian study). The rest two buildings found in the same compound which served as class rooms and administration offices never been seen visited.

4.5.7. Comparison of income gained from tourists

From those who respond that they took there tourists mostly out of Addis and mostly in and out of Addis Ababa 11.76% respond that the income form Addis is better the other 88% respond the income from out of Addis is better.

Figure 35: Income Gained from Tourists by Tour Operators



Source: Field Survey Compilation, 2011

Reason Given by Respondent for Gaining much Income from Making Tourists Visit a Place outside Addis Ababa

- Tourists spend much time visiting outside Addis Ababa this increases the cost for car rent and other service charges.
- Tourists spend half of one day to the maximum in Addis which decreases the income gained from tourism in Addis Ababa.
- Tourist sits in Addis Ababa are not well promoted which decreases the interest of tourists to visit historical sites in Addis Ababa.
- Tourist sits outside Addis Ababa are well preserved and are found in abundance.

Therefore, these indicate that the economic contribution of the historic buildings of Addis Ababa is less comparing to the other regional cities.

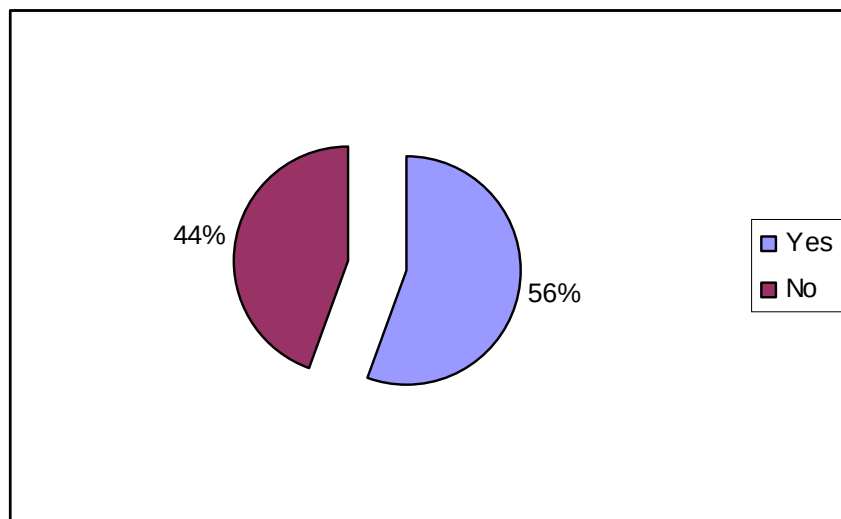
4.6. Awareness Rising

4.6.2. Knowledge about the Historical Background of the Buildings

Clearly the concept of historic value is of primary importance in the notion of built historical heritage, and to a large extent it underpins and validates many of the other value (Derek

Worthing and Stephen bond, 2008) Historical value does not only mean old age, it also has significance in terms of continuity. Buildings tell their own stories about past events, they may be glories, tragic or just reminders of the way people lived before. During the year's new layers have grown in and around the buildings and they have become part of everyday life. As time passes, their value will grow and if they also will be part of the future, their existence will be an experience for the future generation (MCSA, 1985).

Figure 36: Knowledge about to Whom the Historic Buildings Belong to for Respondents other than Inherited



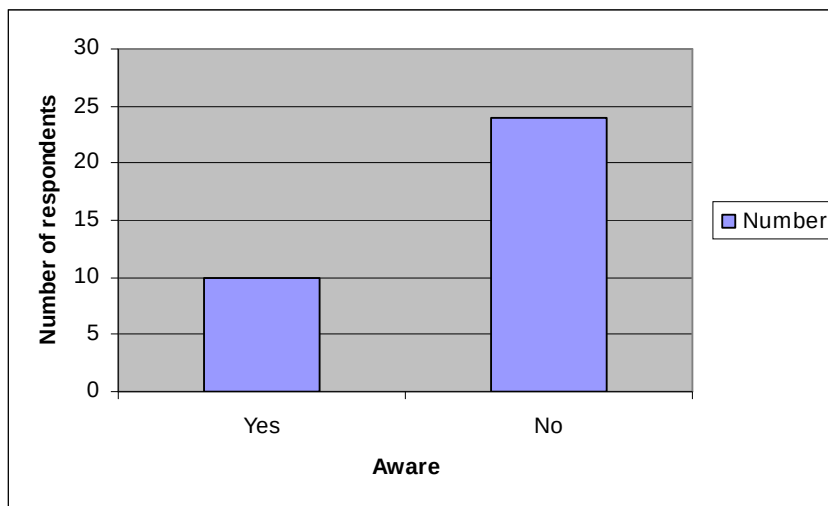
Source: Field Survey Compilation, 2011

Those who replied that they get their building other than inherited asked if they know about the historical background of the owner of the building, the majority, 56% responded that they know to whom the building belonged while the other 44% replied that they have no clue. Though the majority of the responsible owners know the history of historic buildings 44% did not show small number so, as its clearly mentioned in the above the primary value of these historic buildings are its historic values, if the responsible owners are not aware about the historical background, it makes it very difficult to expect or to let know other people.

4.6.3. Rules and Regulation of Maintenance

When one historic building is maintained there is rule and regulations that the responsible owner should follow which set by Addis Ababa Culture and Tourism Bureau. Nonetheless, from total of 34 respondents, 70.59% of the respondents are not aware about rules and regulations of maintenance or about the ethics that they should follow, while the others 29.41% are aware.

Figure 37: Awareness Concerning Rules and Regulations of Maintenance



Source: Field Survey Compilation, 2011

The following are the conservation ethics that is given by the experts during the maintenance

- Regarding to the status of historic building and materials should be documented before and after maintains.
 - Historic evidence should not disappear or be erased.
 - Any activity that is done in the historic buildings should be fit with the heritage
- Accordingly, any action should be:
- Easily change to its original look.
 - Future conservation and preservation should not be contradicted with original look and also any information about the heritage should not be hidden away or be placed beyond access.

- o Original material should be shown as much as possible.
- o In addition, if it needs construction or painting, its texture and its form should be balance and fit with the original structure of the building.

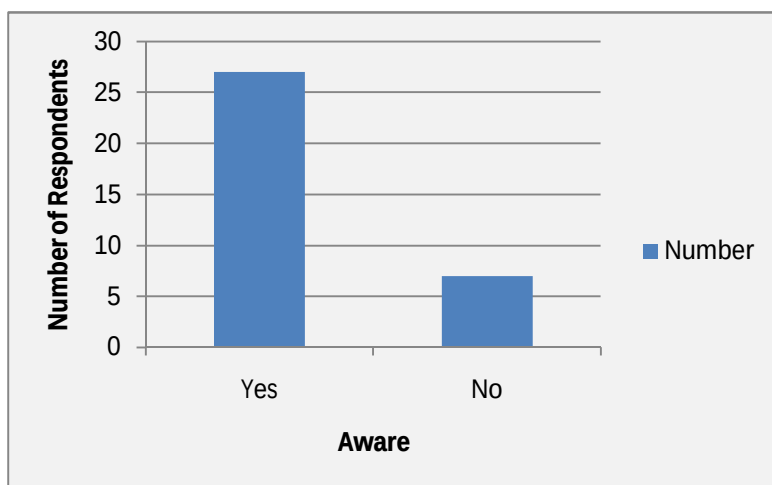
Nevertheless, the finding of this study shows that the majority of the respondents are not aware of this conservation ethics which might have an impact on the current status of the historic buildings in Addis Ababa.

4.6.4. Knowledge Concerning Registered Historic Buildings

From the total of 34 respondents 79.41% knows that the building that they lived or work in is among the registered historic buildings in Addis Ababa, whereas the other 20.59% claimed they don't have the clue that building they lived-in is registered or not.

Even though the majority of respondents know the historic building they lived in is registered for those who do not have any clue about the historic building registration it need a lot of work in the awareness because according to the proclamation No 209/2000 article 18 sub article 2, it is stated that: any person who possesses a cultural heritage have a duties to allow upon the request of the authority of cultural heritage for exhibition or public display. Therefore, the owners might be suspicious and the might refuse to do accordingly as the low is requesting them to act.

Figure 38: Knowledge if Buildings are Among the Registered Historic Buildings



Source: Field Survey Compilation, 2011

4.6.4. Who Registers the Historic Buildings?

According to the law any person who holds cultural heritages in owner ship shall get registered for the same in accordance with directive issued by the ministry. From the total sample of 34 respondents, who said that they are aware that their building belong to one of the registered historic buildings in Addis Ababa asked if they know by whom it is registered. The reply is indicated in the table below.

Table 16: by whom the Historic Building is Registered

By whom	Number	%
My self	2	7.41
The residents before me	3	11.11
The sub city (AACTB)	16	59.26
I don't know	6	22.22
Total	27	100.

Source: Field Survey Compilation, 2011

The above table clearly indicates that, 7.41% said themselves, 11.11% said residents before them the other 59.26% and 22.22% said the sub-city, I do not know respectively.

4.6.5. Self Registered Historic Buildings

Those who registered the historic building by themselves which is 100% do not get certificate but, according to the proclamation 209/2000 article17 sub-article 1 any person who holds cultural heritage in owner ship shall get registered for the same in accordance with directives issued by the Ministry. And also in the article 17 sub article 3 certificate of registration shall be issued to the person for the cultural heritage he has got registered.

Table17: For Self Registrants

Own certificate	Number	%
Yes	0	0
No	2	100
Total	2	100

Source: Field Survey Compilation, 2011

Consequently, the result indicates that, the right of the respondent is not respected by the authority of Addis Ababa Culture and Tourism Bureau so; the bureau should give respect to the right of the responsible owners so as to give them the obligation.

4.6.6. Awareness for Students and Teachers

School is a place where successive generations are shaped and capacitated in a way capable of changing theirs and countries future. Accordingly, in this study those who answer that they use the building as school or college and aware about the historic buildings were asked if they aware their students and teachers about the historic building that is found in their compound, and they response as follow: 87.5% of respondents replied that they don't try to aware their students as well as the teachers, where as the other 12.5% of respondents respond that they try to aware their students and teachers using different mechanisms.

Table 18: Students and Teachers Awareness

Students and teachers are aware	Number	%
Yes	1	12.5
No	7	87.5
Total	8	100

Source: Field Survey Compilation, 2011

The study result indicates that, majority of the school don't even let know their students and teachers about the historic building that is found in their compound. Therefore, the students as well as the teachers do not give good care to the historic buildings found within their vicinity so that they live longer with out being destructed by students' unintentional damaging activity to make them loose their originality. As it shown in the pictures below some of school draw different pictures on the walls while others dust their dusters.

Figure 39: School Buildings under Destruction by Unaware Student/Teacher Activity



→ The figure to left shows the wall that is destructed by unaware students.



← Kegnazmathch Mulugeta Residence - Lielet Zenabework School. (Yeka Sub-City)

Former Residence of *Kegnazmatch* Mulugeta built in the first two decades of the 20th Century .the big building, two-story and rectangular in plan, maintains its historical charm, despite the fact that it was turned in to the Luigi Razza Hospital during the Italian occupation and in to the *Yekatit* 6 school in the 1970s (Milena Basistoni and Gian Paolochiar,2004).

Picture taken on April, 2011

4.6.7. Lack of Awareness and Destroyed Historic Buildings

Some of historic buildings were destroyed because of lack of care. The interview result showed that, in *Bole* sub-city 6 while in *Gulele* 1 historic building were identified destroyed. In the case of the *Gulele* sub-city the responsible owners destroyed the building intentionally, this shows that there is no awareness creation made about how to take care of the buildings.

Figure 40: A Historic Building Destroyed due to Lack of Awareness



Balambaras Shaka Buluhu Residence (Gulele sub-city)

Balambaras Shaka was a high rank official of Emperor Selassie's court and the house was built in the early 1920s. The building was destroyed due to overuse and lack of conservation efforts in January 2007. The empty place now serves as an extension of the already formerly existing school yard (Addis Ababa Urban Heritage Database, 2009)

Source: AAUHD, 2009

4.6.8. Awareness Session for the Sub-Cities for Heritage Experts from the Concerned Body

The interview result shows that none of the sub-city experts get awareness regarding to historic buildings preservation, conservation and about rules and regulation .Other than the above mentioned trainings they are trained about the general concept of benefit of heritages and tourism. They also add that some of the sub-city heritage directorate director's profession does not goes inline with the heritage management which results in possible mishandling of the work. In other words most people who are in charge are not professionals in the field.

On the other hand, the Addis Ababa Culture and Tourism Bureau heritage expert said that they give awareness session; however, the experts in sub-city frequently quit their job. From the total of 10 sub cities heritage experts only 2 of them graduated in the heritage and management filed while the others graduated in different profession and totally not interested to stay in the job. As a result, absence professionals in the place also has an effect in addition there is also absence coordination to work together in such matter as even some senior staff members in the sub- cities couldn't get awareness creation sessions from the concerned authority.

4.6.9. Awareness Session to the Public by the Concerned Body

The AACTB heritage expert said that, they prepare different awareness sessions for the public using different mechanisms they explained that they gave awareness through radio, television and news paper beside they give half day awareness creation session for the students who score

nice grade in their education. When they gave the awareness to the public they also tried to promote these historic buildings in addition they are in progress to promote the historic buildings in their web sites.

4.6.10. Awareness Session to the Responsible Owners and to the Public by Sub-Cities

The interview result with sub-cities also shows that, they prepare awareness session in different time however, the session are only about what heritage means, there contribution for the city development and tourism. They did not prepare any awareness session for the responsible owners regarding to how the responsible organization or the owner of the buildings maintain their buildings, their responsibility and their right. Nevertheless, during the registration time, they were giving them some advice to take good care of the buildings to keeping its originality.

Concerning the meaning of heritages, number of heritages and the historical value each sub city prepare, fliers, magazines they also prepare symposium photograph exhibition, and panel discussion during the world tourism day, by doing so they are promoting these historic buildings. In sub-city like *Addis ketamta* they promote the historic buildings in different way by putting big banner around the area of the bus station (*autobus tera*), where much people can observe. They also planned to prepare another banner and to put it inside the compound *Yekatit 23* School. On the other hand, *Bole* sub-city is preparing post card of historic buildings and other heritage and they give to the “know your country” (*agerhen ewake*) club for free, so that they can get income from that post card and can visit the heritage that is found in there sub-cites

Figure 41: Some of Posters about Historic Buildings that are found in Addis Ketema



Picture taken on April, 2011

Observation of the researcher indicates that, some restaurants and hotels are also working a good job in promoting at least historic buildings that they use. They are promoting the buildings using web-sites and preparation of some descriptive materials inside their compound. This promotional work might attract the attention of tourists and facilitate the possible support they gain from the government or any NGOs who working in the area.

Figure 42: Promotion made by Historic Building owners



Picture taken on March, 2011

In addition, one of the responsibility of this sub-cities is to establish ‘Know Your Country’ (*Agerhen Ewake*) club with main objective to introduce historic structures including the historic buildings in their sub-city, the interview result with Addis Ababa Culture and Tourism Bureau shows around 480 know your country (*Agerhen Eewake*) club has been established in Addis Ababa so far. However, except *Addis ketma* the report the sub- city received from the clubs show that they just took their student to known areas like *Menelik* palace, *Genet leule* (Institution of Ethiopian Study) palace and so on. Even though the sub-cities trying there best, these clubs kept taking their students to known areas of Addis Ababa which makes the knowledge of the students about the historic buildings and heritages in Addis vet shallow’s. *Addis ketama* sub –city could be a good example for the others. They said that they select some student who score good results and took them to different historic buildings that is found in their sub- cities.

Keeping in mind the good works that is done by these sub-cities they also face some challenges. Even though they prepare this Awareness raising program, some invited guests or people are not willing to participate. The other challenge is during the registration, the peoples were not cooperative and not willing to the thing that they say especially those who used it as residence. This is because most of them are poor they don’t care about the building except there daily life. Adding up, each sub-city does have different experience however, except *Yeka* and *Bole* the rest do not exchange their experience with each other.

4.7 Historic Buildings in Connection with the Existing Urban Development and their Future

Lack of clear regulations regarding conservation in urban plans often causes great difficulties in day- to-day work, as department do not know how to clearly formulate their intent of what to preserve. A vague formulate intent, coupled with an improper definition of requirements has the potential to lead to irreparable damage. This can often occur during attempts at urban renewal, when poorly formulated plans destroy the existing urban fabric, without conceiving a new one, thus leading to yet another round of new urban blight. This is one of the reasons why urban renewal has not been altogether successfully. By having a clear clause of preservation in every plan, a great deal of trial and error, sometimes only error, will be eliminated one has to be very clear in what one is preserving, while maintaining a clear grid capable of incorporating new buildings (Nahoum Cohen, 2001).

Keeping in mind this, from the total sample, one of the buildings was bulldozed because of the urban renewal. Interview results with responsible authorities on the bulldozed building and about the future of other historic buildings are as follows:

The development planning institution responded that:

“There is no historic building bulldozed by our organization that got recognized by Addis Ababa cultural tourism however, if the responsible authority do not send the list as soon as renewal started, we might bulldoze the building. Nonetheless, we will make adjustment if the authorities send the list before the renewal started”.

The city development and land renewal project manager as he interviewed by the Addis Ababa magazine in 2011 he conformed.

“ When one place is engage for development activity the first thing we do is that we conduct a research to differentiate if the historic buildings among the registered buildings, so that we can harmonize the development activity with preservation however, just because some buildings are built in early times it does mean that the buildings are heritages”.

Nevertheless, he added

“The society is very much aware about its surrounding therefore; the society should be cooperative by informing the concerned authority about the heritage or historic buildings around them”.

Regarding to the future prospect of historic buildings the city development and land renewal project manager commented as follows:

“Whenever development plan prepared, as much as possible we will try to harmonize heritages with the developmental activities inclusive the current registered historic buildings and also the LDP or structural design plan revised and we are not going to demolish the registered historic buildings rather we will take a good care of the buildings since both of us work for the development of the city”.

Concerning the demolished building and future prospect the Addis Ababa Culture and Tourism Bureau stated that:

“Concerning the demolition of the historic building we registered it. However, we did not send the list to the development plan institution because we thought it lost its originality. Nevertheless, about the future prospect of the buildings the bureau will try to differentiate the buildings to prepare them for future tourist destination by working with planning institution hand in hand”.

Figure 43: Demolished Historic Building due to the Urban Renewal



Dimitri Petros Résidence (Arda sub-city)

Former residence of the Greek Dimitri Petro was built 1915. Before the Italian occupation, the building hosted the Olympia, a renowned restaurant and nightclub (Addis Ababa Urban Heritage Database, 2009).

Source: AAUHD, 2009

The responsible sub city heritage expert responds about the demolished building as follows:

“The moment we are informed that they are going to demolish the building we rush to stop them unfortunately, they have already bulldoze it”.

In addition to this, other historic buildings are also destroyed including the above mentioned in Arada 2 buildings are bulldozed, Kerkose 2, and Lidata similarly 2. All demolished because of the urban renewal project and some are done even before the bureau is established, below is the additional replies by the sub-city heritage expert.

“ These heritages are deteriorating at alarming rate and even some are vanishing because extensive- ranging developmental activities therefore, the development activities such as road, building constructions are not going through same pace with preservation and conservation activates in view of the fact that the bureau is in its infant stage” .

“ Concerning their future prospective, as long as historic buildings needed by the planning institution for the other developmental activity they are going to demolish it, so I can grant you any thing about their future”.

Adding up, during the survey the responsible owners informed the researcher some buildings are also planed to be demolished for developmental activity with in the given one year like W/ro Zerfashwale School, which was a girls school before the *Derge* period this historic building shows the concern of the people to the girls at that period however with out considering the value of this building the staff members given only one year to move to another building which is built in side their compound.

Figure 44: W/ro Zerfashwal School



W/ro Zerfasgwak School (Bole sub-city)

It was constructed in 1879 .It told as it was built with stone and egg. It used to be girls school until *Derg* period. Currently it is used as boy and girl school



The place where W/ro Zerfashwal School staff asked to move which is found in side the compound

Picture taken on April, 2011

Ras Theater, which is owned by the Addis Ababa Culture and Tourism Bureau, is also on the verge of being demolished. This is because of the condition of the building is not suitable for the business therefore, in order to get more income they are planning to demolish the buildings and to construct new building in the place. To this effect, the bureau responded that:

Regarding to W/roZerfashwale school building is not going to be demolished because we already send the list to city development plan institution, so the LDP can be adjusted whereas concerning to Ras Theater we are going to discuss with them.

Figure 45: Historic Building that is intended to be demolished with One year



Ras Theater (Addis Ketma sub-city)

The current *Ras Theater* built in 1929, it used to be called cinema *Ras*. In 1930 *Ras* cinema renamed as *Ras Hailu* cinema, this name is given by Italians for the political reason. At that time the cinema show ed plenty of moves about fascist that demonstrate the strength of Moslone to change the image of the people and to weaken the patriots (*Ras Theater*, 2008)

Picture taken on April, 2011

This shows there is lack of coordination between the city development plan institution and Addis Ababa Culture and Tourism Bureau, and also inside the Culture and Tourism Bureau and within the supporting sub-cities.

CHAPTER FIVE

5. Summary, Conclusions and Recommendations

5.1 Summary

This study is intended to identify and analyze the status of historic buildings in Addis Ababa and their contribution to the urban development by taking ten sub-cities of Addis Ababa with four specific objectives. The study employed cross sectional survey consisting of questionnaire triangulated using in-depth interview and personal observation that is supported by camera. Accordingly, the following points are summary of the findings.

Concerning education of the tour operators it was found that the majority are with college diploma and above. Furthermore, more than 50% of the responsible owner's educational level ranges between illiterate to college diploma while the rest 50% are with college diploma and first degree holders. All of those who use the historic buildings as residential places are found to be unemployed.

The survey findings also indicates that, more than a half of the buildings are owned by the government in which buildings are used for different activities and nearly one fourth of the buildings are owned by the private owners. It was also found that the majority of the private historic buildings are inherited from family. Concerning the purpose or use of the historic buildings the majority of it serves as commercial activities.

The interesting thing is that, most of the responsible owners have tried to maintain their buildings. Nonetheless, they tried to maintain without having permission from the concerned authority. The findings also reveals that, this people were not aware that permission was needed for maintains of historic buildings.

Regarding of that, the responsible owners who tried to maintain the historic buildings did not get any financial support from the concerned bodies. Needless to say, to these groups of historic buildings, the AACTB seems so far to have neglected the need for maintenance of the buildings.

Some of responsible owners are facing different challenges with absence of maintenances. They insisted old roofs can not shelter or protect them enough from rainy seasons; where historic buildings are used as schools, birds and other flying animals get in class rooms disturbing the teaching learning process. Not only that, students and teachers also have suffered from health problem as the result of the discomfort they gained from the broken doors.

Responsible owners, tour operators and tourists have expressed their feelings that most of the historic buildings need maintenance. Moreover, they have pointed out that, there is no promotion done by the concerned bodies on historic buildings in order to attract visitors, hence generate income to the institution as well as to the owners and residents of the historic buildings.

The finding also indicates that, almost half of the historic buildings visited by the tourists however, the majority of the buildings, do not get any income from tourists .The survey result of tour operators disclose that the majority of the tourists prefer to visit out side Addis Ababa. When the tourists want to visit Addis Ababa, the majority of the tour operators usually take their tourists to known area of the capital city like *Entoto* palace and museums. Concerning the income that the tour operators generate, the majority of them agreed that the income that is generated from taking the tourists out of Addis is better than the income made from that of taking tourists to visit a historic building within Addis Ababa.

Most the historic buildings are registered by the Addis Ababa Culture and Tourism Bureau. However, those who has got registered the buildings did not get certificate as the low requesting.

Almost all sub-cities tried to make aware the people about the historic buildings that are found in there sub-cities. However, despite of this effort, which is mainly focused on the historical background facts of the buildings, none of these sub-cites have attempted to create awareness among the people on how they conserve their building following the rules and regulations that is set by the concerned authority.

Concerning the future fate of the historic buildings in view of the existing development plan of Addis Ababa the concerned authorities, that is Addis Ababa Culture and Tourism Bureau and the development plan institution have agreed that they need to work together now and they also conformed that they will work together for the futures. Whereas despite this agreement, the majority of the sub-cities complain that these heritages are deteriorating at an alarming rate and even some are vanishing because of extensive developmental activates. That takes place in the surroundings. Not only that, some of historic buildings is planed to be destroyed by Addis Ababa Culture and Tourism Bureau itself.

5.2 Conclusions

This study attempts to come up with some concluding remarks on the status and contributions of the historical buildings to the development of the city.

Concerning the first specific objective of the study which was to assess the activities of awareness creation programs by concerned authority, the study shows that: Each sub-city tried to aware the public as well as the responsible owners on specific issues such as, what heritage means, about the historical background of the buildings and their importance to the city. To this end the authority use different mechanism including preparing different training sessions, magazines, flayers and Medias. The heritage experts also receive the same training on heritages in Addis from the Addis Ababa Culture and Tourism Bureau. Moreover, the survey result showed that more than half of the responsible owners are aware about the building that they lived in or use, if it is among the registered historic buildings. However, it was found that, some of these people are not mostly interested to come to awareness sessions.

On the other hand, the responsible owners never got training regarding their rights and responsibilities from the sub city heritage experts especially about the rules and regulation that they should follow during the maintenance, which has direct impact on the status of the buildings. In addition, the heritage experts themselves did not get any awareness session about the right and responsibility of the owners as well as the rules and regulation that the responsible owners should follow. This actually makes it difficult for the experts to formulate enough follow-up on the status of the buildings and, to give awareness creation sessions to the owners.

There is also a problem of transferring information for the third person. In this regard the research findings reveal that some of the responsible owners who use the building as the school or collage are aware of the historical background of the buildings, and yet they do not let students and other teachers know about the buildings history. As the result, the students as well as the teachers do not give good care to the historic buildings found within their vicinity, which resulted in unintentional damaging activities that make buildings loose their originality.

Regarding the second objective of the study, that is concerning primary value of the historic buildings which are its social and historical contribution the researcher result showed that, the Addis Ababa Culture and Tourism Bureau and the sub-cities have tried to achieve it through the awareness programs. On the other hand, the research indicate that, the economic contribution of the historical buildings have not being exploited effectively by the Addis Ababa cultural tourism and sub-cities. This argument is supported further by the fact that the economic contribution of the buildings was found to be very less. This is due to the fact that only half of the sample buildings are visited by tourists. Nevertheless, those buildings with a specific purpose like restaurants, museums and parks do get income form tourists.

On the tour operator's side, most of respondents replied that their gets better when tourists spend much time visiting sites outside Addis Ababa. Furthermore, the cost for car rent and other service charges which are usually taken as an advantage by the tour operators for a better income. The tour operators also mentioned different reasons for taking tourists out of Addis Ababa such as, tourist sites and historic buildings in Addis are not well maintained, most tourists came to Ethiopia based on the insufficient information and the information they got about historic buildings in Addis before they come to Ethiopia is very minimum and insufficient.

Even if tourists want to visit Addis with in the very short time they have, tour operators usually take them too few known places like *Entoto* or Menelik palace, *Genet Lule* palace (Institution of Ethiopian study) Addis Ababa museum and so on. This is because the tour operator's themselves are aware only about few historic buildings of Addis Ababa. Furthermore, the activity by government to promote tourist areas in Addis is very negligible and they claim that they don't have information about the buildings on hand. This indicates that AACTB did not give much

focus on this area as a result; the contribution of these buildings for the tourism industry is very diminutive.

Regarding the third objective: some of the responsible owners who are financially capable are trying to maintain the buildings however, only few of the responsible owners got permission from the responsible authorities and trying to follow the conservation ethics and maintain the buildings as the law ordered them to do. Those who follow the rules and regulation of the conservation ethics can be good example to the individuals. In any case there are still people as well as to the responsible agencies who believe that old historical buildings should be destroyed once and for all while it is possible to keep them with proper maintenance in a way not altering their historical value. On the other hand, those who do not maintain their buildings do have their own reasons. Some described that even if they are financially capable, some part of the building is taken by the government and it's difficult to maintain the building. Others confirmed that since they do not have the financial means for maintenance they are unable to take the move consequently. Responsible owners also face different challenges with the absence of maintenances.

The interview result with Addis Ababa Culture and Tourism Bureau indicates that, because of financial deficiency they face, and could not maintain the buildings, they also stated that there is no clear demarcation of authority over the historic buildings and their maintenance between the Authority for Reservation and conservation of cultural heritage and that of Addis Ababa Culture and Tourism Bureau. On the other hand, the interview with the Ethiopian heritage trust demonstrates that they propose to maintain these historic buildings several times but they could not get permission from the concerned authorities. This shows that there is lack of coordination between the NGO and ACCTB. In addition to this, there are responsible owners out there who are not financially capable of maintaining the buildings. If they don't get financial support from responsible authority the building might collapse and possibly harm them.

According to the planning institution and AACTB, the historic buildings will be conserved as much as possible and they also affirmed that they will try to harmonize modernization with preservation. In this regard both organizations seem to work for the same objective, which is for the development of the city. On the other hand, sub-cities heritage expertise responded that the historic buildings are not conserved very well, and the efforts done to preserve the buildings are

not going with the same pace with development activities of the city. They also add that, if one area is needed for developmental activity the historic buildings found in that area will be demolished and there is no question about it. Moreover, during the survey, it was found that one of the building which is owned by the Addis Ababa Culture and Tourism Bureau is about to be demolished within one year, another one of the building located in *Bole* sub- city is planned to be demolished with in a coming year. This indicates that, there is lack of coordination between the responsible actors and reinforce the fact that what they say and what is happening in reality is quite different.

5.3 Recommendations

Based on the finding of the study, the researcher recommends the following:

- The role of information for tourism development is significant therefore; historic buildings of Addis Ababa should be prompted as other heritages of Ethiopia. The lists of historic buildings, their location and historical background of the buildings should be given for each tour operators and these tour operators should take responsibility in promoting them in there web-sites as they do to the other heritages.
- However, promotion by itself is not enough to see the contribution of the historic buildings to the development of the city, awareness creation is also necessary therefore, awareness on the right and responsibility of the owners should be given to the heritage experts of the sub-cities as well as to the responsible owners using media and sessions. Especially on the conservation ethics (rules and regulation) though what is currently done is appreciable.
- The finding of the study revalue that there are sub-cities like *Addis ketma* and *Bole* with good experience in creating awareness among the society using different mechanisms therefore, the sub-cities should exchange their best experiences and the challenges that they face.
- There should be a mechanism of rewarding those who maintain the building following the conservation ethics to keep the originality of the buildings, and punishing those who violate the rules.
- Historic buildings serving as schools or colleges should let there students and teachers know at least about the buildings which is found in their compound by way of giving

training to teachers. Especially to those who teach ethics and history and letting them transfer the knowledge to others around.

- Concerning the status of the buildings there should be some rules that demarcate the clear mandate between Addis Ababa Culture and Tourism Bureau and Authority for Preservation and Conservation of Cultural Heritage. In addition to this, since finance is the bottleneck problem to the maintenance of the buildings, they should prepare different fund raising programs like music concerts, exhibitions, great run event, auctions etc.
- To strengthen what is started in creating suitable environment, the role that could be played by the private sectors is important. There are also plenty NGOs who are interested in conserving the buildings to this effect Addis Ababa Culture and Tourism Bureau should work with them.
- Designing current constructions in a way architecturally reflecting old historic buildings could be another solution to show about the past to the next generation.
- Some of the responsible owners try to preserve the historic buildings, but they can not get similar materials for proper maintenance. Therefore, in order to solve these and other problems the responsible authority should conduct technical studies and research frequently to find out the root cause of the problems, hence work towards findings solutions
- Whenever one sub-city hire a heritage expert it should make sure that person is professional in the field.
- Finally, future prospects of these historic buildings are in very hazardous condition since there is no coordination between the responsible authorities, sub-cities and planning institution. In addition to the above mentioned problem privately owned buildings can be demolished by the owners and there is no rule and regulation to stop them therefore, adopting a general policy will help the historic buildings to get protection from the concerned bodies.

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APPENDIX 1-A

List of Questioners for the Collection of Primary Data

Questionnaire to be filled by owners or responsible organization

Dear respondents,

I am pursuing my postgraduate studies in Masters of Art degree of UDMT (Urban Development and Management) in Addis Ababa University. I am currently working on my postgraduate paper entitled “The Status of Historic Buildings in Addis Ababa and their Contribution to Urban Development”.

This questionnaire is meant to assess the status of historic buildings in Addis Ababa and their contribution for the capital city. Information acquired from respondent has significant contribution for the success of the study.

Part. I. Demography

1. Sex

A) Male..... ☐

B) Female..... ☐

2. Education status

A) Illiterate..... ☐

B) Literate (writing and reading)..... ☐

C) Primary school..... ☐

D) Secondary school..... ☐

E) College diploma..... ☐

F) First degree and above..... ☐

3. Age of the respondent

A) 18-30..... ☐

B) 31-50..... ☐

C) >50..... ☐

4. Occupation

A) Civil servant..... ☐

B) Private employee..... ☐

D) Own business: formal..... ☐

D) Own business: informal..... ☐

E) Daily laborer..... ☐

F) Other, specify_____

5. Marital status

A) Single..... ☐

B) Married..... ☐

C) Divorced..... ☐

D) Widowed..... ☐

F) Separated..... ☐

Part. II. Awareness and Economic Contribution

6. Do you own this building?

A) Yes..... ☐

B) No..... ☐

7. If your answer for question number 7 is No how did you get this house?

A) Rented from private owner ☐

B) Rented from Kebele..... ☐

C) Bought from private owner..... ☐

D) Inherited ☐

F) Other, specify_____

8. If your answer for question 8 is bought from private owner then did you get permission from the Addis Ababa Cultural and Tourism Bureau or any other concerned authority?

A/ Yes..... ☐

B/ No..... ☐

9. If your answer for question number 8 is other than inherited from families do you have any idea about this building or to whom it belongs too?

A) Yes..... ☐

B) No..... ☐

10. If you are aware and if you use the building for school do you let know your students and teachers?

A) Yes..... ☐

B) No..... ☐

11. For what purpose did you use the building?

A) For commercial activities..... ☐

B) For residence..... ☐

C) For public organization

D) Others specify: _____

12. If your answer for the above question 11 is A for what kind of business did you use the building?

A) Hotel..... ☐

B) School..... ☐

C) Other _____

13 .For how many years do you stay in this house?

A) 5-9.....☐

B) 10-14.....☐

C) 15-19.....☐

D) 20-25.....☐

F) >26 years.....☐

14. Do you know that this building is among the registered list of historical buildings in Addis Ababa?

A) Yes.....☐

B) No☐

15. If your answer for question 14 is yes then who did registered the building?

A) Me.....☐

B) Residents before me.....☐

C) The sub-city (AACTB).....☐

D) I don't know.....☐

16. If your question for number 15 is me then did you get a certificate confirming your registration?

A) Yes.....☐

B) No.....☐

17. Did tourists come to visit this building knowing historical value?

A) Yes.....☐

B) No.....☐

18. If your answer for question 17 is yes then how many tourists are visiting your building annually?

A) 1-100.....☐

B) 200-500.....☐

C) More than 500.....☐

19. If your answer for question number 18 is yes then how do you describe the income you get from tourists?

- A) Excellent.....☐
- B) Very good.....☐
- C) Good.....☐
- D) Not good.....☐
- E) I got no income.....☐

20. To what extent do you think your business/livelihood is supported by the income from tourists?

- A) 100%.....☐
- B) 75%.....☐
- C) 50%.....☐
- D) Below25%.....☐

21. Do you have a system of record keeping of the comments given by tourists after visiting?

- A. Yes.....☐
- B. No.....☐

22. If your answerer for the above question is yes then what is the perception of tourists considering the overall status of the building?

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

23. What benefit do you get other than income from tourists being in this historical building?

24. Do you get any training or awareness creation session from the concerned governmental body regarding the maintenance and contribution of historical buildings in Addis?

- A) Yes.....☐
- B) No.....☐

25. If your answer for question 24 is yes then explain the incidence.

Part III. Maintenance

26. How do you describe the status of your current building?

- A) Well maintained.....☐
- B) Maintenance needed.....☐
- C) Dilapidated.....☐
- D) Ruined☐

27. Did you try to maintain the building by your self?

- A) Yes.....☐
- B) No.....☐

28. If you answer for question number 27 is yes did you get permission form the cultural and tourism bureau or any responsible organization?

- A) Yes☐
- B) No☐
- C) I am not aware.....☐

29. If your answer is yes for the above question did you get any finical support from the concerned governmental body?

- A) Yes.....☐
- B) No.....☐

30 While maintaining the building are you trying to keep the originality of the building?

- A) Yes☐
- B) No.....☐

31. Are you aware of the rules and regulation of maintenance of historic buildings?

- A) Yes.....☐
- B) No.....☐

32. Is there any maintenance done by the government until now?

A) Yes.....☐

B) No.....☐

33. What problems do you face being in this historic building?

Thank you very much!

APPENDIX 1-B

Questionnaire to be filled by Tour operators

Part I: Demography

1. Sex

A) Male..... ☐

B) Female..... ☐

2. Education status

A) Illiterate..... ☐

B) Literate (writing and reading)..... ☐

C) Primary school..... ☐

D) Secondary school..... ☐

E) College diploma..... ☐

F) First degree and above..... ☐

3. Age of the respondent

A) 18-30..... ☐

B) 31-50..... ☐

C) >50..... ☐

4. Marital status

A) Single..... ☐

B) Married..... ☐

C) Divorced..... ☐

D) Widowed..... ☐

5. When did your organization established?

Part II: Awareness and Economic Contribution

6. How many registered historical buildings do you know found in Addis with a tourist attraction potential?

- A) I don't know any of them.....☐
- B) I know all of them.....☐
- C) I know few of them.....☐

7. Which area of the country do you mostly take your tourists?

A/ Mostly in and around Addis ☐	Reason
B) Mostly out of Addis. ☐	Reason
C) Always out of Addis. ☐	Reason

8. If your answer to the question 7 is A or B, than how many tourists per month visit historic heritages in Addis.

9. Of which how many of them visit the historic buildings of the city?

Foreigner's _____

Domestic _____

10. Which one of the historic buildings sites mostly observed by the tourists?

Addis ketama..... ☐	Reason _____ _____ _____ _____
Akake..... ☐	Reason _____ _____ _____ _____
Arada..... ☐	 _____ _____ _____ _____ _____
Bole..... ☐	Reason _____ _____ _____ _____

Gulele..... ☐	
Kerkose..... ☐	Reason
Kolfe kernio..... ☐	Reason
Lidata..... ☐	Reason
Nifase selke..... ☐	Reason
Lafto..... ☐	Reason

Yeka..... ☐	Reason

11. To what extent do you think your business is supported by the income from tourists visiting historic building in Addis?

A) 100%.....☐

B) 75%.....☐

C) 50%.....☐

D) Below25%.....☐

12. How do you compare the income you gain from tourism activity in Addis Ababa with that of outside?

A) Income from Addis is better... ☐	Reason
B) Income from	Reason

outside Addis is better... ☐	
C) They are equal..... ☐	Reason
D) Not possible to determine..... ☐	Reason

13. Do you get any support or awareness creation session from the concerned governmental body regarding the contribution of historic buildings in Addis Ababa?

A) Yes.....☐

B) No.....☐

14. If your answer for question 13 is yes then explain the incidence.

15. Do you have a system of record keeping of the comments given by tourists after visiting?

. A. Yes.....☐

B. No.....☐

16. If your answer for the above question is yes then what is the perception of tourists considering the overall status of historic buildings in Addis Ababa?

A. Well maintained.....☐

B. Maintenance needed.....☐

C. Dilapidated.....☐

D. Ruined ☐

17. If your answer for question 15 is yes then how did tourists evaluate the physical planning of the town with respect to historic buildings conservation and preservation and tourism promotion?

18. How did you evaluate the physical planning of the town with respect to historic buildings conservation and preservation and tourism promotion?

19. If they have other comments other than maintenance please write it under the space provided

20. What is your perception considering the overall status of historic buildings in Addis Ababa?

A. Well maintained..... ☐

B. Maintenance needed..... ☐

C. Dilapidated..... ☐

D. Ruined ☐

APPENDIX 1-C

Key Informants Unstructured Interview

I. Interview for Sub-cities Heritage Experts

1. What are the responsibilities of the sub-city?
2. Do you get any support or awareness creation session from the concerned governmental body regarding the contribution of historic buildings in Addis Ababa?
3. What efforts have been done by the sub-city to create awareness to the public?
4. How many historic buildings maintained legally?
5. How many historic buildings are saved from illegal maintenance by the sub-city?
6. What kind of measures did the sub-city take when one building maintained illegally?
7. How many historic buildings in your sub-city bulldoze till now? Can you tell me the reasons?

II. Interview for urban planning institution

1. What are the future prospects of historic buildings in connection with the existing development plan?
2. What are the organization responsibilities when one historic building demolished?
3. Are there any historic buildings that are intended to be demolished in the near future?
4. How many historic buildings are demolished till now?
5. What efforts have been made to harmonize preservation with modernity?
6. What are the procedures to demolish the historical buildings that are in conflict with the existing development plan?

III. Interview for Addis Ababa Heritage Experts

1. What are the responsibilities of your organization?

2. What efforts have been done to preserve historic buildings to keep their originality?
3. Is there any rules and regulation that help the owners or the responsible organs to maintain the buildings?
4. Is there adequate budget and man power assignment to keep the historic buildings and if not what extent these things have affected the development of the tourism sector?
5. Are there any historical buildings that your organizations try to save it from bulldozing?
6. What efforts have been made by the responsible agencies to create public awareness?
7. If some historic building are getting bulldozed though they are not contradicting with the exiting development plan what will be the responsibility and the response of your organization?

IV Interview for Ethiopian Heritage Truést

1. What are the responsibilities of the Ethiopian heritage truést?
2. How many historic buildings maintained by Ethiopian heritage truést?
3. How many historic buildings are saved from illegal maintenance by Ethiopian heritage truést?
4. What efforts have been done by the Ethiopian heritage truést to create awareness to the public?

Thank you very much!

Selected Historic Buildings of Addis Ababa

Addis kitema sub-city

Ras Theater



Addis kitama preparatory School



Arada sub-city

Dejazmach Wobe Haile Mariam Residence



Itegue Taitu Hotel



Arada old Post Office



Bank of Abyssinia



Balambaras Wolde Semait

Dejazmach Enqu Sellassie Residence



Muse Christo Magliaris/Negadiras Residence



Badgelling Hotel



Karakachiani Residence



Matig Kervorkoff Residence/ Elias Hotel



Dimitri Petros Residence





Akaki kelity Sub-city

W/ro Aserat Residence (Akeki court)



Bole Sub-city

W/ro Zerfeshole Girl's School



Gulele Sub-city

Afenigus Atnafe Residence



Bitewoded W/Tsadik Goshu Residence



Etege Menen/Yekatit School

Dejazmatch Asfaw kebbede



Menelik II Entoto Palace



Kirkose Sub-city

Fitawrari Atnaf Seged Residence

Grazmach Sahle Mariam Residence



Ras Birru Wolde Gabriel



Grazmach Tase Ashebir Residence



Kolfe keranio Sub-city

Dej. W/Gebriel Residence



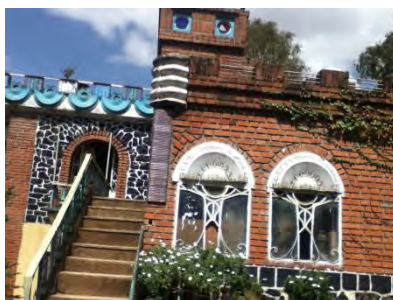
Lideta Sub-city

Tegbared Technical and vocational college



Nifase Silk lafto Sub-city

Sibhate Geberegzhabbhare Residence



Yeka Sub-city

Aster seyum Residence



Dej. G/Sellassie Bariyagabir Residence



Ras Seyoum Mengesha Residence



Dej. Wendirad Difabache Resdience



Kegnazmathch Mulugeta (lielet Zenabework School) Menelik II Hospital



Woli Muhamed Residence

Ras Mengesha Seyoum Residence



ንፋስ ስልክ ላፍቶ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓ.ም	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	የከንቲባ ቤት-ወደድ ወ/ዓዲቅ ጐሹ ጥንታዊ መኖሪያ ቤት	በ1892 ዓ.ም	1	-
2	የአቶ ሥብሐቱ ገ/አግቢአብሔር ጥንታዊ መኖሪያ ቤት	በ1960 ዓ.ም	8	-

የልደታ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	ሸዋን ገረመው (የራስ ተሰማ ናደው ቤት)	1892	07	530
2	ቤት-ወደድ ወ/ገብርኤል የልጃቸው ቤት	1853	07	237
3	ደጃች ወ/ገብርኤል በሻህ ቤት	1860	07	282
4	ሙሴ ካቺክ ቦጎሲያን ቤት	1902	07	567
5	ተግባረ-ዕድ ቴክኒክና የሙያ ኮሌጅ	1934	08	-
7	ደጀች በቀለ ወያ	1920	08	-
8	አቶ ስዩም አካለወልድ /አባድር ኢንስቲትዩት	1925	07	-
9	ፀሃፊ ትዕዛዝ ወ/ጊዮርጊስ	1923	07	-

ቂርቆስ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ከገጽ	የቤት ቁጥር
1	የሙሴ ሚናስ መኖሪያ	1919	8	417
2	ግራዝማች ጣሴ አሸብር	1900	8	032
3	ብሔራዊ ቤተ መንግስት	1884	8	
4	የራስ መንገሻ መጋዘን	1913	01	
5	አዛዥ አየለ በመኖሪያነት ይጠቀሙበት የነበረ	1879	01	
6	ፊንፊኔ ሆቴል	1890	7	
7	ኢትዮጵያውያን ምድር ባቡር	1909	7	
8	ግራዝማች ሣህለማርያም	1880	01	027
9	ደጃች አድማሱ ብሩ	1920	02	195
10	ደጃች መርድ በየነ ቤት	1924	02	200
11	ደጃች አያሌው ብሩ ቤት	1920	02	240
12	የራስ ብሩ መኖሪያ ቤት	1880	9	
13	ንግስት ዘውዲቱ ያሰሩት ቤት	በንግስት ዘውዲቱ ዘመነ መንግስት	09	947-951
14	ደጃዝማች አየለ	ከ100 ዓመት በፊት	01	
15	6ኛ ፖሊስ ጣቢያ (ቂ/ክ/ፖ/መምሪያ	በጣሊያን ግዜ	8	
16	የጉምሩክ ባለስልጣን ዋና መ/ቤት	1930	7	

17	ግራሃማማች አበበ ናቁ	1905	01	
18	ኢ.ሲ.ኤ (economic commission for Africa)	1963	8	
19	የልቤ ፋና የመጀመሪያ ደረጃ ት/ቤት ፊት አውራሪ አጥናፍ ሰገድ መኖሪያ	1955	7	
20	ሊጋባ ጣሰው	1900	7	962/963
21	ጄኔራል መኮንን ደነቀ ታሪካዊ ቤት	1920	7	206
22	የራስ ከበደ መንገሻ	ከ100 ዓመት በፊት	01	161
23	ልጅ ገብሬ አድነው	3	15	
24	ወ/ሮ ምንትዋብ ደስታ	1922	07	-
25	ጊዮርጊስ አርማኒስ	1912	07	-

ጉለሌ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓ.ም	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	የእቴጌ መነን የልጃገረዶች ት/ቤት	1923-1930 ዓ.ም	2	-

2	የእቴጌ መነን ህፃናት ማሳደጊያ	1940መጀመሪያዎቹ	2	-
3	እቴጌ መነን የፀሎት ቤት	1875	1	-
4	የብላታ ሳህሌ ፀዳሉ ቤት	1922-24	1	744
5	የራስ አረጋዊ መኖሪያ	1900	1	-
6	ፊታውራሪ በየነ ይመር መኖሪያ ቤት	ከ1929 ዓ.ም በፊት	1	-
7	የቢትወደድ ወ/ዳዲቅ ጎሹ ቤት		1	139
8	ተፈሪ መኮንን ት/ቤት	1917	2	-
9	የአጼሚኒሊክ ቤተመንግስት /አንጦጦ/	1930-40	2	-
10	የልዑል መኮንን ኃ/ስላሴ ቤት	1924-281	2	
11	መድሃኒያለም የድሃ ልጆች ት/ቤት	1924	09	-
12	ሼህ ሆጀሌ ቤተመንግስት	1890	09	
13	የሙሴ ፋሲካ ወ/ሚካኤል	1923 ዓ.ም በፊት	09	0999/1
14	ብላቴ ህሩይ ወ/ስላሴ	1928ዓም በፊት	09	
15	ሙሴ ያዕቆብ ቤት	1904	08	583
16	አፈ ንጉስ አጥናፍ ሰገድ	1920ዎቹ አካባቢ	03	
17	የደጃዝማች አስፋው ከበደ መኖሪያ ቤት	1948	04	814
18	የፀሃፊ ትእዛዝ ሀይሉ ወ/ሩፋኤል	1928 ዓ.ም በፊት	04	940
19	ገነተ ልዑል ቤተመንግስት	1926	02	
20	የአልጋወራሽ አስፋው ወሰን ት/ቤት	1920ዎቹ	02	የዩኑቨርሲቲ (የአ/አበባ)
21	የሀዲስ አለማየሁ መኖሪያ	1930-40	04	-
22	የደጃዝማች ገ/ማርያም ት/ቤት	1920-30	03	138

23	የሊዊስ ፓስተር መታሰቢያ ሆስፒታል	1924	09	626
24	ጸሀፊ ትዛዝ ገ/ስላሴ ወ/አረጋይ	1930	03	104
25	የእቴጌ ጣይቱ ቤተመንግስት	1872-73	06	
26	ድል በትግል ት/ቤት	1902	11	
27	ደጃዝማች ገ/ማርያም ነሪ	1921	11	
28	መድሀኒአለም ት/ቤት	1930	8	
29	የንጉስ ሚካኤል ግብር ቤት			
30	ብላታ ሲራክ ህሩይ	1929	09	
31	ፊታውራሪ ውቤ አባወሎ	1921	05	
32	አምሳለ ገነት	1925	02	

አራዳ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	ሙሴ ክሪስቶ	1910-1913 G.C	05	
2	ደጃች ውቤ ሀ/ማርያም (አዲስ አበባ ራስቶራንት)	19 ^{ኛው} ክ/ዘመን መጨረሻ	01	
3	እንድሪስ ካቫዲያስ	1920s G.C	09	
4	ዲሜትሪ ጴጥሮስ	1875 G.C	09	
5	ሀኪም ወርቅነህ	1910 G.C	01	
6	ፓፓዶ ፓውሎስ	1920s G.C	05	
7	ደጃዝማች እንቁስላሴ	1920s G.C	04	
8	ሰይጣን ቤት	1910s G.C	01	

9	የቀድሞ የአ/አበባ ማዘጋጃ ቤት	1906 G.C	10	
10	መርሃ ጥበብ ማተሚያ	1920 G.C አካባቢ	05	
11	ዳግማዊ ሚኒሊክ ሁለተኛ ደረጃ ት/ቤት	1908 G.C	07	
12	የመጀመርያው ግሪክ ቤ/ክ	1909 G.C	09	
13	ነርሲስ ናልባንዲያን	1940	07	209/10
14	አቢሲኒያ ባንክ	1907 G.C	01	
15	ካራካቺኒ	ቅድመ1900s G.C	01	
16	ማርቲክ ኪርኮቭ/ ኤሊያስ ሆቴል	1910s G.C	01	
17	ደጃዝማች ለጥይበሉ ገብሬ	1920s G.C	06	
18	ዲሊያክ ያሲዲያን/ ሲኒማ ኢፓየር	ቅድመ 1930s G.C	10	
19	መሀመድ አሊ	ቅድመ 1900s G.C	01	
20	ራስ ደስታ ሆስፒታል	1932 G.C	04	
21	ጣይቱ ሆቴል	1907 G.C	01	
22	ቤኤስሜሊያን(ኤሊያስ) / አቫኪያን	1915 G.C	10	
23	አራዳ የድሮ ፖስታ ቤት/ ሲኒማ ኢትዮጵያ	1908 G.C	01	
24	ካሳ ድል ፋሲኮ/ ራስ አደፍርሰው	ቅድመ 1900s G.C	01	
25	ዮሃንስ ዋዴ(ዋሌ) / ስላሴ ኮሌጅ	1910 G.C	09	
26	አንድርያስ ካቫዲያስ	ቅድመ 20s G.C	09	
27	ኩራዝ አሳታሚ ድርጅት	1930s G.C	07	
28	አሮጌው ፖስታ ቤት	አይታወቅም	01	
29	ቢያድግልኝ ሆቴል	ቅድመ1900s G.C	10	
30	ብሪቲሽ ባይብል ሶሳይቲ	1930s G.C	10	
31	መሐመድ አሊ (መጋዘን)	1900 G.C	01	
32	ሀኪም ወርቅነህ(2)	ከ1915-1920 G.C	10	

33	አፍሪካ አንድነት ት/ቤትቁጥር 1	1913 G.C	01	
34	ብርሃን ኢትዮጵያ ት/ቤት	1920s G.C	06	
35	የካቲት 12 ሆስፒታል	1924 G.C	06	
43	አዛዥ ተረፈ ወ/ገብርኤል	1910	04/05 የቀድሞ ቀበሌ	
44	ራስ ናደው አባወሎ	1909	17	
45	ሙሴ ካርካሲያን	1926	11/12	
46	አልያንስ ኢትዮ ፍራንሴስ	1905	11/12	
47	ብላቴን ጌታ ሎሬንዞ ትዕዛዝ/ ቀይ ባህር ሆቴል/	1882	11/12	
48	ሙሴ ሚሃስ ካርበጂያን	1932	13/14	
49	አድነው ጨርቆስ	1932	13/14	
50	አዛለች ጉበና	1922	03/09	
51	አርቲን አቨኪን	1902	11/12	
52	ኤልያስ ፓፓሲኖስ	1900	11/12	
53	አህመድ ሳላህ	1932	11/12	
54	አክበር አሊ አብደላ ሀሰን	1900	11/12	
55	ሙሴ ናዝሬትና ሚስተር ባግዲሪሲያን	1905	03/09	
56	ሚስተር ጳውሎስ ካርዲስ	1934	10	
57	ደጃዝማች እንቁስላሴ ወ/ሮ ፍቅርተ ቤት/	1923	11/12	
58	ቀኛዝማች መኮንን	1922	01/02	
59	አፈንጉስ ነሲቡ መስቀሌ	1898	01/02	
60	ወ/ሮ ትደነቂያለሽ ወ/ጊዮርጊስ	1932	07/08	
61	ወ/ሮ አስካለ ባልቻ	1902	03/09	
62	ደጃች መኩሪያ ባንትይርጉ	1902	01/02	

63	ወ/ሮ ይምጡ በዝና ሃብቴ	1900	17	
64	የአቤ ሚኒሊክ እስር ቤት/ኢትዮጵያ ትቅደም ግቢ ውስጥ የሚገኝ	1884	04/05	
65	ስይጣን ቤት	1900	15/16	
66	ሳንፎርድ ት/ቤት	1915	03/09	
67	ፓርላማ ጽ/ቤት	1923	09	
68	ባለምባራስ ወ/ሰማያት	1912	06	
69	አጋፋሪ ቀለለ	1922	04	
70	ባለምባራስ ዝ/መድህን	1932	06	
71	ደጃች ከበደ ተሰማ	1927	03	
72	ደጃች ይልማ መኮንን	1933	03	
73	ግራዝማች ትርፌ ቤት	1922	05	
74	ናኢፖ ቦኅስያ	1923	01	
75	ሙሉጌታ ይዝቱ /ራስ	1922	06	
76	ቀኝአዝማች ወ/ዮሐንስ	1920	06	
77	ምኒልክ ቤተመንግሥት	1889	09	
78	ጥይት ቤት	1900	07	
79	አዛዥ ወ/ገብርኤል	1922	07	
80	ተሾመ በርሔ	1915	06	
81	ናሽናል ሙዚየም	1920	06	

የካ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	ዳግማዊ ምኒልክ ሆስፒታል	1890	4	9999
2	የልዑል ራስ ስዩም መንገሻ ቤት	1912	2	792
3	ቀኝ አዝማች ሁሴን	1938	2	-
4	አፈንጉስ ጥላሁን ቤት	1900 አካባቢ	2	1029
5	የደጃች ገ/ሥላሴ መኖሪያ ቤት	1900 አካባቢ	4	-
6	የደጃች አመሀ አበራ ካሳ ቤት	1930 አካባቢ	4	-
7	የፊታውራሪ አምዴ አበራ ቤት	1930 አካባቢ	1	-
8	የልዕልተ ወለተ እሥራኤል ቤት	1920 አካባቢ	1	-
9	ወ/ሮ ስሜ ካሳ መኖሪያ ቤት	1930 አካባቢ	1	-
10	የወ/ሮ ብዙነሽ ቤት	1935 አካባቢ	1	-
11	የልዑል አሥራተ ካሳ መኖሪያ ቤት	1935 አካባቢ	1	-
12	የሚካኤል ብሩ መኖሪያ ቤት	ከኢጣሊያን በፊት	3	-
13	የነጋድራስ ወ/አማኑኤል ቤት	1935 አካባቢ	2	-
14	የደጃዝማች ብርሃነ መስቀል ቤት	1930	1	-
15	የባለምባራስ አሸብር ገ/ሕይወት ቤት	1940	3	173
16	የወ/ሮ አስቴር	1929	3	262
17	የደጃች ክፈተው ደባልቂ ቤት	1900	3	176
18	የቀኝ አዝማች አምባቸው ደህኔ	1930	3	081
19	ነጋድራስ ኃ/ማሪያም ቤት	1898	3	325
20	ጃንሆይ ሜዳ/ ደጃች መከራያ ባንትይርጉ	1900	08	

21	የወሌ መሀመድ ቤት	ከኢጣሊያን በፊት	6	116
22	ወ/ሮ ጥሩነሽ በረደድ	1890	6	1038
23	አርበኛ ፍስሀ አየለ	1829	6	983
24	ደጃዝማች ዋቅ ሹም ቤት	1928	6	1001/1
25	የደጃች ተሾመ ቤት	1928 አካባቢ	6	-
26	የራስ ኃይሉ በለው ቤት	1928 አካባቢ	6	-
27	ፊታውራሪ ወልደዓድቅ	1930	6	-
28	ነጋድራስ ወልደዓድቅ አስረስ	1907	6	-
29	ቤት የልዑል ራስ መንገሻ ስዩም ቤት	ከማይጨው መልስ	6	440
30	ብላታ አሽኔ ኪዳነማሪያም	1902	6	806
31	ራስ አበበ ቁጥር1 ደጃዝማች ግርማቸው ተ/ሐዋርያት	1940 አካባቢ	6	388
32	የራስ ጌታቸው አባተ ኃለ	1899	7	330
33	የቀኝ አዝማች ወ/ጊዮርጊስ ቤት	1898 አካባቢ	7	515
34	የደጃዝማች ገነሜ ቤት	1900 አካባቢ	6	1059
35	የልዕልት ዘነበወርቅ ሕንፃ	1940 አካባቢ	6	001
36	ራስ አበበ ቁጥር 2	1940 አካባቢ	6	--
37	ራስ አበበ ቁጥር 3	1940 አካባቢ	6	--
38	ራስ አበበ ቁጥር 4	1940 አካባቢ	6	--
39	የደጃዝማች ወንድራድ መኖሪያ ቤት	1936 አካባቢ	5	--
40	ቀዳማዊ ኃይለሥላሴ ት/ቤት	1924	5	--
41	ፊታአውራሪ ገሰስ መኮንን	1947	5	--
42	የደጃች አእምሮ ቤት	በጣሊያን ጊዜ	7	--
43	ባልደራስ መዝናኛ	በኃይለሥላሴ ጊዜ	7	--

44	የደጃዝማች ወንድራድ ድፋባቸው መስድ ቤት	1936	5	--
45	የፀሃፊ ትዕዛዝ ወ/ጊዮርጊስ ወ/ዮሀንስ ቤት	1940 አካባቢ	2	--
46	የአቶ መኮንን ወ/ዮሀንስ መኖሪያ ቤት	1940 አካባቢ	2	--
47	የአቶ ማሞ ቤት	1920 አካባቢ	9	--
48	የአቶ ዳባይ ቤት	በጣሊያን ጊዜ አካባቢ	6	--
49	የፊታአውራሪ ሺህ አምጥ ቤት	1924	6	125
50	የባለምባራስ መሀመድ አብደላ ቤት	በሚኒልክ ዘመን	6	--
52	ሀኪም ወርቅነህ	1926	08	
53	ደጃዝማች ገ/ስላሴ ባርያጋብር	1900	04	
54	ብዙነሽ ኃይለሚካኤል	1906	06	

አዲስ ከተማ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	የራስ መስፍን ስለሺ መኖሪያ	1946	5	
2	ደጃዝማች ቢትወደድ ወ/ገብርኤል በሻህ ት/ቤት	1936	7	
3	መሀል ገበያ አዳራሽ ቁጥር 1	1955	8	
4	መሀል ገበያ አዳራሽ ቁጥር 2	1955	8	
5	ጎጆብ ኃ/የተ/የግ/ማህበር/ጎጆብ ሆቴል	1930	7	077
6	ዳንኤል ሆቴል	ከ1928-33	7	001
7	አዲስ ከተማ የመስናዶ ት/ቤት	1952	7	880
8	ጄኔራል ዊንጌት ቴ/መ-/ት/ስልጠና ኮሌጅ	1938	10	9999/1

9	ራስ ቴአትር	1929	1	--
10	ቃኘው ሻለቃ ሆቴል	1955	8	571
11	ደጃዝማች ኃይለ ተስፋዬ መኖሪያ ቤት	1918	3	745/ሀ 745/ለ 755
12	ደጃዝማች ኃ/ሥላሴ ጉግሳ	1928	8	115
13	መክሊት ሆቴል		7	889
15	ሻውል ደማ መኖሪያ ቤት	1944	8	438
16	የፊትአውራሪ ሀብተ ጊዮርጊስ ዲነግዲ /አሜሪካን ጊቢ ውስጥ/	1920	01/02/03	

አቃቂ ቃሊቲ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዘመን	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	አቃቂ የመንግሥት ት/ቤት	1929	01	553
2	አቃቂ ፍርድ ቤት	1929	01	--
3	ከበደ ዋቂ	1910ዎቹ	01	501/502/503
4	አስፋው በላይነህ	1890	02	013
5	-----	1892	08	--
6	አቃቂ ፖስታ ቤት	1929-1932	03	--
7	ነጃ ወድማጣስ የዱቄት ፋብሪካ	1935	04	001
8	ቼራሊያ የምግብ ኮምፕሌክስ አ.ማ	1928-1935	04	021/024/027/028

ከ/ቀራኒዮ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዘመን	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	ደጃዝማች ወ/ገብርኤል	1910	08	--
2	የፈታውራሪ ሀብተጊዮርጊስ መኖሪያ ቤት/ሚኪሊላንድ የሚገኝ	1880	14	--
3	የፈታውራሪ ሀብተጊዮርጊስ ፍርድ መስጫ ቤት አስኮ የሚገኝ	1895	14	--
4	ጎርጎርዮስ ቦጎስያን	1895	08	--
5	ኔልሰን ማንዴላ ወታደራዊ ሥልጠና ሲያደርጉ ያረፉበት ቤት	1945	10	1050
6	የቢትወደድ እንዳልካቸው መኮንን መኖሪያ ቤት	1955	02	--
7	አለርት ሆስፒታል	1927	01	--

ቦሌ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዘመን	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	የቢትወደድ መኮንን እንዳልካቸው መኖሪያ ቤት	1940		--
2	ወ/ሮ ዘርፈሽዋል ት/ቤት	1956	06	14/ቦሌ/13/003
3	የልዕልት አፀደ አስፋው	1903	06	805/007/5

ንፋስ ስልክ ላፍቶ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓ.ም	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	የክንቲባ ቢትወደድ ወ/ዓዲቅ ጉሹ ጥንታዊ መኖሪያ ቤት	በ1892 ዓ.ም	1	-
2	የአቶ ሥብሐቱ ገ/አግቢአብሐር ጥንታዊ መኖሪያ ቤት	በ1960 ዓ.ም	8	-

የልደታ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	ሸዋን ገረመው (የራስ ተሰማ ናደው ቤት)	1892	07	530
2	ቢትወደድ ወ/ገብርኤል የልጃቸው ቤት	1853	07	237
3	ደጃች ወ/ገብርኤል በሻህ ቤት	1860	07	282
4	ሙሴ ካቺክ ቦጎሲያን ቤት	1902	07	567
5	ተግባረ-ዕድ ቴክኒክና የሙያ ኮሌጅ	1934	08	-
7	ደጆች በቀለ ወያ	1920	08	-
8	አቶ ስዩም አካለወልድ /አባድር ኢንስቲትዩት	1925	07	-
9	ፀሃፊ ትዕዛዝ ወ/ጊዮርጊስ	1923	07	-

ቂርቆስ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ከገመደ	የቤት ቁጥር
1	የሙሴ ሚናስ መኖሪያ	1919	8	417
2	ግራዝማች ጣሴ አሸብር	1900	8	032
3	ብሔራዊ ቤተ መንግስት	1884	8	
4	የራስ መንገሻ መጋዘን	1913	01	
5	አዛዥ አየለ በመኖሪያነት ይጠቀሙበት የነበረ	1879	01	
6	ፊንፊኔ ሆቴል	1890	7	
7	ኢትዮ/ጀቡቲ ምድር ባቡር	1909	7	
8	ግራዝማች ሣህለማርያም	1880	01	027
9	ደጃች አድማሱ ብሩ	1920	02	195
10	ደጃች መርድ በየነ ቤት	1924	02	200
11	ደጃች አያሌው ብሩ ቤት	1920	02	240
12	የራስ ብሩ መኖሪያ ቤት	1880	9	
13	ንግስት ዘውዲቱ ያሰሩት ቤት	በንግስት ዘውዲቱ ዘመነ መንግስት	09	947-951
14	ደጃዝማች አየለ	ከ100 ዓመት በፊት	01	
15	6ኛ ፖሊስ ጣቢያ (ቂ/ክ/ፖ/መምሪያ	በጣሊያን ግዜ	8	
16	የጉምሩክ ባለስልጣን ዋና መ/ቤት	1930	7	

17	ግራሃሽዎች አበበ ናቁ	1905	01	
18	ኢ.ሲ.ኤ (economic commission for Africa)	1963	8	
19	የልቤ ፋና የመጀመሪያ ደረጃ ት/ቤት ፊት አውራሪ አጥናፍ ሰገድ መኖሪያ	1955	7	
20	ሊጋሳ ጣሰው	1900	7	962/963
21	ጄኔራል መኮንን ደነቀ ታሪካዊ ቤት	1920	7	206
22	የራስ ከበደ መንገሻ	ከ100 ዓመት በፊት	01	161
23	ልጅ ገብሬ አድነው	3	15	
24	ወ/ሮ ምንትዋብ ደስታ	1922	07	-
25	ጊዮርጊስ አርማኒስ	1912	07	-

ጉለሌ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓ.ም	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	የእቴጌ መነን የልጃገረዶች ት/ቤት	1923-1930 ዓ.ም	2	-

2	የእቴጌ መነን ህፃናት ማሳደጊያ	1940መጀመሪያዎቹ	2	-
3	እቴጌ መነን የፀሎት ቤት	1875	1	-
4	የብላታ ሳህሌ ፀዳሉ ቤት	1922-24	1	744
5	የራስ አረጋዊ መኖሪያ	1900	1	-
6	ፊታውራሪ በየነ ይመር መኖሪያ ቤት	ከ1929 ዓ.ም በፊት	1	-
7	የቢትወደድ ወ/ጻዲቅ ጎሹ ቤት		1	139
8	ተፈሪ መኮንን ት/ቤት	1917	2	-
9	የአጼሚኒሊክ ቤተመንግስት /አንጦጦ/	1930-40	2	-
10	የልዑል መኮንን ኃ/ስላሴ ቤት	1924-281	2	
11	መድሃኒያለም የድሃ ልጆች ት/ቤት	1924	09	-
12	ሼህ ሆጀሌ ቤተመንግስት	1890	09	
13	የሙሴ ፋሲካ ወ/ሚካኤል	1923 ዓ.ም በፊት	09	0999/1
14	ብላቴ ህሩይ ወ/ስላሴ	1928ዓም በፊት	09	
15	ሙሴ ያዕቆብ ቤት	1904	08	583
16	አፈ ንጉስ አጥናፍ ሰገድ	1920ዎቹ አካባቢ	03	
17	የደጃዝማች አስፋው ከበደ መኖሪያ ቤት	1948	04	814
18	የፀሃፊ ትእዛዝ ሀይሉ ወ/ሩፋኤል	1928 ዓ.ም በፊት	04	940
19	ገነተ ልዑል ቤተመንግስት	1926	02	
20	የአልጋወራሽ አስፋው ወሰን ት/ቤት	1920ዎቹ	02	የዩኑቨርሲቲ (የአ/አበባ)
21	የሀዲስ አለማየሁ መኖሪያ	1930-40	04	-
22	የደጃዝማች ገ/ማርያም ት/ቤት	1920-30	03	138

23	የሊዊስ ፓስተር መታሰቢያ ሆስፒታል	1924	09	626
24	ጸሀፊ ትዛዝ ገ/ስላሴ ወ/አረጋይ	1930	03	104
25	የእቴጌ ጣይቱ ቤተመንግስት	1872-73	06	
26	ድል በትግል ት/ቤት	1902	11	
27	ደጃዝማች ገ/ማርያም ነሪ	1921	11	
28	መድሀኒአለም ት/ቤት	1930	8	
29	የንጉስ ሚካኤል ግብር ቤት			
30	ብላታ ሲራክ ህሩይ	1929	09	
31	ፊታውራሪ ውቤ አባወሎ	1921	05	
32	አምሳለ ገነት	1925	02	

አራዳ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	ሙሴ ክሪስቶ	1910-1913 G.C	05	
2	ደጃች ውቤ ሀ/ማርያም (አዲስ አበባ ራስቶራንት)	19 ^{ኛው} ክ/ዘመን መጨረሻ	01	
3	እንድሪስ ካቫዲያስ	1920s G.C	09	
4	ዲሜትሪ ጴጥሮስ	1875 G.C	09	
5	ሀኪም ወርቅነህ	1910 G.C	01	
6	ፓፓዶ ፓውሎስ	1920s G.C	05	
7	ደጃዝማች እንቁስላሴ	1920s G.C	04	
8	ሰይጣን ቤት	1910s G.C	01	

9	የቀድሞ የአ/አበባ ማዘጋጃ ቤት	1906 G.C	10	
10	መርሃ ጥበብ ማተሚያ	1920 G.C አካባቢ	05	
11	ዳግማዊ ሚኒሊክ ሁለተኛ ደረጃ ት/ቤት	1908 G.C	07	
12	የመጀመርያው ግሪክ ቤ/ክ	1909 G.C	09	
13	ነርሲስ ናልባንዲያን	1940	07	209/10
14	አቢሲኒያ ባንክ	1907 G.C	01	
15	ካራካቺኒ	ቅድመ1900s G.C	01	
16	ማርቲክ ኪርኮቭ/ ኤሊያስ ሆቴል	1910s G.C	01	
17	ደጃዝማች ለጥይበሉ ገብሬ	1920s G.C	06	
18	ዲሊያክ ያሲዲያን/ ሲኒማ ኢፓየር	ቅድመ 1930s G.C	10	
19	መሀመድ አሊ	ቅድመ 1900s G.C	01	
20	ራስ ደስታ ሆስፒታል	1932 G.C	04	
21	ጣይቱ ሆቴል	1907 G.C	01	
22	ቤኤስሜሊያን(ኤሊያስ) / አቫኪያን	1915 G.C	10	
23	አራዳ የድሮ ፖስታ ቤት/ ሲኒማ ኢትዮጵያ	1908 G.C	01	
24	ካሳ ድል ፋሲኮ/ ራስ አደፍርሰው	ቅድመ 1900s G.C	01	
25	ዮሃንስ ዋዴ(ዋሌ) / ስላሴ ኮሌጅ	1910 G.C	09	
26	አንድርያስ ካቫዲያስ	ቅድመ 20s G.C	09	
27	ኩራዝ አሳታሚ ድርጅት	1930s G.C	07	
28	አሮጌው ፖስታ ቤት	አይታወቅም	01	
29	ቢያድግልኝ ሆቴል	ቅድመ1900s G.C	10	
30	ብራቲሽ ባይብል ሶሳይቲ	1930s G.C	10	
31	መሐመድ አሊ (መጋዘን)	1900 G.C	01	
32	ሀኪም ወርቅነህ(2)	ከ1915-1920 G.C	10	

33	አፍሪካ አንድነት ት/ቤትቁጥር 1	1913 G.C	01	
34	ብርሃን ኢትዮጵያ ት/ቤት	1920s G.C	06	
35	የካቲት 12 ሆስፒታል	1924 G.C	06	
43	አዛዥ ተረፈ ወ/ገብርኤል	1910	04/05 የቀድሞ ቀበሌ	
44	ራስ ናደው አባወሎ	1909	17	
45	ሙሴ ካርካሲያን	1926	11/12	
46	አልያንስ ኢትዮ ፍራንሴስ	1905	11/12	
47	ብላቴን ጌታ ሎሬንዞ ትዕዛዝ/ ቀይ ባህር ሆቴል/	1882	11/12	
48	ሙሴ ሚሃስ ካርበጂያን	1932	13/14	
49	አድነው ጨርቆስ	1932	13/14	
50	አዛለች ጉበና	1922	03/09	
51	አርቲን አቨኪን	1902	11/12	
52	ኤልያስ ፓፓሲኖስ	1900	11/12	
53	አህመድ ሳላህ	1932	11/12	
54	አክበር አሊ አብደላ ሀሰን	1900	11/12	
55	ሙሴ ናዝሬትና ሚስተር ባግዲሪሲያን	1905	03/09	
56	ሚስተር ጳውሎስ ካርዲስ	1934	10	
57	ደጃዝማች እንቁስላሴ ወ/ሮ ፍቅርተ ቤት/	1923	11/12	
58	ቀኛዝማች መኮንን	1922	01/02	
59	አፈንጉስ ነሲቡ መስቀሌ	1898	01/02	
60	ወ/ሮ ትደነቂያለሽ ወ/ጊዮርጊስ	1932	07/08	
61	ወ/ሮ አስካለ ባልቻ	1902	03/09	
62	ደጃች መኩሪያ ባንትይርጉ	1902	01/02	

63	ወ/ሮ ይምጡ በዝና ሃብቴ	1900	17	
64	የአቤ ሚኒሊክ እስር ቤት/ኢትዮጵያ ትቅደም ግቢ ውስጥ የሚገኝ	1884	04/05	
65	ስይጣን ቤት	1900	15/16	
66	ሳንፎርድ ት/ቤት	1915	03/09	
67	ፓርላማ ጽ/ቤት	1923	09	
68	ባለምባራስ ወ/ሰማያት	1912	06	
69	አጋፋሪ ቀለለ	1922	04	
70	ባለምባራስ ገ/መድህን	1932	06	
71	ደጃች ከበደ ተሰማ	1927	03	
72	ደጃች ይልማ መኮንን	1933	03	
73	ግራዝማች ትርፌ ቤት	1922	05	
74	ናእፖ ቦኅስያ	1923	01	
75	ሙሉጌታ ይዝቱ /ራስ	1922	06	
76	ቀኝአዝማች ወ/ዮሐንስ	1920	06	
77	ምኒልክ ቤተመንግሥት	1889	09	
78	ጥይት ቤት	1900	07	
79	አዛዥ ወ/ገብርኤል	1922	07	
80	ተሾመ በርሔ	1915	06	
81	ናሽናል ሙዚየም	1920	06	

የካ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት	የተሰራበት ዓመተ	አድራሻ
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	(ታሪካዊ ቤት)	ምህረት	ወረዳ	የቤት ቁጥር
1	ዳግማዊ ምኒልክ ሆስፒታል	1890	4	9999
2	የልዑል ራስ ስዩም መንገሻ ቤት	1912	2	792
3	ቀኝ አዝማች ሁሴን	1938	2	-
4	አፈንጉስ ጥላሁን ቤት	1900 አካባቢ	2	1029
5	የደጃች ገ/ሥላሴ መኖሪያ ቤት	1900 አካባቢ	4	-
6	የደጃች አመሀ አበራ ካሳ ቤት	1930 አካባቢ	4	-
7	የፊታውራሪ አምዴ አበራ ቤት	1930 አካባቢ	1	-
8	የልዕልተ ወለተ እሥራኤል ቤት	1920 አካባቢ	1	-
9	ወ/ሮ ስሜ ካሳ መኖሪያ ቤት	1930 አካባቢ	1	-
10	የወ/ሮ ብዙነሽ ቤት	1935 አካባቢ	1	-
11	የልዑል አሥራተ ካሳ መኖሪያ ቤት	1935 አካባቢ	1	-
12	የሚካኤል ብሩ መኖሪያ ቤት	ከኢጣሊያን በፊት	3	-
13	የነጋድራስ ወ/አማኑኤል ቤት	1935 አካባቢ	2	-
14	የደጃዝማች ብርሃነ መስቀል ቤት	1930	1	-
15	የባላምባራስ አሸብር ገ/ሕይወት ቤት	1940	3	173
16	የወ/ሮ አስቴር	1929	3	262
17	የደጃች ክፈተው ደባልቄ ቤት	1900	3	176
18	የቀኝ አዝማች አምባቸው ደህኔ	1930	3	081
19	ነጋድራስ ኃ/ማሪያም ቤት	1898	3	325
20	ጃንሆይ ሜዳ/ ደጃች መኩሪያ ባንትይርጉ	1900	08	
21	የወሌ መሀመድ ቤት	ከኢጣሊያን በፊት	6	116
22	ወ/ሮ ጥሩነሽ በረደድ	1890	6	1038

23	አርበኛ ፍስሀ አየለ	1829	6	983
24	ደጃዝማች ዋቅ ሹም ቤት	1928	6	1001/1
25	የደጃች ተሾመ ቤት	1928 አካባቢ	6	-
26	የራስ ኃይሉ በለው ቤት	1928 አካባቢ	6	-
27	ፊታውራሪ ወልደዓድቅ	1930	6	-
28	ነጋድራስ ወልደዓድቅ አስረስ	1907	6	-
29	ቤት የልዑል ራስ መንገሻ ስዩም ቤት	ከማይጨው መልስ	6	440
30	ብላታ አሽኔ ኪዳነማሪያም	1902	6	806
31	ራስ አበበ ቁጥር1 ደጃዝማች ግርማቸው ተ/ሐዋርያት	1940 አካባቢ	6	388
32	የራስ ጌታቸው አባተ ኃለ	1899	7	330
33	የቀኝ አዝማች ወ/ጊዮርጊስ ቤት	1898 አካባቢ	7	515
34	የደጃዝማች ገነሜ ቤት	1900 አካባቢ	6	1059
35	የልዕልት ዘነበወርቅ ሕንፃ	1940 አካባቢ	6	001
36	ራስ አበበ ቁጥር 2	1940 አካባቢ	6	--
37	ራስ አበበ ቁጥር 3	1940 አካባቢ	6	--
38	ራስ አበበ ቁጥር 4	1940 አካባቢ	6	--
39	የደጃዝማች ወንድራድ መኖሪያ ቤት	1936 አካባቢ	5	--
40	ቀዳማዊ ኃይለሥላሴ ት/ቤት	1924	5	--
41	ፊታአውራሪ ገሰስ መኮንን	1947	5	--
42	የደጃች አእምሮ ቤት	በጣሊያን ጊዜ	7	--
43	ባልደራስ መዝናኛ	በኃይለሥላሴ ጊዜ	7	--
44	የደጃዝማች ወንድራድ ድፋባቸው መእድ ቤት	1936	5	--
45	የፀሃፊ ትዕዛዝ ወ/ጊዮርጊስ ወ/ዮሀንስ ቤት	1940 አካባቢ	2	--

46	የአቶ መኮንን ወ/ዮሀንስ መኖሪያ ቤት	1940 አካባቢ	2	--
47	የአቶ ማሞ ቤት	1920 አካባቢ	9	--
48	የአቶ ዳባይ ቤት	በጣሊያን ጊዜ አካባቢ	6	--
49	የፊታአውራሪ ሺህ አምጥ ቤት	1924	6	125
50	የባለምባራስ መሀመድ አብደላ ቤት	በሚኒልክ ዘመን	6	--
52	ሀኪም ወርቅነህ	1926	08	
53	ደጃዝማች ገ/ስላሴ ባርያጋብር	1900	04	
54	ብዙነሽ ኃይለሚካኤል	1906	06	

አዲስ ከተማ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዓመተ ምህረት	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	የራስ መስፍን ስለሺ መኖሪያ	1946	5	
2	ደጃዝማች ቢትወደድ ወ/ገብርኤል በሻህ ት/ቤት	1936	7	
3	መሀል ገበያ አዳራሽ ቁጥር 1	1955	8	
4	መሀል ገበያ አዳራሽ ቁጥር 2	1955	8	
5	ጎጆብ ኃ/የተ/የግ/ማህበር/ጎጆብ ሆቴል	1930	7	077
6	ዳንኤል ሆቴል	ከ1928-33	7	001
7	አዲስ ከተማ የመስናዶ ት/ቤት	1952	7	880
8	ጄኔራል ዊንጌት ቴ/መ-/ት/ስልጠና ኮሌጅ	1938	10	9999/1
9	ራስ ቴአትር	1929	1	--
10	ቃኘው ሻለቃ ሆቴል	1955	8	571

11	ደጃዝማች ኃይለ ተስፋዬ መኖሪያ ቤት	1918	3	745/ሀ 745/ለ 755
12	ደጃዝማች ኃ/ሥላሴ ጉግሳ	1928	8	115
13	መክሊት ሆቴል		7	889
15	ሻውል ደማ መኖሪያ ቤት	1944	8	438
16	የፊትአውራሪ ሀብተ ጊዮርጊስ ዲነማዲ /አሜሪካን ጊቢ ውስጥ/	1920	01/02/03	

አቃቂ ቃሊቲ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዘመን	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	አቃቂ የመንግሥት ት/ቤት	1929	01	553
2	አቃቂ ፍርድ ቤት	1929	01	--
3	ከበደ ዋቂ	1910ዎቹ	01	501/502/503
4	አስፋው በላይነህ	1890	02	013
5	-----	1892	08	--
6	አቃቂ ፖስታ ቤት	1929-1932	03	--
7	ነጃ ወድማጣስ የዱቄት ፋብሪካ	1935	04	001
8	ቼራሊያ የምግብ ኮምፕሌክስ አ.ማ	1928-1935	04	021/024/027/028

ከ/ቀራኒዮ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዘመን	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	ደጃዝማች ወ/ገብርኤል	1910	08	--
2	የፈታውራሪ ሀብተጊዮርጊስ መኖሪያ ቤት/ሚኪሊላንድ የሚገኝ	1880	14	--
3	የፈታውራሪ ሀብተጊዮርጊስ ፍርድ መስጫ ቤት አስኮ የሚገኝ	1895	14	--
4	ጎርጎርዮስ ቦጎስያን	1895	08	--
5	ኔልሰን ማንዴላ ወታደራዊ ሥልጠና ሲያደርጉ ያረፉበት ቤት	1945	10	1050
6	የቢትወደድ እንዳልካቸው መኮንን መኖሪያ ቤት	1955	02	--
7	አለርት ሆስፒታል	1927	01	--

ቦሌ ክ/ከተማ

ተ.ቁ	የቅርሱ ዓይነት (ታሪካዊ ቤት)	የተሰራበት ዘመን	አድራሻ	
			ወረዳ	የቤት ቁጥር
1	የቢትወደድ መኮንን እንዳልካቸው መኖሪያ ቤት	1940		--
2	ወ/ሮ ዘርፈሽዋል ት/ቤት	1956	06	14/ቦሌ/13/003
3	የልዕልት አፀደ አስፋው	1903	06	805/007/5

DEFINITION OF TERMS

The following are concepts contextually defined to avoid ambiguities

Cultural heritage registration: means registration in the form prepared to collect wide information of cultural heritage, which shall include photographing, recording in film or video, as appropriate, so as to put in place the means to catalogue, inspect, study, protect and conserve cultural heritage and facilitate utilization of same for the purpose of recreation and education.

Conservation: means general protection and preservation activity carried on a cultural heritage with out changing its antique.

Dilapidated buildings: building in state of disrepair or ruin as result of age or neglect.

Immovable heritage: means cultural heritage attached to the ground with foundation and which can be moved only by dismantle.

Intangible heritages: means any cultural heritage that can not be felt by hand but can be seen or heard and includes different kinds of performances that show, folklore, religious belief, wedding and mourning ceremonies, music, drama, literature and similar other cultural values traditions and customs of nations, nationalities and people.

Movable heritages: means cultural heritage not attached to the foundation and that can be moved from place to place easily and which are handed down from the past generation

Responsible owners: responsible owners are those who have the responsibility to take care of the building.

Tangible heritages: means cultural heritage that can be seen and felt and includes immovable and or moveable historical and man made cultural heritage.

DECLARATION

I declare that this thesis is my original work and has not been presented for a degree in other university and all source of materials used for the thesis have been duly acknowledged.

Selam Tewoldebirhan

June, 2011

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

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