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Responsiveness of Urban Renewal in Historic Quarters

The case of Haile Selassie Street, Addis Abeba, Ethiopia

By: Tadesse Gelaye Leyikun

Addis Abeba



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Responsiveness of Urban Renewal in Historic Quarters

The case of Haile Selassie Street, Addis Abeba, Ethiopia

Thesis Submitted to the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), Addis Ababa University, Postgraduate Program Office in Partial Fulfillment of the Requirement of Master of Science in Urban Conservation and Architectural Heritage.

Advisor: Fasil Giorghis (Associate professor)

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Addis Abeba

This thesis is submitted to the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC) and to the School of Graduate Studies of Addis Ababa University for partial fulfillment of all requirements of Master of Science in Urban Conservation and Architectural Heritage.

Title of Thesis:

Responsiveness of Urban Renewal in Historic quarters

The Case of Haile Selassie street, Addis Abeba, Ethiopia

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

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Certification

Here with I state that Tadesse Gelaye Leyikun has carried out this research work on the topic entitled **“Responsiveness of Urban Renewal in Historic Quarters the Case of Haile Selassie street, Addis Abeba, Ethiopia”** under my supervision and it is sufficient submission for the partial fulfillment for the award of MSc Degree in Urban Conservation and Architectural Heritage.

Fasil Giorghis (Associate professor)

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Abstract

The 130-year-old city of Addis Abeba currently has two hundred seventy-four historical sites and structures registered by the city's Culture and Tourism office. However, today's rapid urban renewals of the city have a major challenge on sustainable development that integrate cultural heritage and future aspirations for urban environment. Economic growth and new property development have been the dominant orientation in Ethiopian government for the last two decades of its history. Favoring economic development has led to the destruction of numerous urban built heritages and historic urban fabric.

The study, therefore, aims to assess the responsiveness of current urban renewal practices in historic quarters and to draw recommendations and alternative proposals which can steer the process of urban renewal in historic city quarters. The study examines previous urban renewal projects in historic urban quarters and current urban conservation practices of Addis Abeba. In order to draw the recommendations, the study is done in three parts: the first section focus on assessing built heritage conservation of Addis Abeba city; second section focus on identifying the spatial and visual qualities of Haile Selassie street. Finally, third section focus in measuring the level of responsiveness of the urban renewals to urban built heritages by taking 2002 and 2013 piazza LDPs as case study. The data are primarily collected through qualitative techniques supplemented by a quantitative method. This study is dominated by a qualitative approach with exploratory nature and also incorporates the quantitative method. The investigation employed in-depth interview with key informants, site observation, mapping, desk review of relevant publications and archival research of official records.

The study revealed the uncoordinated urban conservation effort between the AACTO and the city's land administration and renewal office result the destruction of valuable built heritages. The study also found out the previous urban heritage rules and regulation seems unusable since the defined objectives are either not understood nor respected by the stakeholders. Both LDP case proposals acknowledge Piazza as a historic urban heritage quarter with its own unique architectural character and sense of place. Yet, both proposals failed to consider urban conservation as a major tool for renewal and development.

The study found Haile Selassie street and its surrounding area as unique urban district having six building types and architectural forms. According to site survey, Haile Selassie street historic quarter has the sources of an enormous and valuable heritages including testimonies of Indian and European architecture, and decorative arts and crafts mixed with vernacular construction system. All built heritage structures, diversity of the community, active street life and visual corridor to imperial palace gives the street its own sense of place to the neighborhood.

Therefore, the study recommends the Historical Landscape approach method for planning Haile Selassie street urban quarter. Local development plan of Haile Selassie street and all Addis Abeba historic urban quarters should have detailed guidelines and regulations on how to develop infills as well as streetscape that resemble with existing sense of place.

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Abbreviations and Local Terms

Abbreviations

AAMPPO: Addis Ababa Master Plan Project Office

AACTO: Addis Ababa Culture and Tourism Office

ARCCH: Authority of Research and Conservation of Cultural Heritage

CSA: Central statistical Agency

E.C: Ethiopian Calendar

FDRE: Federal Democratic Republic of Ethiopia

ICOMOS: International Council on Monuments and Sites

LDP: Local development plan

MOUDHC: Ministry of Urban Development, Housing and Construction

ORAAMP: Office for the Revision of Addis Ababa Master Plan

SP: Structure Plan

UNESCO: United Nations Educational, Scientific and Cultural Organization

UN: United Nation

Local names

<i>Ato</i> -	Mr.
<i>Arat Kilo</i> –	A name of square to the north of the imperial compound
<i>Derg</i> -	Committee (in Geez, ancient language of Ethiopia)
<i>Dejazmach</i> -	“Commander of the gate”, a politico – military title below Ras
<i>Filwuha</i> –	Hot spring
<i>Ghibi</i> -	A name for Emperor Menilik palace compound located in Arat Killo
<i>Kebele</i> -	The smallest administrative unit in urban areas since 1975 (since the Derg Regime)
<i>Negus</i> -	King
<i>Ras</i> –	“Head”, the highest traditional title after Negus
<i>Sefer</i> -	A settlement and later an urban neighborhood
<i>Woreda</i> -	An old administrative unit, one level higher than kebele

General notes

- According to the Ethiopian naming system, for Ethiopians, first names are given in the citations of the text. In the reference, both first and father’s names appear in full; for the easy identification of the author by both Ethiopians and other readers.
- All years are in Gregorian except noted.
- All pictures are taken by the author.
- All sketches and 3D illustrations are done by the Author except noted.

Key Terms: Heritage, Urban built heritage, Conservation, Urban renewal and Urban conservation

CHAPTER 1: BACKGROUND OF THE STUDY

1.1 Introduction

“ማንኛውም ከተማ የሰው ልጅ የስራ ውጤት ናት (እንስት ብትሆን) ። እግዜር እንደ ተራራ፣ እንደ ሎሚና እንደ ሰላጣ፣ እንደ እግሮቻችንና እንደ ኪንታሮት አልሰራትም ። የሰው ልጅ ያበጃት የክሱት ግብሩ ውጤት ብቻ ሳትሆን የድብቅ ነፍሱም ንቅናቄም ምልክት ናት። የእኛው ማህተም እንደ ማለት።” (አዳም ረታ, 2008 E.C.)

Translation

Any city is a creation of human being. God did not create the city as mountain or not as lemon and salad, or neither as feet and wart. It is not only a human artifact rather an expression of his eternal feeling. Precisely, it's a foot print of human vision. (Adam, 2016)

Cities have evolved through different historical eras. The original basis for cities was people's need to come together for purposes such as security and defense, trade and the exchange of goods and services, etc. As Cravatte explained in his book, “Every day the city is subjected to change and these changes create a pressure on urban fabric. The city is and has always been throughout the ages at the root of our culture, history, arts and traditions. It has been the birth-place of a society in constant evolution” (Carvattee, 1977). Therefore, the city cannot be seen as a static monument, but rather as a living organism.

In the studies of urban form, Vítor O. states that there are two kinds of cities; planned or regular and unplanned or irregular cities. This applies to the nature of their layout and also the realization process. The planned cities, in this sense, are set down at one moment according to a determined pattern, which is commonly a geometric diagram which can be named the 'deductive' manner determinants (Vítor, 2016).

On the other hand, the way that 'unplanned' cities developed without a master plan, but through time and in parallel with changes in society, which can be named as the 'inductive' manner. Since they expand piece by piece, with each addition, the actual state of the urban form is changed. The city, in this sense, acts like a live entity, not in terms of an organism, but in terms of the development of its structure. This manner of growth results in an irregular urban pattern where the hierarchy among the buildings, streets, open spaces and the preferences of many other variables become the major motives of the 'planning' process. These types of cities were not planned totally before their setting out, but they were 'planned' according to the complex interaction of their determinants (Vítor, 2016).

Ethiopia is one of the countries in the world which are projected to contribute twenty-five million or more to the global urban population increment between 2014 and 2050, along with Nigeria and Tanzania in Sub-Saharan Africa (UN habitat, 2014). The urban population in Ethiopia is growing at about 4.3% per annum while the rate of urbanization of Addis Abeba is 2.1% with its current population at 3,194,999 (CSA,2014).

The dynamics of urban renewal, shifting economic activities, rising cost of urban land and changed political focus have put pressure on many of the heritage sites. In Addis Abeba, as in many other historical cities, with its high density and development pressure there exists an intensive tension between development and heritage conservation.

The impact of this rapid urbanization has been felt very high not only in the city's economic, natural, cultural and historical assets but also widening socio-economic inequalities, heightened socio-spatial fragmentations have marked in the city (semeneh, 2015). As Addis Abeba has to be the city of its people not only for rich but also for the poor too, the city Administration has to create a planning and design solution that enhance the environment and ensure its continuity as a desirable place to live in. For all one way of attaining the intended goal is through the conservation of historic quarters. Urban conservation is not about preserving the past as an archaeological ruin rather it is about enhancing an area based on qualities from the past, as a contemporary living environment (Tiesdell, 1996).

As in many developing countries, the old historic urban quarters and villages of Addis Abeba bear evidence of a rich cultural heritage. According to the renowned Ethiopian historian, Professor Bahru Zewde, Addis Abeba is clearly an example of an indigenous African city in both its formation and growth (Bahru, 2001). As Ethiopia was not colonized, except Italian Invasion from 1936-1941, the growth of its many cities was controlled by its own indigenous elite and monarchs. The identification of a Historic Urban Landscape and Historical city quarters can be understood as the result of a social-cultural

recognition of specific qualities and associated values in the built environment within its setting, justifying the planning policies, the measures required for safeguarding as well as eventual corrective measures. During the last two decades, Ethiopia experienced rapid urban development and urban sprawl. Many old historical settlements and historical urban quarters were redeveloped extensively in order to adapt to the rapid urban population growth. As a result, rapid urbanization became a dominated urban thinking. The recently revised Addis Abeba city master plan has identified and anticipated majority of historical old quarters as one of the urban renewal areas. So to save the city's heritage and identity, the renewal process has to be planned with a consideration of the urban conservation as a primary tool. The research topic came from my personal interest and work experience as an Architect in the city's historical quarters over the past nine years.

1.2 Problem statement

Many Ethiopian towns, historical quarters suffered economic, social and environmental deterioration, associated with low income social groups, having an undesirable image, which transformed them into unattractive places for living and investment¹. These phenomena subjected historical urban quarters to dramatic socio-spatial, economic restructuring, led and directed by the government. Currently the government is pursuing inner-city urban redevelopment in order to create a new physical, social and economic image that makes the city livable for its residents and attractive for investment. However, this rapid physical urban renewal has put great pressures on the urban built heritages and caused the destruction of historic urban landscape. Those problems are being experienced by Addis Abeba, the capital city of Ethiopia and seat for the African Union.

In the last two decades' economic growth and new property development have been the dominant focus of the Ethiopian government. The favoring of economic development projects allowed the destruction of built urban heritage and the intangible heritage embedded within the urban fabric. As a result of this rapid re-development many towns have witnessed vast urban and social transformations which had major impact on the historical urban fabric.

Addis Abeba is the fastest growing metropolis in the country. Based on its current growth rate, the city's population will double within two decades². On the other hand, the very rapid development of the city was fueled by the huge flow of national or local migration to Addis Abeba. Currently, the Addis Abeba city administration is undertaking forty seven urban renewal projects with an objective of improving the living conditions of the residents, maintaining sustainable land management and supply system, creating a better spatial and physical image of the city³.

1 ORAAMP (2002). City development plan 2001 – 2010 Executive summary

2 Addis Abeba Municipality (2017). Arada sub city Atlas, 2006/ 2014

3 Addis Abeba Municipality (2017). Addis Abeba city Atlas, 2006/2014

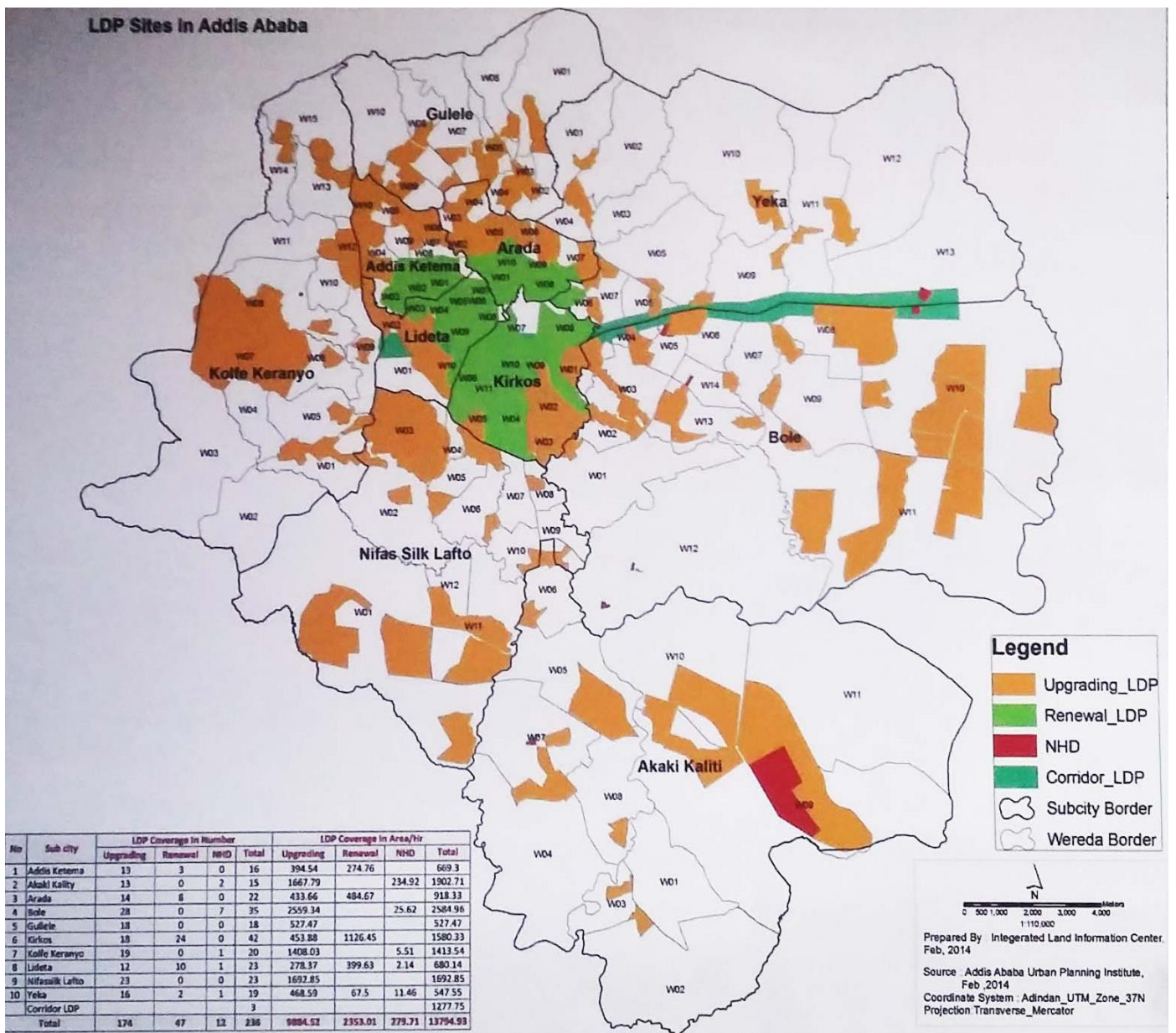


Figure 1-1: Map of Addis Abeba showing areas of LDP source AAUPI, 2014

1.3 Objective of the study

General objective

The general objective of the study is to assess and evaluate the responsiveness of current urban renewal works on historical quarters and to propose an alternative way of urban development and renewal in the historical urban quarters found within the city of Addis Abeba. To accomplish this, Haile Selassie street which is located in Arada sub city serve as a case area.

Specific objectives

Within the broad objective, the research has the following specific objectives:

- To explore challenges and potentials of built heritage conservation in Addis Abeba
- To study and identify the Architectural features and urban heritage sites along Haile Selassie Street
- To assess the impact of previous rapid urban renewal projects on heritage sites and historic urban quarters.
- To recommend possible win-win urban renewal approach where urban conservation contributes to the development of a sustainable and livable community.

1.4. Research questions

The research questions are formulated to explore the current and past state of urban conservation in Addis Abeba, especially the responsiveness of urban renewal efforts in historical urban quarters. The goal is to identify alternative urban renewal solutions to improve historic street scape without diminishing its' sense of place and authenticity. Based on the problem statement and objective of the research, the research questions which this research tries to answer are:

1. What are the challenges and potentials of urban built heritage conservation in Addis Abeba?
2. What are the underlying Architectural features and urban built heritage of the Haile Selassie street and associated area?
3. To what extent is the current urban renewal responsive to heritage sites and historic urban quarters in Addis Abeba?
4. What could be a possible alternative win-win urban renewal and conservation approach in Addis Abeba city historic quarters?

1.5. Scope and Limitations of the research

The issue of urban conservation in historical urban quarters involves a wide range of subjects including the cultural, economic, social and political aspects of the community. These aspects in relation to a given context create phenomena that are inevitably complex. Therefore, it is necessary to define a boundary in order to manage the limited time available. The purpose of the study is to assess the responsiveness of urban renewal on historical quarters in spatial and visual framework and to point out an alternative planning and design solution.

1.5.1 Spatial scope

Although Addis Abeba city is engaged in massive redevelopment projects in different parts of the inner-city the scope of this research is limited to the street from De Gaulle square formerly named as Haile Selassie I star square to Ras Mekonen bridge named Haile Selassie street. The area is located in the central part of the city, designated as Wedreda 10 of Arada sub-city.

1.5.2 Thematic scope

The thematic scope of this study is limited only to interconnections between physical urban renewal and the conservation of historic quarters and its' existing settlement pattern. The research studies the responsiveness of prior urban renewal projects on historical quarters of Addis Abeba especially on Haile Selassie Street in scope of urban built heritage. Hence, it focuses on proposed urban renewal projects of Piazza and discuss the strengths and weakness of each Local development plan. The responsiveness is seen in measuring the planning and urban design approaches both in the analysis and design phase. The main considerations and strategies in using urban conservation as a tool for urban renewal projects are discussed with a special focus on developing countries.

Limitations

The research is conducted within three main limiting factors. The first limitation is the difficulty to find a similar case of urban conservation in developing countries especially from Africa. Thus, an example from Ecuador and India which can correspond to the Haile Selassie street case in terms of context and settlement pattern is included in the literature section to cover up this limitation. The second limitation of the study is the difficulty of collecting data and interviewing the participated professionals about previous LDPs of study case area. Thirdly, there was very huge difficulty that encountered to get an up-to-date and well-organized data to validate the different issues raised in the research due to the early LDP case project period which took place 24 years ago. To cover up the limitation of collecting and analyzing each LDP summery reports of the case from government Libraries and Archives is conducted.

1.6 Relevance of the research

A review of the dominant approaches in both theory and practice showed that the analysis and solution of urban problems and the renewal of historical cities has distinct gaps. The research strives not only to give attention to the challenges and impacts of the renewal strategy in a historic quarter, but goes beyond to the aspects of the analysis and design process. There is also an emphasis on the stakeholder partnerships and the effort to create a livable community and initiate sustainable urban renewal based on the conservation of urban built heritage. The city of Addis Abeba faces a critical challenge in balancing the conservation of its historic urban landscape and the accommodation of future development so that it becomes a modern city that preserves both its heritage and identity, while

providing up-to-date infrastructure and developmental needs. In order to preserve the identity and character of Addis Abeba as the capital city of Ethiopia and the Seat of the African Union, it is essential to respect history linked to its heritage sites. Since majority of the urban heritage sites are dominated by rapid urban renewal, the renewal of the city needs to include conservation of historic areas and heritage sites. So far, the studies conducted in the areas of renewal and upgrading in Addis Abeba focus on impact of the project or responses of the community to the intervention (eg. Ashenafi 2001, Elias 2008 and Semeneh 2015). However, few studies have investigated how Addis Abeba's urban renewal projects have affected urban heritage. Using Haile Selassie Street as a case area, this research intends to fill the gap in understanding the important role of urban conservation in renewal projects. Consequently, the research findings will contribute to an understanding of how to carry out urban renewal while conserving the historical urban landscape of the city.

1.7 Organization of the research

The research is structured in eight chapters. **Chapter 1** presents the general introduction to the study, which gives general background information about the research and clarifies the problem statement, the research objective, research question, scope and limitation of the research, the relevance of this specific research topic and the organization of the research. **Chapter 2** describes about the selection of the research methodology. The chapter covers: rationale to the case study method, case selection parameters, data collection methods, data organization and analysis methods & finally the overall research design diagram. **Chapter 3** provides the literature review of issues related to the research topic. The literature review is discussed as a part that reviews and creates a theoretical background about the urban conservation approach in the renewal process. In addition, international case studies are also presented from different contexts and practices with the perspective of sustainable urban renewal using urban conservation. **Chapter 4** creates the contextual background for the research study by raising different issues mostly to the city scale and sometimes to sub-city level. Here the chapter discusses the development of Addis Abeba, its urban renewal strategy and the urban renewal process in relation to urban conservation. It also discusses the legal and institutional frameworks for urban built heritage management. **Chapter 5** presents the selected Haile Selassie streetscape. It includes the presentation and analysis of qualitative primary data. It also discusses the general context and background of the case study, the actors involved in the process, the interest and role of the actors, the development process, the challenges and finally the potential of renewal proposals. **Chapter 6** discusses the major findings of the research. **Chapter 7** offers recommendations based on the research findings. Finally, **Chapter 8** presents design proposal on the selected Haile Selassie streetscape and its surrounding area only by studying the physical and visual aspects.

CHAPTER 2: RESEARCH METHODOLOGY

2.1 Introduction

Prior to any research, it is important to define the methods and tools that will guide the research process. Research Methodology is the path to find answers to a research questions. It is a practical step through which a researcher must pass in his/her research journey in order to find answers to his/her research questions.

In this chapter the selected research methodology is justified and explained. It also explains how the methodological approach is adopted to find logical answers to the main questions of the research and explain the bases on which they have been chosen.

As it is indicated in the first chapter the aim of the study is to evaluate the responsiveness of urban renewal in historic quarters and to propose alternative solution. Since urban heritage is an evolving concept, which is continuously being shaped and changed, the research question is focused on the "how and why?". Therefore, the case study research method is selected in this research project. Accordingly, the chapter explain in detail about the methods and tools used to apprehend the urban renewal projects in historical quarters.

2.2 Methodology Selection

The case study is a qualitative approach in which the investigator explores a bounded system (a case) over time, through in-depth data collection involving multiple sources of information (observations, interviews, audiovisual material, documents and reports) that can help to provide strong explanations identified from other sources and ensure precision (Yin, 2009). In order to deal with the complex phenomenon of urban renewal projects in the historical quarter of a city, a case study approach was selected as the most appropriate to conduct this research.

2.3 Selection and justification of case area

This study was conducted in Addis Abeba, the capital city of the government of the Federal Democratic Republic of Ethiopia. The total area of the city is about 51,948.85 hectares and the total population was estimated to be 3,194,999 (CSA, 2014). The city serves as social, economic and political center for the country, the seat of the African Union, the United Nations Economic Commission for Africa (UNECA), and other international organizations. Administratively, the city is a chartered city with three layers of government administration: city, sub-city, and Woreda. Currently the city has ten sub-cities and one hundred sixteen weredas. Arada is one of the sub-cities covering a total area of 949.85 hectare, and has a population of 246,680 (CSA, 2014).

Addis Abeba is chosen as the focus of this study, first due to its historical and cultural values and secondly due to the magnitude of urban renewal and the resulting destruction of old historical settlements that is much worse than in other regional cities.

Arada, formerly the main marketplace of Addis Abeba, was earlier trading place of the Oromo people. It is the oldest commercial place of the city and has been a meeting place since its establishment during the time of Menilik II. In late 19th century as there were no shops, except the few owned by foreigners, inhabitants of the capital purchased their daily necessities directly from the market (Fasil & Gerard, 2007). From then on, Arada maintained its importance as the commercial area of the city, even after the open air market was moved to the Merkato. This new marketplace was constructed during the Italian occupation.

The reason for selecting the Haile Selassie Street, that run from De Gaulle square to Ras Mekonen bridge, as the case area is based on its socio economic diversity, and it's the physical status in which the quarter still retains its clustered urban fabric while suffering from the nearby rapid demolition of historical structures and spaces. In addition to the above reasons the street and its surrounding is one of the sites labeled as renewal site by the Addis Abeba city Administration Integrated Land Information Center.⁴

2.4 Sources of data

Both qualitative and quantitative data are used collected from different sources. As the research is mainly qualitative, the quantitative data collected is used to support the results but not as a major source of data or information to reach recommendation. In order to achieve a collection of comprehensive information and address the issues of the research and variables, the study addresses various sources directly related to the field.

The research uses both primary and secondary sources of data. The primary data are collected through direct observation and photographs taken from the site, questionnaires, in-depth interviews, and discussion with city and case area residents, government officials and professionals. The secondary data are collected from Summery reports from city, sub-city and ARCCH, and relevant historical and

⁴ Addis Abeba Municipality (2017). Arada sub city Atlas,2006/14 1st edition

contemporary maps, annual reports, other research documents, relevant books, appropriate websites and images taken by other persons. These data are used in this study to present majority of the design considerations and proposals of previous local development plan of the selected case.

2.5 Validity and Reliability

Validity is the extent to which the research instrument gives the correct answer (Yin R., 2009). Therefore, the researcher maintained the validity of the data through applying different methods to collect same information (i.e. methodological triangulation), collecting of same information from different sources which are listed below on the data collection section, confirmation of the interpretation of the results with the research subjects and checking the deviation of the data from initial assumption.

2.6 Data collection techniques

To collect the data from the key informants, Ato Dereje Seyoum from AACTO, Ato Degarege Alemayehu from Arada sub-city Land Administration and renewal office and Ato Abate Kassa from the Arada sub city culture and tourism office, a semi-structured questioner was prepared in a way to guide the interview and collect the relevant information without limiting the boundary which helped to create a deeper understanding of the issue. The questioners were organized to answer the research questions. The necessary data was collected sufficiently from key informants.

Pilot study through informal discussion

An initial pilot study was conducted with a group of individuals and colleagues⁵. That discussion shaped the focus on the specific street by proposing urban design solution on how to conserve the case area. Additional informal interviews helped to consider the Architectural styles and features of the street and its surrounding area.

Mapping

Mapping was done to illustrate the spatial streetscape and the neighborhood layout in relation to its settlement pattern. This important exercise provided as basis for the comparison of the architectural design of each block facade and the use of the spaces in relation to the streetscape.

It is significant to conduct mapping and interpretation for three different reasons; first of all, to understand and describe the character of the proposed LDPs in relation to urban heritage. Secondly to compare each LDPs of the study area as to conservation principles. Thirdly to identify the strength and weakness of each proposal in relation to urban character of the study area and conservation principles.

⁵colleagues- Academic staff of EiABC, particularly Chair of Building Construction

Photographs

Photographs were one of the most important sources of data for the study since it helps to comparatively analyze the current scene of the area and photos from the early 1900s' and 1960s'.

Direct observation

Direct observation was also a key data gathering technique, which was a means of defining indicators for further study. Most of the direct observation was done parallel to the administration of the questionnaires and the physical mapping of the settlement case area.

Informal discussions

The issues gained from the informal discussions with random peoples of the study area helped to formulate the questionnaire for further study. In addition, the conversations were indicators of the key interviewees.

In-depth interview

In order to understand the situation of urban built heritage during the urban renewal projects, the research included in-depth interviews with various individuals, who were actively involved in the process or have expertise knowledge about the issue. Semi-structured interviews were conducted in such a way that the questions were prepared in order to follow-up on the answers.

COLLECTION METHODS	ANALYSIS	DATA TYPE	DATA SOURCE	DESCRIPTION
Field observation & interviews	Summary and mapping	Spatial	Existing physical structures	<ul style="list-style-type: none"> To identify, understand and describe the physical character of the study area.
		Non spatial	Local community	<ul style="list-style-type: none"> To identify the non-tangible aspects of the study area. To understand the socio economic structure of the study area.
Maps collection	Map and plan interpretation	Spatial	Addis Abeba masterplan revision project, 2002	<ul style="list-style-type: none"> To identify, understand and describe the character of the proposed Ldp and its response to urban heritage of the project area. To identify the different land uses in the study area both in the proposed Ldp and actual.
Old Photos collection	Old photograph interpretation	Spatial	Books, internet and pictures taken from the site	<ul style="list-style-type: none"> To analyze the current scene of the area with photos from the past.

Table 2-1: Type of data in relation with methods of collection and analysis by Author

2.6. Data presentation, findings and discussion

Data presentation

Sufficiency of the collected data is checked and when there was a gap, additional data was collected prior to the collected data organized and presented. The organization of the data was guided by the theoretical review made before and was structured in a way to correspond to the research questions. In advance to discussing the findings, the data collected from different sources was triangulated and presented in a narrative form, due to its qualitative nature. This method increased the accuracy of the data by reducing possible errors from the different sources.

Analysis

In qualitative work there is no clear boundary between data collection and analysis Stake (Elias,2008). It is a process in which the researcher is constantly engaged in a chain process of data gathering and reflection (Elias, 2008). The purpose of data analysis was to make the data from the fieldwork responsive to the need of answering the research questions in the study. This involves the examination, categorization and tabulation of the evidence both of the qualitative and quantitative data. Theories from the literature review help to frame the subject of the study. The different criteria and recommendations for urban renewal through urban conservation were used to measure and analyze to give answer to the research questions.

The foundation of these analyses is a comprehensive study on the history of the place and its urban development and the formulation of its architectural features. The study of maps, cartography and historical iconography was essential in order to understand the significance of the street pattern and to define exactly what the values are and why they are important.

Qualitative data were interpreted in the form of case story description, mapping and tabulation of information. In addition to the analysis of interviews and questionnaires; the different data collected in the form of maps, photographs, aerial photos and secondary written documents were interpreted in relation to the key issues of the research questions. The aim was to search for a future development scenario that would take into account the built heritage values of the place and the importance and vulnerability of the different parts of the area.

The Collected data were analyzed using different Software such as AutoCAD 2017, Archi Cad 19 and Photoshop CS6 was used for working on the general Land use, street pattern and 3D model rendering of the study area supplemented with photographs and maps. In addition, Other software's such as Microsoft office Word, Microsoft office Excel were used to write texts and create tables.

2.7. Research design

This study is designed based on the four questions that the research is inquiring. The first question requires an answer to the current situations of Addis Abeba city built heritage conservation, the second question tries to find out the significant values and characters of the case area, the third requiring answers to the impact of urban renewal proposals in historic quarters by measuring its responsiveness to urban heritage, and the fourth question requires an alternative planning and design for win-win solution between redevelopment and urban conservation. Theories and principles majorly found from international organizations such as UNESCO and ICOMOS charters frame the analysis and findings of the research.

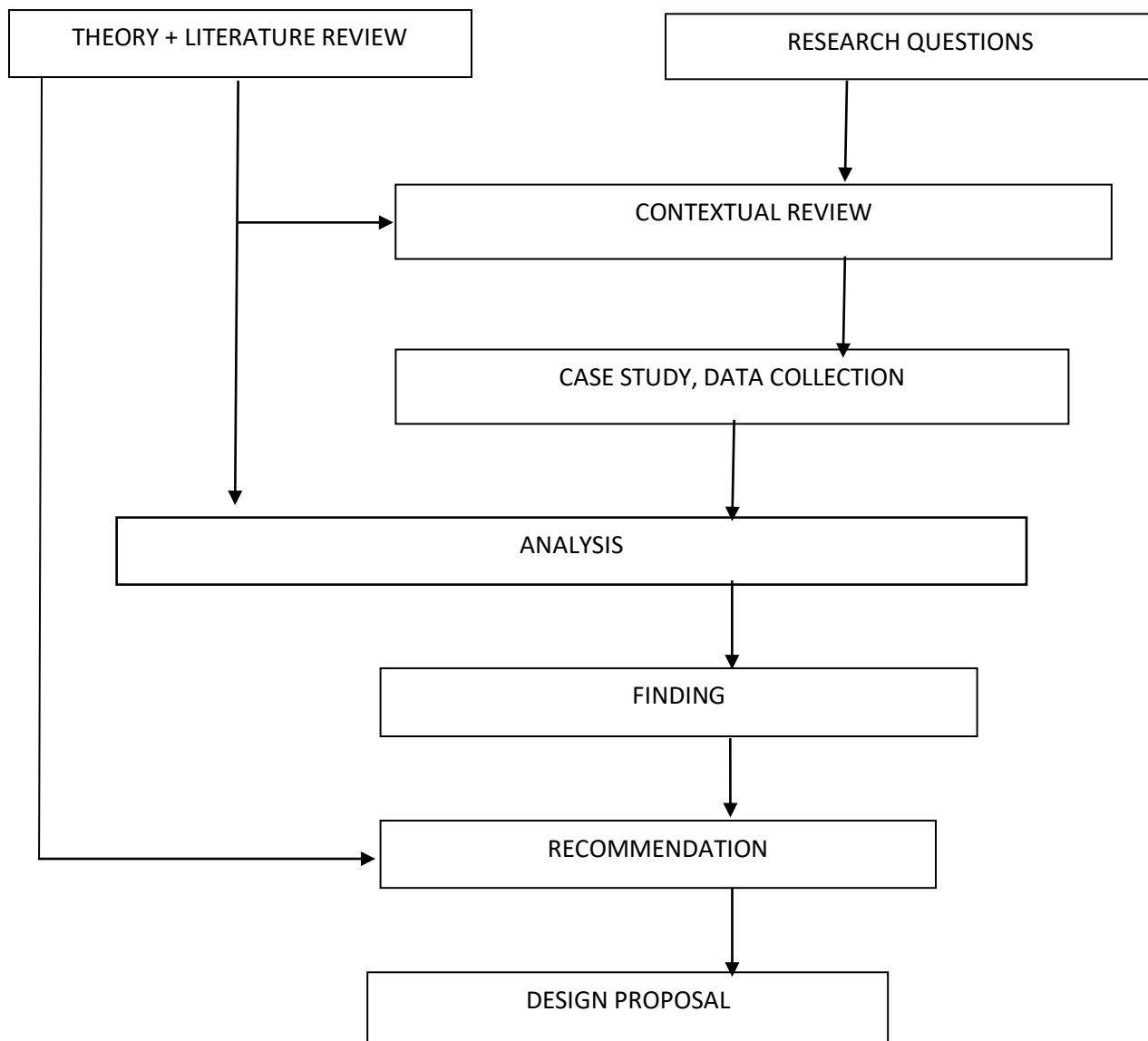


Figure 2-1: Diagram showing Research Design

CHAPTER 3: LITERATURE REVIEW

'A City is more than a place in space, it is a drama in time.'

Patrick Geddes

Obtaining and maintaining Heritage status involves multiple stakeholders' participation on different levels. This chapter looks into the principles and theories of heritage and conservation by experts and charters and guidelines by major international organizations in the world such as UNESCO and ICOMOS. It also briefly describes the relationship of actors involved in multiples occasions of conservation starting from the heritage designation to the conservation and site management.

3.1. Heritage

In order to understand the value of built heritage to the urban environment and its contribution to a community's sense of place, it is important to realize the meaning of heritage. The International Council on Monuments and Sites (ICOMOS) defines heritage as "an expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions and values" (ICOMOS, 2004). Therefore, heritage is not something that is just 'there' and has always been 'there'. It has a story firmly woven into the wider path of a society. Heritage might be understood to be a physical 'object' a piece of property, a building or a place that is able to be 'owned' and 'passed on' to someone else. In addition to these physical objects and places of heritage there are also intangible heritages that are conserved or handed down from one generation to the next. These intangible practices of heritage, such as language, culture, popular song, literature or dress, are as important in helping us to understand who we are as human being and also to interpret the physical objects and buildings that we are more used to thinking of as heritage. According to the Oxford English Dictionary, heritage is something that can be passed from one generation to the next, something that can be conserved or inherited, and something that has historic or cultural value (Oxford English Dictionary, 2005).

3.2 Urban heritage and Conservation

A. Urban heritage

Urban heritage is a social, cultural and economic asset. It is defined by historic layering of values that have been produced by successive and existing urban cultures. It is an accommodation of traditions and experiences, recognized as such in their diversity (UNESCO, 2011). Urban heritage comprises:

- Urban elements (urban morphology and built form, open and green spaces, urban infrastructure)
- Architectural elements (monuments, buildings, etc.)
- Intangible elements (Music, religious or cultural celebrations, etc.)

More exactly, urban heritage constitutes social, economic, aesthetic, cultural and historical values and these are considered as selection criteria for heritage conservation. From all charters, principles and theories on heritage and conservation, we can see the definition of conservation is obviously broad, complex and diverse.

B. Urban conservation

Urban conservation relates to urban planning processes aimed at preserving cultural values, assets and resources through conserving the integrity and authenticity of urban heritage, while safeguarding intangible cultural assets through a participatory approach. ICOMOS defined conservation as: “all the processes of looking after a place so as to retain its cultural significance” (ICOMOS, 1999).

The story of the Conservation Movement has long roots, stretching back to Greece and Rome. Up keeping of old structures in those ages were from both practical and symbolic motives, including the diverse demands of religion and the narratives of Christianity. In 15th-17th centuries early indications of modern heritage values had been practiced, for example in the renaissance revival of the classical world. In the 20th century, second World War and its mass destruction of the historic cities in Europe provided the provocation for an extra thoughtful consideration of older urban areas.

The concept of urban conservation has its roots in the conservation movements in the late 19th century when awareness of the value of historic urban centers developed in reaction to the loss of the defense structures of many fortified medieval cities in Europe due to their expansion. During this period, a city was considered as a monument or as an object of art (Jokilehto, 2002).

After second world war bulldozing all existing urban fabrics to renewal projects caused great dissatisfaction, as whole areas were indiscriminately destroyed and their social communities thoughtlessly ruined. Professionals in the housing and planning field gradually move away from total site clearance approach as the negative consequences became more and more documented and publicized. They started to formulate new concepts and approaches, which slowly won acceptance from politicians and professionals.

In mid-20th century practice of conservation shifted from protecting the single built structure to a wider context such as area-based conservation or district regeneration. Thus Urban conservation became a process that considers management and continuity of change in order to increase the notion towards sustainability through retaining the significance of the tangible and intangible heritage resources within the greater context of the built environment (Tiesdell, 1996).

Urban conservation has three interrelated objectives; physical, spatial, and social (Orbasli, 2000). Physically, it is linked to building preservation and the type of new development to ensure that a town's past, its present, and its future combine to create a recognizable unit, so that its growth can be seen and felt to be continuous (Worskett, 1969). This involves seeking to improve old environments and bring them into modern use by adapting the townscape, but as Larkham suggests, this is hard to achieve without wasting some of the investment of previous societies (Larkham, 1996). Spatially, it is viewing the townscape as a holistic entity, with its relationships between spaces and their use, as well as circulation and traffic. The third objective, and most neglected is social, which concerns the users, local community, and the urban population. Orbasli argues that although the social dimension is the most difficult to define, it is the most important, as sustainability of any conservation can be achieved only through the continuation of urban life (Orbasli, 2000).

C. Urban Heritage and conservation

The notion of an integral and holistic approach towards heritage and urban development has been highlighted in almost every heritage-related international cultural policy document since the 1960s. It starts with the Venice charter stating that a historic monument can also be an urban or rural setting in which evidence of a particular civilization, or a significant development or a historic event (ICOMOS, 1964). The recommendation concerning the preservation of cultural property endangered by public or private works stresses the importance of balancing the benefits of social, economic and urban development with the conservation of cultural heritage.

In 1972, UNESCO requested states parties to adopt 'general policy which aims to give the cultural and natural heritage a function in the life of the community and to integrate the protection of that heritage into comprehensive planning programmes'. The main reason for adopting the policy of cultural heritage was because Cultural heritage was increasingly threatened with destruction not only by the traditional causes of decay, but also by changing social and economic conditions which magnify the situation.

Then in 1976, UNESCO adopted the recommendation concerning the safeguarding and contemporary role of historic areas (UNESCO, 1976) and later the International Council on Monuments and Sites (ICOMOS) adopted the Washington Charter for the Conservation of Historic Towns and Urban Areas (ICOMOS, 1987).

The Washington Charter states that urban conservation should be integrated with social, economic development and urban and regional planning policies at all levels. The charter states some values to be conserved, especially:

- Urban patterns as defined by lots and streets;
- Relationships between buildings and green and open spaces;
- The formal appearance, interior and exterior, of buildings as defined by scale, size, style, construction materials, color and decoration;
- The relationship between the town or urban area and its surrounding setting, both natural and man-made
- The various functions that the town or urban area has acquired over time. Any threat to these qualities would compromise the authenticity of the historic town or urban area. (ICOMOS, 1987)

The widening of the heritage concept continued and the focus on integration increased. In 2005, the Faro Convention stated that cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time.

According to UNESCO, historic urban centers are the “ensembles of any group of buildings, structures and open spaces, in their natural and ecological context, including archaeological and paleontological sites, constituting human settlements in an urban environment over a relevant period of time, the cohesion and value of which are recognized from the archaeological, architectural, prehistoric, historic, scientific, aesthetic, socio-cultural or ecological point of view. This landscape has shaped modern society and has great value for our understanding of how we live today”. The latest declarations concerning the urban heritage was adopted in 2011 by UNESCO named Historic urban landscape approach or HUL (UNESCO, 2011).

3.3 Historic Urban Landscape approach

Landscape as a notion was introduced in international policy on heritage in 1962 in the recommendation concerning the safeguarding of beauty and character of landscapes and sites. In early 21st century international organizations, national and local governments, as well as United Nation, the World Bank and regional development banks, were searching for a more sustainable process of urban development that integrates environmental, social and cultural concerns into the planning, design and implementation of urban management programs.

Consequently, the Historic Urban Landscape (HUL) approach addresses the inclusive management of heritage resources in dynamic and constantly changing environments, aimed at guiding change in historic cities HUL (UNESCO, 2011).

According to the HUL approach, the values of heritage should be taken as a core point in the overall management and development of the city. The HUL approach requires any urban conservation to take into account the local context of each city. The idea of contextuality root different approaches and management for different cities. Therefore, at a minimum six critical steps were recommended to facilitate the implementation of the HUL approach:

1. To undertake comprehensive surveys and mapping of the city's natural, cultural and human resources
2. To reach consensus using participatory planning and stakeholder consultations on what values to protect for future generations and to determine the attributes that carry these values
3. To assess vulnerability of these attributes to socio-economic stresses and impacts of climate change
4. To integrate urban heritage values and their vulnerability status into a wider framework of city development, which shall provide indications of areas of heritage sensitivity that require careful attention to planning, design and implementation of development projects
5. To prioritize actions for conservation and development
6. To establish the appropriate partnerships and local management frameworks for each of the identified projects for conservation and development, as well as to develop mechanisms for the coordination of the various activities both public and private (UNESCO, 2011).

According to L. Veldpaus from the Eindhoven University of Technology, the implementation processes and recommendations into a Historic Urban Landscape as proposed by UNESCO in 2011 would allow for the clear identification of cultural significance and possible change agents, the proposal of alternatives, and the capacity to monitor impact of urban development on such cultural significance or universal value; and thus, such recommendations and their implementation strongly depend on an integrated environmental assessment (Veldpaus, 2014).

3.4 Rationale of Urban Conservation

Urban conservation approach varies from culture to culture. Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without undeserved emphasis on any value at the expense of others. Historic towns and districts provide a deep, inspirational sense of belonging and identity to community. Cultural significance constitutes different values: aesthetic, historic, scientific, social or spiritual for past, present or future generations (ICOMOS, 1999). In recent years, it has become increasingly clear that public heritage conservation and interpretation can play a constructive role in the social development of nations and local communities.

John Ruskin, a well-known advocate of conservation, in his work entitled “The Seven Lamps of Architecture” identifies the values of conservation. His seven lamps were considered as guiding principles and they were: sacrifice, truth, power, beauty, life, memory and obedience (Jokilehto, 2002). Meanwhile, Tiesdell illustrated the powerful sense of character and identity of the significant townscape merit and its architecture in defining both meaningful time and place (Tiesdell, 1996). In particular, Tiesdell defines the historical quarter as a significant number of historical buildings concentrated in a small area with an exceptional value that is irreplaceable and has potential for function and economic linkages. Historic city centers are “made up of a web of buildings and streets from different periods that create various cultural and urban strata” (Tiesdell, 1996).

The UNESCO considers the historic urban centers as “ensembles of any group of buildings, structures and open spaces, in their natural and ecological context constituting human settlements in an urban environment over a relevant period of time” (UNSECO, 2005). The ICOMOS charter for historic towns declared that the significant characteristics of historic towns include all the physical and intangible elements that give it specific identity (ICOMOS, 1992).

However, Cohen commented that historic towns have improved their urban character and offered quality of urban culture at present while, modern cities and towns lack any feeling of history and any sense of cultural continuity (Cohen, 2001). According to Tiesdell the strongest reason for conservation ought to be that historic urban quarters has a multiple layer of “value” to its community (Tiesdell, 1996). Urban heritage whether it is a single monument or a place, is often considered as an important resource that differentiates one city from another by giving unique character and identity.

Therefore, Cultural Heritage, classic and contemporary, contributes to the identity and branding of place, so relevant in an age of globalization. This identity constitutes the base for sustainable and indigenous development (Cohen, 2001).

Hence, the ultimate aim of urban conservation is not to conserve material for its own sake but rather to maintain the values embodied by the heritage. Lichfield defines two main motivations for urban conservation. The first one, resource value is an important value for conserving existing built environment since conservation of historic stocks saves more resources than the construction of new ones, especially when the quality of those built structures is generally superior to the new ones. Secondly, responsibility towards the others that led certain countries to act as defenders for future generations (Lichfield, 1988).

According to Tiedell in his book entitled “Revitalizing Historic Quarters” states several values to be realized and magnified for successful long- term protection and appreciation with regard to urban heritage conservation (Tiedell, 1996).

- I. **Aesthetic value:** *old buildings and towns are valued because they are intrinsically beautiful antique, or simply because they are old and have a scarcity value. Historic buildings and areas have picturesque qualities; they are redolent of a period of genuine craftsmanship. “The old city exemplifies the human scale, individuality, care and craftsmanship, richness and diversity that are lacking in the modern plastic, machine made city with its repetitive components and the large scale projects” (quoting Appleyard, 1979).*
- II. **Value of Architectural diversity:** *The aesthetic appeal of an historic place may result from the combination or juxtaposition of many buildings rather than the individual merits of any particular building. Thus, even relatively ordinary historic buildings will have value through their contribution to the aesthetic diversity of the urban scene.*
- III. **Value for environmental diversity:** *At a larger scale, architectural diversity also contributes to an environmental diversity.*
- IV. **Value for functional diversity:** *There may be a synergy between different functional uses in adjacent areas resulting from different type of spaces. Similarly, historic areas may offer lower rents that allow socially important activities to have a place in the city.*
- V. **Resource value:** *In any structure their value exists as the investment – or committed expenditure of resources. As rehabilitation is less expensive in terms of absolute energy usage, the re use of buildings constitutes the conservation of scarce resources.*
- VI. **Value for continuity of cultural memory:** *It is not merely an aesthetic or visual continuity, but also a continuity of cultural memory that seems important. Visible evidence of the past can contribute educationally to the cultural identity and memory of the particular people or place, locating a contemporary society in relation to the previous tradition and giving meaning to the present by interpreting the past.*
- VII. **Economic and commercial value:** *Historic buildings and urban quarters usually possess scarcity: heir supply cannot be increased. That the scarcity can also present opportunities for direct economic gain from tourism. For any economic value to exist four characteristics must be in place: scarcity, purchasing power, desire and utility.*
- VIII. **Historical value:** *As the testimony of historical civilization, Historic urban reflects the uniqueness and context of a zone, a city or a region. Urban heritage conservation means the protection of public wealth and common good, which is helpful to improve people’s life quality, to enhance people’s sense of belonging, and to evoke people’s emotion.*

Table 3-1: Values of Historic District Source Tiedell, 1996

3.5 Factors affecting urban heritage

Recommendations of UNESCO recognize the importance of historic areas in modern societies. They identify a number of specific threats to the conservation of historic areas and provide general principles, policies and guidelines to meet such challenges.

In the past decades, due to the sharp increase in the world's urban population, the scale and speed of development and the changing economy, urban settlements and their historic areas have become drivers of economic growth in many regions of the world. Historic districts and cities around the world face quite similar problems regardless of the context. Tiesdell identifies six main elements through which the obsolescence of the built heritage can be observed (Tiesdell, 1996).

- a. Physical/ structural deterioration took place usually through time, weather and traffic vibrations.
- b. Functional quality decreases through time. The built structures become unsuitable for its original function either due to the fabric itself, such as the unavailability of some major needs. It might be also due to external factors on which the function of the structure depends such as difficulties of accessibility through traffic congestions.
- c. Locational change could introduce obsolescence; if the previous interconnection with the surrounding were interrupted.
- d. Image change could lead to obsolescence; an image which was adopted in a specific period may not be conventional after a while.
- e. Legal/official changes may also lead to obsolescence; the introduction of new standards or issuing new laws, for health and safety might lead to the loss of interest in the old fabric.
- f. Human, social, economic and environmental unsuitability could lead also to obsolescence. Especially, they argue that economic obsolescence occurs when it is no longer efficient to keep the building in service given its physical character. The land on which the building sits increases in value, creating an increasing pressure to demolish it and put the land to the market price.

3.6 Urban Renewal

The process of renewing areas of a city by improving old buildings and constructing new ones often produces changes in the street pattern as well as function of the area. According to the Oxford English Dictionary, urban renewal is more broadly defined as the process of rehabilitation of the city areas by renovating or replacing buildings, housing, public buildings, parks, road ways, and industrial areas, etc. with the decision and authority of a governing municipality of a certain city often in accordance with comprehensive plans (Oxford English Dictionary, 2005).

Urban renewal or replacement of building by new structures occurs only when there is strong demand for space, and when the existing building becomes out-of-date. Urban renewal goes back at least to the rebuilding of Rome by Augustus Cesar and London in the middle ages after the great fire of 1666 but modern attempts can be said to have started with late 19th century. In Paris, for example, from the

1850's into the 1870's, Haussmann supervised a project which demolished large areas of slums and narrow, crooked medieval streets, replacing them with new neighborhoods, plazas and traffic circles, and the broad tree-lined boulevards that are still the trademark of the city. His program also rebuilt additional infrastructure and services in the city: railroad lines and stations, sewerage, street lighting, regular collection of garbage, and large parks.

Urban renewal is of growing importance for two reasons. Firstly, as more of the world population becomes to live in towns and cities, urban areas become larger and older, so inevitably more and more renewal of the urban fabric has to take place. Secondly, there is growing concern about the constant expansion of towns and cities into the agricultural lands, while large quantities of urban land and buildings are abandoned and left derelict (Couch, 1990).

The concept of 'urban renewal' has three different meanings: First the demolition, clearance and construction of a whole area, second rehabilitation bringing buildings of poor conditions up to the prescribed standard, and third conservation involving partial clearance and appropriate rehabilitation in order to physically enhance an area (Tsidel, 1996).

A. Site clearance: this is a complete replacement of existing fabrics, and this could be done either by public sector or private sector. Within the rapid urbanization processes, market forces were beginning to lead to significant internal urban restructuring and the renewal of large areas (Ashenafi, 2001⁶).

As the size of urban areas grew so did competition for the best-located sites, usually the most central sites. The effect of this competition was to bid up the price of land. As land prices rose so it was necessary to increase the intensity of land use, whether for production or housing purposes, so as to maximize profits. Sites that were being used at sub-optimal intensity (i.e. low building densities) would tend to be cleared and rebuilt at higher densities (Couch, 1990). The second major force for such urban renewal is the expansion of the service sector. As trade and industry developed, an ever increasing range and sophistication of economic infrastructure will require: trade required banking facilities, insurance, transportation agents, legal services and a host of other ancillary activities. Many offices, because of their close economic linkages with one another and the need for personal contacts, desired the most accessible central area locations. Because of their very high levels of profit per unit of area compared with other land using activities they tended to be able to outbid and replace other uses in such locations.

There are different tasks carried out in this type of renewal approach – clearing the site, resettling the evicted people and servicing the land and marketing the land. The socio- economic impact of this approach is very high.

⁶ Ashenafi 2001 noted quoting Paul N Balchine, 1988

B. Rehabilitation: rehabilitation is often confined to housing. It doesn't involve the displacement of occupant. In economic terms it is less costly than total replacement. By nature, the moment a building is constructed, it will fit perfectly to the intended function. After certain time due to different need the building has to be maintained to cater to the original function or new function- it is at this stage that rehabilitation comes in. It takes the form of state social expenditure to ensure social harmony and well-being (Ashenafi, 2001)⁷.

This was an attempt to overcome two of the biggest criticisms of housing improvement policy: to focus attention and spending on those areas where the need for housing improvement was greatest, and to encourage greater levels of improvement in the private rented stock.

C. Gentrification - this method combines the replacement strategy and market forces. Areas are ranked according to their renewal potential and related infrastructure might be improved and private investment is attracted. It is the process of central area gains new investment. Through such urban renewal a series of initiatives designed to get more private sector investment into the inner cities. This latter development has come to be one of the most important belief of inner city policy: encouraging and subsidizing private sector investment. The low income in the inner area replaced by rich and middle income through lease termination, sharply escalating rent, property tax increase and changing building code (Paul, 1988).

Therefore, in this research 'urban renewal' is understood as an activity mainly of rehabilitation carried out on partial or specific area to enhance the physical, environmental, social and economic aspects by solving the existing problems.

3.7 Urban conservation and renewal

Urban areas are composed of layers, developed and to be developed over time. Each of these layers has implications for the extent to which new layers can be successfully added. From this perspective, heritage protection can no longer be the opposite of development, it is inherent to development and part of a larger, continuous, evolutionary process. As such, integrating urban re development and heritage conservation has been the catalyst for the development.

The basis for any successful planning and intervention in an existing fabric should be the understanding of the resource concerned in terms of both its history and its present condition. Cohen states that urban planning and conservation are not contradictory, but rather complementary relations (Cohen, 2001). Integrated conservation means integration and protection of cultural heritage within the general process of planning and management of cities and sites. It seeks sustainable development by transforming cultural heritage into an asset that contributes to the cultural, social, political, economic, environmental and physical dimensions of the development process.

⁷ Ashenafi 2001 noted quoting Paul N Balchine, 1988

From an urban planning perspective, historical environment contributes to the character, diversity and significance of the area while its decline urges the need for development which threatens the heritage of the city. Therefore, conservation becomes important element within the framework of urban planning, especially in the urban regeneration process. Thus, the future of conserving historic areas is made up of present decisions which are influenced by the past, and predicts the future which is geared to experience of the past where continuity and change meet.

Tisedell pointed out that the correct methodology of redevelopment of historic areas is determined by the values rooted in the human and social life of the place (Tisedell, 1996). Therefore, there is no single way of conceiving the redevelopment of a historical area. One of the important steps of a redevelopment project in a historic area is an in-depth analysis of its origins, growth and development through the centuries and the evaluation of the internal and external factors to retain its physical historic presence. Following the improvement of people's awareness of urban heritage conservation, the means of conservation and renewal have been studied. Jokilehto had list six activities about urban heritage conservation and renewal that are maintenance, improvement, restoration, rehabilitation (upgrading), reconstruction, and redevelopment (Jokilehto, 2002).

DESIGNATION	RANGE OF ACTIVITIES
PRESERVATION	Keeping the urban heritage in its existing state and protecting it from further decay
CONSOLIDATION	Adding or applying supportive materials in to the actual fabric in order to ensure its continued durability and structural integrity
RESTORATION	Reviving the original concept, whether in relation to the fabric or use or both without introducing new material
RECONSTRUCTION	Rebuilding a new imitation of the old by introduction of new material into the fabric
REHABILITATION	Adapting the building to a contemporary use which will be capable of sustaining it and minimizing loss of cultural values.
REPRODUCTION	Copying an existing artefact in order to replace some missing or decaying parts, or in extreme circumstances moving the objects to a more sustainable environment.

Table 3-2: Urban heritage conservation ways source Jokilehto, 2002

As urban areas sought to use cultural policy as a strategy of urban renewal, the use of quality historic environments as part of place-marketing/city-image initiatives became increasingly evident. Sutton categorized the strategies of urban regeneration by its means and ends in terms of 'people' and 'places' in her report on urban renewal policies in the United States (Sutton, 2008). When 'people' become a means, urban renewal is focusing on changing human behaviors for specific goals. When a 'place'

becomes a means, the deteriorated place can be physically improved. On the other hand, when 'people' become an end of urban renewal, the urban vitality and quality of life is emphasized. With 'places' as an end, the economic growth is stressed in terms of property values and profitability matter (Sutton, 2008). The principal difference between redevelopment and historic conservation is that in conservation heritage is involved as resources. Heritage conservation is regarded as a tool to direct development process in the hopes of restructuring the urban landscape.

3.8 Urban form

To deal with the complexity of cities, urban morphology uses this hierarchical view of the city, structured according to a set of fundamental physical elements. According to Lynch perceptions of the city as a physical entity are conditioned by and interpreted through the existence of five elements: paths, edges, districts, nodes and landmarks (Lynch, 1960).

- | |
|---|
| <p><i>a. Paths: Paths are the channels along which the observer usually, occasionally, or potentially moves. They may be streets, walkways, transit lines, canals, railroads.</i></p> <p><i>b. Edges: Edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity: shores, railroad cuts, edges of development, walls.</i></p> <p><i>c. Districts. Districts are the medium to large sections of the city, conceived of as having two-dimensional extent, which the observer mentally enters "inside of," and which are recognizable as having some common, identifying character.</i></p> <p><i>d. Nodes, Nodes are points, the strategic spots in a city into which an observer can enter, and which are the intensive foci to and from which he is traveling. They may be primarily junctions, places of a break in transportation.</i></p> <p><i>e. Landmarks. Landmarks are another type of point-reference, but in this case the observer does not enter within them, they are external. They are usually a rather simply defined physical object: building, sign, store, or mountain.</i></p> |
|---|

Table 3-3: Five elements of a city, Source Lynch, 1960

Therefore, districts are organized with nodes defined by edges, entered by paths and spotted with landmarks. A path is the route chosen by the observer. The observer's image of the city is determined by his or her chosen route and mode of transport. For each person the city is viewed from different routes travelled at different speeds resulting a unique observation. Through the path activities or services along the way will give a special character to the area.

Cohen defined “historic city centers are made up of a web of buildings and streets from different periods that create various cultural and urban strata. Over the centuries, they have finely improved their urban character and now offer quality urban culture. New cities and suburbs however lack any feeling of history and are devoid of any sense of cultural continuity”. He further elaborated that proper urban conservation transforms historic cities into hubs of cultural activity, making them much more than merely residential. Hence, conservation on an urban scale is concerned with the urban fabric as a whole and not with architecture alone (Cohen, 1999).

Urban fabric is analyzed by the form and the pattern of the city. These analyses give the knowledge to designer about the local patterns and development process of change in order to understand the existing conditions. According to Conzen morphology of settlements could be understood in four types of urban space components which are (Conzen,1960):

- a. Land uses
- b. Building structures
- c. Plot patterns and
- d. Street

Street

Streets restore the city values, memories, events, history and cultural identity. Currently, cities are experiencing fast developments as the result of urbanization, growing population, estate speculations, transportations, etc. Apparently, almost all the changes and developments in a city occur along the streets. Therefore, streets are the arena, witness, product, and victim of urban growth. So when the streetscapes are regulated, controlled, the negative impacts of urban growth can be managed and the original identity can be conserved.

Streetscape, as a definition from the American Heritage Dictionary is “a view or scene of streets, it is the visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc., that combine to form the street’s character” (American Heritage, 2011). The character and design of the streetscape are some of the determining factors in the success of the highlighting the city cultural identity. Streetscape deals with the appearance and relationship of the exterior features of a city and the design elements of the streets that determine its particular character. As three dimensional urban space, streetscape span from the building façade of one side to the other side of the street, which according to Robert, consists of three layers (Robert, 2005);

- a. The vehicular lanes
- b. The public frontage
- c. The private frontage

As urban space, streets are experienced by the users as linear three dimensional spaces, where as they move along the street they will experiencing spaces formed by building facades, row of trees, sidewalks and other elements. Therefore, the design of street and streetscape has a great impact on users, and will determine the people's perception of the city's character and cultural identity.

Improvements to the character of a city and initiatives that aim to enhance local identity need to represent the local streets or accurately redesign its streetscapes as micro urban level. Indeed, the approach of using streetscape as a focal urban aspect has been developed in many cities to renew places and introduce a sense of harmony and identity.

The processes to promote and renew historic quarters starts with streetscape redesign. It includes improving the three layers; the vehicular lanes, the public frontage and the private frontage. In the process the design will be integrated with upgrading the cultural values, heritage elements and rediscovering the historic activities, memories, spiritual meanings and community symbols. According to the Robert, if the streets have a distinct character the following actions can be taken to protect and heighten the identity;

- a. Preserve existing historic scale and character
- b. Encourage and support the community events and special activities within streetscape spaces
- c. Allow for appropriate infill development and redevelop incompatible buildings by implementing standards and guidelines to ensure quality development that reflects the scale of existing historic structures
- d. Celebrate the "cultural values" by protecting and enhancing the corridor's visual appearance through streetscape and façade improvements (Robert, 2005).

Street scene and its surrounding spaces provide a visual perception about the city. Therefore, the re development policies need to respect topography, key views and vistas, important skylines, morphology of settlement in relationship to the street scene. The skyline of the street frontage is also an aesthetic value for the city image which is often the single visual phenomenon that embraces the maximum amount of urban form (Robert, 2005).

3.4 Case study

It is obvious that conservation of urban built heritage is a common task to many countries. To comparatively look the approaches and experiences of different countries regarding conservation of urban heritage and development, two countries are selected from different circumstance. The following two countries are selected based on their different approaches of urban renewal on historical quarters and methods of urban heritage conservation. First, Ecuador city of Quito is selected for its approaches of conserving urban heritage through creating a sustainable way of urban development. Secondly, India city of Pondicherry is selected for its streetscape conservation approach which create a sense of pride and ownership among the community.

3.4.1 Ecuador, city of Quito

Many cities in Latin America have a rich heritage of buildings and public spaces with a distinct urban structure of streets and land uses. The cities are mainly laid out at their foundation by Spanish and Portuguese colonizers in the late sixteenth century. In these cities, pre-Colonial monuments and structures are intermixed with government buildings, churches, hospitals, military installations and defensive walls built during the colonial period. Private houses, some



Figure 3-1 : City of Quito source www.google.com/ city of Quito retrieved on 06/07/2017

dating to the seventeenth century, surround the monumental structures. In the late nineteenth and early twentieth centuries, this colonial heritage was enhanced with public buildings, houses, and various types of industrial buildings, which are increasingly valued by communities⁸.

UNESCO's World Heritage List (WHL) includes several historic centers of Latin American cities, and many others are protected by national or local legislation. One of these historic Centers: Quito in Ecuador, is the first heritage area to be listed on the WHL in 1978, because of its outstanding collection of public spaces and buildings with artistic and historic value. With standing their values, over the years most historic centers in Latin America have deteriorated, losing a significant part of their material heritage. Changes in individual preferences and in the requirements of modern economic activities led to the abandonment of historic centers by the wealthier residents and by the most dynamic activities. The centers were taken over by low-income households and by informal activities that use their structures beyond their carrying capacity. The result is that historic centers of most cities, including Quito, have suffered deterioration and loss of their heritage assets over the years.

⁸ Conservation Perspectives, The GCI News Letter, Volume 26 Number 2 - Fall 2011

After years of negligence, the second half of the twentieth century witnessed growing interest among parts of the Ecuador society in the conservation of the urban heritage, mostly motivated by the loss of historic and artistically significant buildings to deterioration and the ravages of real estate development. In response, governments initially passed conservation regulations aimed at preventing the demolition of valuable buildings. Due to the lack of market demand for conserved buildings and without government support most owners did not continue to invest in their properties, contributing to the deterioration and loss of built heritages. The un effectiveness of this conservation strategy prompted governments to take a more proactive stand by investing public funds in the conservation of symbolic public and private buildings⁹.

In 1994 the municipality set up the Quito Historic Center Corporation (QHCC), with all the capacities of a real estate developer and capable of executing public works under contract from the municipality. During its first years of operation, the QHCC invested in a variety of conservation efforts, including improvements to public facilities, such as infrastructure and public spaces, increased access to the historic center and the construction of new cultural facilities in symbolic buildings (e.g. a city museum and a public library). In addition, the QHCC partnered with landowners and private investors to develop ground breaking projects, such as the construction of new shopping areas for high and middle-income customers, restaurants, art galleries, and craft shops to attract tourists and citizens. The renovation of theaters, cultural facilities and the building of affordable housing to retain part of the local population and attract new residents.

Lesson learned from Quito city urban conservation

In Quito most historic structures were used by households and informal activities beyond their carrying capacity which result deterioration and loss of their heritage asset over the years. The city of Quito has lessons for the design and implementation of sustainable conservation programs.

- **Identifying the values and using it as driver force:** The city of Quito gives a good lesson by applying all values embedded in Urban heritage into play as they are the drivers which mobilize different stakeholders. Sociocultural values historic, artistic, educational mobilize the cultural elite, and community leaders, while the economic values (mostly direct use) attract consumers and real estate investors. The wider the variety of values put into play, the more sustainable the conservation process will be, as it draws the support, financing, and skills of diverse and capable stakeholders. Hence from this we can understand that after finding the values of any urban heritage the urban conservators and all stake holders has to find out the main problems and strength of each site in to the depth of heritage building level.

⁹ ICOMOS Advisory Mission Report to the City of Quito, Ecuador, October 21- 26,2013, accessed September 2017, available at <http://whc.unesco.org/en/list/2/documents/>

- **Identification of stakeholders and cooperation:** As with other types of urban rehabilitation, the execution of an effective conservation strategy requires the efficient cooperation of all interested actors, both public and private a condition that poses institutional and financial challenges. To harmonize the variety of interests, governments must enter into complex relationships with a variety of social actors.
- **Government responsibility:** Through the Quito conservation process the government took the leading horse by injecting different social facilities such as museum, library and transport infrastructures in the historic urban quarter. In addition to direct involvement the local government gives various incentives for private investors to encourage their involvement in the heritage sector.
- **Incorporating Intangible values:** to get a good urban conservation the conservation should not only focus on the tangible built heritages rather it has to incorporate the intangible values of the structures and the community.

The historic center of Quito conservation case shows that in order to be sustainable developed urban heritage conservation must be essential part of a larger redevelopment process. The urban conservation not only tackles historic urban heritage sites and buildings but also addresses the greater issue of a city and community.

3.4.2 India, city of Pondicherry

Pondicherry is a heritage city with rich cultural diversity. The increase in Urban population density since 1990's has led to severe pressure on the infrastructure facilities and urban amenities, shortage in housing, traffic congestion, degraded socio economic conditions and deteriorated environment.

The influence was evident in the form of a rapidly changing streetscape. The traditional houses were increasingly threatened by widespread demolition. This loss of urban heritage was mainly due to wrong advice by professionals, commercial pressure and lack of awareness. The Locals were less aware and appreciative of the unique architecture and townscape of the district. As a consequence, there was a rapid loss of the Heritage building stock while the new buildings replacing them were standard concrete structures¹⁰.



Figure 3-2 :Vysial street view source www.google.com/ city of Pondicherry India retrieved on June 2017

¹⁰ Indian National Trust of Art and Cultural Heritage, Compendium of Good practices -Urban Heritages in Indian Cities,2015

The Asia Urbs project undertaken by the Pondicherry in partnership with European Commission. This project was awarded the UNESCO Asia Pacific awarded in 2008. The main aim of the programme was to achieve urban and economic development through the heritage conservation initiatives.

The primary objective of the project was to preserve one of very few remaining historic streets and to evoke a sense of pride and ownership among the community. The project represented an effort by local residents, heritage professionals and the Asia Urbs programme to magnify its identity and to demonstrate an alternative approach to modern development.

The project was started by identifying built heritage which was supported by a GIS incorporating the data and images with spatial features of buildings for easier faster access of data for referencing and monitoring and subsequently followed up by a 'heritage perception survey'. Heritage building owners were interviewed, and their responses indicated that conservation was essential to maintain the character of the city, attract tourism and therefore improve local economy¹¹.

A section of Vysial street, one of many streets in city of Pondicherry, had retained the traditional Tamil character and flavor was selected. The project covered façade restoration, improvements to the street surface and walkways, and general improvements to service such as, street lights, drains etc. Facades of twenty houses were restored to their original pattern and color schemes including providing new wooden grills between wooden posts, replacement of damaged wooden rafters, battens, ceiling tiles, doors and windows. All work was accomplished in accordance with approved conservation standards with the use of traditional lime mortars and sensitive repairs to the historical fabric.

The project was titled the "Model Street and Façade Restoration". Prior to implementation, the project involved detailed documentation by incorporating information on income, population, occupancy and ownership details, spatial needs, housing conditions etc. each property along the street¹². The Vysial street rehabilitation project resulted in a dynamic transformation of a decaying urban neighborhood to a very dynamic historic street. The residents today take pride in their surroundings and benefit from the investment.

The Grand Bazaar is the traditional marketplace of Pondicherry, which was weakened due to the inconvenient access, parking problems, garbage dumping, clogged drains, dilapidated structures and inadequate civic amenities. The Asia Urbs project helped upgrade the market with new entrance gate, signboards, repair of damaged structures, repainting of the clock tower, renovation of toilets, introduction of segregation system for waste collection and disposal. The project has influenced city-planning ideas in Pondicherry and the project now serves as a role model for other projects in the city and in heritage towns elsewhere in India.

¹¹ Indian National Trust of Art and Cultural Heritage, Compendium of Good practices -Urban Heritages in Indian Cities,2015

¹² Indian National Trust of Art and Cultural Heritage, Compendium of Good practices -Urban Heritages in Indian Cities,2015

Lesson learned from Pondicherry city urban conservation

The Vysial Street project has significantly lifted the feeling of ownership and pride among the residents. The project was instrumental in creating jobs related to increased restoration activity, through increased tourism, retail and hospitality since the conclusion of Asia Urbs Programme in 2004. Pondicherry had also witnessed significant increase in property values, especially within the heritage quarter.

- The project design and prepared public spaces in the form of parks, plaza and recreation facilities. Those projects have created an important 'pedestrian priority' area.
- The project was successful in bringing together different government agencies, non-profit organizations, and local residents together to fulfill its objectives both local and international stakeholders. Emphasis has been given to strengthen public-private partnership by involving various interest groups, both government and private, to address crucial issues and identify effective and practical solutions.
- Indian National Trust for Art and Cultural Heritage has also designed new buildings (infill development) which blend with the streetscape, taking inspiration from the traditional architecture.
- Heritage walk along the streets of the town is recognized as an effective way to highlight the heritage and bring a sense of pride to the residents. Guides were trained, and a brochure with a map of the old city and the various routes was published.

From the general discussions the latest international charters and conservation principles are based on the understanding that the true heritage of the country lies in the embedded social values, traditional skills of artisans and craftsmen in addition to the heritage structure. After critical observations of theories and principles the conservation efforts in developed countries or western and developing countries or eastern world have different approaches. Western conservation ideologies emphasize more on the physical manifestation of society assessing it in terms of historical significance, age, architectural and national pride. Whereas, conservation in east is a social norm which mainly comes out of religious and cultural necessities rather than conscious attempts based on historic or aesthetic values.

CHAPTER 4: CONTEXTUAL REVIEW

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4.1 Heritage in Ethiopia

Ethiopia is becoming the focus of the world in various aspects. One is its fast growing economy and development. Second, Ethiopia is one of the few countries in the world that has tangible and intangible heritage recognized and registered by UNESCO as World Heritage. Apart from the world heritage list, the country has many national and regional level heritages which need proper conservation and management. Built heritage and historical quarters of the city of Addis Abeba are categorized under the regional heritages. Currently, these precious urban built heritages of the city are in critical condition due to lack of awareness, lack of conservation and mainly due to the rapid urban renewal.

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”.

4.2 Addis Abeba and its' growth

The creation and growth of many towns of Ethiopia was controlled by its own indigenous elite and monarchs. In this regard, Addis Abeba represents a remarkable exception among the African capitals having its own fascinating indigenous urban character. Menilik and his royals ride down to camp by Filweha springs, as traditionally springs had a great attraction to Ethiopian rulers, for the first time in 1885. The hot springs of Filweha, on the lower slopes of Entoto was one major attraction to the Emperor Menilik II and the queen to found the city. Queen Tayitu was particularly interested in building a permanent residence by the Filweha spring and convinced her husband to do so (Fasil & Gerard, 2007). The location proving attractive permanent buildings began to be erected there in 1887, Menilik's wife queen Tayitu gave name to the place Addis Abeba means 'new flower'.

The city grew without a guiding master plan for which we observe predominantly organic and extremely irregular layout with mixed land uses of different nature in old historic quarters. Hence, through this manner the city became the capital city of modern Ethiopia. Addis Abeba served as capital side by side with Entoto until 1888 while Entoto preceded Addis Abeba in at least three years (Kiros, 1983).

The establishment of Addis Abeba as Pankhurst wrote in his book 'The history of Ethiopia towns from mid-nineteenth to 1935' the new settlement little by little gaining favor at the expense of old tents slowly giving way to huts, and structure of wattle & daub being gradually supplemented by stone buildings (Pankhurst, 1999). The emperor built his palace near the hot spring which boost the permanency of the capital. Then after the construction of new palace different types of settlements emerged scattering around the palace. The royals create their own 'sefers' (a settlement and later an urban neighborhood) as an extension of the Menilik's palace. Therefore, Addis Abeba centrality with in the Empire was established (Garretson, 2000).

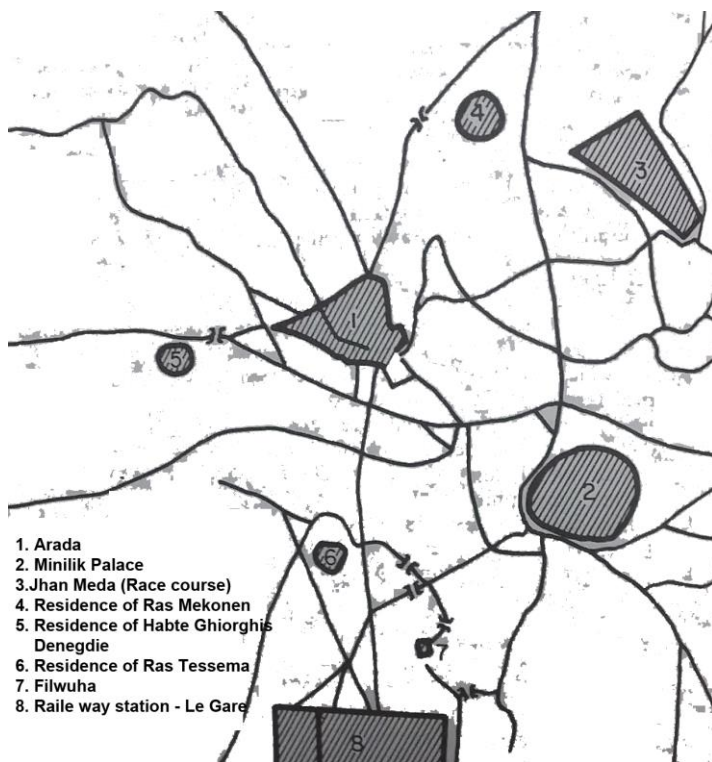
The permanency of Addis Abeba was due to historical events preceding and following its foundation in addition to the geographical and climatic factors. One historical factor for its permanency was the battle of Embobo which took place about four years before the foundation of Addis Abeba. In this battle Menilik defeated Negus T/Hayimanot resulting the favorable Gojjames to accept the Shewan prominence. The second most important event for the permanency of Addis Abeba as capital city was the victory of Adwa on March 01 1896 which took place almost a decade after the foundation of the city. Adwa victory greatly consolidated the Emperor position internationally and led to further development of the town. Following its' permanency population of Addis Abeba increased because of the migration of peasants from the countryside and the settlement of royals, who came from the regions with large numbers of followers, soldiers and civil servants. Land in Addis Abeba was initially allotted to the nobility, clergy and palace workers. Although much has changed through its 130 years' existence, especially the inner urban quarters bear the pattern of its past.

In early days' development of any settlement area often characterized by homogeneity in the occupation of the inhabitants. But latter when the city grew sefers came to acquire a slightly different meaning,

some developed as business centers while other remained residential zones. As Bahiru Zewdie stated in his book "History of Modern Ethiopia from 1855- 1991" Addis Abeba Sefers emerged in three ways. The first one is those created by the royals with the main inhabitants were soldiers of the royal, priests and servants. The royals and officials allotted land around the palace based on feudal land use system. The heads of each sefer built their houses on selected elevated place that had a role of signifying the social status of the person. The chief residence was usually located on the higher ground surrounded by more modest traditional circular houses. Examples of such sefers are Ras Biru, Ras Tessema and Fitawrari Habte Georgis sefers. The second group are those neighborhoods formed by servants of the palace and the working class such as 'Serategna Sefer means Labor camp', 'zebegna sefer means Guards Camp'. The third group are those sefers formed around churches like Lideta, kirkos sefers. From all those early settlements Arada was one of them which was evolved as the central market of the city. Most of the sefers at late nineteenth century were separated by natural barriers especially by river basin.

In the old settlement quarter, the names of streets and sefers, as well as the nodes of settlement and activity, reflect the three main chapters of 20th century Ethiopian history: the pre Italian, the Italian and post- Italian (Ahmed, Bahru & Tadesse,1987).

The period from mid-1880's up to 1936



In the beginning the city neither grew out from its original site of Filwuha nor did expand in north south direction, from the stand point of topography, should have been natural orientation of the city. Rather Addis Abeba grew west ward, short distance from Filwuha (Akalu, 1974). The first sign of a change in settlement pattern came towards the end of 19th century when the legations of European powers began to establish in northern edge of the city. At the end of 19th century telephone, cars introduced to Addis Abeba and Ethiopia as a whole. Following the arrival of cars and expansion of the capital, road construction was intensified. In addition to the main roads, sidewalks were built to avoid car accidents (Ahmed, Bahru & Tadesse,1987).

Figure 4-1: Addis Abeba master plan until 1935, Source: Journal of Ethiopian studies XI:1,1974

The administrative center of city's settlement was Menilik's palace located on a higher plateau surrounded by his immediate royals and servants. Next to the palace, churches, the compounds of the nobility, and the military leaders occupied important nodes resulting a clustered settlements interrupting by rivers and gullies. These settlements brought fragmented development; the radiating road network came after to connect the scattered settlement. Early Menilik period also witnessed construction of city's first wooden and later stone bridges which served to connect the various parts of neighborhood which until then had been virtually isolated during the rains by fast flowing floods (Bahru 2001). The morphology of the city during the formative age was related to the location of important place and cultural traditions of the founders of the city. (Elias, 2008 quoting Johnson, 1974)

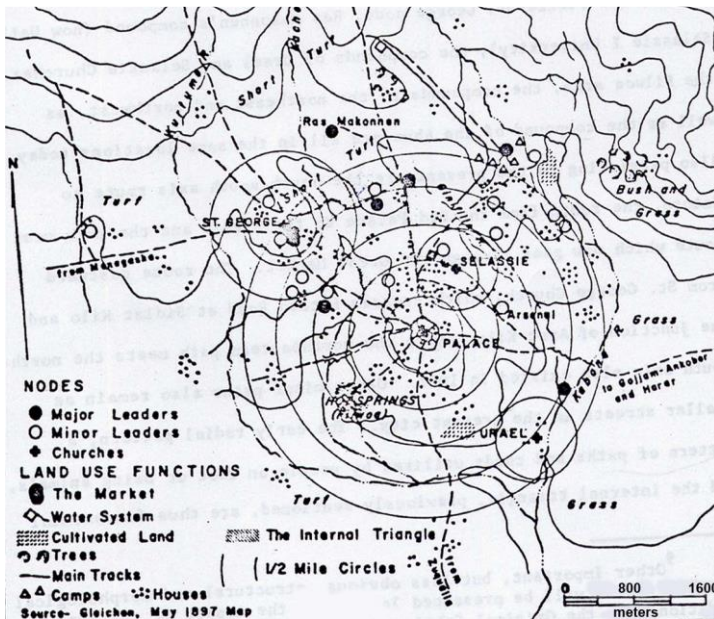


Figure 4-2: Development of Addis in early 21st century, Source: Elias, 2008 quoting Johnson 1974

The second sign, major change came in 1917 when the rail way station is built on the southern end of the city at Leghar. Thus Addis Abeba began to grow in southwards directions aligned with the rail route line (AAMP,1986).



The structure of city at the beginning of the 20th century was multi centered settlement, with the Ghibi (political and administrative center), the Arada (business and religious center) and saint George church compound (social and religious center) (Fasil & Gerard, 2007).

Figure 4-4: Ariel view of imperial Ghibi and the surrounding inhabited area 1935, Source Italian Architecture overseas, 2008

The period of the Italian occupation (1936-1941)

Italians consider moving the capital to low lands and nearer to the sea. Eventually, Mussolini decided to keep Addis Abeba as capital city but ordered a plan to shift the political, commercial centers and segregation of Ethiopians and Italians (Guiliano G. & Pier Giorgio M., 2008).



Figure 4-4: Arada aerial view in 1937, Source Italian Architecture overseas, 2008

In 1936 the Italians occupied Ethiopia dreamed of making Addis Ababa the capital city of the annexed territories of East Africa – the “new Rome”. Among the proposals for Addis Ababa’s master plan was guide like sketch by Le Corbusier and master plan Guidi and Valle. Le Corbusier proposal nevertheless did not get the approval of Italian authorities and was never implemented. In the same year (1936), J.Guidi and C. Valle was designed with defined functional and ethnical segregated zones. In parallel to this in the western part of the city, adjacent to the Ethiopians quarter, an extension area was planned with a grid layout named Merkato. Hence, the first Professional planning for the city was done during the occupation period.

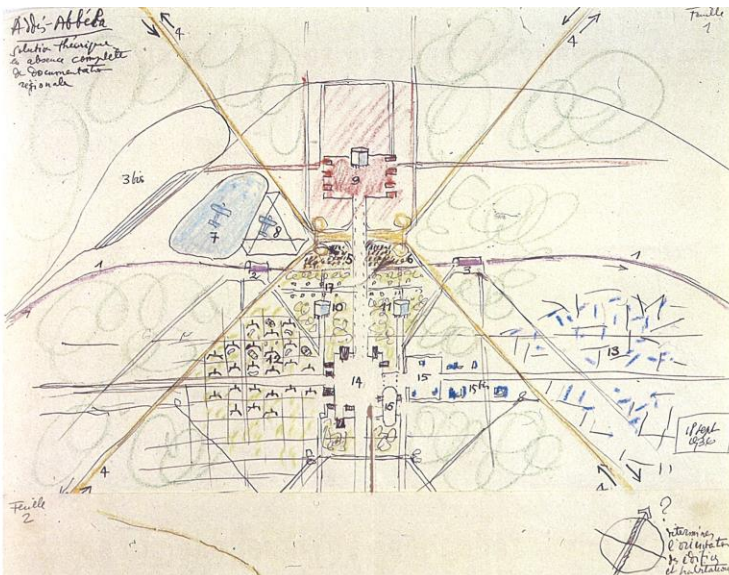


Figure 4-5: Le Corbusier proposal for Addis Abeba, Source Italian Architecture overseas, 2008

Post Italian occupation

In the post Italian occupation period, Emperor Haile Selassie introduced a new master plan in 1946 commissioning an Architect Sir Patrick Abercrombie from England. Sir Patrick proposed a park system plan that include a green belt surrounding the city and organized land use zones. The masterplan was left at general guideline level, and thus could not be implemented (A.A city Atlas, 2015). Then after municipalities in Ethiopia were dealt within a decree published in Negarit Gazeta (Official Gazette) dated September 4 1950 (ፆፌዴ, 1958 E.C). In 1965, new master plan was prepared during the city's construction boom period by the French consulting firm lead by De Marien. The master plan was developed focusing on Arada as the core of the overall figure. The implementation was stopped when the Derg regime came in to power in 1974. In the socialist regime Hungarian urban planner C.K.Polonyi prepare master plan with megalopolis concept incorporating towns between Addis Abeba and Nazareth to create a city self-sufficient with agricultural products.

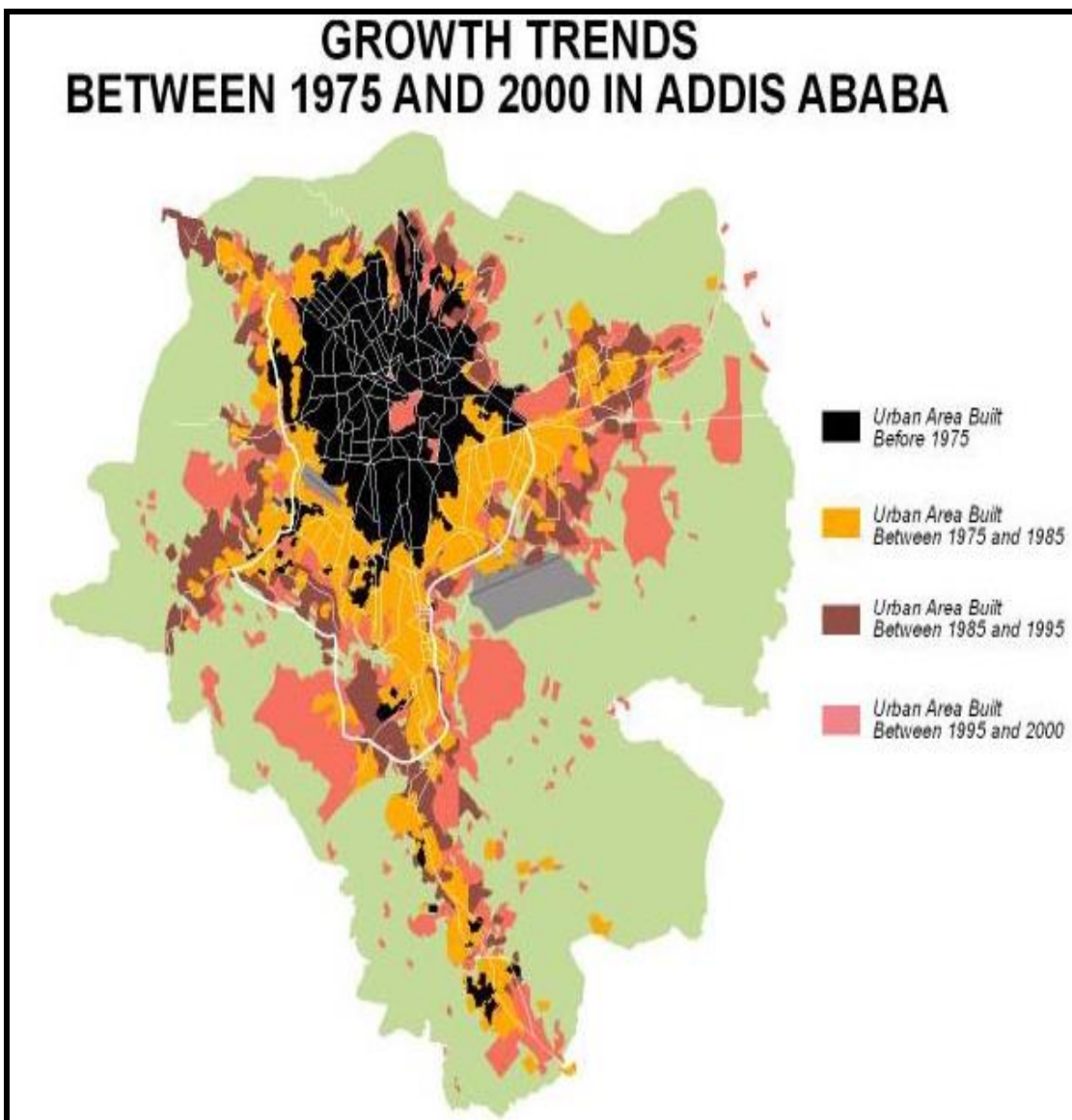


Figure 4-6: Growth trend of Addis Ababa, Source: Revised A. A Master Plan Executive, Summary 2001

Then after two decade fragmented developments along major outlets and around the industries established as satellite developments twenty-year master plan (1986-2006) was prepared by Ethiopians and Italians experts. The master plan mainly focused on upgrading, infill, densification and expansion as ways to guide the growth of the city (AAMP,1986).

Unlike the Ethio-Italian master plan, the sixth ORAAMP master plan limited its planning space within the municipality boundary of the city, excluding the nearby urban centers, which were considered satellite towns in previous master plans (ORRAMP, 2001).

The master plan adopted structural and action-oriented plans. The structural plan mainly provides a general development framework of the city, the necessary policy instruments, legal basis, and standards. In contrast, the action-oriented strategic plan is intended to serve as an instrument to promote the participation of partnership between all relevant actors in the process of urban development (ORRAMP, 2001).

As we can see from the above cases different master plans have been proposed for the city by different planners even though they did not fully implemented as intended to. As a result, the original settlement pattern still continues to dominate in the current structure of the city¹³. The inner old urban quarters have winding street pattern which spontaneously follow the slope of the landscape and shortcuts for walking rather than the pre-determined circulation system by professionals.

4.3 Urban heritage and conservation in Addis Abeba

Addis Abeba is now the hub of business and cultural center of the country. The city has historic urban heritages of which very little is conserved and respected by the residents and the city administration. The city's built heritages present a unique architectural appearance with some influence from European and Indian styles. The main characters are decorative wooden works on roof edges, balcony and verandah railings and wooden verandah posts which give a delightful and unique appearance.

Currently, urban renewal pressures together with aging of the structures of the historic heritages are making them exposed to demolishing and deterioration. The efforts of conservation of built heritages does not seem to be given due consideration in most master plan proposals prepared so far. The need of devising policies, guiding principle and implementation strategies concerning conservation of these threatened heritages of the city seems to be of the first importance mainly to the present prevailing conditions.

The city of Addis Abeba had seven master plans so far starting from the period of Italian invasion up to now. Most of these master plans had minimum concern on the urban heritage buildings of the city. The first noticeable work regarding the historical buildings of the city was " Historic buildings of Addis Abeba; Preservation in town planning", carried out in July 1985, by the former Ministry of Culture and Sport and the AAMP. This study was mainly concerned on the documentation of the buildings, which were built

¹³ Addis Abeba Municipality (2017). Addis Abeba city Atlas, 2015/2007

between the establishment of Addis Abeba and the Italian occupation, on the historical aspects of the buildings, their style of architectural design and their present use supported by pictures.

The fifth master plan done by Ethio-Italian technical cooperation in 1986, was meant to be used for twenty years, could be considered as one of the first encouraging efforts concerning recognition of the problems facing the urban heritages. Unfortunately, the document shows no detail proposal as to how the goal can be achieved regarding conservation of this heritages. The master plan used the survey done by the Department of Preservation and Research of Cultural Heritage in 1985.

According to the survey there are 4 palaces, 93 Houses of former dignitaries, 24 public buildings, 49 churches and 11 statues that have a Historical value connected with the city's foundation. In addition to these are 40 churches and 30 buildings of some historical and artistic importance that need to be preserved.¹⁴

The master plan indicates the danger of deterioration in heritage buildings of the city by quoting as stage of 'immediate danger'. As most of the secular buildings were already nationalized, the master plan gave responsibility of preserving these buildings directly to the government. The master plan gives recommendation of adaptive reuse of historic residential buildings mainly for public function (cultural institutions, restaurant etc.) so that they should be taken care by a public institution. In addition, the 1986 master plan proposed land uses that were permitted or not near by the heritage structures even though it overlooked to indicate mechanism as how to conserve the structures.

The six master plan which was prepared in the year 2001 had a relatively a better concern regarding the conservation of the built heritages of the city. The basic and major difference from the master plan prepared in 1986 was it had recognized the basic problems of implementation process and also proposed recommendations for preservation and conservation mechanisms. The analysis made on the works of the office for the revision of the Addis Abeba master plan, ORAAMP, shows the heritages of the city were categorized in to five groups which are:

- a. Historic residences
- b. Historic religious buildings
- c. Historic public buildings
- d. Historic Monuments, statues, bridges and caves
- e. Historic areas

Based on historical significance, age of structures and sites architectural value, 35 historical churches and mosques, 26 historical former public buildings, 72 historical residences of former dignitaries; and 17 monuments(statues), caves and bridge are selected to be incorporated in the Structure plan. Totally the selected historical structures are 150 out of which, 133 are historical buildings¹⁵.

¹⁴ AAMP (1986). Executive summary of 1986 master plan

¹⁵ ORAAMP (2002). Executive summary of ORAAMP

ORAAMP had progressed in considering heritage sites and structures by stating heritage structures as it ranges from the early foundation of Addis Abeba up to the Italian occupation period. Through the years a number of architectural styles had been developed which have historical significance. Nevertheless, the master plan failed for not considering modern architecture and structures as heritage.

The master plan was provided two options to conserve historic sites. The first was the conservation of the demarcate historical areas as it was then with some attempts to upgrade or to provide breathing spaces like green areas, parking space etc. But nothing will be done to replace to construct new building. Secondly, preserving some historically and architecturally important houses and sites but guiding re development the remaining areas with the help of urban design regulation.

The area could be open for construction of new structure only preserving some important buildings. However, to achieve this, the report underline significance of identifying and maintaining the original character of the area so that it will be applied as a design guideline on the new development.

The ORAAMP master plan directed height of new buildings around the historical structures by stating any new developments around should not be greater than that of existing historic buildings. In addition, it advised the existing building and block arrangement and road pattern to be maintained. The ORAAMP continued directing if possible the original use of historic buildings to be encouraged to continue for which it was originally intended, or new uses that minimize changes to character define feature should be permitted such as hotels, art galleries and residence were recommended.

The latest and seventh structural plan of the city, 2014 structural plan for Addis Abeba, is on the process. According to the new vision set in the structural plan for the city having a mission “to provide a safe & livable environment with an understanding of Addis Abeba as a polycentric city”. The structural plan designated the city to have a strongly defined an attractive & distinguishable main city center and to strengthen hierarchical development of centers.

The structural plan also intended to de-congest the main center and create service centers at more accessible location for the target population they serve. In this structural plan yet again piazza has been recognized as a historic city quarter. In the proposed building height regulation, the maximum height of the Arada area is twenty-one meter with a minimum of 0.5 floor area ratio. The structural plan also tries to solve the housing shortage by introducing a new regulation which orders every mixed use building should have at least 30-60 % of residence with four m² two meter by two meter of dedicated area for tree per one hundred m² site¹⁶.

Therefore, the continuous change in the Addis Abeba city form has resulted three main distinct sectors: the historic town, the newly planned and unplanned developments and the 'spontaneous', informal growth of the urban poor, both within and at the periphery of the cities.

¹⁶ Addis Abeba city planning project office July 12, 2017

Current heritage sites and structures in Addis Abeba

Currently in 2017, according to the Addis Abeba Integrated Land Information center, the city has thirty three historical churches and two mosques, twenty four monuments, one hundred five historical residences of former dignitaries, ten historical schools, four hospitals, four Hotels, three cinemas, two Museums, six parks, nine office buildings, sixty public institutions, seven bridge and caves and, fifteen historical sites in total two hundred seventy four historical sites and structures which are selected to be incorporated in the structural plan¹⁷.



Figure 4-7: Map of Addis Abeba Heritage sites & structure, source Addis Abeba city Atlas, 2015

¹⁷ Addis Abeba Municipality (2017). Addis Abeba city Atlas, 2015

4.4 Urban renewal in Addis Abeba

Urban renewal activities are believed to have started during Emperor Haile Selassie. In 1930 the inner city was as a whole gained improvement during Teferi’s coronation as Emperor Haile Selassie. The motive of urban maintenance or white washing the city of Addis Abeba at that time was the desire to give external outlook impression to those invited foreign governments attend the coronation ceremony. Besides that, the first street light in the history of Addis Abeba was installed for the event of 1930 was right along the road from Menilik’s palace to Arada Giorghis (Kiros,1983).

'... የአዲስ አበባ ትልልቁ መንገድና በየመንገዱ ዳር ያሉት ቤቶች እንዲታደሱ በየትላልቁ መንገድ ዳርና እንግዶቹ በሚያርፏቸው ቤቶች ሁሉ የኤሌክትሪክ መብራት እንዲበራ በሚያሰፈልገው ሁሉ ተደረገ።' (ሕይወቴና የኢትዮጵያ እርምጃ፤ ቀዳማዊ ኃይለ ሥላሴ ንጉሰ ነገስታት ዘኢትዮጵያ)

Translation

Main roads of Addis Abeba and buildings along the road have were repaired. In addition to that, street lights were installed on the main roads and the hotels where the distinguished guests stayed for the coronation event. (Hiwotie and Ye Ethiopia Erimijaw, Emperor Haile Selassie of the Ethiopia.)

Later during the five years of occupation, the Italians demolished many houses from Arada and resettled native residents at the place now called Merkato and Tekle Haymanot. The fascist government prepared a new master plan where the indigenous market place was relocated from Arada to Merkato and major offices, business function and services were relocated to National Theatre area which shift the center and its major activities from piazza to Leg hare introducing the racial segregated zoning between the Europeans and the Ethiopians. The Fascist planned the city according to grid and divisional and impose to European social organization, and relegate indigenous settlements out of city’s center.

Then after the end of occupation, Minas kherbekian, the Armenian engineer of the Emperor demolished many houses for development of infrastructures and opening up of new roads such as Churchill road.

ጣሊያንም መጣ ሄደ ተመለሰ
 እንግሊዝም መጣ ሄደ ተመለሰ
 ሚናስ ብቻ ቀረ ቤት እያፈረሰ

The Amharic saying by the resident of Addis Abeba how Minas Kherbekian (Armenian Engineer) permanently reside in the city, working for the both Emperor Menilik and Haile Selassie construction projects, lead the demolition of houses.

In the 1960's, Addis Abeba experienced a construction boom, driven by its new international stature as the seat of both the United Nations Economic Commission for Africa and Organization of African Unity¹⁸. Working closely with Emperor Haile Selassie, expatriate architects Arturo Mezzedimi, Heneri Chonitte and Zalam Enav as well as Ethiopian architect Michael Tedros played the major role in shaping the city as a symbol of African modernity in continuity with traditional façade treatment. The redevelopments were guided by the master plan of the city and renewal activities and construction of big roads such as Churchill Avenue. The opening of Churchill Road and surrounding could be mentioned as the best example of urban renewal. In this period the well-known architectural structures had been built such as Addis Abeba Municipality, ECA and Africa Hall etc.

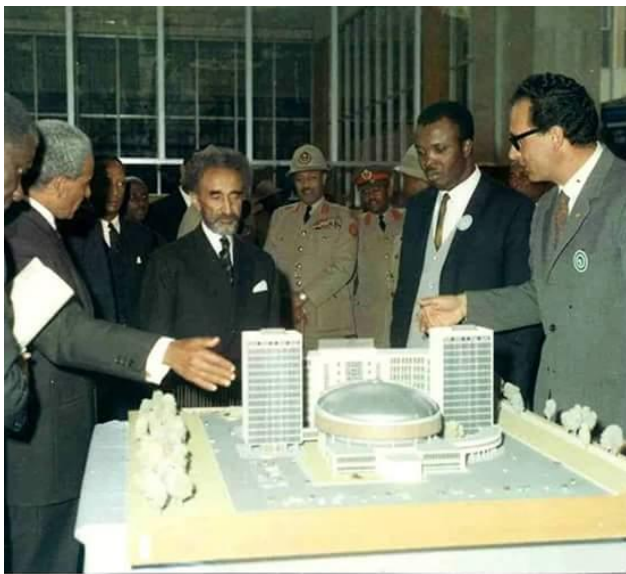


Figure 4-8: His Majesty Haile Selassie briefed by Architect Mezzedimi and Aerial view of A.A city hall in 1960's
source www.google.com/ Haile Selassie street in Ethiopia retrieved on 10/11/2017

At the period of Derg Regime the 1986 master plan of Addis Abeba (AAMP, 1986) divided the city into three major areas: city core area, semi central zone and fringe zone. In the master plan four out of eight objectives of its sections were about urban renewal and upgrading historic inner city. In this context the master plan was the first to clearly note the necessity of urban renewal in the city center. The emphasized role of central city areas as a zone of expanding governmental and commercial activities by implying the need of relevant structural changes. 'The reorganization of functions in the inner city will also inevitably change the economic fabric of this area. Some of this existing activities, which mostly belong to the traditional sector will lose their impotency and possibly relocate leaving room for modern activities'. And yet except for construction of streets renewal of inner city areas to reboot the economy and further renewal were not implemented. The Master plan described the city as "over expanded village" rather than "real city". This character was considered as one strength in which until then Addis Abeba escapes of becoming "cement jungle" unlike most of developed cities. However, in 2017 after

¹⁸ University of California press Journal of the society of Architectural Historians, 2016

three decades' parts of the city has become cement jungles areas such as Casanchis and Bole. The master plan set a goal on housing program to properly accommodate the city residents including the for casted inhabitants and to improve and develop the functional and visual quality of the urban fabric. The master plan proposed three ways to meet the goal namely urban renewal projects, upgrading projects and expansion projects. Urban renewal was proposed on where houses to be demolished were more than 70% and at least 70% of the total houses had difficult access to toilet and shower facilities or 75% of the houses were kebele owned (AAMP, 1986). In addition to the physical structures the master plan urges to keep the socially integrated character of Addis Abeba which was important asset of the city.

The Sheraton Addis and Economic Commission for Africa (ECA) redevelopment project were the significant urban renewal projects during the masterplan period. The Sheraton Addis re development project was undertaken to construct the five star Sheraton Addis hotel. The relocation started in 1992 and most of the people were relocated in the years later while there were few people moving each year. In the process, 707 households were relocated. The whole process was managed and financed by the developer. In this redevelopment project the residents were informed to leave the area, there was no any participatory mechanism in the process (Ashenafi, 2001). The relocation has improved the housing condition of the former slum dwellers; however, it resulted in unemployment and reduction in income in many relocated households.

Following the fall of socialist regime and the introduction of free market economy system in 1991, the city went through dynamic changes in all social, economic and political spheres by implementing of new land policy. The constitution of the Federal Democratic Republic of Ethiopia (FDRE), article 40 clearly states that "the right to ownership of rural and urban land as well as natural resource exclusively belongs to the people of Ethiopia". It means after the proclamation land belongs to the government. Out of the new land ownership law, the introduction of private investment is the prominent one followed by intensive inner city redevelopment projects.



Figure 4-9: Pictures of Kasanchis renewal

To accommodate the new ideology of regime in 2001 the new revised master plan, ORAAMP, was prepared. The master plan state that the city center in Addis Abeba has developed unsystematically with dilapidated physical structures and lack of adequate space for either mobility or habitation. It continued by stating misuse and underutilization of land in inner city had been hindering economic opportunities and limiting municipal revenue. The first inner city redevelopment after the ORAAMP was the Kasanchis inner city redevelopment, which covers 150 hectare of land and implemented after the development of the Addis Abeba ten years' city development plan (Semeneh, 2015). The major intention of the project was to create an international city center where commercial and business activities prevail. There was no resident participation in the process of developing Local development plan and the stress of the project was centered on clearing the site and relocation of residents to the expansion sites.



Figure 4-10: Pictures of Kasanchis renewal

The second case in ORAAMP inner-city redevelopment is the Senga area, in which the redevelopment and renewal is still in progress. However, most buildings are arranged and planned totally ignoring the existing plot arrangement and ownership. Currently urban renewal is dominated by three main ways;

- State-led housing clearance and replacement building
- A general reduction in inner city housing and industrial densities and replacing those areas close to the city center by more office and shopping activities
- Redevelopment of city centers as the density of existing office and shopping areas increased to meet rising demand.



Figure 4-11: Pictures of Senga Tera renewal



Figure 4-12: Pictures of Lideta renewal

The above cases show inner city redevelopment of recent experience in the city was initiated by government and did not give room for affected group participation in the process and attention for the existing urban heritage, morphology and identity of place. Therefore, urban renewal is not a new phenomenon in Addis Abeba, but it is still among the priorities of urban agenda as an action to cope up with the random urbanization and internal migration.

Since late 1990s', Addis Abeba began to renew its inner urban quarter. In the city centers, the shortcomings of space for commercial services, such as offices, trading, retailing shops and restaurants were the most critical problem. The need of this commercial land dictates planners and the city administration to clear out existing urban fabric and built a total new environment in areas Like Lideta and Casanchis.

'During the two-year period of the implementation of LDPs¹⁹ by the LDA authorities claim that there was lack of focus and prioritization in the implementation of LDPs both at the level of institutions and at city level. The former manager regrets that he should have taken only a selected few of the LDPs to implement with the allocated capital budget of 120 million birr than trying to implement 9 LDPs with a limited manpower and budget. He further says that there should have been focus too at the city level development efforts' (Smeneh, 2015).

According to the Urban Planning Proclamation of Ethiopia (Proclamation 574/2008), housing developments are expected to be implemented annually through specific urban planning arrangements. The quality of the area, accessibility and land value determines the approaches used for renewal. The general approach toward renewal of the city mainly evolves the following principles:

- Minimum relocation
- Involve the key actors especially the people on site
- Phased development
- The government to play a key role in enabling the residents.

In addition to all the rapid large scale commercial development in the existing city quarters, infrastructure development has also been going on at a very fast rate. Thus, the city administration had set the local development plan to guide the re development of the inner city and new development.

4.5 Local Development Plan

Local development plan (LDP) is prepared within the framework of a structure plan. It is detailed and focuses on specific locality of an urban center for immediate implementation. LDP takes different forms and names in various countries. In USA it is referred as specific plan whereas in the Netherlands and Germany it is called as local land Use plan and local development plan respectively. The introduction of detail urban planning concept and practice in the 1986 Addis Abeba master plan has made a significant contribution towards the evolution of LDP in the Ethiopian urban planning system (AAMPPO, 1986).

After 2002 master plan revision completed preparation of legal and institutional instruments for the realization and implementation of the revised master plan was done. On the restructuring of the Addis Abeba city administration in April 2003, a new charter was put in place and new institutions were formed for the administration of the city and for the implementation of the revised master plan and the LDP's. Following, in 2004 the establishment of the institutions the revised master plan and the LDP's were declared as legal planning documents and instruments to be observed in the jurisdiction of the city.

¹⁹ LDP- Kasanchis LDP 1998 and 2004

Purposes of Local Development Plan

Proclamation 17/2004 it states Local Development Plan's two main purposes: the first to provide detailed directions for the necessary undertaking of development projects and the secondly to indicate the details of selected areas for development based on the conditions of land use models and other significant criteria.

Request/initiation for the Preparation of the LDP

The proclamation 17/2004 indicates two ways in which request for the preparation of local development plans should come from:

- a. From the 'concerned body' based on the strategic lands of investment in the structural plan and by the long and medium term development plan of the city
- b. LDPs may be prepared when a request is submitted by the residents, developers, the municipal organs or the executive offices and when this is accepted by the City Manager or the Sub-City Manager.

Contents of the Local Development Plan

The contents of local development plans as described by proclamation number 17/2004 are: the local social and economic impact assessment, land for resettlement, road network, land utilization use of vacant, green area, parking area, building height, density size, implementation strategy and development expenditure of the government. The same proclamation also states that the studies shall also constitute useful opinions found through the discussion forum of the City residents. In general, any local development plan should have the following three components:

- a. Legal component consisting of plans, rules and regulations including land use of area with an appropriate scale.
- b. Design component consisting of integration plan, design proposal, perspective, plan and design strategy.
- c. Implementation component consisting of strategic action plan, implementation phasing, volume of public investment, mechanism of financing and stakeholder's involvement.

Currently in 2017 the city has two hundred thirty LDPs' prepared as renewals and upgrading projects. Among these LDPs the Piazza LDP is the one which covers the central part of the city. A number of detailed plans for piazza have been prepared at different times by different professionals. However, due to planning and other external problems the previous prepared plans were not effectively implemented²⁰.

²⁰Addis Abeba Municipality (2017). Addis Abeba Atlas,2015/2007

4.6 Urban Heritage and renewal in Addis Abeba

The issues concerned with urban renewal of Addis Abeba have drawn wider challenges in historical Urban quarters than ever before. The unreasonable short-term renewal process including investment, demolition and redevelopment which is not in harmony either with the urban morphology of the city or the objectives of urban renewal has taken place in many quarter of the city. Because of the rapid economic transformation taking place in the city, inner cities have become valuable for investment. As a result of these rapid renewal and economic pressures have led to further elimination of the older housing and the displacement of the original residents (Woudenesh, 2014).

The revised Addis Abeba city development plan and the millennium development goals needs assessment study asserted that 80% of housing in Addis Abeba was slum²¹. Housing developments have not only taken place on a tremendous scale in the new areas outside and on the periphery but also in the inner city, as seen in the urban renewal program of Addis Abeba.

According to the Addis Abeba city Administration there were three main reasons for housing renewal in old Addis Abeba city districts. First, the inner old city quarters were often regarded as a sign of low economic development. Secondly, the old house type was normally single story and land use pressures made high density housing more desirable. Thirdly, the old housing areas are usually 'sub-standard' according to many 'modern' criteria (ORAAMP, 2002). Accordingly, the main expected renewal area in Addis Abeba is Arada sub city paradoxically where the most historic sites and structures found.

One of the most unfortunate decisions made by the government was to declare the entire old historic Addis Abeba city quarter as a 'slum'. The proposed urban renewal scheme specifying population density targets and balancing, land use zones and a new circulation pattern for the old city. The implementation of such types of urban renewal, slum clearance and rehabilitation projects resulted in severe economic, social and physical displacement of large segments of population.

²¹ Addis Abeba Municipality (2017). Addis Abeba Atlas, 2015/2007

CHAPTER 5: CASE STUDY, HAILE SELASSIE STREET

Arada has long have enjoyed a peculiar fame in the city of Addis Abeba and Ethiopia as whole. The reputation is clearly from phrases such as 'Ye Arada Lij', used in almost all urban centers of Ethiopia to refer to any one with modern view, attitude and fashion. Arada district was and still is for long time the hub of modernization activity of the Addis Abeba city. The case area, Haile Selassie street, is one of the prominent district in Arada historical urban quarter.

5.1 Background and Context

Location

Arada is one of the ten sub cities in Addis Abeba city administration. It covers an area of 950 hectares with the total population of 212,000 and an average density two hundred twenty-three people per hectare. It is situated at the central part of Addis Abeba, bounded from south by Kirkos and Lideta, from west by Addis Ketama, from East by Yeka and from north by Gulele Sub cities. The Sub city is divided by 10 Weredas, 31 Sub Weredas, 100 Sefers and 316 blocks²². The case area is one of the finest urban quarter in Arada sub- city that demonstrate the historical layers of Addis Abeba named Haile Selassie street lays from De Gaulle square to Ras Mekonen bridge. Before the Italian Invasion De Gaulle square was formerly named as Haile Selassie I star square having figure of Halie Selassie star in the middle. The statue was removed by the Fascist during the five-year occupation period (Mirror of Addis Abeba, 1942 E.C).

²² Addis Abeba city Atlas, 2015

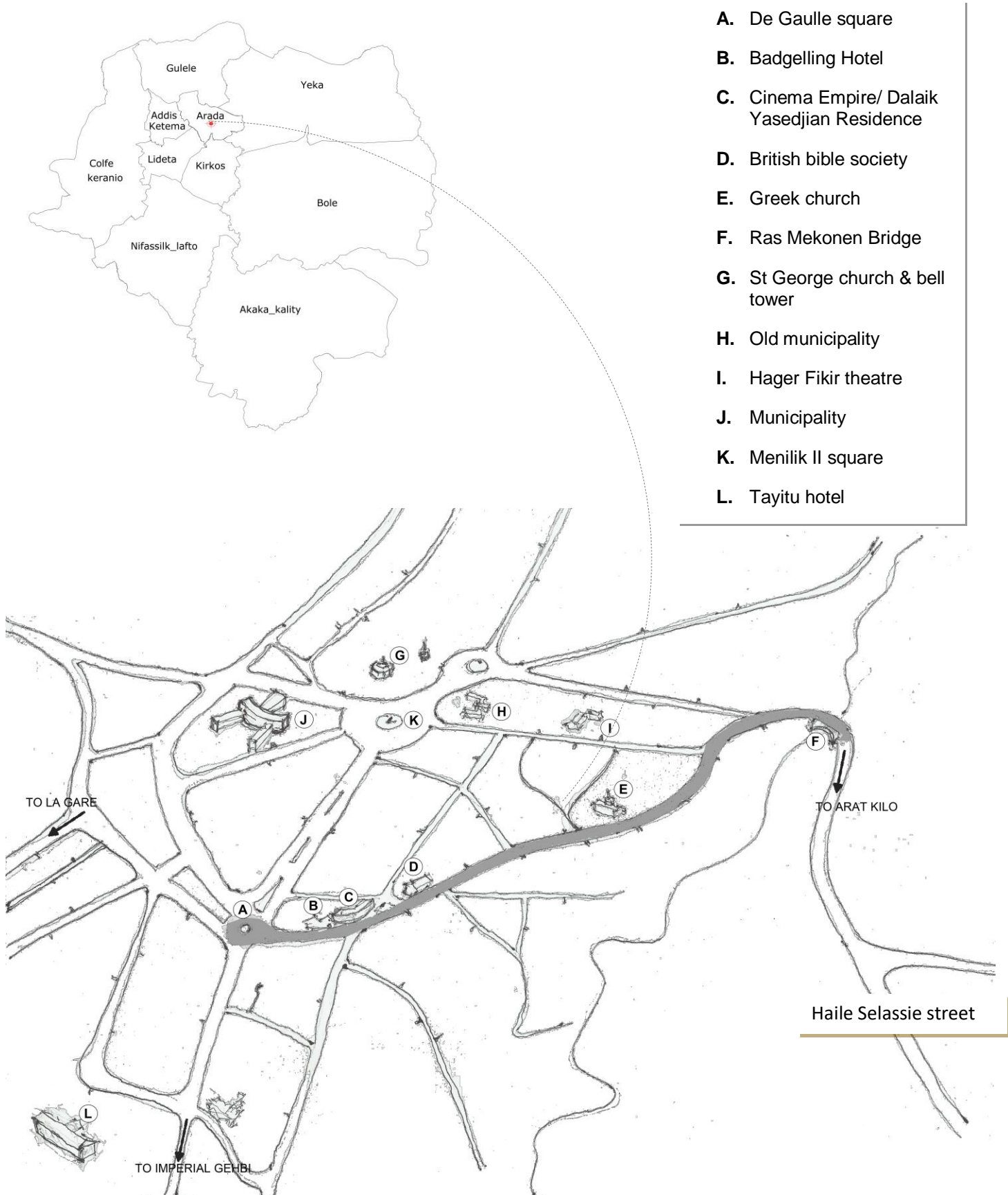


Figure 5-1: Location of Haile Selassie street in relation with to city of Addis Abeba

5.2 Built heritage conservation of Addis Abeba

To understand general built heritage conservation practice and to propose the conservation strategies the priority has to be given in identifying the main responsible governmental institutions. Thus, the planning strategies maintain the appropriate and contemporary development of the social and physical/environmental fabric of the historic urban quarters of Addis Abeba while preserving their historical, natural, architectural and functional values. The research tries to analyze the mandate and relationship between the primary actors in city's built heritage conservation. Analyses were made with semi structures interviews with responsible officials.

A. Authority for Research and Conservation of Cultural Heritage

The highest responsible organization regarding the historical heritages of the country is the authority for research and Conservation of cultural Heritages(ARCCH). Therefore, the research tried to assess the works and mandates of ARCCH regarding the protection and conservation of the historic built up heritages of Addis Abeba by focusing how they integrate with local bodies to manage the urban built heritages.

The institution was established to the level of Authority for Research and Conservation of Cultural Heritage by proclamation No 209/2000 with effective date of June 27th 2000. After the proclamation the accountability of the authority has been transferred to the Ministry of Youth, Sport and Culture due to the restructuring program of the government. According to proclamation 209/2000, the authority has the following four objectives:

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

ARCCH directly involved on heritage conservation from federal level only in the case of world heritage sites without waiting a request from regional states. Therefore, from the proclamation the regional and city administration has a direct day to day mandate in protecting and conserving built heritages in their respected area. The information gathered from the officials of ARCCH and proclamation 209/2000 shows the authority only takes care of regional cultural heritages if only a formal request for the authority's intervention is expressed by the responsible bodies.

B. Addis Abeba Culture and Tourism Commission

The second governmental organization which have a direct relation to the cultural heritages of the city is the Addis Abeba culture and Tourism commission. The office is the direct and main responsible institutions for the conservation and protection of Addis Abeba city built heritage. According to the information gathered from Mr. Dereje Seyoum, research and conservation of cultural heritage case team leader at AACTO, the office has the legal obligation and interest of managing and administering the cultural heritages of the city but mainly to the absence of the mandate the office had not participated in the protection and conservation of the historic elements of the city in a significant manner.

Ato Dereje and his team appreciate the government effort towards urban built heritage even if still it needs so much work. The encouraging step for protecting the city's built heritage is formation of separate responsible body in the culture and tourism office. This has been started by creating a case team having three peoples under AATO which directly focus on built heritage. The increment of bilateral communications between different stakeholders is also one constructive stage in protecting and managing urban heritages.

Considering urban conservation, the institution did not work as it should be. In 2007 E.C the conservations of yekatit 12 monument and Dilachin monument were positive attempts of AACTO by involving the responsible stake holders. After saying that Ato Dereje Seyoum reminded the three initiatives by both Governmental and non-governmental organizations which were fruit less to renovate the old Municipality. Currently AATO is in the process of evaluating consultancy bid to renovate three heritage structures in Addis Abeba for the coming 2010 E.C budget year. Old municipality is one of the three historic structures to be renovated together with Sheke Hojelie residence which is found in the Arada sub-city and residence of Dejazmach Woldetsadik Goshu found in Nifas silk lafto sub city. The residence is former residence of Sheik Ojele Al-Hasan, who was ruler of Asosa. The Sheke Hojelie is built in the beginning of the 20th Century with Indo-Islamic influenced architecture. Dejazmach Woldetsadik Goshu was the first mayor to the city.

The municipality regulations of building ratio in relation to the site area for new development sometimes did not align with heritages around. On the reality of day to day work the proposed built up ratio creates contradictions for developers. As Ato Amdemariam Mamo, higher expert at research and conservation of cultural heritage case team of AACTO, claims that the building permit office only considers the fulfilment of building area ratio that results the approval of considerably big structures around heritage buildings which makes more difficult for AACTO to protect the heritage. In the contrary, the case team leader for city's built cultural heritage recalls some cases when the developers propose new development which aliened to the heritage building the municipality rejected by claiming that the proposal did not meet the intended built up ratio. These issues also had a negative impact on the society even to accept their asset as a heritage structure during the AACTO inventory work.

In general, from the interview and discussions with AATO built heritage responsible professionals in corresponding of their appreciation to the office and the government what it has been done through the past years they point out the following four important drawbacks for future considerations;

- a. Communications gap with responsible institutions especially with land administration and renewal office has to be avoided
- b. Lack of professionals from Addis Abeba culture and tourism office to woreda level
- c. Lack of awareness both in official's and the resident of the city
- d. Conflict between different regulations especially on heritage proclamation and new development

C. Arada Sub-City Culture and tourism office

The Arada sub-city culture and tourism office is organized under the structure of AACTO with having only one dedicated person for built heritage management and protection of the sub city. According to Ato Abate Kassa the Arada Sub city built heritage department official the structure of the culture and tourism office is more concerned on Hotel standard and service institutions without equally considering the built heritage and intangible heritages of the historic quarters.

The office is direct responsible body, lowest level institution, to conserve and manage the built heritages in the sub city. As Ato Abate said the office has working an inventory for more than 200 heritage sites which is still in progress to be sent for the city culture and tourism office for final approval whether it has to be seen as city heritage or sub city level.

On the discussion Ato Abate raised the status quo of Ras Nadew residence, a registered built heritage under the AACTO one of Menilik's two 'likamakwas' built in the first decade of the 20th century. During 2009 E.C the site clearance of Arogewu Kera, behind Lice Gebremariam school, partial demolishing of Ras Nadew residence was done costing removal of the roof cover and few windows. Fortunately, the sub city office and AACTO managed to stop the demolishing of the residence which was ordered by the Woreda administrative official. The conservation and management of built heritages at sub city level has different obstacles, Ato Abate has identified four main obstacles on the conservation and management of built heritages at the Arada sub city level:

- a. Lack of awareness and commitment of the government towards protecting built heritage that make heritage to be seen in the shadow of tourism. While wellbeing of heritage is the main groundwork for successful tourism.
- b. Shortage Office capacity both in terms of budget and professional expert.
- c. Complications due to ownership
- d. Identification and mapping problems.
- e. Lack of people awareness towards built heritage. Ato Abate he believes it would be worthy if all heritage structures have to be governed by the culture and tourism office rather than kebele and private.

D. Arada sub city Land Administration and renewal office

Arada land administration and renewal office is the lowest direct responsible body to control and manage the sub city renewal and developments. Ato Degarege Alemayehu, director of Arada land administration and renewal office, described the way LDP renewal planning and design take place in two ways; by internal capacity of office and hiring the private consultants.

As Arada land administration and renewal office director stated the usual area for renewal allocation is 25-40-hectare land. The current main decisions of urban renewal in historical Arada is guided by politically driven ideologies the director strongly believes such historic quarters should have to be seen as a special case. The director explains on participation of stakeholders during the current renewal and development planning and design in areas like *Gedam Sefer* and *Arogewu kera*.

The director believes if the built heritages of Arada is protected and conserved it can be used as an open museum on how as a city progress through the century. As he explains the wider the variety of values put into renewal and redevelopment the more sustainable development will be as it results the economic development and cultural identity. For his argument he points out the case his office solves out the conflict between conserving the Tesfa Selassie printing house and infrastructure development for new high rise buildings.

The director of Arada land administration and renewal office proudly sees on how the office avoid total demolishing of the built heritage structure rather addressing the current needs of development in parallel with protecting the heritage structure. Through the process heritage structure losses, the setting out and some adjacent structures.

The conservation of built heritages and redevelopment at sub city level has different obstacles, Ato Degarege Alemayehu has identified four main difficulties on redevelopment and the conservation of built heritages at the Arada sub city level:

- a. Political decisions should not be driven by politically only focusing on economic development
- b. Total demolishing of sites on renewal projects and lack of understanding of settlement pattern and character
- c. Construction of non-contextualized buildings
- d. Not respecting the local identity including local names

Public opinion on Haile Selassie street and urban renewal

Twenty-four persons were interviewed concerning Haile Selassie street and its surrounding area. The interviews and discussions were intended to get the resident and peoples own images of their physical environment and inclusiveness of current urban renewal projects in the city. The persons interviewed were people who were long resident or employed in the area or peoples who came for entertainment. Form these sample interview selected discussions are noted below:

A. DOCTOR SOLOMON: Mr Solomon is a medical doctor who worked more than thirty years in Europe and now come back to Addis Abeba. He is currently writing a book on history of the city. He sees Haile Selassie street as place of attachment for different generations. Such historical neighborhoods create a belongingness to the peoples of different ages and economic status.

DR Solomon referenced his argument by quoting the famous Italian historian El'Visco letter to Janhoy. In El'Visco note book having a nice cup of tea and pasty in "Aba Eshety shay bet" owned by Negadras Tessema Eshety now it is called the famous "tea room café", located along Haile Selassie street. In his letter he sent to Janhoy he reminds by saying you should also stop by your highness. In his letter El'visco confirmed that from the day it was founded piazza and in total Arada by some reason has always been crowded according to the population of each era.

DR Solomon argues the city administration has first to identify why peoples in every generation want to reside and entertain in Arada. According to his assumption the reasons for choosing the Arada historical district as place for living and entertainment are:

- The architectural beauty the Arada district
- The buildings along the street have human scale and their service of being inclusive for different economic status.
- The district has all layers of city age as a result it creates a sense of belongingness within different generations

Over-all, Doctor Solomon criticize the current renewal and developments in the city done by both in private and government for having the same monotonous curtain facades and likeness resulting a blur city.

B. ATO ABDI HASSEN: Abdi is a well-known historical book and equipment collector and dealer. He even awarded '*Bego Sewu*' prize, an honor of certificate given by private association that gave recognition for peoples who work for the country in their respected stream from all over Ethiopia.

Ato Abdi sees Arada in as open museum of modern Ethiopian history which has various layers. He stressfully explains when we save such historical neighborhoods it's not only about for the sake of built heritages but it is also about the intangible social values, customs and social system of the residents. As far as his believes even if the city has to be developed it does not have to be on the cost of the low income peoples.

Ato Abdi raises two case on the urban conservation and current urban renewal projects. The first one he remembers how the city loose a very special residence which had Iranian literature heritage and customs, were located adjacent to Mussie Minas residence. The residence was destroyed by fire when the residence was used by women's association. He continued by saying one day the city may reconstruct the residence but it would not be easy to manage to recreate the historical Iranian literature and quotes which was posted on the wall.

The second case was the situation in which the night life of Gedam sefer is evacuated to other near neighborhoods after the site clearance for urban renewal. As he witnessed these total demolishing of historical neighborhoods surrounding area not only damaged the heritage buildings and settlement pattern but it has also an impact on the resident life and social structure.

C. ATO SAMUEL LEMMA: Samuel is youngster born and raised in '*Arogew Kera*' sefer now residing in rented house located *Serategna sefer* with his seven friends. He does not have the formal educational qualifications and is working on informal jobs with daily basis. As he explains the house they rented only have one room with almost twenty-meter square total area. As he explained when his former neighborhood totally demolished for inner city renewal project his family got condominium at '*Tulu dimtu*', located out skirt of the city, as replacement.

Samuel noted living in '*Tulu dimtu*' with his family which is relocated in the periphery of Addis Abeba is not considerable because of lack of job opportunity. Even if he and his friends have rented a house in small distance from their former neighborhood all their former employers were displaced to other parts of the city. At the time of the interview Samuel is hardly to get minimum income for necessities. Samuel and his friend raised the question of social equity on current renewal projects.

5.3 Urban heritage and Architectural features of Arada

5.3.1 Historical back ground of Arada

Arada, the oldest commercial place of the city, was earlier an open trading place of the Oromo and has always been a meeting place since its establishment (Fasil & Gerrard, 2007). As there were no shops except those owned by foreigners around, inhabitants of the capital purchased their daily necessities directly from the market. From then until now Arada is an important commercial area of Addis Abeba even after the open market was moved to the new Italian Merkato during the occupation period.

When the population increase rental houses were built in the center and around the market of Arada for rent which is built by different lords Like Ras Birr, Hailu T/haimanot, Ras Darge. Those small traders could then easily rent those buildings for shopping. As a result, this situation was instrumental for expansion of shops which minimized the traditional way of marketing and expansion of trade and market which had been carried on the open field. These nobles did not only build houses for rent but also their own residence.



Figure 5-2: Arada Saturday market in early 20th century, source 2015 Addis Abeba city Atlas

Addis Abeba was completely damaged immediately prior to the occupation by fascist Italy, after Emperor Haile Selassie's departure, a patriotic group decided to destroy many buildings in order to deny them to the enemy which most of the damaged was happened in Arada area (Ahmed, Bahru & Tadesse, 1987). In the period of Italian occupation Arada demarcated as a center for foreigners by implementing the racial segregation of planning. However, during the occupation, the fascist government prepared a new master plan where the market place was relocated from Arada to Merkato in addition major offices, business function and services were relocated to National Theatre area which shift the center and its major activities from piazza to Leg hare and other new city centers.

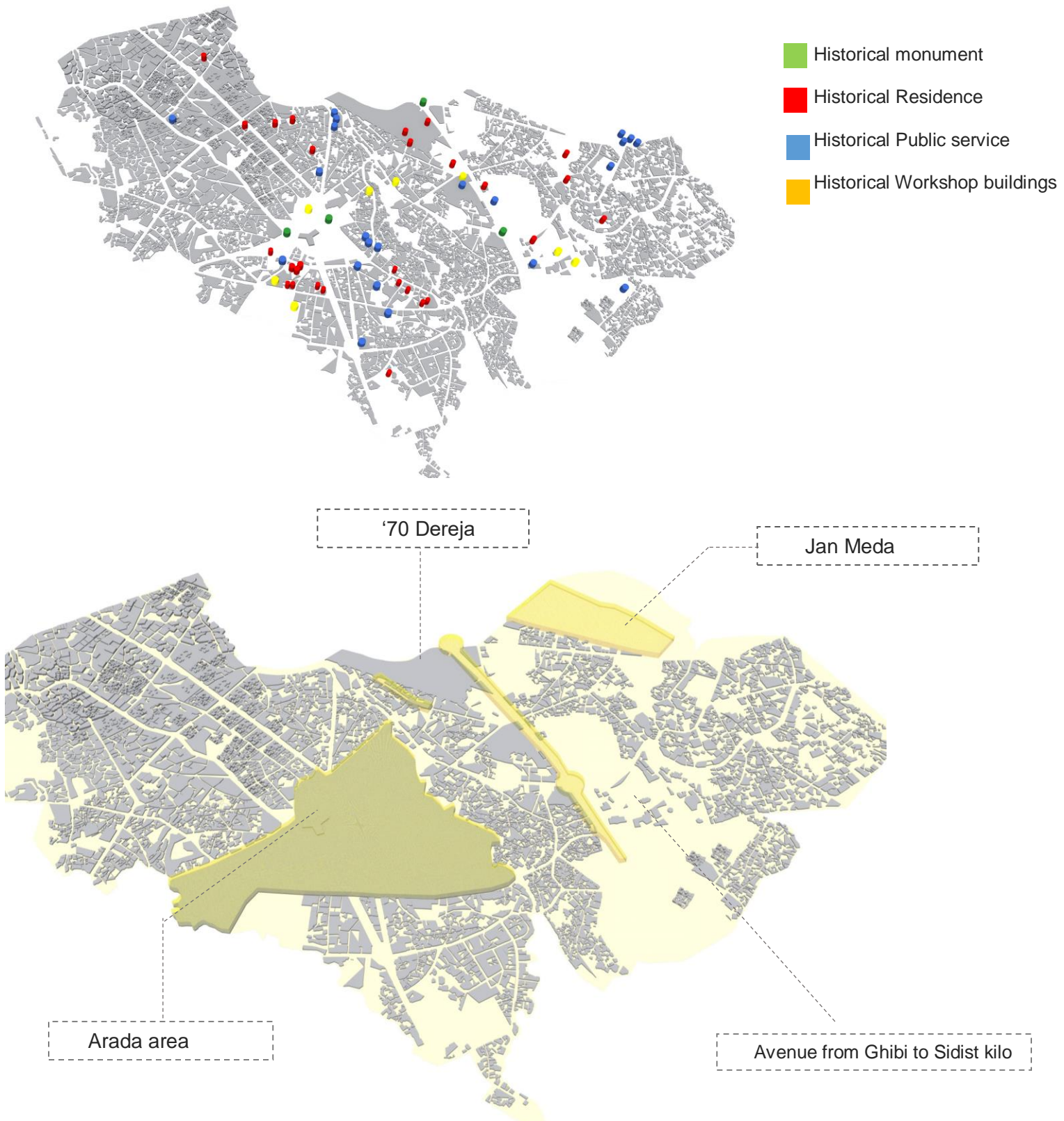


Figure 5-3: 3d Graphic Description of Arada sub city Heritage sites by Author; Source ORAAMP 2002

5.3.2 Historical back ground of Haile Selassie street

Haile Selassie street is one of the unique urban quarter in Arada sub- city that show historical layers of the city lays from De Gaulle square to Ras Mekonen bridge. The street is in between two main distinct historical neighborhoods namely Doro Maneqiya and Serategna sefer. Doro Manequiya believed to be built by Ras Bitwoded, in fact his own residence had been one of the biggest villas in the city at that times(Kiros,1983). The large and spacious of residences of the nobles combined with thousands of rent houses they constructed did give a certain the morphology of district.

ከዳግማዊ ሚኒሊክ ቤተመንግስት ተነሰቶ ወደ አራዳ ገበያ እስከ ጊዮርጊስ ቤተክርስቲያን ድረስ የሚወስደው የባቡር መንገድ ከ1 ዓመት በፊት ተሰርቶ ነበር። በዚህም ዓመት መንገዱ በሚያልፍበት በቀመሌ ወንዝ ላይ ራስ መኮንን በኖራ ግምብ አንድ ድልድይ አስጀምረው በለጣቂው ዓመት በ1897 ዓ.ም አስጨረሱት ። ይኸውም አሁን “የራስ መኮንን ድልድይ” ተብሎ የሚጠራው ነው። (የሐያኛው ክፍለዘመን መገባት ፣ መርሴ ነዘን ወልደ ቆርቆስ)

Translation

‘Even though the road from Menilik palace to Saint Giorghis Church was built in 1886 E.C. “Ras Mekonen bridge” on Kemele River constructed with stone masonry & gypsum mortar, which still bears the same name, was open to vehicles a year later in 1887 E.C.’

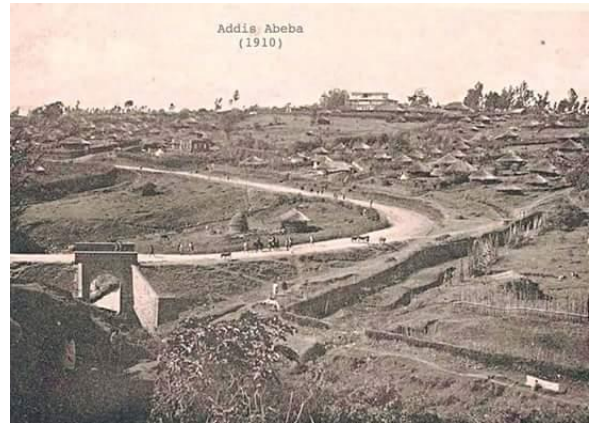


Figure 5-4: Ras Mekonen Bridge in 1910’s source [www.facebook.com/historical photos from horn Africa](http://www.facebook.com/historical-photos-from-horn-Africa) retrieved on 09/12/2017

The bridge is still serving with its original name and it was the second masonry vehicle bridge to Addis Abeba after Kebenas’ Adwa bridge. In the first decade of 20th century, following the involvement of Indians, Greek and Armenians in construction and business sector gave Arada as a whole and Haile Selassie street in particular distinctive appearance and identity. The architectural character of private and spiritual buildings in the formative years exhibits a marked Indian-Arabic influence(Dejene,1986).

5.3.3 Architectural features and urban heritage of Haile Selassie street

Arada is identified as one of the historical sites in the current master plan. The AACTO identified twenty-seven heritage buildings, statues and monuments as being worth of preservation within the sub-city. Whereas Arada sub city cultural bureau identified forty-seven historical sites and structures in sub-city level. The study area is a street scape and its surrounding located in the Arada sub-city named Haile Selassie street that lays from De Gaulle square to Ras Mekonen bridge.

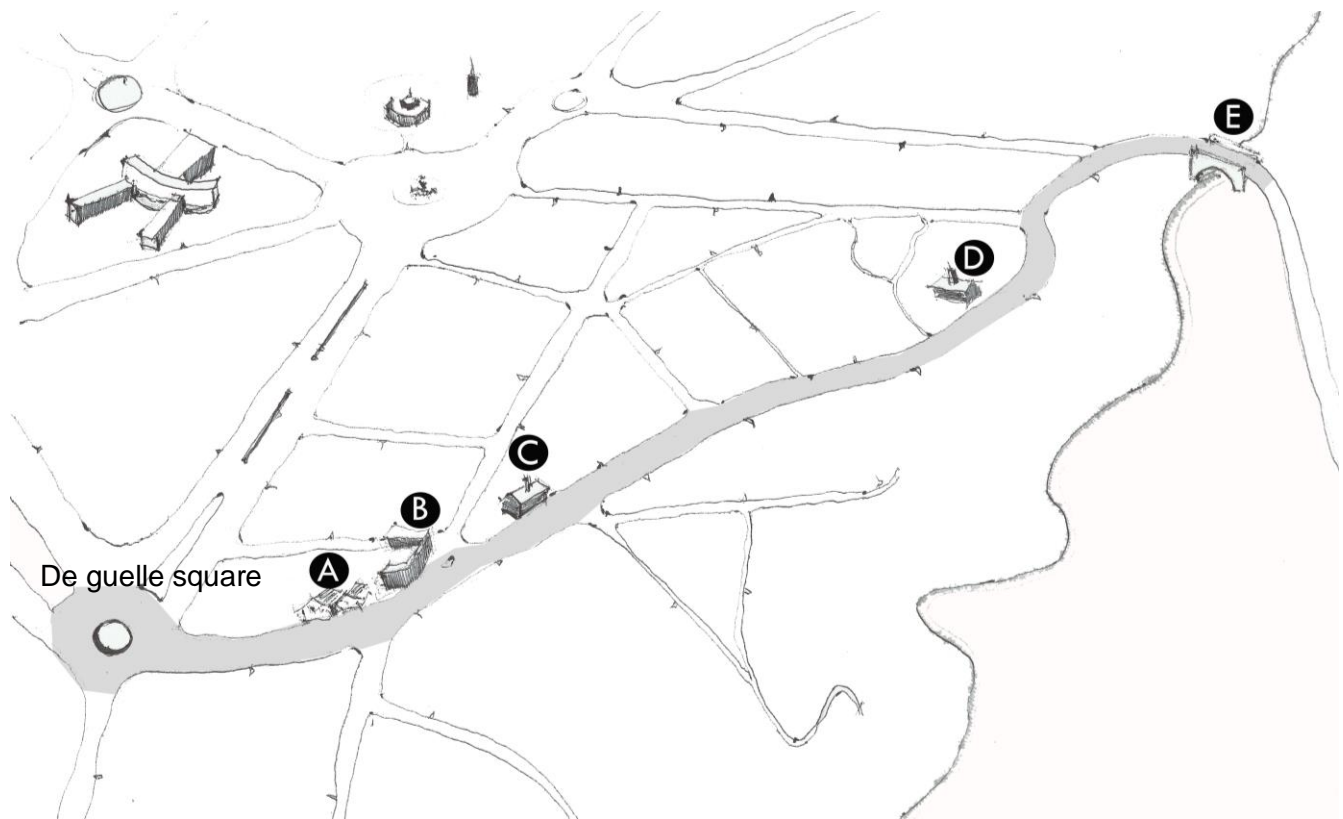


Figure 5-5: Map of registered built heritages along Haile Selassie Street

The Haile Selassie street has five registered built heritages under AACTO:

- A. Badgelling Hotel:** Indians probably dwelt there. Built in the two first decades of the 20th Century, during the reign of Empress Zewditu. Construction of mud and wood. Indian style architecture.
- B. Cinema Empire/ Dalaik Yasedjian Residence:** Former residence of the Armenian Dalaik Yasedjian currently used as cinema hall.
- C. British bible society:** Entirely built by the British, the building had a bookshop on the ground floor for the sale of bibles and the first floor functioned as residence for the staff. Built in the 1930s.
- D. Greek church:** The church was designed by the Greek architect Balanos and built between 1922-1926.
- E. Ras Mekonen Bridge:** the 2nd masonry bridge for the city constructed with stone masonry & gypsum mortar in 1887 E.C

I. District



The urban fabric of the Haile Selassie street and its surrounding area consisted of the varied morphological patterns. One of them is the irregular and organic settlement pattern on the slopes formed with multiple dead-end streets and irregular parcel. The second one is more regular lots and straight streets primarily on the road from De Gaulle square to Ras Mekonen bridge.

The morphology of the Haile Selassie street and its surrounding area is created by a repetitive cellular residential blocks and clusters at multiple scales. As each cell interconnects and is overlaid onto another residential cluster, the urban fabric becomes a system of clustered elements of various sized cells creating a complex pattern of unity and homogeneity.

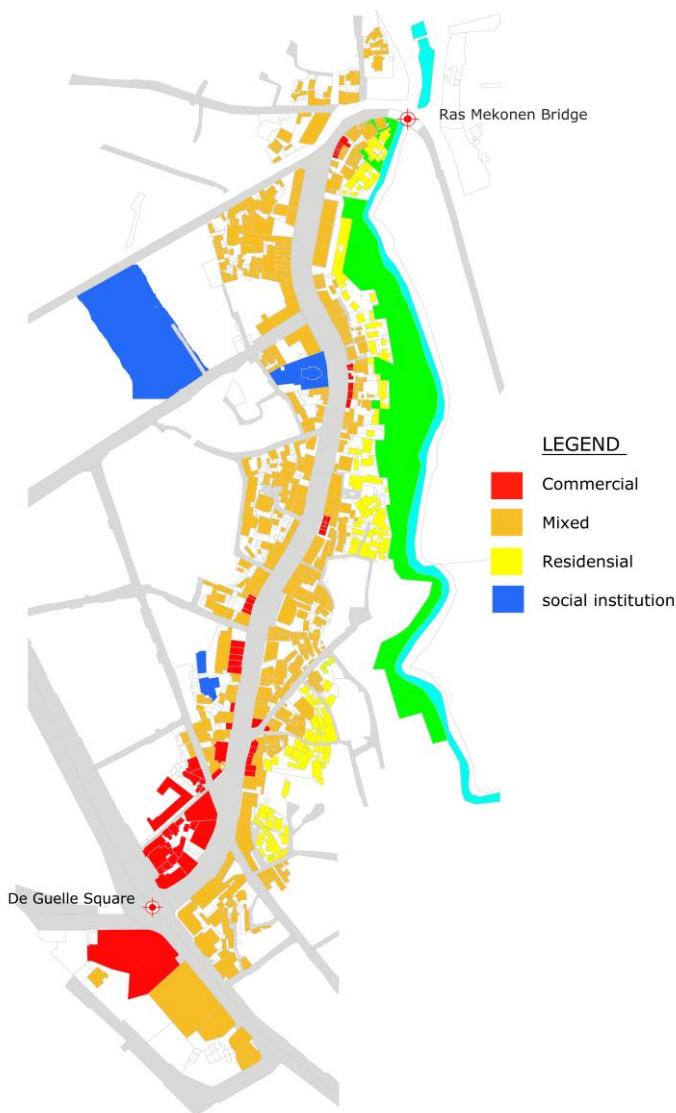
The street quarter was and is subdivided, but it was organized in a way that would allow each cellular unit to operate on its own or as a component of the comprehensive urban system. One of these guiding mechanisms was the separation of public and private uses. By placing great concern on both the public territory and privacy in residential quarters, the functions of the each sefer were easily separated, but did not result in a disruption of the urban fabric because it allowed for clustering of uses based on social need.

In the process creating the city Emperor Haile Selassie gave plots for foreign societies so that they could build their own religious institutions. The Greek Orthodox church located in the Haile Selassie street is an example on how foreigners impact in the formation street scape identity. So, the structures have substantial value in terms of architecture and history.

Figure 5-6: Map of Haile Selassie street urban fabric

II. Land use

The distribution of the land uses shows variety functions in the study area. The residential uses still exist into the study area, while the transformation process of the functions changed the uses from residential character to mixed use and commercial uses on the main street. The street had two different land use characters. The first one is the street shopping front side with big windows for visual communication on main street scape. Second, the residential unit which is in near behind street with a very private access and space.



Commercial



Mixed



Residential



Church

Figure 5-7: Haile Selassie street Land use map and picture

III. Visual corridors

The view corridors can provide an opportunity for visitors and the resident of the city who wish to learn about Arada relationship with the rest of the city. Walking through the Haile Selassie street visitors can stop and appreciate Arada’s cultural landscape.



a. View toward mountain



b. view toward Ghibi



Figure 5-8: Map of Haile Selassie street view corridors and pictures

Haile Selassie street quarter has two important view corridors:

- a. View towards the mountain from cinema empire
- b. View towards Ghibi from the middle of the street

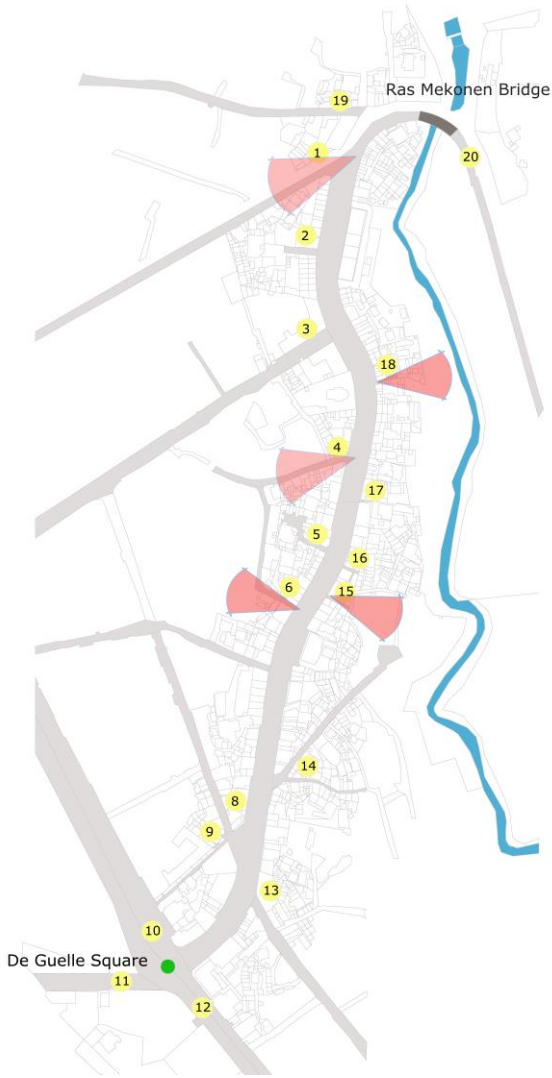
IV. Path

Haile Selassie street is a busy shopping street with large window flats on ground level and apartment blocks above shops. The curving street and the aligned multi story buildings form in particular contributes to a more unique atmosphere.



Figure 5-9: Map of Haile Selassie street type and pictures

V. Access roads



1



4



18



15



6

Figure 5-10: Map of Haile Selassie Access road type and pictures

VI. Building Characters

The area has a dense urban feel with very few open spaces and little greenery. The study of Haile Selassie street grouped buildings into six architectural typologies:

1. Concrete buildings
2. Traditional stone wall with horizontal wood plank houses
3. Stone masonry buildings
4. Veranda buildings
5. Ground floor shop-front buildings
6. Mud and wattle buildings



Figure 5-11: Map of Haile Selassie Buildings characters and pictures

The street face has been dominated by mid twentieth century modern Architecture redevelopment, and many of these buildings occupy one side main street front. In contrast the other side of the long, straight, north-south street characterize are lined with ground floor level houses, with small consistent plot widths, giving a sense of regularity to the streetscape. But these are intermixed with later infills few ground plus five mixed use buildings.



4



5



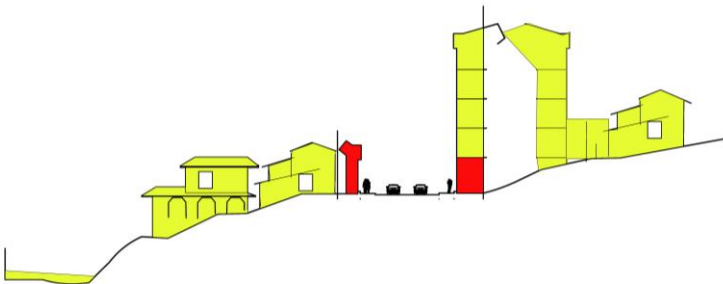
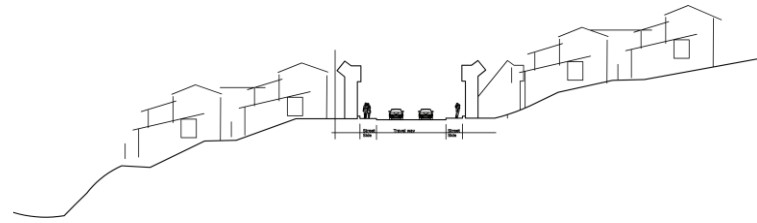
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Figure 5-12: Haile Selassie street building characters and pictures

The numerous buildings and structures located in the street are from a variety of historic periods of the city. The continuous mixed use buildings dominate the urban fabric of the historic street quarter while offering magnificent views as it is seen from the Ras Mekonen bridge. In fact, the position of these structures in a curving form is vital to the street scape and skyline.

VII. Building height

The street scape is widely dominated by ground level buildings with some high rise buildings in between up to G+7 on the northern direction.



G+7



G+5



G+3



G+1

Figure 5-13: Map of Haile Selassie street building height & section

A particular feature of high rise buildings at Haile Selassie street is the use of a horizontally repetitive punched window, often across two building's three bays and rising two in some instances six stories. The windows run horizontally in contrast to vertical concrete mullions. The high rise buildings have a special ground floor arcade.



The dominant external facades of concrete structures are characterized by similar detailing and finishing material using colors of orange, light chocolate and light grey. In contrast ground level shops have different colors which has been painted by the shop owners.



Figure 5-14: Street frontage elevation and pictures

SWOT Analysis

Strength

- The site has registered urban built heritage having intact sense of place and character
- The site is well connected to other part of the city
- Commercial, mixed, residential and service giving institutions exist in the site
- Different hierarchy of market and services exist for various income groups
- Due to its topography the site has important visual communications with the rest of the city
- Many of built structures have human scale height in relation to street width



Weakness

- Improper management of the heritage buildings and structures
- Poor housing condition with insufficient parking and access, absence of playground and open space
- Inadequate garbage collection bins and absence of proper sewage system
- Presence of houses near the river bank
- Uncontrolled colors and signage systems on the street shops
- Some pedestrian walk ways are blocked by private developers for parking



Opportunity

- Active business activity of the site increases the land value of the area
- The attractive and vibrant character of the site for touristic and recreational activities
- The organic settlement and historical structures will be an asset for tourism
- Mixed land use system for social equity and belongingness
- It is one of the cultural area of the city



Treat

- Recent site clearance around the Ras Mekonen bridge for the purpose of renewal
- Uncontrolled refurbishment of the street side shops
- Cladding the original natural stone wall finishing with ceramic and other modern tiles
- Lack of public awareness to urban built heritage



5.4 Piazza LDP proposals

A number of detail plans for piazza have been prepared at different times by different professionals, expatriate and local institutions. However, as mentioned in the introduction part, the case studies for this research are **2002 piazza LDP** and **2013 piazza LDP** projects focusing on Haile Selassie street. The two projects are selected because they represent two opposite approaches of renewal projects in the historic urban quarter. The Case study method is selected as a means of researching and finding out the responsiveness of previous urban renewal LDPs on historical urban quarters and their consideration of urban heritage sites. Through the case the research tries to point out their shortcomings as well as positive aspect.

To critically review how the LDP of piazza were prepared it is better to see the different activities and considerations in the planning process. For the purpose of analysis, the study tries to evaluate each LDP based on the following specific key points:

- A. Initiation of the LDP
- B. Rationale and objective of the LDP
- C. Planning considerations and analysis
- D. Stakeholders identification and participation
- E. Proposal and implementation
- F. Formulation of local identity

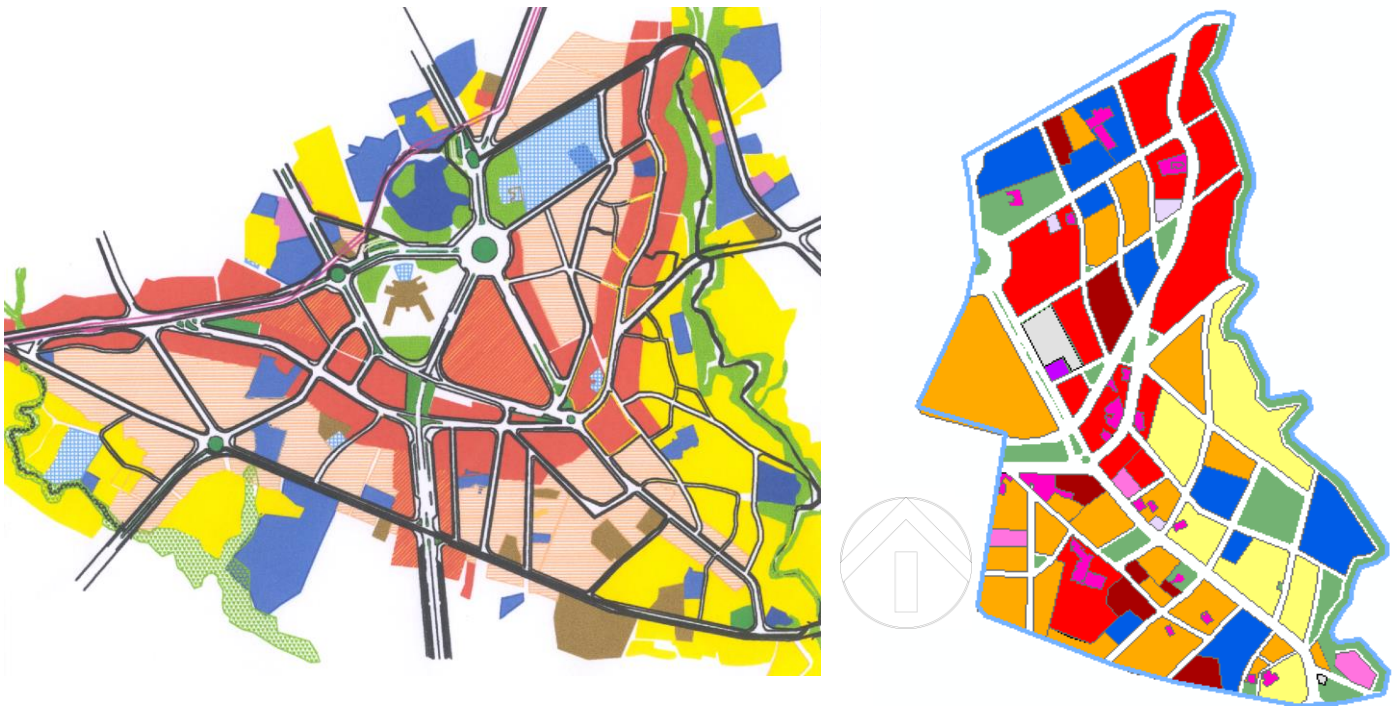


Figure 5-15: 2002 Piazza LDP proposal and 2013 Piazza LDP Proposal respectively, source summary report

Initiation of the LDP

The initiation of both renewal project, piazza 2002 LDP and piazza 2013 LDP, came from the government. The reasons behind initiation were the need of revitalizing the inner historic urban quarter of the city and to create a livable, tourist center and historic place. From the project beginnings it was clear that the government was main actor of planning and implementation.

5.4.1 Piazza 2002 LDP

The action area is located in woreda two kebele 11,12,09,10 and 13 and woreda one part of Kebele 08 with the population of 23,216. The area coverage of the action area was about 105 hectares. The introduction of the 2002 LDP starts by signifying the need of the re development project:

“Even though the major framework is similar, the character of local development plan might be different from one case to the other in the same city, depending on the location and the aims intended. In this respect, Piazza has its own character; it has a number of historical buildings that makes it unique from other parts of the city.”

A. Rationale

During the design process of Piazza 2002 LDP centrality was a major principle in the structure plan. According to the ‘centrality study’, Piazza was part and parcel of the city main center. The structural plan envisioned Piazza to be develop as a commercial, residential and touristic area. By branding majority of the structures owned by the government are shanty and deteriorated due to the construction material and the year it was constructed the LDP claimed need of renewal in the area. According to the local development plan prepared in 2002 Piazza was one of a historical city quarter which did not have guidelines, rules and program as to how it is going to be developed. The report stress the need of specific LDP by noting ‘unless there is detail plan prepared for the area, it is difficult to allow development’²³.

B. Stakeholders identification and participation

The 2002 LDP missed the main aspect of urban renewal and conservation which is stakeholder analysis. The planning analysis did not identify and discuss with stake holders that were affected by and affected the proposal. The analysis and proposal lacks the information on stakeholders, their interests and their capacity.

²³ Summery piazza 2002 LDP report

I. Planning Considerations & Analysis

When we see the 2002 LDP project analysis both socio economic and spatial data were collected. On the time of LDP preparation Piazza was identified as one of the historical sites in Addis Abeba. The LDP took the inventory made by the Information and Culture Bureau of Addis Abeba identifying twenty-seven heritage buildings, statues and monuments as being worth of preservation within the site.

II. Land use Analysis 2002 LDP

According to the 2002 LDP renewal the study area land use the study area was dominated by residence with commercial trade and service functions along the main roads and access routes. The main green and open space is along the river basin and religious compounds.

III. Urban Character Analysis 2002 LDP

In the 2002 LDP pre design study report the area had different types of architectural styles from the early traditional architecture up to the modern ones with diversified building technology and settlement character. The analysis of the urban character categorized the action area in to eight categories.

1. Pure residential activity prevails in this area except along the Adwa road
2. A residential area experiencing some pressure from the commercial activity in expansion such as Mahatma Gandhi street.
3. The dominating character here is the mixture of formal and informal commercial activities. The traffic dominated by pedestrians and all buildings are constructed using traditional construction material and methods e.g. Doro Maneqiya
4. Modern multi-story buildings characterize the area. The first floor is usually with its floor-to-ceiling height doubled and pre-designed for commercial activities. These buildings located at junctions e.g. Arada building
5. The area dominated by early 20th century stone masonry Architectural structures.
6. Traditional building material and technique used to build the small residential units dominate this area. These chika structures are mostly attached houses where several households live together e.g. Serategna Sefer
7. Quite neighborhood built with early 20th century style e.g. Eri Bekentu
8. The fenced government institutions with little interaction with the surrounding. Usually these are isolated big blocks fenced by blind walls such as churches and municipality.

IV. House ownership Analysis 2002 LDP

Resembling to other parts of the inner city, government owned houses dominate the area. From the survey 22% of the houses were private, 38% owned by AARH and 40 % kebele. The report states the condition of structures by labelling as 'most of these houses are shanty and deteriorated due to the construction material and the year it was constructed.'

V. Road Network

In the report the proportion of roads were analyzed comparing with other districts of the city. According to the statements of 2002 LDP Piazza report had better proportion of road network compared to other part of city having all types of transport system. In the report it also points roads was not only a place for movement but also a place of variety activities for different age groups and social class. Those activities were somehow creating the unique feeling of being in Piazza, even if they were not well managed.

VI. Environment and green space:

The report criticizes the habit of the public of dumping garbage's wherever it is possible in nearby. The only greens recorded were greens with in compound of some religious and government institutions.

VII. Transport system and Terminal location:

Piazza of being the center of the city and the heart of the road network all transport terminals are located.

C. 2002 piazza LDP Proposal

I. Conceptual Framework

The vision set by the structure plan for Piazza was to enhance its main characters as being a tourist center, commercial, historic and residential place. Therefore, to meet the vision the 2002 LDP proposed the following key points

- Develop strong commercial corridor by extending Adwa corridor to the western part of Piazza following the major road.
- Emphasize entrances to the city center in which by creating high rise structure on the selected nodes.
- Limiting high rise buildings in order to upkeep Piazza's memorable character.

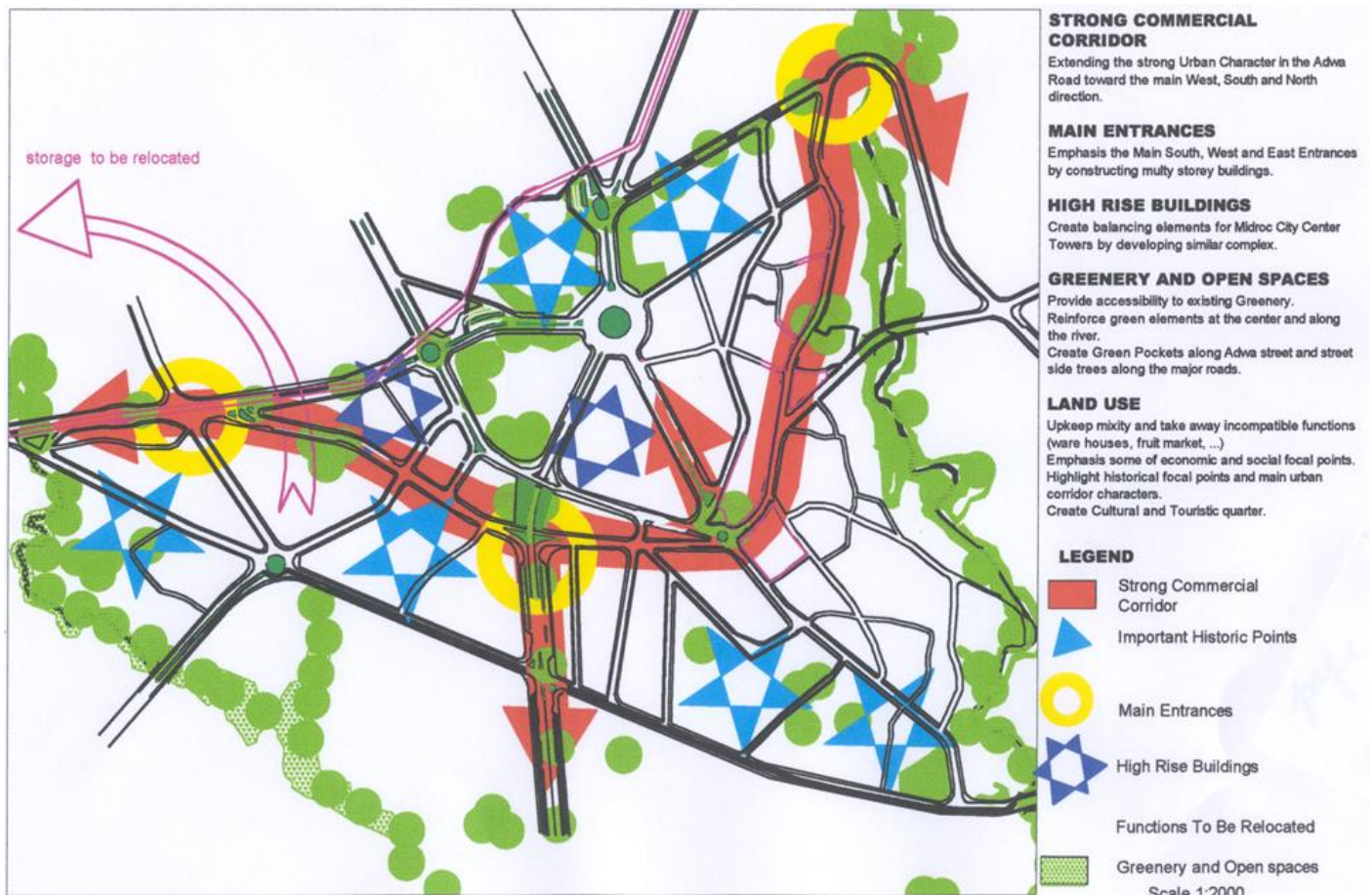


Figure 5-16: 2002 piazza LDP conceptual diagram, source 2002 Piazza LDP summary

II. Proposed Land Use

The LDP main concept was to create a strong commercial corridor extending the Adwa avenue up to the 'Atkilt-Tera' and to the Menilik Square. The big storages found within the planning area which had incompatible function with the ones a city center was expected to be relocated. The evacuated free plot will might continue to have residential element land use integrated with functions such as retail shop, hotel, restaurant and small-scale manufacturing

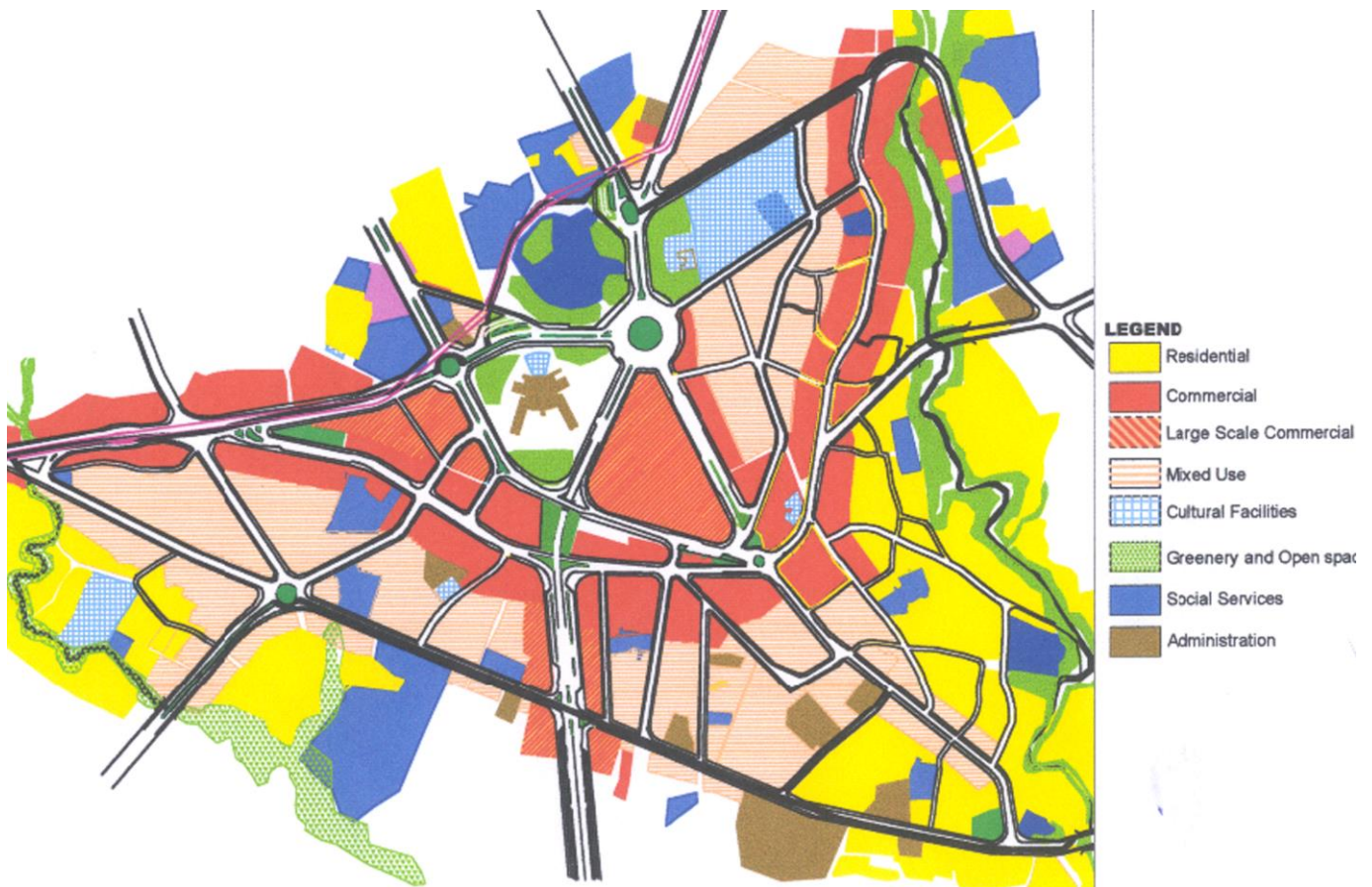


Figure 5-17: Proposed 2002 LDP Land use plan, source 2002 Piazza LDP summary

As Piazza was intended to be a place where people go for recreational purpose, some recreational elements were proposed within the Adwa corridor and on other locations within the planning area. In addition, the block where the fire brigade constructed was recommended for cultural and recreational activities and the old municipality building into a museum. However, as it is clearly evident the current situation of the residence of Bitwoded Haile Giorghis or Old Municipality, the structure has deteriorated due to years of intensive use without maintenance. On the north western side of the compound, the main entrance from the Menilik monument, new LRT sub way entrance had been constructed. And also the city's Fire brigade build new office building in the contrary to the LDP objective.



Figure 5-18: Pictures of LRT entrance and buildings around old municipality

In 2002 LDP summary report Midroc tower was expected to create large scale shopping spaces, offices, recreation areas and apartments. Yet again such big shopping functions were also proposed on the other side of the municipality compound at Ashenda Terra only to create a balance for the high rise structure. The irony is even after fifteen years from the 2002 LDP the Midroc tower is not realized.

III. Proposed Road network

unrealized new road connection from Adwa avenue to Arat kilo over the river (passing next to Tango jewelry) were proposed. In addition to that, to enhance the east west connection doubling Adwa corridor was recommended to reduce the traffic congestion even though both roads did not implement.

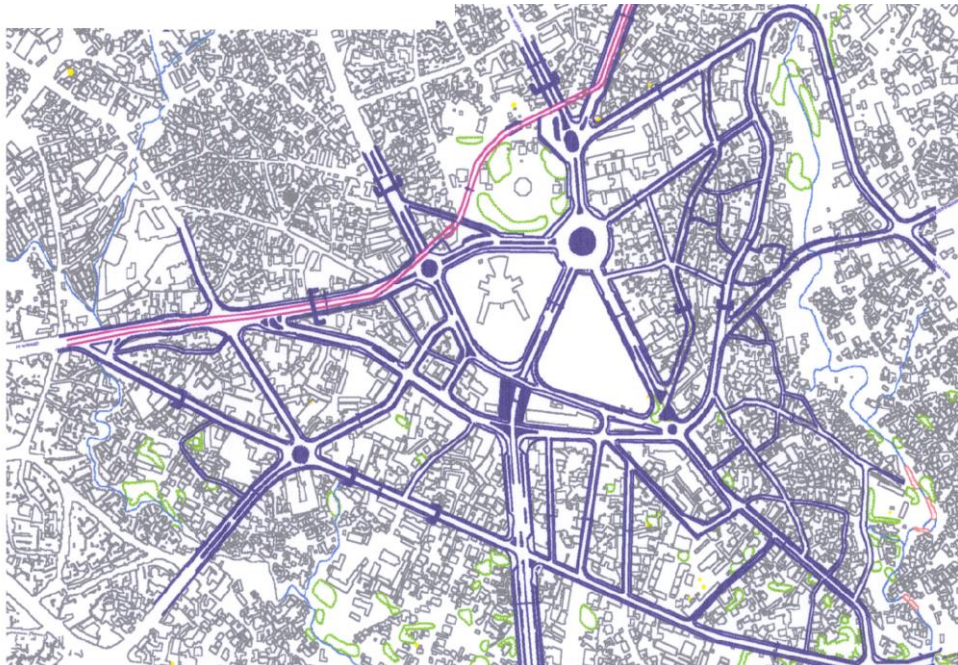


Figure 5-19: Proposed 2002 LDP Road network, source 2002 Piazza LDP summary

The main intention of the road network of the LDP was to facilitate the vehicle traffic flow of the site and tried to solve the situation by introducing the new routes along the main axis. Most road networks tried to respond to the organic nature of the existing settlement pattern. However, the only implemented road was the road from the cathedral to Arat kilo parliament through Eri Bekentu bridge. From the report and design the emphasis was to the vehicle transport system in which the proposal misses the importance of pedestrian paths.

IV. Proposed Building height

According to the LDP the dominant height was proposed to be ground level development and within the residential area will be up to G+1. As the main objective of the LDP Piazza was to extend and develop a strong commercial corridor in such a way to maintain the main character of this corridor, the height along it was allowed to be between G+3 and G+5.

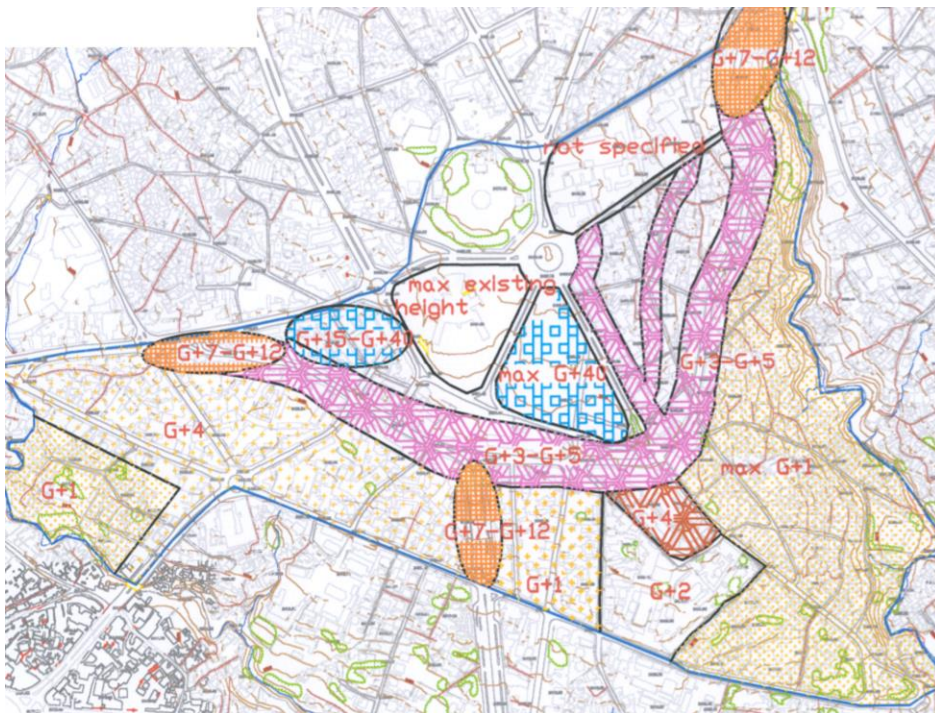


Figure 5-20: Proposed 2002 building height, source 2002 Piazza LDP summary

On the LDP summary the Midroc tower was not a reality while the study was conducted, the building permit and the remaining institutional permits were already handed over. It was considered as negative development only considering the effect on the municipality grandness. The implementation of similarly high-rise building was proposed as a remedy to the situation, in order to reconstitute the altered element of urban design. Accordingly, the height for the compound on the other side of the municipality were proposed to be between G+15 and G+40. Nevertheless, still in 2017 the two projects are not realized. In the local development plan Adwa avenue was considered as the core element in the memory of every resident of the city while thinking of Piazza. Thus to give some emphasis to the main entrances to the

corridor. The height is then set to be between G+7 and G+12 in order to create a grand entrance. The Mahatma Gandhi street, Tayitu Hotel, the Old municipality building were labeled as important historical sites. The maximum height is determined based on these historic buildings and G+ 2 was allowed.

V. Proposed Building Line

The new important guideline in the LDP was the introduction of building line that defines the set-up of the building along the street. The proposal used red and blue color. The red line was used as the strict location on which the building should be built on the red line. Whereas the blue line indicates the limit up to which a building could optionally be built. The obligatory building line was set for the Adwa avenue and the extension of the commercial corridor. The building alignment was also an important feature for the Mahatma Gandhi street, and the block of EEPKO building where the red line concept was recommended.

The set-up of the built up area ratio was placed in the LDP based on following principles: first to ensure where big /multi-story allowed to make sure adequate open space was provided within the plot. Second to guarantee the dominancy of the historical buildings by making the density as it was. Thirdly to lower the existing excessive density of residential by allowing open spaces and green areas within compounds.

VI. Comments and recommendations on Midroc city center

The LDP gave thoughts on how to reshape the approved Midroc tower development with least possible recommendations first by questioning parking access locations and availability of parking space in relation to the built up floors. The LDP continued by recommending street shops on the ground floor so that the new building could harmonize with main character of the piazza. In these recommendation and comments even if at that time the project was not realized the LDP did not strongly push the developer to construct the shopping tower in responsive manner to the spirit of the place in all parameters such as block character, height, material usage and its communication with people and surrounding structures.

VII. Adwa corridor - commercial development

Along the Adwa corridor the LDP permitted residential, cultural facilities, hotels and restaurants, social service and shops facing the road allowing windows for display. The acceptable frontage along the major road should be at least 20 meter but not more than 40 meter which did not reflect the actual parcels. Because of the inapplicable rule and guidelines frontage regulation all over the city was out of implemented within few weeks' trial.

VIII. Regulations for historical structures

The LDP had put regulations to maintain the historical elements of Piazza and preserve them for the future. This regulation was as per the general guideline of the ORAMP study made on the historical structure and sites. Therefore, two kind of regulations were developed in Piazza.

- For selected solitary historical structures
- For buildings concentrated in one area

The LDP started by stating all historical buildings should not be demolished. Permit for maintenance of historical structure should be given in consultation with the Culture and Information Bureau. The LDP issued five heritage buildings under the selected solitary structure and one street for areal conservation.

1. Solitary Historical Buildings

- St. George church
 - Beside the existing structures, no other structures should be constructed within the compound
 - The Fence' characters should be preserved while maintenance
- Negadras Hailegiorgis Agidew residence (old municipality)
 - Those structures obstructing the old municipality's view from the Menilik square should be relocated (the health center, the court's offices and some part of the fire brigade)
- Tayitu Hotel
 - No building shall be constructed in the front yard or back yard of Taitu hotel (inside the property line) to preserve and maintain the view. No building shall be constructed higher than Taitu hotel within the distance of 30 meters from the structure outside the property line of the hotel.
- Mohammed Ali residence (old post office)
 - The roof structure should be similar
 - Some important details shall be adopted from the old post office for the development coming next to it
- Mussie Minas Residence
 - The view from Tayitu hotel access to Mussie Minas Residence should be highlighted. Thus, any constructions in this axis that affect or obstruct this view shall not be permitted.

2. Rules for buildings concentrated at one point

- Mahatma Gandhi street
 - New development along that road should be similar with other structures nearby.
 - If any structure along that line is to be demolished it should be replaced in kind. The replacing building design should take into account to maintaining the characters of the street.

However, when we observe the project area regarding conservation of existing heritage buildings as well as protecting them from unsuitable development was not successful as to the determined goals of the LDP.

5.4.2 Piazza 2013 LDP

The action area covers 116.8 hectare as a planning area. Among which 58.4 hectare is an action area. The study comprises the existing situational analysis of the socio economic and spatial condition of the study area.

A. Rationale

According to the 2013 piazza LDP the project area has a unique character having commercial activities with high order goods, center of city administration, higher number of cultural films & historical structures. However, the summery report continued by saying the area as a historic quarter with dilapidated houses, unplanned settlement patterns. According to Piazza LDP report prepared in 2013 the project area was mixed use development for meeting the objective of 'centrality'.

B. Identification of Stakeholders

According to the 2013 Piazza LDP report paper the work team identified the following main stakeholders for renewal of the historic city quarter.

- Land banking & urban renewal project office
- Building permit authority
- Addis Abeba housing development project & Addis Abeba road authority
- Local government body (sub city and woreda)
- Addis Abeba trade and industry bureau
- Infrastructure department/water, tele & power
- Private sector
- Local community
- Local associations and community lead

C. Planning consideration and analysis

When we see the 2013 LDP project analysis both socio economic and spatial data were collected. Again on the time of LDP preparation Piazza was identified as one of the historical sites in Addis Abeba city.

I. Land use

In the analysis report the land use of the project area was dominated by residence and mixed use respectively. The land use percentage were residence 25.5%, Commerce 19.2%, Mixed use 16.4%, Administration 5.3%, Services 5%, Manufacturing & storage 2.13%, and Environmental aspects 6%.

II. Urban Character

The urban analysis was a general study of analyzing the block character and architectural style for all over the project area. In the report different types of architectural styles observed from the early traditional architecture up to the modern ones with majority of the Block organic pattern.

III. House ownership

Resembling to other parts of the inner city, government owned houses dominate the area. From the survey over 75 % of the houses were owned by the government and the structures deteriorated due to the construction material and age.

IV. Road Network

The report affirmed piazza had a better proportion of road network compared to other quarters of the city. The report categorizes the project area roads in two ways: major roads with good condition and resident access roads by describing as roads not inviting for outsiders.

V. Environment and green space

The report completely took the report of 2002 LDP analysis on the issue of environment and green space. criticizes the habit of the public of dumping garbage's wherever it is possible in nearby and greens were seen with in compound of some religious and government institutions.

VI. Transport system and Terminal location

2013 Piazza LDP described the area of being the center of the city and the heart of the road network having all transport terminals. Many people are attracted to piazza for its service provision; however, there is a scarcity in parking. The report marked 7 taxi terminals in the action area

D. Proposals

I. Conceptual Framework

The vision set by LDP was to see the project area safe, attractive, Livable, commercial and historical core of the city at the end of 2018. Therefore, to run into the vision the LDP took the following planning principles:

- To enhance its main character as being a tourist center, commercial, historic and residence place.
- Keeping piazza's memorable character by limiting high rise building and continued the existing mixed use by clustering different commercial activity.
- Protect the buffer zone, provide open spaces, green areas and widening the existing walkways
- Enhancing road accessibility and introducing new mass transport terminal.



Figure 5-21: 2013 piazza LDP conceptual diagram, source 2013 piazza LDP report

II. Land Use

As shown in the table below about 55.6 % of the area of the land was allocated for mixed function development with additional 6% for condominium apartments that was to be developed by government.

No	Land use	Allocated area(hectare)	Percentage
1	Administration	2.2	3.7
2	Commercial	9.7	16.6
3	Mixed use	32.4	55.8
4	Condominium site	5.6	9.6
5	Historical buildings	1.3	2.2
6	Road	16	27.3
7	Open space	6	6

Table 5-1: Table showing the proportion of land use allocated by the LDP, source 2013LDP

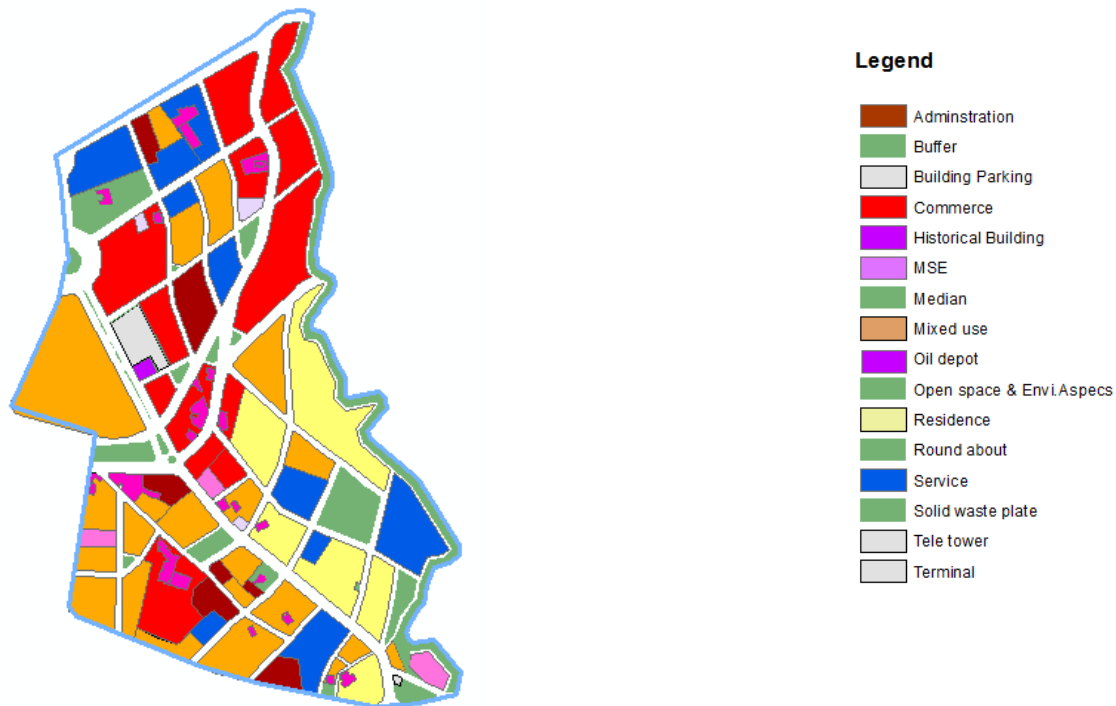
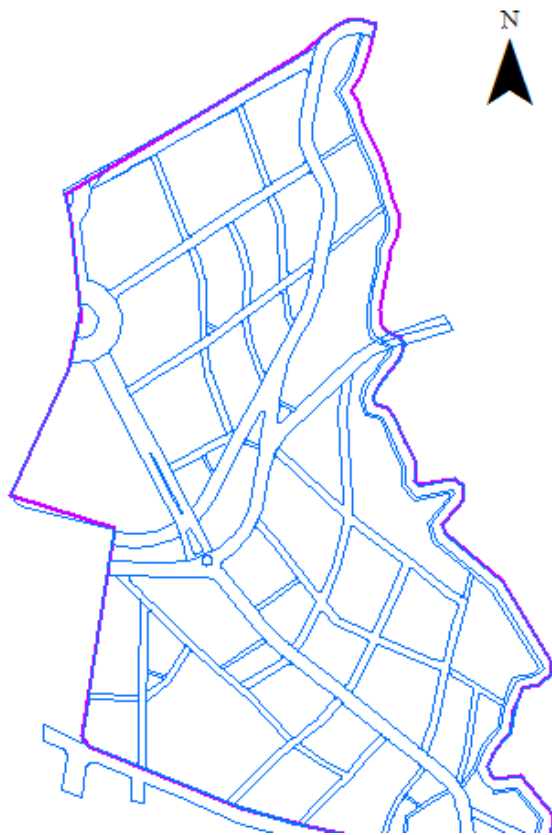


Figure 5-22: Map showing land use plan of the 2013 piazza LDP source 2013LDP

In 2013 LDP proposal the clustering of services was proposed such as high order goods (gold Jewelry) and others were proposed to be clustered in one area and one building.

III. Road network and Transport

The proposed road type on the renewal area varies from a 20-meter wide to 5-meter foot path. The function of the roads was mainly to collect and/or distribute traffic from the east-west axis (Merkato to 4-kilo) and other parts of the city. The proposed road network was more or less grid system which did not consider the organic nature of the settlement and topography. Additional 20-meter wide road was proposed starting from the middle of Haile Selassie street to Arat-kilo introducing a new vehicle bridge on Kemele river, which did not respect the morphology of the area and the outcome of traffic congestion when the road is to the main axis.



No	Type	Area in Ha.	Percentage
1	Asphalt	13.3	83.1%
2	Cobble Stone	1.4	8.75%
3	Median and Round about	0.2	1.25%
4	Tiles(Right of way)	1.1	6.87%
	Total	16	100%

Figure 5-23: Map showing road network of the 2013 piazza LDP , source LDP summary report

In the proposal street parking on major double way roads were not allowed. All shopping mall and other public building should have their own parking space particularly the ground floor should be for parking purpose. All new buildings and infill developments to be constructed along the major road had been directed to include Arada.

According to the report a total of seventy-seven building structures, 9 historical buildings and 68 buildings ranging from G+1 up to G+7 will be preserved. The rest structures will be demolished and the area had to be ready for condominium housing and private developments.

CHAPTER 6: FINDINGS AND DISCUSSION

“ሀ ሳይሉ ጥፈት፤ ውል ሳይዙ ሙግት”

(የሕዝብ ስነ-ቃል)

Conceptual translation of the Amharic saying

“Arguing without facts is alike trying to write before learning alphabets”

As the above well-known Amharic saying states, any argument and recommendation has to be supported by facts and understanding existing situation. Here under this section the findings of the research are stated and discussed. The primary purpose of this section is to state what is found from the data and analyze the responsiveness of each case by benchmarking against the international theories and practices outlined in earlier sections of this study. The major four research questions were followed by the investigation of the background study and analysis of the two LDP cases within the case area. So far the analysis of the Addis Abeba urban built heritage and both LDP cases has independently delivered some findings.

The chapter is structured in a way to correspond to the research questions and previous sections of the study with the following framing topics: the challenges and potentials of Addis Abeba built heritage, the Architectural features and urban heritages of Haile Selassie street and finally the responsiveness of the 2002 and 2013 piazza LDP.

6.1 Conservation of Addis Abeba built heritage

Addis Abeba is a city where we can see the eternal problem between protection and conservation of built urban heritage and development. The research finds the following facts on Addis Abeba built urban heritage conservation specifically on Arada sub city level;

- AACTO and Arada sub city tourism office have their own department that fully engages on the conservation and protection of built heritages. This sector of heritage conservation on both levels has significant impact on the conservation of heritage buildings and monuments of the city in recent years.
- The uncoordinated urban conservation effort between the Addis Abeba culture and tourism office and the Arada Sub- city land administration and renewal office result the destruction of valuable built heritages.
- Imposing urban heritage rules and regulation seems impractical since the defined objectives are either not understood or not respected by the stakeholders involved.
- The lack of technical staff has certainly contributed to escalation of built heritage destruction, but it is not the only a problem for the urban conservation sector.
- One of the main obstacle for the protection of city built urban heritage is lack of awareness on urban conservation both in the government officials and the general public.
- Currently, the land administration and renewal office does not own up the approach of re development through urban conservation. In this regard the office only considers urban built heritage as a single structure.
- Lack of expertise and awareness in private consultants, who are working on urban renewal projects, in the area of urban conservation.

6.2 Architectural features and urban heritages of Haile Selassie street

Addis Abeba urbanization is not shaped with particular typologies of architecture, historic eras of development or modes of town planning. Rather, the city emerges from the royal military camping and work seeking peoples which in turn shape the architecture and landscape condition. According to Kevin Lynch morphology of settlements can be understood with following components (Lynch, 1960):

I. Urban Fabric

The urban form of Haile Selassie street and its surrounding quarter was directed by an incremental and organic additive formation of parts. These small sub units were then connected together forming the larger cellular units that created the settlement pattern. Open space in the form of courtyards and circulation systems are integrated within the system.

- Each element of the Haile Selassie street urban fabric was developed according to the needs of the society and designed to the human activities taking place in the community. Because of this growth pattern, every component is significant and is not created merely because there is space.

- The Haile Selassie street has its own unique sense of place which has passed down from generation to generation and lasted because of the desire of generations of residents to maintain their traditional way of life. This social capital has preserved what remains of the past and acts as a glue to ensure the future.

Therefore, it is this intangible living heritage set within the built heritage of the city that gives more rich significance to historic Haile Selassie street.

One of the most important characteristics of the case area is that despite current problems, they are still living district occupied by the people and by large continue to maintain the traditional physical and social scene.



Figure 6-1: Existing Haile Selassie street urban fabric

II. Street character

The circulation system and hierarchy of open spaces ensure that the network matched the character of the space and the social needs of the users. Instead of merely dividing up spaces, the circulation system worked to connect and interrelate the various components of the urban fabric.

- Back side streets are often appeared only as narrow internal corridors. Inward streets were subjected to misuses by residents for the expansion of their homes and parking space. This trend led to encroachments on streets, cantilevered segments of structures, projections into the public sphere such as other rooms and lattice structures on windows and openings for privacy.
- One of the negative feature of Haile Selassie street is the uncontrolled façade maintenance, refurbishment and signage of different commercial and service buildings which result a visual contradiction from the built heritage fabric.
- One of the vital character of Haile Selassie street is being a human scale in relation to street width with very dense cityscape.

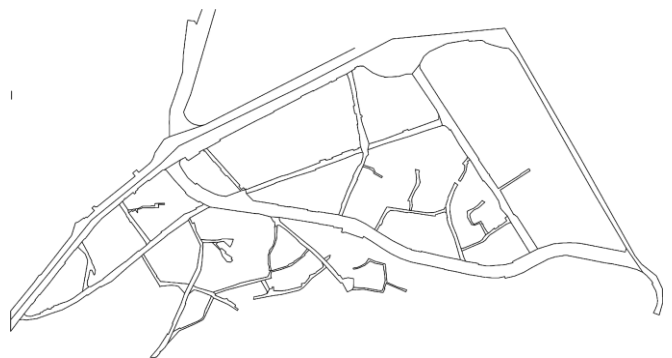


Figure 6-2: Existing Haile Selassie street morphology

III. Land use

- The Haile Selassie street and its surroundings has two entirely different land use. The first one is the street shopping front side with big windows for visual communication. Secondly, the residential unit which is in near behind street with a very private access and space.
- The residential quarter is subject to a system of subdivision, further increasing the complexity of the urban form. This arises mainly due to the social value of inheritance and the economic conditions associated with the division and sharing of a preexisting unit. As the residential unit fragmented into smaller parts, new components were often added such as corridors, staircases, doors and windows.



Figure 6-3: Existing Haile Selassie street land use

From comparison of historical photos with current situation there is no doubt the present shape and character of Haile Selassie street was the creation of the period before 1936. Even its present function is almost identical to what has been in the 1930's.

IV. Building Character

- Today Haile Selassie Street is characterized by its organic network of early houses from ground level to Ground plus six buildings demarking the street layout. Even though the built form is not totally consistent it generates the street line. The study of Haile Selassie street has identified six architectural typologies:
 1. Traditional stone wall with horizontal wood plank buildings
 2. Veranda buildings
 3. Shop-front buildings
 4. Mud and wattle buildings
 5. Stone masonry buildings
 6. Concrete buildings
- The mid-20th century mixed use buildings have ground floor arcade with wide opening for street shopping.
- The horizontal repetitive punched windows are the major characters for the street with one third void ratio on the upper floors.
- The frontage facades on the street are characterized by similar detailing and finishing material using foremost colors of orange, light chocolate and light grey.

6.3 Responsiveness of LDPS

6.3.1 Responsiveness of 2002 Piazza LDP

Strength of the proposal

- A. **Designating Piazza as historical urban quarter:** the LDP acknowledges Piazza as a historic quarter with its own character. The proposal identified Piazza as the area having a number of historical buildings that makes it unique from other parts of the city
- B. **Raising the issue of urban heritage:** the LDP had put the first regulations to maintain the historical elements of Piazza and preserve them for the future. As a result, regulations and guidelines were developed for selected solitary historical structures and for buildings concentrated in one area.
- C. **Designing roads based on the existing urban fabric:** the proposed road networks tried to respond to the organic nature of the existing settlement pattern. Unfortunately, the only implemented road was the road from the cathedral to Arat kilo parliament through Eri Bekentu bridge.
- D. **An introduction of development regulations by introducing BAR and Red line:** the introduction of new infill development guidelines using the built up area ratio(BAR) and the alignment of buildings with road in protecting the urban seen of the streetscapes.
The positive aspect of the regulation was intended to encourage development to happen in harmony with the heritage structures but it also lacks the detailed considerations by placing view corridors, color and material usage on the external finishing with proportion of openings. The loop holes on the LDP create some violations for new construction and refurbishments especially on the external facades resulting cut off the sense of the place.

Weakness of the proposal

- A. **The incompleteness of the rule and guidelines:** Both guidelines for single heritage building and collected buildings lack detailed description about the most valuable characters of the built heritages and how it could be conserved.
 - In terms of identifying and understanding the attributes of the listed heritage building an extensive analysis of the present fabric as well as the visual representations of the building from archival material including historic photographs, historic postcards and descriptions in histories that mention the building had not been performed. As a result, the incompleteness of inventory and research create a gap in rules and guidelines one example for this gap could be identifying visual corridors. This result the construction of condominium in front of the Mussie Minas residence without considering the visual communication between the heritage residence and Ghibi palace.

- Another missing consideration was the important characteristic concerning the hybrid nature of Addis Abeba building types and architectural forms reflecting their origins of Ethiopian, European and Indian building traditions. It is the synthesis of these various cultures and influences that creates the Arada unique urban and architectural environment. Therefore, before enquiring to conserve the identity of those structures and historical place first the development proposal should have to list out the major characters in the area and particular to the building.
- Missing the intangible heritages of the urban landscape: the embedded intangible heritages and social structure is a soul for any built urban heritage. Unfortunately, the proposal missed the intangible aspect of the area.
- Failure in identifying and participating stakeholders on the process: Due to the absence of a responsible coordinating body, the role and awareness of the major stakeholders to participate in the planned urban renewal program were nonexistent as to integrate their effort to the common goal of the project. The local administration (kebele and woreda), the Arada sub city and Addis Abeba municipality consider the task more as a subordinate activity than coordinated way of development. The problem arises from the awareness of urban conservation as one tool for planning a historical district.
- Missing to consider Piazza historic quarter as a mixture of cultural and architectural influences. The unique borrowing and experimenting with styles reflected on built structures was influence of both Emperor Menilik and Haile Selassie consulted by foreigners. Nevertheless, the overall appearance was that of coherence and continuity in functional and social organization. For all its diversity, at its core, however, the main elements were for very long periods derived from similarities in conduct (trade and residence), communities and social belief system. This cultural sphere guided to a great extent the socio-economic processes that resulted in the expressions of the study area material culture, including its built environment, even what still today defines its distinct sense of place.

B. The Failure to conserve heritage buildings: many of the conservation works has never been successful mainly due to the response they receive from governmental organizations. One very good example concerning the effort by NGO's were the project proposal prepared for the conservation and restoration of the residence of Bitwoded Haile Giorghis which failed due to lack of cooperation from government offices. As Ato Dereje said on the interview the conservation of Bitwoded Haile Giorghis residence is still in 2017 on the AACTO waiting list for next year. The absence of coordinated heritage management results the construction of LRT tunnel entrance using inappropriate material and system at the front entrance to the residence which affect the site setting of the area.

- C. **Failure to set impact assessment tools and period for assessing the results:** the planning, development and heritage legislation institutions had not able to formulate an integrated approach and processes for dealing with a complex issue such as the impacts of proposed local developments on the Historic urban quarter heritage property and sense of place.
- D. **Failure to perceive the impact of proposed tower structures:** In the LDP Midroc tower was expected to be generate large scale shopping spaces, offices and recreation areas. Yet again such big shopping functions were also proposed on the other side of the municipality compound at '*Ashenda Terra*' only to create a balance for the high rise structure. Considering the site location on the highest level and its recommended height the proposed two towers of Midroc and the counteract on the Ashenda terra could have been negative impact on the whole cultural landscape setting. These proposed high-rise blocks were in contrary to the intended goal of limiting the height of the historical quarter province. The irony is even after fifteen years from the 2002 LDP the Midroc tower is not realized.
- E. **Failure to emphasize on pedestrian street:** From the report and design the emphasis was given to the vehicle transport system in which the proposal lacks importance of pedestrian streets and safety. On the contrary to the planned goal to make piazza as a touristic center the proposal misses the importance of creating walkable street and routes and significance of pedestrian streets.
- F. **Failure to consider the visual corridors:** The whole intention of the building height regulation of the LDP regarding new developments as well as redevelopment schemes was protection against disastrous effect of development initiatives from destroying the historical importance of the historic heritage by having new dominant features in close proximity.

6.3.2 Responsiveness of 2013 Piazza LDP

Strength of proposal

- A. **Identifying stake holders on the process:** Even though the proposal missed out some major stakeholders such as ARCCH and AACTO the work team took one step trial in identification of stakeholders which was the major aspect in any renewal development.
- B. **Labeling piazza as one of historic urban quarter:** For any city protecting and enhancing the historic settlement is one of the basic issue and in this regard the LDP tried to make piazza as a livable touristic center was worthy approach.
- C. **Identification of built urban heritages:** the recognition of built heritage for conservation and proposed up keeping in the LDP.

Weakness of the proposal

A. **Absence of participatory approach from design to implementation:** the residents in the area was not given a chance to be part of the development process of the area. This comes from the very intention of the project, clearing of the site and protecting the individual heritage buildings.

B. **Introduction of grid road system:** The LDP superimposed new circulation system onto the older historic fabric by cutting out new roads and sites for major public buildings that required the demolition of the historic fabric and morphology.

The proposed wide road with no side way parking that bisect neighborhoods introduced to attempt to remedy the disconnected zoning districts create further separation of the social fabric and isolating pieces of the urban form. Nonetheless, the actual neighborhoods could sustain itself as a whole in and of each district having mixed use functions integrated with residence.

C. **Introduction of grid settlement pattern:** In the contrary to the urban fabrics the 2013 LDP proposed an entirely different approach to the circulation network. Major axial roads are drawn, cutting into the organic urban fabric and dividing the existing comprehensive system into separated. In the proposed design street plans and architectural buildings were often designed modeled after the western model focusing much attention to the vehicular streets. However, the proposal violates the traditional concept of privacy and neighborhood and unconsciously destroy the existing community structure.

The proposed streets disturbed the existing social blocks and divide residential neighborhoods exposing them to the public realm. In addition, applying the grid system to a preexisting settlement affects the social and spatial qualities of the traditional environment.

D. **Introduction of clustered land use:** The LDP was based on grid plan. The proposal was different from existing development in terms of its separation of functions. The intention of designating specified areas for each function divide the historic city quarter into sectoral components to create a more efficient and rational urban system. But the proposal missed to accommodate the existing public needs and social structure.

In addition, many structures were formed to a repetitive grid pattern and mirror the grid subdivision practices of homes and buildings lacking any unique cultural identity. As mentioned previously, Addis Abeba residences and architecture is conceived not as detached objects rather as structures shaped according to the needs of the users. The proposal also neglected the existing design and layout of the building matches the location in which it was developed and with it the ability to integrate into the existing urban fabric. The existing building itself is an interior focused space, very different from the idea of grid architecture where the dominant features are seen from the exterior.

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- D. **Failure to highlight pedestrian street:** The design emphasis was to the vehicle transport system in which the proposal neglected the importance of pedestrian streets for majority of the public who did not used cars in daily basis.
- E. **Failure to study and consider different identity and sense of place:** The existing visual appearance and urban form produced a distinct type of organic order whereby each individual unit contributes and enhances the vitality and unity of the urban form. While the proposed one produced a sense of uniformity but was unable to attain a lively urban form due to its rigid constraints, grid parcels and roads.

CHAPTER 7: RECOMMENDATION

“A city rooted in its past is a place where people want to remain, to invest, to rear their families and to see their future. It is a cradle for social, human and economic development.”

Francesco Bandarin, Director, World Heritage Centre, UNESCO

From the above-mentioned analysis and findings, presently the need for responsive urban renewal is very vital in Addis Abeba historic urban quarters because of their critical situation. Due to the rapid economic growth and highest land value of a city, the need for urban built heritage conservation has often been compromised in the course of economic development. one of the objective of the study is to contribute solutions through recommendation by giving answer to the normative research questions. In addition, the study asks the status of Addis Abeba city built heritage and the possibility of alternative win-win urban conservation and renewal. Currently, Addis Abeba master plan did not deal specifically about urban conservation. The structural plan and master plan are commonly prepared in land use and zoning based plans. In the century old history of Addis Abeba, historic urban districts have been declared as 'protected area' for conservation and revitalization schemes.

In general, from the whole analysis of the case studies and contextual study it has been clearly examined that the urban renewal and planning is tending to be ruled by land value rather than urban heritage conservation. The chapter is organized in three sections: policy recommendations, institutional recommendations and planning and design recommendations. The following recommendations from the study are going to create responsive urban renewal projects in historic city quarters that promote development while conserving the urban built heritage.

A. Policy recommendations

- **A need to implement consistent policy directs:** at policy level there are a lot of bold and strong directions to manage urban heritage at every level. In addition, at implementation level these urban conservation ways and methods of achieving should be known in detail. Any re-development should align with urban conservation. Otherwise the policy level directions or the policy itself will be irrelevant.
- **Referring and adopting Historic Urban Landscape principles:** local re-development plans for the historic quarters has to adopt HUL approach. There are a lot of studies done in the principles and methods of HUL approach being developed by international experts and organizations available to refer.
- **A need for the preparation of street scape development guideline:** Spirit of place comes alive not only just in the way the site is conserved and presented, but also in the way it is used and valued by people. Any place is animated by its community gives it meaning, just as a place has meaning for its community be it historic, social, spiritual or aesthetic. Therefore, preparing urban conservation manual contains a set of planning, conservation and management, design and environmental policies that are of direct relevance to the conservation and enhancement of Addis Abeba historic urban quarters and its listed heritage buildings.

B. Institutional recommendations

- **Capacity building in the area of built heritage conservation:** The qualifications of the professionals in heritage conservation should be maintained at the highest level especially to those historical urban quarters to the level of sub city culture and tourism office and sub city land administration office.
- **Integration among the different bodies to work together:** Protecting and conserving the cities built heritage should not be handled by Addis Abeba culture and tourism office only. The city municipality and the institutions should have to come up with long term goals on how the city has to be developed while protecting its' urban built heritage.
- **Establishing a coordinated commission:** Coordination could be achieved by establishing "The Addis Abeba Culture and built Heritage Commission" (AACHC) to link the various bodies with the decision-makers. AACHC would not be an executive body for upraising conservation proposals and implementing projects, but would be concerned with the operation of relevant governmental and non-governmental heritage bodies: the formulation of policies on conservation and the active participation and support of the community. The proposed commission should have representatives from different bodies of urban heritage, educational institutions, research centers, voluntary associations, municipality and Addis Abeba city museum. It should work under the umbrella of the Ministry of Culture and Tourism and the commission office will fill the

coordination gap. The key responsibility of the AACHC would be to formulate principles, strategies and legislation within a unified framework to promote the long-term development of urban conservation in the Addis Abeba city.

- **Signage for registered urban built heritage:** the AACTO and sub-city culture and tourism office have to develop signage in every urban built heritage on site. The signage could incorporate short description of the built heritage and its embedded values.
- **Creating community awareness about the value of urban built heritage:** The ARCCH and Addis Abeba culture and tourism office has a responsibility to enable the public to better understand the social and cultural values of the urban historic quarter, to strongly enhance the emergence of civic integrity for the inhabitants of the town. Actions of continuous awareness raising work has to be done for local community to better understand the importance of protecting the attributes and values considered of cultural significance on the Addis Abeba historic quarters. The awareness can be created by means of preparing different activities and social gathering around heritage sites. The more aware the community is the better understanding why certain transformations should or should not take place, rather than making it a rule ordered by the government or institutions.
- **Cross checking the impact of conservation and renewal works:** Stakeholders on the historic urban quarter first need to accept that there are two sets of goals coexisting in the development process: short and long term goals. LDP and related conservation and urban planning policies have to make sure the long term goals are respected, for the benefit of present and future generations. If those are neglected, short-term goals will overrule, often providing benefits to a limited group of individuals. Unless this difference is understood, there is no point in developing tools to assist in protecting the historic quarter of Addis Abeba. Instead, it is relevant to keep monitoring the conservation and development of historic quarters so that patterns of change can be better understood.
- **Increase public participation:** Strategically create a new understanding about built heritage conservation and development and create an inclusive partnership toward sustainable development.
- **Introducing Periodical Heritage Walk:** Periodical walk along the streets of the historic city quarter will be an effective way to highlight the built heritage and bring a sense of pride to the residents. Guides has to be trained and a brochure with a map of the old historic city quarter has to be published. The street walk will be effective if celebrities joined having different objective in each heritage street walk.

C. Planning and Design level recommendations

- **Identification of stakeholders:** For any local development plan on historical urban quarters the existence of integrated stakeholder participation is an essential and vital condition. All primary and secondary stakeholders have to be identified during the planning and design stage.
- **Coordination of stakeholders at the planning and design stage:** Strengthening coordination among relevant government institutions and public bodies involved in urban built heritage conservation and create smooth association between parties.
- **Public participation:** Increase public participation on urban built heritage conservation by involvement through “planning by the people”. Public participation in the planning, design and conservation stage is crucial and can help to avoid individual decisions.
- **Working on fund raising at the design stage:** Adequate funds are necessary for conservation and maintenance of urban built heritage. Financial supports should be secured from industry, business and public agencies. Assess feasibility of converting or adaptive reuse of historical buildings for culture related uses.
- **Developing Electronic heritage database:** Addis Abeba city has to develop an electronic database with cadastral map for sub city conservation office and to all stakeholders. This detailed database should be established to map the complete physical, intangible and natural attributes of historic quarters and heritage structures. The data base can also help to facilitate a follow-up phase to be undertaken by AACTO and sub city cultural conservation sector.
- **Identification of values embedded in urban built heritage:** While the economic values (mostly direct use) attract consumers and real estate investors, the wider the variety of values put into process the more sustainable the conservation process will be. All embedded values draw the support, financing and skills of diverse and capable stakeholders.
- **Planning through urban conservation:** Urban conservation should be taken into consideration at the early stage of re developing project in historic district. Legislation of planning relative to the conservation of urban built heritage should aim at integrating heritage conservation with the whole field of existing strategies such as urban development, tourism, academic research and public education.
- **Contextualize urban renewal approach:** Any historical urban quarter redevelopment has to be guided by the culture and social order of society and its settlement. The Addis Abeba historic urban quarter grew according to the needs of the public. Therefore, any renewal approach has to start with understanding of existing organic planning while relating with the settlement pattern and social structure.
- **Rethinking the concept of built heritage conservation:** Instead of viewing historic urban quarter as solely as a collection of buildings that need to be conserved, the key to sustain and revive the cultural process that generate the whole historic urban landscape frame. Thus, any

local development plan in historical city quarters has to promote the use of Historic Urban Landscape approach.

- **Improving pedestrian movement:** The re development projects have to focus on creating a pedestrian priority area so that the historic quarter could be a vibrant habitable quarter.
- **Introduction of adaptive reuse for heritage buildings:** Proposals to change the use, alter or extend a heritage building should require submission of detailed planning and listed building consent applications. Although the best use for a heritage building is usually its original use, the redevelopment has to recognize, it may be necessary in exceptional circumstances, to allow an appropriate change of use in order to secure the future of the building. If alterations and extensions has required in conjunction with the change of use specialist recording and archiving has to be done prior to development.
- **Prepare a detailed street frontage and infill developments:** The Addis Abeba culture and tourism office, municipality and educational institutions has to identify areas of special architectural or historical values. The study has to identify and record the existing historical and architectural character and appearance desirable to conserve or enhance. As part of the urban conservation strategy, the boundaries of conservation areas have to be reviewed with its buffer zone. The guideline should incorporate;
 - a. Regulations on setback or building line from street
 - b. Regulations on the new infill building height, function and form
 - c. Identification of architectural style, finishing material and color
 - d. Opening proportion and material usage
 - e. Sign boards color and size including how it has to be mounted

CHAPTER 8: DESIGN PROPOSAL

*“Some people think design means how it looks.
But of course, if you dig deeper, it’s really how it works.”*

Steve Jobs

The century urbanization left Haile Selassie street with a wealth of historic buildings and settlement patterns with unique building facades facing streets. The street has unique sense of place having arcade modern concrete mixed buildings and plain ground shop walls creating a network of big windows and service within the district blocks. The settlement history, urban development and district urban fabric demonstrates the area was and still is significant to the city. Currently, the street and its surrounding neighborhoods have their own development needs. Therefore, it is essential that any future urban design and development plan of Haile Selassie street has to be specifically made based on its unique context.

VISION:

- a. To make Haile Selassie street as a sustainable historic urban center of the city through urban conservation integrating all embedded values of the district.

GOALS:

- b. Making Haile Selassie street where people can live, work and entertain
 - Enhance impressions of welcome and belongings to the city of people and visitors
 - Creating Haile Selassie street and its surrounding area that prioritize pedestrian and cycling
- c. Retaining the Historical significance of the street
 - Retaining the historical scene and construct new infill structures which harmonize with the local identity and character
 - Recognize the visual linkage between Haile Selassie street and the Imperial place(Ghibi) and beyond

A. Creating Visual linkage and view corridor: Any path experience is high-lightened if the path reveals the presence of other city elements to the traveler (Lynch, 1960). Haile Selassie street and its surrounding has a magnificent natural setting and view to the outstanding mountain and Imperial palace. The street has two spots that highlights the visual corridor to city element.

- a. The first visual corridor is to the mountain landscape in north east direction from the cinema Empire.
- b. The second visual experience is to imperial Ghibi and other parts of the city at the middle of Haile Selassie street.

Therefore, the urban design of Haile Selassie street has look the above two important visual axis linkage. These vital vine of visual axis become the symbol of fundamental urban element.



b. View to Imperial palace

Figure 8-1: Proposed axis for visual linkage

B. Enriching sense of place and continuity: Continuous of edge, skyline, horizontal opening, external surface color and building set back are main characters of the street and such special identity has to be respected during the new infill development. These are the qualities and elements that facilitate the perception of complex physical reality as one. Therefore, the new infill developments have to be guided and designed in accordance to magnify the continuity of the street facade.

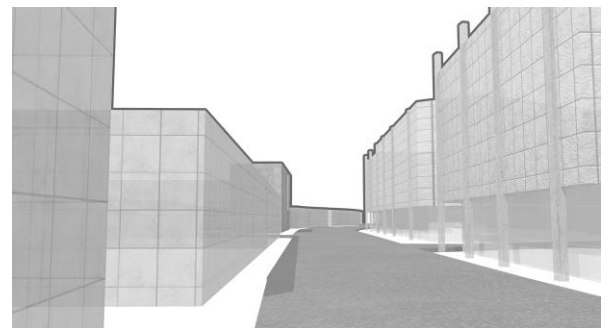
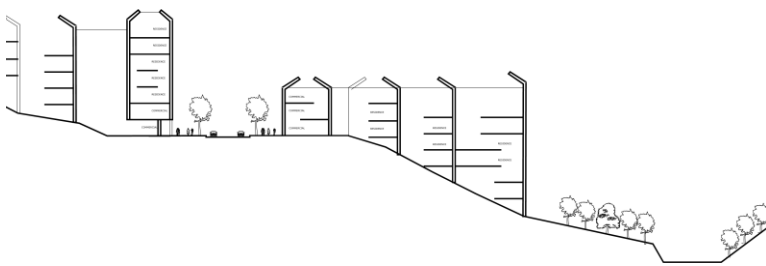


Figure 8-2: Proposed street facade

C. Order and unity: One of the essential character of Haile Selassie street is being a human scale in relation to street width. Human scale design elements such as perimeter arcades should be introduced in order to create an intermediate scale between people and the building. Consequently, the renewal and future development has to appreciate the existing street façade scale.

To minimize negative impact of a new infill development on a neighboring heritage structure, massing of the new development should be arranged in such a way that highest structures up to ground plus six should be located along north east side of the street with maximum of ground plus two buildings to be located on opposite street side.

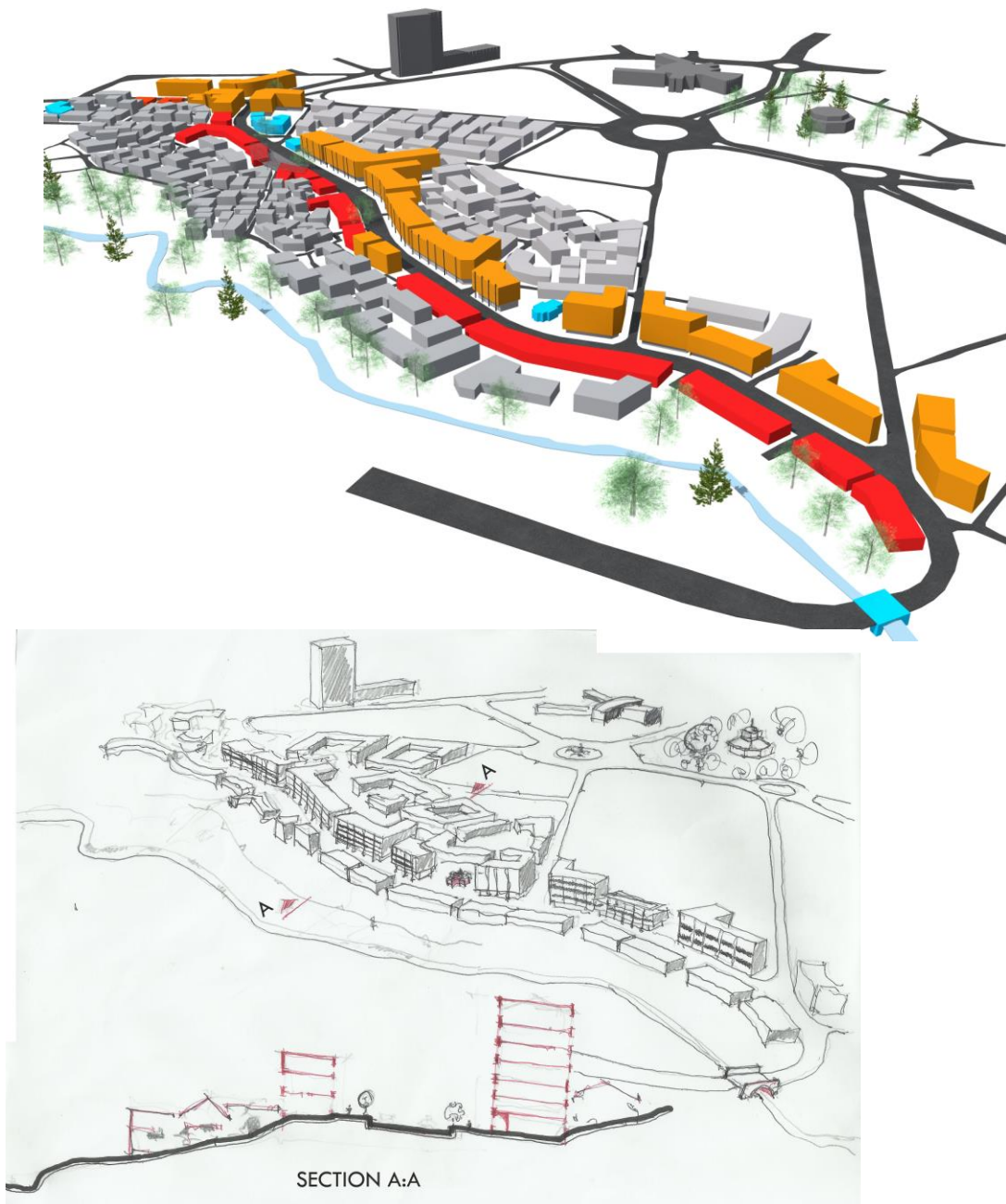
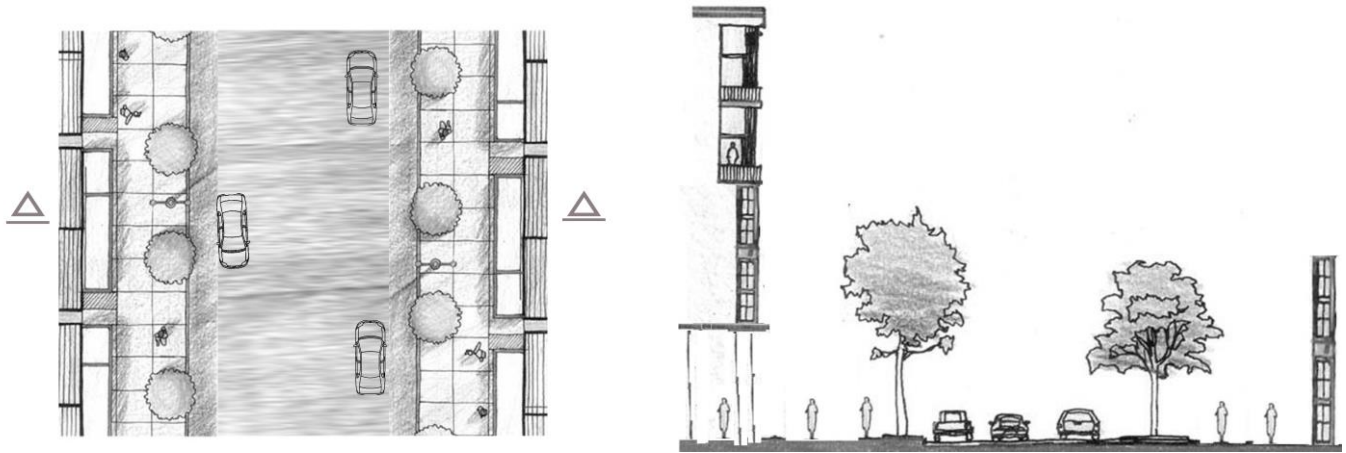


Figure 8-3: Proposed street frontage height

D. **Pedestrian friendly environment:** the street should be planned with pedestrian friendly environment so that pedestrian can fully enjoy the historical urban quarter. Responsive and interactive frontage should be provided to make pedestrians' journey interesting and to enhance liveliness at street level and by encouraging retail frontage.



SECTION A: A

This can be fully achieved by pavement widening and narrowing vehicular road schemes and creating a landscape barrier between the vehicular and pedestrian lane. Landscape buffer between the vehicular lane and the widening pedestrian access road so that the vegetation will create a habitable shaded path.

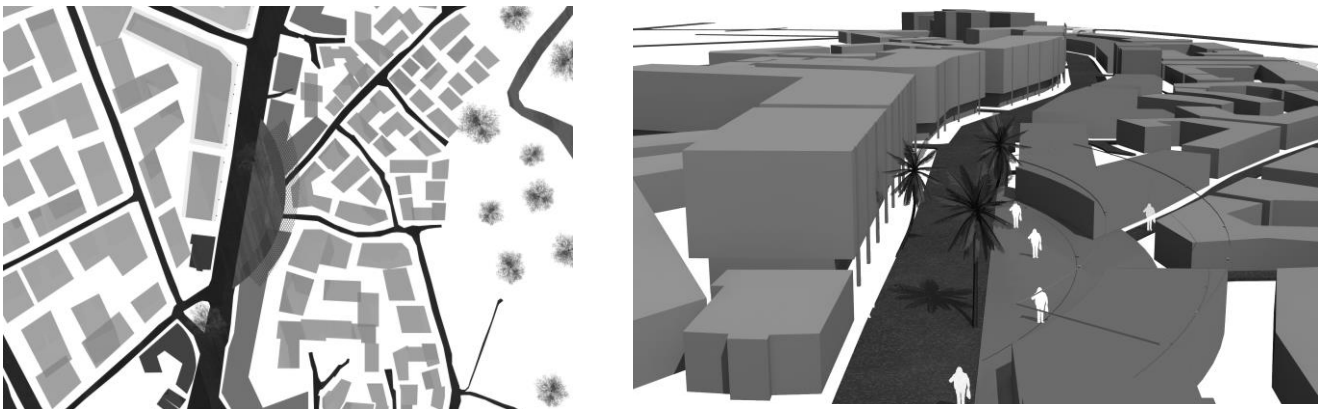


Figure 8-4: Proposed pedestrian road and plaza

At the middle of Haile Selassie street on the identified visual corridor to the imperial palace the proposal injects a pedestrian plaza with cultural center as catalyst. Activity in a plaza is important for its liveliness and its visual attraction. The plaza with ground plus one cultural center having terrace flat on the roof top as open air exhibition space will make the street as interaction place between the residents of Addis Abeba and tourists.

E. **Land use:** Land use of an area has an important role to play in conserving streetscape. The provision of active street frontage and various street activities such as shop fronts, bars, cafes at street level should be encouraged in association with streetscape improvements with a vision of adding life and vitality to the district.

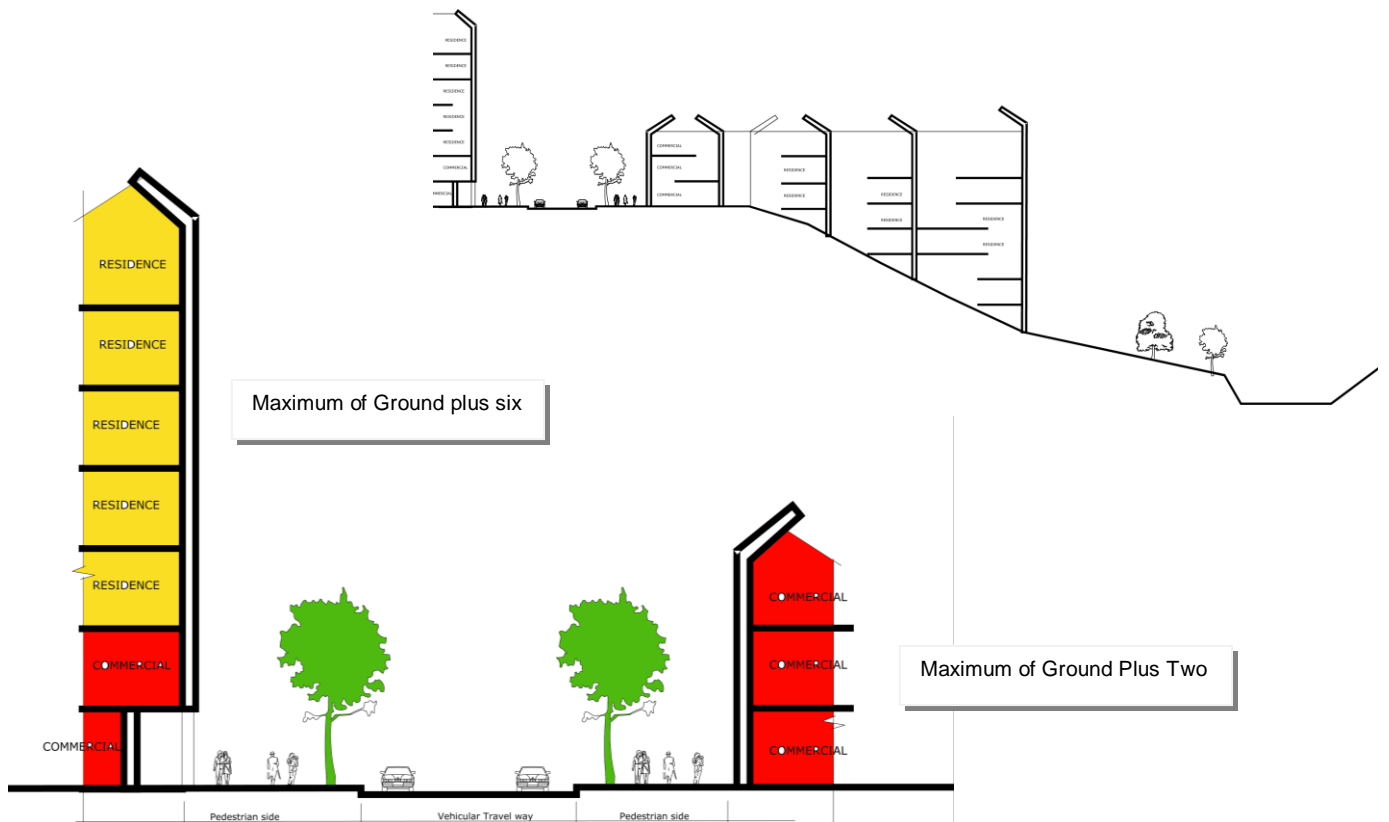


Figure 8-5: Proposed land use

F. **Develop the dead end street:** The existing predominant urban forms in Haile Selassie street and its surrounding areas is dead end and narrow streets. Thus, the re development design for this district has to integrate the existing residential quarter dead end streets.

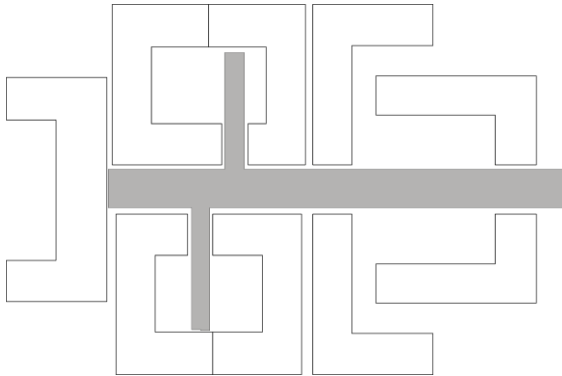
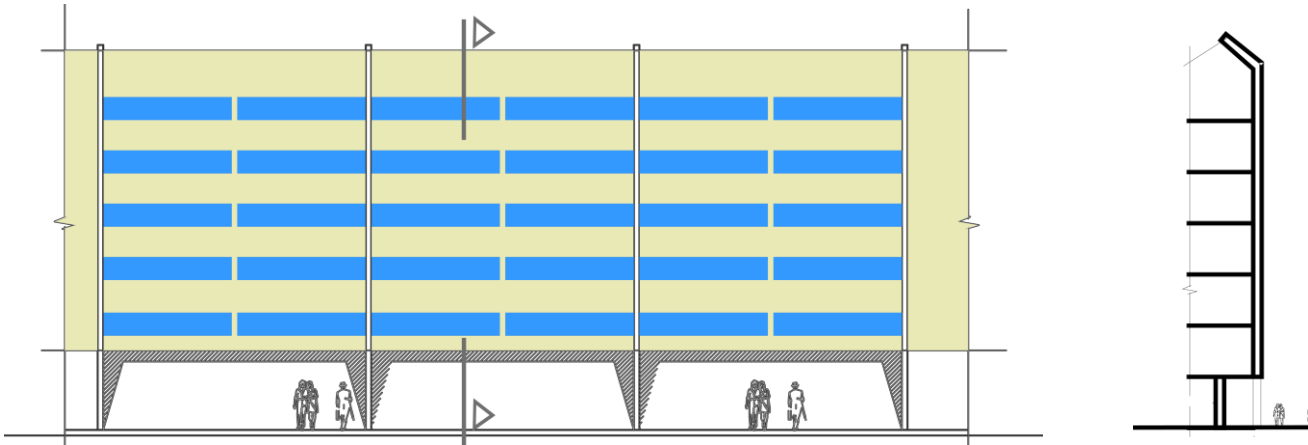
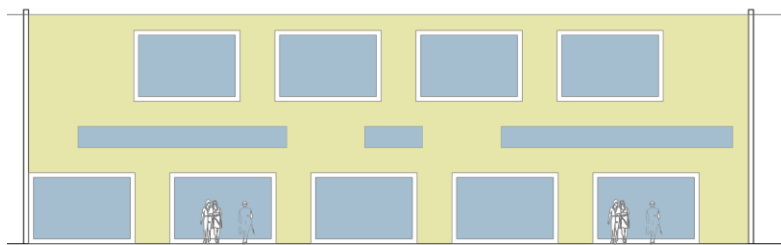


Figure 8-6: Proposed dead end street in residential areas



On the northern street frontage, all buildings should be regulated based on the opening proportion of the 30-40% of the total building façade facing the street. All new infill buildings in north street frontage should have a ground floor arcade. All front side buildings should have colors of orange, light chocolate and light grey.



On the southern street frontage, all buildings should have a large in proportion ground floor opening to continue the current street shopping.

Figure 8-7: Proposed street face infill building solid void ratio

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Annex 01 Interview Questioners

Questions for semi-structured interview with – Government officials

Name: _____

Profession: _____

Position currently: _____

1. Which proclamation do the office used?
2. Do you think that the proclamation of cultural heritage has some gaps and weaknesses? What are those gaps in your opinion?
3. Who is direct responsible for urban built heritage management in your office?
4. What were the requirements in registering the urban heritage? Which section registered them?
5. Does your office have its own rules and regulation about built heritage?
6. Which government bodies were involved as stakeholder in the process of managing and conserving the urban heritages?
7. Can you say partnership between the public, private sector and the residents exist in protection of heritages? If yes, what are the benefits of these partnerships?
8. What were/are the main challenges of the urban built heritage management in the city?
9. What is your response on the condition if a developer wish to involve on the urban conservation? how did the legal framework accommodate such private developers?
10. How do you think about the status of Addis Abeba heritage building and historical urban areas?
11. How do you think about the status of the buildings and the infrastructure of the Arada historic quarter?
12. What are the unique features Arada urban quarter than the rest of the city?
13. What is Arada means for you as a resident of the city and as heritage official?
14. Do you think that the old historic Arada district is a safe and comfortable place to live in?
15. Do you think urban conservation can go side by side with development?
16. Does your office ever participate in any LDP proposals?
17. What kind of interest your office has in the urban renewal process under taken by the municipality?

Questions for semi-structured interview with – Residents of Addis Abeba

Interviewee social status:

Single Married

Gender: Female Male

Age: _____

Level of education: _____

1. How many years do you live in Addis Abeba?
2. Which area do you like most from the city and why?
3. How do you describe Piazza or Arada?
4. How do you the recent development quarter of the city such as Bole or Kasanchis?
5. What is piazza or Arada means for you as a resident of the city or residents of the district?
6. Where did you most often go to in piazza or Arada?
7. Would you tell me on the routes you most often use to go to piazza?
8. What type of transportation system you used?
Taxi _____ Bus _____ Personal car _____ Walk _____
9. Could you give me a list of your most important places in the piazza or Arada?
10. Would you tell me what are the easiest elements/ places/ buildings to identified and remember in piazza or Arada?
11. Which are most attractive places in the piazza or Arada to you and why?
12. Which are the most unpleasant places in the piazza or Arada to you and why?
13. Are there any particular emotional feelings that you have with regard to piazza or Arada?
14. Do you know where Haile Selassie street is? If yes, what do you most like from the street?
15. How did the look of the piazza or Arada change in the past? Is this for better or for worse?
16. What are the major visual problems in piazza or Arada today?
17. Do you think that the old historic Arada district is a safe and comfortable place to live in?

Annex 02 list of data sources

The data were collected from the listed institutions and organizations below:

Addis Ababa Master Plan Project Office

Addis Ababa Municipality library

Addis Ababa Tourism Office

Arada sub city culture and tourism office

Arada sub city land administration and renewal office

Authority of Research and Conservation of Cultural Heritage

Annex 03 list of key informants

NAME	POSITION/ PROFESSION	OFFICE
Untold	Heritage expert	ARCCH
Ato Dereje Seyoum	Team leader Research and Conservation of Cultural Heritage	AACTO
Ato Amdemariam Mamo	Member of Case team at Research and Conservation of Cultural Heritage	AACTO
Ato Abate Kassa	Team leader Research and Conservation of Cultural Heritage	Arada sub-city culture and tourism office
Ato Degarege Andualem	Director	Arada sub-city Land Administration and renewal office
Dr Solomon	Medical doctor & Author	Addis Abeba resident
Ato Abdi Negash	Historical book dealer	Addis Abeba resident
Untold	Architect	Arada sub-city Land Administration office
Ato Gebre Kirstos Solomon Belachew	Artist	Addis Abeba resident and owner of souvenir shop

Annex 04 list of Historical sites and Buildings under Arada sub city

(Source Arada sub City Atlas 2006/2014)

Historical Sites and Building					
ID	Woreda	Name	Category	X_Coor	Y_Coor
1	01	1st Greek Church	Church	472863	998110
2	01	Nativity Cathedral Church	Church	472303	997998
3	01	Mega Arts Center	Cinema	472701	997665
4	01	Cinema Ethiopia	Cinema	472789	998229
5	01	Abune Petros Monument	Monoment	472387	998570
6	01	Mohamed Ali Residence	Residence	472389	998271
7	01	Matig Kervorkoff Residence	Residence	472746	998224
8	01	Ras Nadew Abawello Residence	Residence	472800	997426
9	01	Africa Andinet School	School	472249	998355
10	01	Aleferde Elge	Others	473197	997868
11	01	Akeber Ali	Others	472313	998172
12	01	Karaka Chiyani	Others	473043	998045
13	01	Arte Ayakiya	Others	473172	997885
14	01	Rase Nadewe Aba Welo	Others	472854	997319
15	01	Dr.Woreknhe	Others	472666	997970
16	01	Kassa Dell Faciso	Others	472256	998444
17	01	Ahmed Salah Community	Others	472506	998102
18	01	Abesnya Bank	Others	472899	997857
19	04	Ras Desta Hospital	Hospital	471816	999631
20	04	Arbegnoch Residence	Residence	471647	999823
21	04	Dej.Enqusellasse Residence	Residence	472119	1000154
22	05	St.Giorgis Church	Church	472577	998722
23	05	St. Yohannes Church	Church	471905	999265
24	05	Minilik Monoment	Monoment	472696	998618
25	05	Dej.Biry Hale Mareyam Residence	Residence	472571	999465
26	05	Papadopoulos Residence	Residence	472313	999564
27	05	Addis Ababa Restorant	Restorant	472716	999200
28	05	Musa Kristo Maglariya	Others	472283	999501
29	05	Merha Tibeb Matemiya	Others	472716	999010
30	05	Yminleke Court	Others	472961	999455
31	05	Tiezas/ Azaye	Others	472511	999487
32	06	Armenian Church	Church	473249	998834
33	06	Bete Saida/ Yekatit Hospital	Hospital	473523	999411
34	06	Sidest Kilo Martyrs Monoment	Monoment	473660	999501
35	06	Askale Balcha Residence	Residence	473983	998883

ID	Woreda	Name	Category	X_Coor	Y_Coor
				473184	998874
36	06	Andress Kavadias Residence	Residence	473454	999142
37	06	Dej.Letyibelu Gebre Residence	Residence	473487	999201
38	06	Graazmach Terefa Residence	Residence	473484	999073
39	06	Hampo Bogossian Residence	Residence	473339	999146
40	06	Kegnazemach W/Yohanes Residence	Residence	473302	998718
41	06	Teshome Birhane Residence	Residence	473206	998730
42	06	Berhane Ethiopia TVT Center	School	473360	998694
43	06	Ras Mulugeta Ygzu	Others	473726	998896
44	06	National Mousim	Others		
45	06	Kegn Azemach Mekonen Endal-	Others	473653	999316
46	06	Yakob Bagdasariyan	Others	473380	999117
47	06	Agafari Kelele	Others	473374	999010
48	06	Balambaras G/Medihin	Others	473318	999180
49	06	Balambaras W/Semayat	Others	473572	998773
50	07	Afenigus Nesibu Meskele Residence	Residence	474695	998246
51	07	Dej Gebre Sellasse Residence	Residence	474654	998912
52	07	Kebede Tassamas Residence	Residence	474641	998602
53	07	Sanford School	School	474900	998677
54	07	Dejzemach Mengesha Yilma	Others	475102	998111
55	08	St.Gebriel Church	Church	474239	997270
56	08	St.Tsaka Nigist Beata Mariam	Church	474112	997422
57	08	W/ro Yimtu Bezina Residence	Residence	473627	997756
58	08	Guaraje Of Palace Babur Bet	Others	473803	997766
59	08	Tiyet Bet	Others	474495	997717
60	08	Minilk Palace	Others	473948	997416
61	09	St.Bealewold Church	Church	474362	997926
62	09	St.Merry Church	Church	473755	998781
63	09	Victory Monument 4 Killo	Monoment	473901	998289
64	09	Patriarchs Residence	Residence	473801	998728
65	09	Minilik 2nd School	School	473976	998578
66	09	Kuraz Publishing Interprize	Others	473898	998725
67	09	Nersis Nalvandian	Others	473514	998352
68	09	Parliament Building	Others	474037	997988
69	09	Holly Trinity Cathedral	Others	474242	998058
70	09	W/ro Tedenekiyalesh W/Giyorgis	Others	474548	998622
71	09	Yohans Wade /Wole/	Others	474157	998154
72	10	Greek Church	Church	473041	998790
73	10	Cinima Empire	Cinima	472934	998344
74	10	Azalech Gobena Residence	Residence	472780	998639
75	10	Poulos Kordas Residence	Residence	472978	998336
76	10	Musse Minas Residence	Residence	473049	998153
77	10	Besmelian/Elias Residence	Residence	472979	998183
78	10	Kakim Workinesh Residence	Residence	472857	998699
79	10	Musse Nazreth	Others	472927	998397
80	10	British Bible Society	Others	472948	998409
81	10	Biyadgelegn Hotel	Others	472920	998303