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Assessment of Building Elements to Conserve Early Urban Block of Dar es Salaam City Centre

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ABSTRACT

Architectural styles have been maturing. This shift poses challenges to existing architectural facade refurbishment practices. This study evaluates building facade elements as well as their values in downtown Dar es Salaam. The evaluation includes the colonnade and arcades, arches, openings, roofs, and decorations. The study employs a qualitative method of inquiry. Through this method, Sokoine-drive stands as a case study location. Data collection involved interviews, questionnaires, photographs, sketches, and field observations. For the analysis, occurrence, convergence, and frequency are used. The analytical process aimed at capturing the values of building facade elements. The observation asserts that building facade elements are important in their contexts. Through their presence, city dwellers gained a better understanding and enjoyment of the city. This study recommends that the refurbishment of building facades should consider a balanced and inclusive design.

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1. Introduction

Urban Development in Dar es Salaam is subject to urban sprawl. Urban sprawl creates unmanageable urban development where legislation is rarely followed. As a result, gentrification and urban renewal are becoming inevitable. These urban phenomena are being followed by demolitions and spatial remodelling.

Objects or buildings found in the study area are protected because they possess special values that are rarely found in currently developed areas. In the book, namely, Conservation of Historic Buildings, buildings with special characteristics or historic status are defined as follows:

A historic building gives us a sense of wonder and makes us want to know more about the people and culture that produced it. It has architectural, aesthetic, historic, documentary, archaeological, economic, social, and even political and spiritual or symbolic values, but the first impact is always emotional, for it is a symbol of our cultural identity and continuity—a part of our heritage. If it has survived the hazards of 100 years of usefulness, it has a good claim to being called historic. (Feilden, 1994:1)

Figures 1 and 2 below show some architectural values or elements that are hardly seen in today's developments, like arches in openings, colonnades, arcades, hardwood louvred windows, and crenellations on top of parapet walls.

Figure 1

Crenellations on Top of the Parapet Wall and Hardwood Louvered Windows on the TRA Building Samora Avenue Branch along Samora Avenue in Dar es Salaam

Figure 2

Well-defined Arcade on Pamba Road in Dar es Salaam City Centre

About the importance of conserving the past or heritage-built environment, one paper on Modern conservation, Connecting Objects, Values, and People, had the following:

One of the most important materials available to us for building the future is the past. The future not only depends on the past, but it is built on the past. Heritage is a technique that must be used as effectively as possible to resolve the local and global problems of societies today and in the future. If we do not do so, heritage will become unnecessary, at least in the form that it had developed by the late 18th century and is still in use today. Heritage is a technique that we use today to create the present and the past, and it depends more on our current choices than on the past. (Konsa, 2015:53)

1.1 Architectural Conservation

In the records of materials involving Arab buildings in Tanzania, the following are noted:

All are double-storied. Both in its style and construction, the old Boma includes several features traditional to East African coastal architecture. The thick walls are of coral rubble set in lime mortar and plastered white, and the floors are of coral blocks laid on cut rafters and mangrove poles. The pointed crenellations on the tower and the carved entrance door with a floral and geometrical pattern can be paralleled in other nineteenth-century buildings, notably at Zanzibar

and Bagamoyo. The White Fathers' and "Seyyid Barghash" buildings are similarly built but less severe in appearance, mainly because of the decorated parapet wall at the roof level. Except for their doors and some minor internal details, these two buildings are virtually identical. (Sutton, 1970: 181).

Efforts to conserve urban contexts with historic features or elements are not new. Goodhearted people intervened to prevent the demolition of Old Boma. Jokilehto, in his report, explains:

The battle to save the so-called Old Boma from demolition in 1979 was important in bringing public attention to the value of historic buildings. Teachers, architects, and even those who had previously been in charge of demolishing the former New African Hotel building, supported the Department of Antiquities on this occasion. The Department of Antiquities has proposed protective measures, but there hasn't been any agreement yet. (Jokilehto, 1987:2-3).

1.2 Urban Renewal

Almost everywhere in the world, urban redevelopment is taking place. Kariakoo in Dar es Salaam, Tanzania, is a striking illustration. Commercial structures are being built in place of single-story homes as part of the developments. Here, the question is how much renewal is taking place. Without consideration for city planning, multi-story buildings are being constructed. Principles of city health and the welfare of children are not considered.

Urban redevelopment occurs in the inner planned city regions, particularly in Kariakoo. Lupala (2002:110) noted that *Urban renewal is occurring in the inner planned city areas, especially in Kariakoo. New-high rise, multi-storey buildings are being constructed, some reaching up to 20 storeys Living conditions and spatial qualities, however, have been distorted. The new developments have left no land for trees, open spaces, or playgrounds. Because many plots are small in size, between 234 and 500 [m.sup.2], the new buildings are also narrow. Developers build houses with the maximum number of storeys, ignoring residential qualities, zoning restrictions, and development standards. This has created several development challenges.*

The built environment of a place can be preserved with a better urban renewal strategy. Otherwise, it could result in a breach of conservation and urban planning regulations. In the case of Kariakoo, areas designated for the construction of two to three stories are currently being used for multi-story buildings. Without increasing the capacity of infrastructure.

Building orientation in the city centre is vulnerable to deterioration, as Jokilehto (1987) notes:

Unfortunately, the present development of the central area of the town has been oriented towards high-rise office blocks and hotels, which easily dwarf the older two- or three-storey structures. (Jokilehto, 1987:3)

Therefore, Urban renewal taking place at Dar es Salaam city centre does not conform to the conservation aspects of the heritage environment or those for urban design as above described.

1.3 Urban Planning and Conservation

Conservation of history can be based on either element, object, or context values, or all at once. The former town planning of Sultan Majid is the foundation of today's Dar es Salaam City planning.

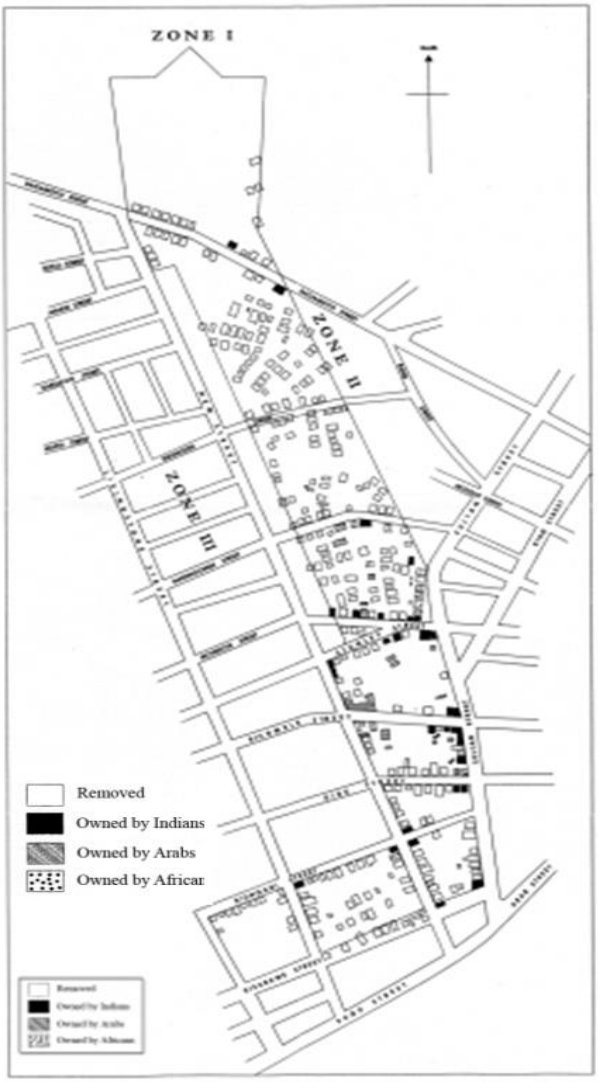
Brennan and Burton (2007: 30) stated:

Under the Sultanate, Dar es Salaam had been structured in three concentric zones: at its centre, the stone buildings of administration and business nearest to the harbour along what is now Sokoine Drive; beyond this, shamba fields, mainly coconut plantations, owned by the Sultan or his Arab allies and worked primarily by unfree labour; and finally, outlying Zaramo and Shomvi villages. The focus of administration shifted away from the Sultan's palace to the eastern side of the harbour; in this European governmental and residential quarter, German officials enjoyed separation from the town's core population as well as welcome ocean breezes. The major administrative dilemma facing officials was how to integrate the peri-urban land economy with the town by guiding local investments while simultaneously guarding against land speculation. They inherited right-angled streets from Sultan's

town, and over the first half of the 1890s, they created a road network radiating from the harbour that is still in use today. (Brennan and Burton, 2007:21–24).

Map 1

Houses Removed to Create the "Open Space", 14th February 1930



Source: Tanzania National Archives File TNA 61/250 Dar. Brennan and Burton (2007: 30)

The Key shows ownership of houses at Mnazi Mmoja before the creation of Open Space.

Map 1 above was drawn in the 1930s, when Dar es Salaam was planned in three zones as shown in the map. On this fact, Brennan and Burton (2007) made the following observation:

Dar es Salaam, though marked more by continuity than change, was a time when the British were reluctant to bear the cost, or responsibility, for radical interventions. German plans for urban segregation were adopted and put into effect in 1924 amendments to the Township Rules, when the town was split into three zones. Broadly reflecting the pre-existing social geography of Dar es Salaam, this planning legislation had a profound impact on its future development, resulting in a town of racially and/or socially segregated neighbourhoods that, in some cases, have existed up to the present. Through their prescription of differing building standards in each of the three zones, the rules were mostly successful in entrenching segregation. European inhabitants were overwhelmingly located in Zone I, which included the old German quarter, northeast of the city centre, and embryonic coastal suburbs to the north. Indians were concentrated in Zone II, the congested bazaar, which provided both residential and commercial quarters for what was, between the wars, Dar es Salaam's fastest-growing community. The core of the African population was in Kariakoo and, from the late 1920s, in Ilala, though several urban 'villages' were also incorporated within the township boundary, notably Gerezani (demolished in the 1920s and 1930s) and Keko. British intentions to effect racial zoning are amply demonstrated by the removal of houses occupying a so-called 'neutral zone' that was to act as a sanitary buffer between the African township and Zones I and II. This area of racially mixed housing was by the 1930s cleared to form the 'Open Space', colloquially re-named Mnazi Mmoja after an urban locale of the same in Zanzibar Town (Brennan and Burton 2007:31).

Something worth noting is that urban planning measures implemented in the 1930s are still in effect today, with minor modifications. Zone I, for example, is home to government offices and residential buildings. Zone II is still dominated by Arab and Indian-owned commercial and residential buildings. Zone III contains commercial and residential structures for a mixed population of Asians (Arabs and Indians) and Africans.

What happened in Dar es Salaam is analogous to the establishment of Alexandria City in Egypt. The Greek Hippodamus created Miletus for Alexander, who was the king of Egypt at the time (circa 407 BC). This type of planning served as the foundation for global planning. Many European cities, including Turin, adopted these programmes. This was due to the logical way in which Roman cities were designed. The remnants of these schemes,

however, have been preserved. The following examples demonstrate this.

The Greek Hippodamus (c. 407 BC) has been dubbed the "Father of City Planning" for his design of Miletus; Alexander commissioned him to lay out his new city of Alexandria, the grandest example of idealised urban planning of the ancient Mediterranean world, where the city's regularity was facilitated by its level site near the mouth of the Nile. The Hippodamian, or grid plan, was the basis for subsequent Greek and Roman cities. (Iyyer, 2009:146).

1.4 Statement of the Problem

Historic buildings in this study area have pristine architectural elements. These elements are uncommon in modern urban development. In urban blocks, these elements contribute to the aesthetic appeal of urban facades and enhance structural integrity and historic preservation. It is without doubt that they will leave a legacy for current and future generations. Demolishing them poses a threat. These threats hinder the conservation of historic urban blocks. As a result, this research assesses and puts forward their value in an urban setting. The assessment process focuses on the case study area. This attempt assumed that understanding their architectural values was important.

2. Methodology

This study is based on a survey conducted in Dar es Salaam's historic streets. The chosen streets have a sufficient number of listed, conserved architectural buildings that it is possible to identify facade elements such as colonnades, roofs, arches, and arcades. An explanatory-mixed investigation was used. This method gathers information on significant historic buildings through the use of literature and case studies. On-site property observation, as well as a thorough review of existing literature. Photographs, sketches, mapping, interviews, and a questionnaire were all used. The collected data were then analysed using the occurrence and convergence methods.

2.1 Criteria Used to Select a Study Area

Data collection was concentrated within the Dar es Salaam city centre, starting from the junction of Sokoine Drive and Azikiwe Street to the City Hall building. This is because it is a section of the city where most historic buildings are found. The Old Boma and White Fathers are among the existing Arab buildings in Dar es Salaam to date. Secondly, it is the first road or street from the Indian Ocean. It is also very close to the sites where multi-story modern structures are being constructed.

Map 2

The Study Area: Parts of Kivukoni Front and Sokoine Drive. Copyright: *Google Earth*

Map 2 above shows parts of Kivukoni Front and Sokoine Drive streets, a study area rich in information.

3. Results

The data analysis in this study was based on the concepts of occurrence and convergence and occurrence and frequency.

It was discovered that the majority of the observed objects shared similar elements in the same contextual settings. In this regard, it was plausible to concentrate on what can be explained by the presence of certain values on the facades of various historical architectural objects.

3.1 Data Collected in the Study Area

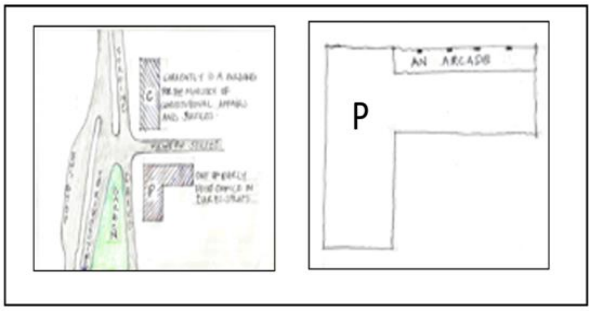
The following are findings from the study area, which extends from Sokoine Drive to Azikiwe Street and ends at the City Hall building.

3.1.1 Post Office

This structure was built during the German colonial period. It is engraved with historic architectural elements like arches, small louvered windows, architectural roofs (with aesthetic value), and so on. The Post Office is located at the intersection of Sokoine Drive and Mkwepu Streets, overlooking a garden and the Indian Ocean on a street lined with historic buildings.

Figure 3

Left is a Sketch Showing Context Including Post Office on Sokoine Drive, Denoted by the Letter P. Right is a Simple Sketch of Object P



The figures above show the context value of the Sokoine Drive Post Office building.

Figure 4 below shows the object values of the Post Office Sokoine Drive building. Its peculiarities in roofing and opening compositions are some of the features that make the building deserve heritage status.

Figure 4

Left Shows the Post Office Building in Totality, Roof Style and Opening Compositions. Right Shows Details Like Pointed Arched Windows with Louvred Shutters, Small Circular Windows, Vertical Elements or Decorations Below Upper Windows, etc.

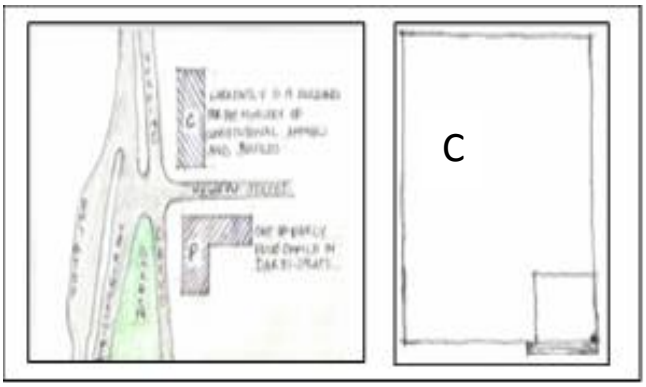
3.1.2 Ministry of Constitutional Affairs and Justices Building

The building is found along Sokoine Drive and was constructed after independence therefore; it falls within the modern architecture era. It is a multi-storey structure with fewer decorations and is constructed mainly using concrete, glass and steel, etc. The building can be compared to the National Bank of Commerce Ltd building in terms of the number of storeys since most of the others are either two or three-storeyed.

Figure 5 below shows the location of the building within the study area. Left picture shows the position of the current Ministry of Constitutional Affairs and Justices building marked C in the sketch while right picture is a simple sketch layout of the building under discussion.

Figure 5

The Same as Figure 3 Left, Emphasis is Put on the Right Denoted by the Letter C, which Stands for Ministry of Constitutional Affairs and Justices Building



The former Ministry of Water, Energy and Minerals building is also situated at the corner of Mkwepu Street and Sokoine Drive. It is one of the tallest buildings found in the study area, it faces the Indian Ocean. It is located close to the current White Father's house. Object values oof the Ministry of Constitutional Affairs and Justices building are shown below:

Figure 6

Left is the Building of the Ministry of Constitutional Affairs and Justices, while Right Picture Shows the Building Undergoing Maintenance

3.1.3 St. Joseph Cathedral High School

This building is also found along Sokoine Drive, the first street in Dar es Salaam from the Indian Ocean coast. It is very close to the famous St. Joseph

Cathedral. Though the building has fewer decorations, it has vertical elements on the front façade, an arcade, colour varieties (grey and white used together), etc. that contribute to the beauty of the building. The pictures below verify the facts mentioned above (the object value of the building).

Figure 7

Left and Right is St. Joseph Cathedral High School which Shows a Combination of Vertical and Horizontal Linings, Vertical Fins, Shading Devices, Arcades, Flat Roofs, Building Height, etc., Values of Both Modern and Past Architecture

3.1.4 St. Joseph Cathedral

This is a building of historic importance because of the architectural elements it possesses. Besides being religious, it was constructed during a period when decorations and other historic architectural elements in buildings were widely used, as opposed to the current modern or post-modern period. The building is found along Sokoine Drive Street.

All three aspects, that is, context, object, and element values, are presented as follows:

Context Value

Figure 8

A Sketch Shows the Junction between Sokoine Drive and Bridge Street where St. Joseph Cathedral and St. Joseph Cathedral High School (Formerly, Forodhani Secondary School) are Found

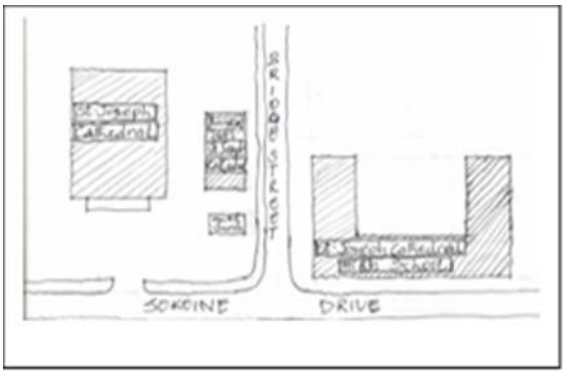


Figure 9

The Left Shows a Notice Inscribed on the Front Wall, While the Right Shows the Cathedral from a Distance

Object Value

A combination of building fabrics and parts contributes to the beauty of the Object (St. Joseph Cathedral). Its peculiarity is due to several factors or features such as building height (it was the tallest building in the past before the eruption of multi-storey structures), roofing material, a long spire tapering to the top, German Gothic style, which reminds them of the German Bavarian Alps, etc.

Figure 10

St. Joseph Cathedral was Taken from a Different Position. The Values Mentioned Above, such as a Steeply Pitched Roof, a Spire, Decorations, Material Emphasis, etc., are Clearly Seen

Element Values

St. Joseph Cathedral is rich in historic architectural elements. The following pictures illustrate some of the elements of the building:

Figure 11

Entrance Details such as Arched Openings Roofed with Small Gables Having a Cross on Top and Well-Decorated Doors

1.5 The Old Boma Building

The Old Boma building is found along Sokoine Drive Street. It is one of the early six Dar es Salaam buildings constructed by Sultan Seyyid Majid of Zanzibar in the 1860s, as in the case of the White Fathers Building. It is a building of historic importance with massive walls and mangrove poles. Coral stones and lime for cementing and plastering were widely used as building materials. The following picture shows the building's form or structure.

Figure 12

The Old Boma Building Showing its Rectangular Plan with Squares in the Middle which Define the Entrance and a Flat Roof

Context Value

The building is in a street where early Dar es Salaam buildings were constructed. Old Boma is located at the junction of Sokoine Drive and Morogoro Road. The picture below portrays these facts:

Figure 13

Shows Where the Old Boma and City Hall Buildings are Located. It is a Junction of Sokoine Drive and Morogoro Road, Also it is where Morogoro Road Starts

Object Value

One of the extraordinary features of the building is that it looks very strong regardless of age. It is among the few early (constructed during the 1860s) Dar es Salaam buildings that remained. Local materials such as coral stones, mangrove poles, and lime were used in construction. Slanting massive walls and mangrove poles which determined a building's span in floors and roof are the reasons for building firmness to date. It shows the squares with crenellations which emphasise the entrance, parapet wall on top, well-arranged small louvred windows, arched windows and slanting walls.

Figure 14

Left and Right are the Old Boma Building Taken from Different Positions

Elements Value

Elements of the Old Boma building, as already mentioned above, are arched wide louvred windows, small louvred windows, decorated entrances of Zanzibar-style carved wooden doors, squares in the middle, slanting walls, a parapet wall with crenellations on top of a flat roof, painted white, a basement, etc. The following pictures show some of the elements just mentioned:

Figure 15
Left and Right Show Elements such as Centrally Located Squares, Crenellations on Top of Parapet Walls and Arched Wooden Louvered (Left), and a Zanzibar Carved Entrance Door (Right)

Most historic buildings were observed to have a system of columns, arches, and specific hardwood louvred windows, as presented in the results template below:

Table 1

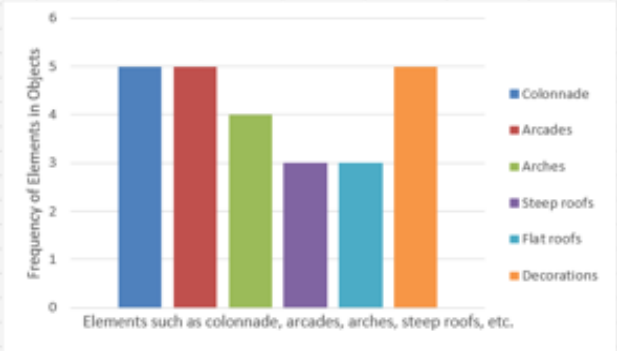
A Template Comprising Objects Found in the Study Area, their Corresponding Elements, Status, and Remarks

S/ N	**VALUES**	**STATUS**		**REMARKS**
	EXISTING	**YES**	**NO**	If Yes what is
1. The National Bank of Commerce LTD	1. Elements	√	×	Columns, small windows, shading devices, flat roofs, etc.
	2. Object	√	×	The peculiarity in building height
	3. Context	√	×	Located at the junction of Azikiwe Street and Sokoine Drive faces Public Park.
2.Karimjee Jivanjee Ltd	1. Elements	√	×	Columns, arches, high-pitched roofs, hardwood windows, decorated handrails.
	2. Object	√	×	A building with historic architectural elements was constructed during the German colonial period.
	3. Context	√	×	The building is within a far street facing the Indian Ocean.
3.Post Office – Sokoine Drive	1. Elements	√	×	Pointed and small round louvered wooden windows, decorations below window sills, aesthetic roof.
	2. Object	√	×	Same as above but the facades of this building have been intervened to include glass in some windows.
	3. Context	√	×	Located at the junction of Mkwepu and Sokoine Drive.

4. Ministry of Constitutional Affairs and Justices	1. Elements	×	√	Flat roof, a system of beams and columns, concrete handrail & shading devices.
	2. Object	√	×	Modern buildings in street are rich with old buildings of historic importance.
	3. Context	√	×	Located at the junction of Mkwepu and Sokoine Drive.
6. St. Joseph Cathedral High School	1. Elements	√	×	Columns, vertical fins, decorated shading devices, wall decorations, and a flat roof.
	2. Object	√	×	Story numbers match with other buildings in the stretch. The line of windows portrays horizontality, use of frames or concrete suggests the building is modern and stylish.
	3. Context	√	×	Situated at the junction of Bridge Street and Sokoine Drive.
7. St. Joseph Cathedral	1. Elements	√	×	Various types of arches, massive walls, round windows, small and pointed windows, stained glass windows, Gothic style doors, crosses, spires, distinguished decorations, and tiles for roofing.
	2. Object	√	×	It is a German colonial period building with a Gothic Bavarian Style. Mentioned elements are the ones which made it peculiar.
	3. Context	√	×	Situated at the junction of Bridge Street and Sokoine Drive, in the first street, building itself (being a landmark) before the eruption of multi-storey buildings it was a tower of Dar es Salaam City Centre.
8. Old Boma	1. Elements	√	×	The building has the following elements: wide arched louvered windows, small hardwood louvered windows, decorated doors, squares at the middle, slanting massive walls, a crenellated parapet walls on top of the flat roof, painted white, a basement, etc.
	2. Object	√	×	The building is very strong despite its age, construction technology and materials like coral stones, lime, mangrove poles, etc. are the reason behind the strength. Also, is one of the few early Seyyid Magid (then Sultan of Zanzibar) buildings that remained in Dar es Salaam.
	3. Context	√	×	The building is on the first street from the ocean where early Dar es Salaam buildings were raised. It is located where the early road (Morogoro) to the upcountry starts.
9. City Hall	1. Elements	√	×	Pointed arched louvered, arched openings, crenellated parapet walls, decorations, aesthetic roof, etc are some of the details which flourish this object.
	2. Object	√	×	It is a German building. Historic architectural elements mentioned above constitute the historic potential of the building.
	3. Context	√	×	The same as in the case of the Old Boma building described above.

The results can be summarised graphically as follows:

Figure 16
The Frequency of Elements Present in Objects or Buildings Presented



From the graph above, most objects (buildings) were found to be rich in elements like colonnades, arcades, and decorations, followed by arches, and then flat roofs and steep roofs, as presented in the above results template.

4 Discussion

The data presented describes the elements, objects, or context values of the buildings. Elements values are the ones dominating almost every object presented. These elements include arched openings (used in doors and windows). high, steep, and flat roofs, massive walls, colonnades, and arcades. Decorations, hardwood, and louvred windows But object values refer to different buildings studied, like Karimjee Jivanjee. The Post Office, Sokoine, White Fathers House, St. Joseph Cathedral, and Old Boma Context values are the general situation surrounding objects. It can also refer to how objects relate to neighbouring objects with a circulation factor. Colonnades in buildings create arcades. Colonnades serve a variety of purposes in a building. Defining entrances is one of these functions. Using pedestrian walkways and roads to demarcate the end of a building from a public space This observation is supported by the following sources:

A colonnade [1] is an architectural feature made by spacing columns at regular intervals. Commonly, a colonnade appears in the form of a line of columns, although a colonnade may also be several layers deep. Many people associate the colonnade with classical architecture since colonnades were common features on Greek and Roman temples and other public buildings. They continue to be used on formal public buildings like museums and courthouses to lend these structures an air of gravity.

This architectural feature can be used in several ways. Classically, a colonnade lines a portico, a type of covered porch that leads to the entrance of a building. For an iconic image of a portico, look up a photograph of the Parthenon in Greece. The Parthenon has a very impressive portico lined with giant columns. Colonnades can also line covered walkways, which may lead between buildings or through formal gardens.

The inclusion of colonnades in current developments suggests that they have values that necessitate their conservation.

Objects found in the study area are mostly two- to three buildings, which cannot compete with recently raised multi-storey buildings in terms of economic gains. Buildings like Old Boma are conserved because of their exceptional character and historic relevance, but the trend cannot continue indefinitely.Therefore, the inclusion of elements discussed in refurbishing urban facades will result in sustainable conservation of the heritage-built environment.

5. Conclusion

It has been observed that the conservation of historic urban facades has great importance. It is thus suggested that whoever does the urban refurbishment should take into consideration the existing situation. It is also observed that such a trend cannot continue infinitely because of the economic pressure happening nowadays.

Therefore, it is concluded that the conservation measures or approaches of preserving the past and accommodating the present situation are of prior importance.

6 Recommendation

6.1 On the Urban Planning Level

The establishment of satellite towns, such as the one proposed in Kigamboni, could be one solution

to the problems mentioned above. These towns are equipped with essential services such as social services and infrastructure. As a result, residents will be less likely to frequently visit the Dar es Salaam city centre for economic and social activities. This is because all such necessities will be within their reach.

This will help reduce the need for additional space, resulting in the preservation of the heritage-built environment.

6.2 Architectural Conservation

Buildings with historic architectural elements, such as massive walls, can be found in the study area. Colonnades, arcades, arches in openings, and crenellated parapet walls are examples of architectural elements. Hardwood louvre windows and decorations were discovered to dominate. It is encouraged to keep taking positive steps to preserve these elements. This will ensure the preservation of the built environment both inside and outside of the city centre.

However, the preservation of two- and three-story buildings in the study area will not last indefinitely. This is because the objects are in a prime location where there is a high demand for spaces to accommodate various economic activities. To meet the demand, modern multi-structure buildings are being developed. It is recommended that whenever renovation work is done, historical preservation be prioritised. This is to ensure that both the past and the present, or modernity, are accommodated.

To accomplish this, it is recommended that builders incorporate or integrate historic architectural elements into urban facade refurbishment works.

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White Fathers House Archives

1https://www.wise-geek.com/what-is-a-olonnade.htm