



## Integrating Spatiality in Urban Facades through the Reuse of Cultural Heritage Elements in Dar es Salaam City Centre

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### Abstract

Urban Development in Dar es Salaam has abundantly witnessed what is called urban demolition in the city centre. Such development has resulted into gentrification and urban renewal. The development is associating demolition of old buildings with historic characters despite existence of Legislative Acts meant to protect them. This study intends to reveal practicability of integrating elements from architecture of the past to create facades which can conserve the past at the same time accommodate the present. It will thus involve presenting both object and context value and element values. Data collection has been designed to get values which will be employed in the refurbishment of urban facades of objects through either integration or disintegration of historic architectural elements. Analysis of Data in this study has been based on the concept of Occurrence & Frequency. It has been observed that most of the observed objects had similar elements of same contextual settings. Hence, recommended wherever refurbishment of urban facades takes place to include them.

**Keywords:** *Integration; Disintegration; Refurbishment; Urban Facades and Architectural Conservation*

### Introduction

Buildings with historic or heritage value at Dar es Salaam City Centre are located in areas which is very prime or highly demanded for raising multi-modern structures aims to get more economic gain. Basing on this fact historic building finds themselves difficult to withstand the ongoing pressures hence becomes a target of being demolished.

Currently, whenever refurbishments of Urban Facades in Dar es Salaam take place it involves the demolition of old buildings with special characters which is a threat to built heritage environment. When replacing they come up with modern structures which have no consideration of the past history.

Besides, distinguished opportunities found in buildings with heritage values they are continually being demolished. New Africa Hotel during German period was demolished to give space to the current structure which did not include historic architectural elements. Salamander Hotel faced the same setback.



Figure 1 (left) is a picture of New Africa Hotel during British period which had values of characters hardly found in today's development was demolished to give room for current multi-storey modernist structure and Figure 2 is a picture of demolished Salamander Corner House[1], with rich historic architectural elements, demolished in 2010 there is hope that the coming building will have no such qualities.

Two buildings above were demolished to give room for the erection of multi-modern structures. The successor did not conform or hire some elements present before, as the following picture of New Africa Hotel (new or successor of the previous one) found in the book titled 'Dar es Salaam a National City with a character and a history: A pictorial presentation' edited by Msemwa, P. et al 2005: 24



Figure 3 centered above is a picture of New Africa Hotel currently found which replaced the former New Africa Hotel in figure 1 above.

A phenomenon cannot continue to infinite, something needs to be done to balance the situation.

From this point the idea of integrating and disintegrating of historic architectural elements whenever refurbishment of urban facades take place especially at Dar es Salaam City Centre and particularly at the block where most buildings with historic or heritage value came into being.

## Integration as an Approach of Improving Urban Facades

According to the (Oxford Advanced Learner's Dictionary 7<sup>th</sup> Edition: 776) the word integration has been defined as follows: *the act or process of combining two or more things so that they work together.*

In this study it entails the act of including historic architectural elements when doing refurbishment of urban facades, a case of Dar es Salaam City Centre. Refurbishment procedures here involve all conservation matters, new construction, etc. that takes place within urban block rich in historic buildings.

Preservation of entirely building object is not the only approach of conserving urban heritage environment, but integration of historic architectural elements into a modern stylish building found within a context of historic facades is also a way of conserving the past.

Architect and Conservator, John Warren in the book titled **Context: new buildings in historic settings**, while describing a necessity of considering a context when designing in historic block, had the following information: *Warren argues that designing in an historic environment requires an 'awareness of historic circumstances and a sense of responsibility to historic evidence.' The designer with sensitivity to the historic environment is working within a fine balance. If the building is unduly historicist the environment may be forced to take on a greater historic appearance than is justified. If materials are inserted that are vigorously new and disruptive then the historic quality of the environment might be diminished.* (Warren, 1998, p. 8)

Therefore, integration of historic architectural elements when refurbishing urban facades, an architect or conservator is respecting the sensitivity to the historic environment, hence conserving urban heritage context. The same is done to balance the situation of preserving the past at the same time accommodating the present.

## Disintegration as an Approach of Improving Urban Facades

*Or Pieces and Be Destroyed*'. Coming to conservation of built up environment is the action of breaking and removing part of historic building fabric to give way to modernity.

As a case of Dar es Salaam conservation area most of conserved buildings are two to three storeys, hence with current preservation trend there is great fear that in the near future most of them will be demolished. This is because they are situated in prime area of the city centre, where development is taking place which do not incorporate existing situation of a context. It is so presumed, because demolition of historic building is continuing beside legislative acts passed to protect conservational area.

Inclusion of modern movement into a building with historic importance will increase urban space which is one of the reasons causing demolition of historic buildings. This fact is supported by the following information found in the document of World Monuments Fund, News and Journal "Stealth Demolitions in Dar es Salaam Historic Center" that: *Historic buildings in Dar es Salaam are often demolished to make way for new construction, driven by the need for modern housing and office spaces to meet the demands of a growing economy, often at the expense of preserving the city's architectural*

*heritage, despite the existence of conservation areas and legislation meant to protect them; this is often cited as a primary reason for the demolition of historic structures in the city[2]*

Alternatively, modern architecture has survived number of years hence deserves or acquire a status to be called traditional movement, the same mentioned in Warren *ibid*: *Today the 'Modern Movement' is no longer a break with tradition; it has existed for over seventy-five years to become traditional. Ibid (Warren, 1998)*

Below is a sketch showing disintegration imagination, whereby part of historic building fabric at the middle has been removed to give way of accommodating modern movement seen, which differs with original structure in their openings, overall heights, materials employed in openings, etc.

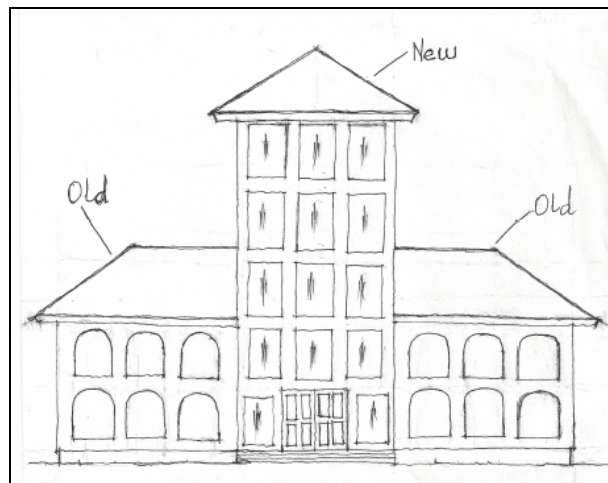


Figure 4: is an illustration showing part of historic building fabric have been removed which is disintegration to give way to modernist style for reasons already described above.

And this is the reason that necessitated the author to study ways of how to integrate and disintegrate historic architectural elements to preserve the past and accommodate the present, when refurbishing urban facades. A case is picked in Dar es Salaam City Centre where most buildings with historic importance are found. Bearing in mind advantages provided by conserving urban built-up environment, it has been found necessary to study ways of how urban block with buildings of historic architectural elements will be preserved for current and future generations.

### ***Statement of the Problem***

Some buildings with heritage values or historic architectural elements found in the said early streets of Dar es Salaam City especially Kivukoni Front, Sokoine Drive and surround (Dar es Salaam City Centre) have been demolished or being in threat to be demolished. Most buildings found within that block are either two or three number of storeys. Economically it is unworth to continue with such kind of buildings due to high demand of urban spaces as a results of many issues like growth of Gross national product (GNP), poulation increase, globalization just to mention the few. Although many are still there because of legislative protection they have. In order to accommodate both situations of conserving the past history as well as fulfilling the highly demand of urban spaces, this paper aims to suggest ways of realizing the same. And this relies on the fact that currently we cannot continue with dogma ways of conserving built environment but we need to consider the ongoing demand trend of urban development.

Therefore, this paper presents ways of employing integration of historic architectural elements (found in twin paper of this namely “Assessment of Historical Architectural Elements in Dar es Salaam City Centre”), as methods of preserving the past history as well as accommodating the present development.

### **Methodology**

This study is based on the survey conducted at the early streets of Dar es Salaam, the area that has sufficient number of historical listed buildings and elements demonstrating values in Architectural Conservation. To collect appropriate information on significant historic buildings, this study employed explanatory historical research based on literature and case-study approach. Much effort was directed to a comprehensive review of the existing literature, on-site properties observation, photographic, sketching, mapping, interview and documentation. A unstructured questionnaire was also used. Analysis Conception of this study is based on the concept of Occurrence whereby units of analysis such as colonnade, roof types, arches, arcades, are measured against objects when integration or disintegration took place.

### **Results and Discussions**

#### **Results from findings**

Analysis of data in this study has been based on the concepts of occurrence of historic architectural elements employed in refurbishing objects with historic importance.

Data obtained through observation, interviews and literature reviews was analysed to get most reliable results required in the study.

For example, some refurbished buildings were observed to reuse system of columns, arches, specific hardwood louvered windows and decorations through either integration or disintegration of the mentioned elements.

#### **Architectural Conservation as an Approach of Integration**

As defined earlier in this study integration is a process of combining two or more things together in order to work homogenously or *the act or process of combining two or more things so that they work together*. The following example of White Fathers House explains how the approach is all about.

#### **Integration Explained in the Refurbishment of White Fathers House**

The Missionaries of Africa (White Fathers) Atiman House was formerly owned by the Sultan of Zanzibar. A new owner bought it in the year 1922. The new owners didn't pull down the building but instead they undergone refurbishment to make the building more functional and pleasing for viewers. The following is a fact found in their archives:

*“The house, our property since 1921, has in the course of its history undergone restorations and renewals; some of the Arabic arches are back again and some ‘high tech’ has been added.”*

#### **Object Value**

Inclusion (integration) of veranda and balcony to white father's house during its refurbishment was of great value to be accredited. Addedd veranda and balcony with historic architectural elements seen



in below picture after intervention. Also comparison can be made between the below two pictures to reveal their differences. A distinction is clearly seen as a result of intervention (integration) in the right picture figure 8, added elements blended well with existing building fabric to make it more functional and pleasing to see.



Figure 5 (left) is a photograph of a White Fathers building before alteration while figure 6 (right) is a photograph of a White Fathers building after the addition of columns (which created veranda at ground floor and balcony at the upper floor), decorated balustrades and a gentle slope pitched roof for balcony at the first floor

## Element Value

Integration approaches took place in the White Fathers building improved some areas like staircases by introduction of balustrade with handrail, added value to windows by introduction of steel bars for security purposes which formerly were not there as the following photographs shows:



Figure 7 (left) is a photograph showing added balustrade to staircase (element value) and figure 8 (right) is a photograph which modified window whereby hardwood louvers were replaced with glass shutter and steel bars added to take care issue of security. (element value)

White Fathers is a building found along Sokoine Drive at Dar es Salaam City Centre. It is building with long history as following details obtained from the Archive of White Fathers elaborate: *Missionaries of Africa (White Fathers) established themselves in this house on June 10th, 1921. It became the residence of their procurator and lodging for their fellow missionaries and other church personnel. It was one of the first six permanent buildings of Dar es Salaam. In 1866, Sultan Majid bin Seyya Said looking for a “heaven of peace”, personally supervised the erection of a palace, a fort and quarters for his resident officials in Dar es Salaam. Our house is one of these quarters and according to historian Paul Foster, lecturer at Makerere University, it was the mainland “seraglio” of the sultans of Zanzibar. The house, our property since 1921, has in the course of its history undergone restorations and renewals; some of the Arabic arches are back again and some ‘high-tech’ has been added. Nowadays it also houses the Offices of the Provincial Superior, the Treasurer and it contains other administrative functions as well. At the back of “Old Atiman House” a complete new extension has been added to accommodate residents and visitors alike.*

#### 4.1.1.2 Integration in the Current Development

The same can be explained by considering two cases of recent development whereby buildings with modern stylish incorporated past *experience* at elements level. Benjamin William Mkapa Pension Towers found along Azikiwe Street incorporated a line of columns (colonnade) at lower level (ground floor) *resulting to creation of arcade* being *one of the elements* found in old buildings or buildings with heritage importance. Both are found at Dar es Salaam City Centre close to the area of study Kivukoni Front and part of Sokoine Drive streets. The following are the buildings of modern stylish which incorporated past experience hence integration presented as follows:



Figure 9 (left) is a picture of Benjamin William Mkapa Pension Towers building found along Azikiwe Street being recent development with modern stylish integrated elements most prevailed in the past.

Lines of columns (colonnades) can clearly be seen from the pictures which creates arcades a useful element for shading purposes and others like window shopping.

### Integration Explained in the Urban Renewal of Historic Block of Azhar Park of Cairo

#### Context Value Intervention of Azhar Park of Cairo Urban Renewal

Azhar Park of Cairo is a remarkable example of urban renewal whereby an abandoned site used for refuse collection for many years turned to be one of a leading green open space known worldwide. Much of this is found in a seminar paper: **‘The expanding metropolis: coping with the urban growth of Cairo’** by Aga Khan Award for Architecture is described below as follows:

*In 1984, the Aga Khan Award for Architecture organized an international seminar entitled 'The Expanding Metropolis: Coping with the Urban Growth of Cairo'-During that year, the Aga Khan met Hassan Fathy in the architect's apartment on top floor of an eighteenth- century urban mansion called Beit al-Fann, in the area of Citadel, close to the Mosque of Sultan Hassan. From the terrace of Fathy's apartment, the monuments of Islamic Cairo were clearly visible, but so too was an empty area running along the remains of the Ayyubid Walls, built in the twelfth and thirteenth centuries by Salah al-Din and his successors. The land was vacant because it had served since the late Mamluk period as the city's rubbish dump. More than five centuries of refuse, in places over forty-five-metres deep, had all but engulfed the historic walls. Two years later, the thirty-hectare site on the Darassa Hills belonging to the Governate of the city was selected for the creation of Azhar Park, one of the most ambitious and far-reaching projects undertaken by the Aga Khan.*

*The Park is named after the great al-Azhar Mosque, located slightly to the north of the neighbouring al-Darab al-Ahmar area. Al-Azhar was created by Jawhar the Sicilian, Fatimid founder of Cairo just after his conquest in 970. Al-Azhar, meaning "the most flourishing and shining" in Arabic, was dedicated to Seyeda Fatima al-Zahra', daughter of the Prophet Mohammed, from whom His Highness the Aga Khan descends. It is thus in the heart of Islamic Cairo that the Aga Khan stood in the completed Park in 2005 and declared: "Twenty-one years ago we had vision that launched us on a journey of inquiry, exploration and discovery that took us through some one thousand years of history of this extraordinary city.*

*1.5 million cubic metres of rubble and soil, the equivalent of more than 80,000 truckloads, were moved to accomplish the task and more than 655,000 plants and trees now grow where the Aga Khan saw only barren mounds of refuse in 1984.*

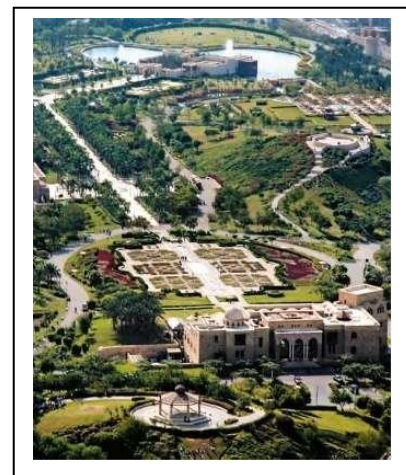


Figure 10 (left) is a photograph of a of Azhar Park site before an intervention while figure 11 (right) is a photograph of Azhar Park of Cairo after development.

*Left picture is an aerial view of Azhar which shows the site before the intervention of the Aga Khan. As the image imply, the Park has come today to be considered a veritable oasis in the city for many residents, while right picture is also an aerial view of Azhar Park shows the Hilltop Restaurant in the foreground and the Lakeside Cafe at the top of the image. (Seite 86 & 90)*

Hence, from the above explanation it is true that part of Cairo land which was abandoned for years is integrated with entire City to work as one. Fulfilling the meaning of the term integration as



defined in a certain source that “integration is the act of bringing smaller components into a single system that functions as one”[3]. From the definition Azhar Park of Cairo is a smaller component combined or integrated with other part of Cairo City to work as one.

## Object Value Intervention and Urban Renewal of Azhar Park of Cairo

In Urban Renewal of Azhar Park there are two interested projects of different stylish which are: Hilltop Restaurant and Lakeside Café. More details of the projects are reported by ibid Agakhan in ‘**The expanding metropolis: coping with the urban growth of Cairo**’ as follows:

*The Aga Khan Historic Cities Programme (AKHCP) undertakes conservation, restoration and adaptive reuse of significant monuments in Islamic countries in the context of wider area development projects which aim at integrated and holistic rehabilitation of selected urban districts or developing rural areas. Together with conservation, Aga Khan Historic Cities Programme projects focus on the operation and maintenance aspects of completed restoration projects, to keep historic buildings alive and ensure their sustainability. (HHAK Seite 84)*

Within the Park there are two Hotels with marked different stylish existing together. But also there are things shared in common like building heights, flat roofs, etc. Besides these resemblances they also differ in some items as follows: domes are seen in Hilltop Restaurant together with colonnade and arches on top. The same are not found in Lakeside Café. It is certain that, architectural elements are the reasons of the difference of the two buildings. Historic architectural elements are employed in the Hilltop Restaurant, while Lakeside Café is belonging to modern movement. Below pictures support the above information:

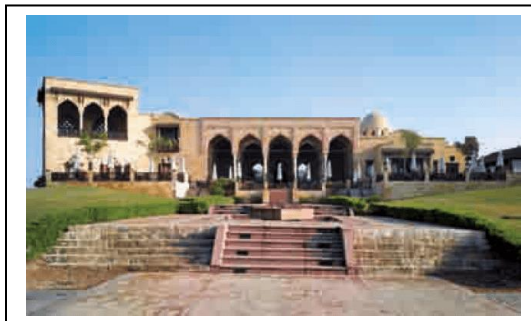


Figure12 (left) is a view of Hilltop Restaurant in Azhar Park while figure13 (right) is a view Lakeside Cafe in Azhar Park

Views of the Hilltop Restaurant in Azhar Park, Cairo, by Rami El Dahan with Soheir Farid. Calling on Fatimid tradition, the architecture is intending to respond both to its location and to the history of Egyptian capital, on the left picture while on the right is The Lakeside

Cafe in Azhar Park, Cairo, by French Architect Serge Santelli strikes a somewhat more modern note than the Hilltop Restaurant. It is situated on an artificial lake created to assist with the irrigation of the Park itself. (Seite 93&94)

Buildings or objects presented observed to use elements such as columns, arches, flat roofs, decorations, arcades and domes in integration of urban facades as follows:

Table 1.A Template Comprising Elements, Objects or Context values used in either Integration or Disintegration of Urban Facades

S/N	Objeccts	Elements, objects or context values	If Yes what are they	Remarks (integration/disintegration)
1	White Fathers Building	Elements and Object	Elements values: balustrade with handrail and glass shutters with steel bars. Object value: verandah and balcony as a result of columns added	Integration
2	Hilltop Restaurant of Azhar Park Cairo	Elements, Object and Context	Elements values: Arches, colonnade, arcades, flat roof and dome Object value: The architecture is intending to respond both to its location and to the history of Egyptian capital. Context value: Is part of Azhar Park of Cairo, hence integrated with other objects.	Integration
3	Lakeside Cafe of Azhar Park Cairo	Elements, Object and Context	Elements values: Columns, veranda and flat roof Object value: Architect Serge Santelli strikes a somewhat more modern note than the Hilltop Restaurant. Context value: In combination with other objects like Hilltop Restaurant, artificial lake fulfill the purpose of Azhar Park of Cairo hence context value.	Integration
4	Benjamin William Mkapa Pension Towers	Elements, object and context values	Collonade and arcade are elements most prevailed in buildings with heritage value. The inclusion of the elements made an object (Benjamin William Mkapa Pension Towers) to combine two styles: past experience and modern stay together hence integration at object value. Integration is also found at context level Benjamin William Mkapa Pension Towers which greater part of it is modern is within a street whereby of the buildings are of past experience.	Integration

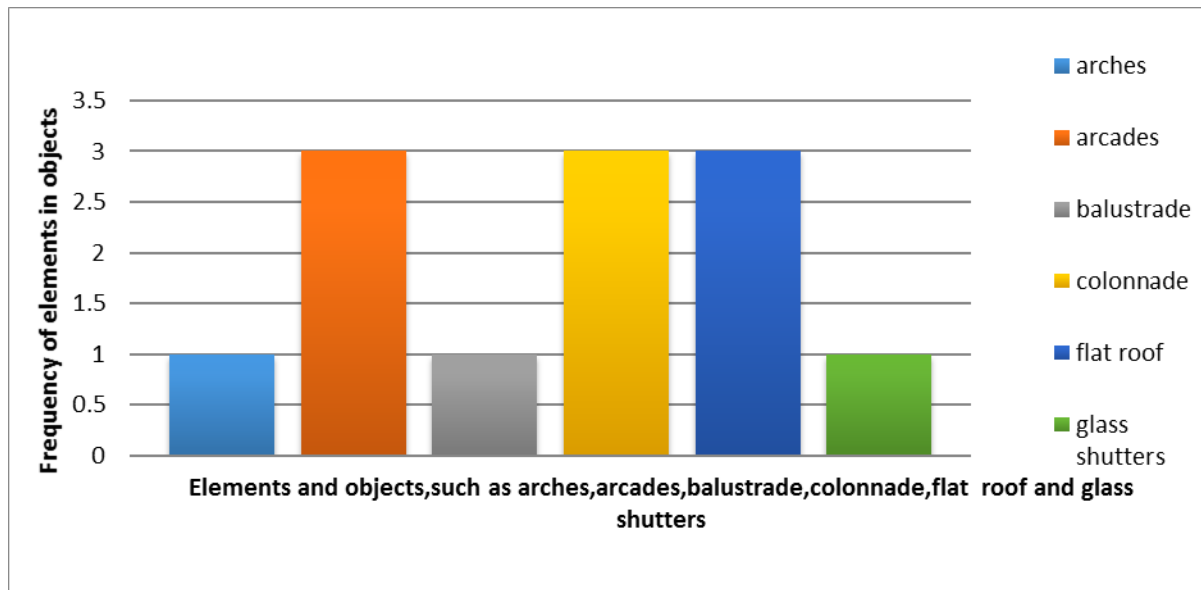


Figure 14 is a graph shows the Frequency of Elements integrated in Objects or Buildings Presented above

From the graph elements most integrated in presented objects (buildings) are arcades, colonnade and flat roofs. Followed by arches, balustrade and glass shutters as presented in the above results template.

## Discussion

Results obtained are for fulfilling the aim of the study of employing integration in refurbishing urban facades in study area when it is necessary to do so. From the data presented the aim of the study is achieved by considering conservation approaches or intervening actions taken at elements level, object level and context level. The following examples explain further the meaning of the data collected:

Positive effort taken to refurbish White Fathers building (in part 4.1.1.1 above) whereby addition of columns which created veranda at ground floor and balcony at the upper floor, decorated balustrades and gentle slope pitched roof merged well with existing situation before the inclusion of the aforementioned elements and old fabric took place contributing to the Integration of elements and Object.

Introduction of balustrade and handrail as described in figure 7 helps to strengthen security and support to users while using stairs. This positive effort as integration approach at element level aimed to make the White Fathers building to be users friendly.

Action taken to replace existed hardwood louvred windows to glass shutters with steel bars (a scene at figure 8). Not only improved issues of views, security but also realising of the integration process of modern elements or stylish into old building fabric with historic stylish elements.

Development of vacant abandoned site used for refuse collection for many years as described above added value of Cairo City. Integration aspect at context level of Cairo City was realized by urban renewal measures taken to develop the abandoned land used for collection of rubbish to create Azhar Park of Cairo which merge with the rest of Cairo to become one of the beautiful City. Two projects resembles in their building height, flat roofs employed and uses arcades and columns. They also differ; domes are seen in buildings with arched openings. Colonnade is dominating in Hilltop Restaurant compared to

Lakeside Café. Generally, architectural elements are the ones which cause the difference of two buildings. Historic architectural elements are employed in the Hilltop Restaurant, while Lakeside Café is belonging to modern stylish.

The importance of the data collected can be understood by considering the facts contained in the examples or results described above. Integration approaches at elements levels, object levels and context levels used to refurbish Azhar park of Cairo, White Fathers building and Benjamin William Mkapa Pension Towers justify the facts. In addition to that, because of the importance of the contents found in the results part of this study is a reason behind the uses of colonnade and arcades in the development of Benjamin William Mkapa Pension Towers at the Ground floor. The same habit is hardly happen in other current development take place in the same area.

Data collected are significant or relevant in the sense that they helped the study to be understood. Again, the results presented can be relied upon in describing how refurbishment of urban façade takes place.

It is hereby advised at later dates to make use of integration approach at element level, object level or context level to go further or beyond the existing structure in order to create more spaces to overcome the current situation of continual increase demand of urban spaces.

## **Conclusion**

The results of this study demonstrate that, in the process of integrating past experience in modern stylish or development architectural elements such as arcades, colonnade and flat roofs were chiefly used compared to others. This suggests that, in order to have sustainable conservation of historic urban block integration of some historic architectural elements in current development is important. Because most of today's development do not consider or include preservation aspects of the place. Integration of historic elements into modern stylish will fulfill the early idea of this study that integration saves both *'preserving the past at the same time accommodating the present'*.

Therefore, it is hereby advised that whenever refurbishing of urban block of historic importance take place to include some historic architectural elements such as arcades, colonnades, flat roofs and others in their development. Doing so it will be beneficial in having sustainable conservation of the urban historic block.

## **Recommendation**

### **Architectural Conservation**

#### **Integration of Elements in White Fathers House**

Conservation actions took place in white fathers building during its refurbishment is something to be commended. The intervention activities of adding balustrade and handrail, replacing hardwood louvred shutters with glass and steel bars were highly appreciated. Because building functionality and security aspects were improved.

Therefore, such actions of adding modern elements in place they were not before (balustrade), or replacing hardwood louvred shutters (integration at element level) are highly valued/ recommended to make a building more functional and aesthetically pleasing.



## **Integration at Object Value**

Inclusion (integration) of veranda and balcony to white father's house during its refurbishment was of great value. Added veranda and balcony associated with colonnade without forgetting concrete floor slab between the floors (ground and first floor) harmoniously connected with existing building fabric.

The same can be experienced in new development/project as the case of Benjamin William Mkapa Pension Towers. An arcade and colonnade are part of modern or current development rich in concrete, steels and curtain windows.

Again here, integration of historic elements in current development at object level is one way of conserving urban historic block in sustainable manner. Therefore, such motives are highly recommended as far as conservation of historic urban block is concerned.

## **Urban Renewal**

### **Urban Renewal of Azhar Park of Cairo (Object Value Integration)**

Hilltop Restaurant and Lakeside Café are two projects found in Azhar Park of Cairo being outcome of its urban renewal. As mentioned earlier Hilltop Restaurant is rich in historic architectural elements while Lakeside Café is mostly of modern stylish.

Integration at object value is attained by a phenomenon of two projects of different styles stay or found in the same development or project which is Azhar Park of Cairo.

Therefore, other areas can follow the same trend experienced in Azhar Park of Cairo regarding integration aspects whereby object values intervention will be more emphasized.

### **Urban Renewal of Azhar Park of Cairo (Context Value Integration)**

Measures taken to revive or renew an abandoned site used for refuse collection for many years to become one of important green open space cannot pass without being appreciated. The move of reviving the abandoned site of Azhar to join it with the rest of the City is amounting to realization of integration at context level.

The same can be done in other areas to revive abandoned areas in order to pleasantly join them with the rest of particular urban blocks.

## ***Acknowledgement***

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