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DESIGNING A RESTORATION PROGRAM FOR THE 'BOMA' A HISTORIC BUILDING IN BAGAMOYO, TANZANIA.

1.0 INTRODUCTION

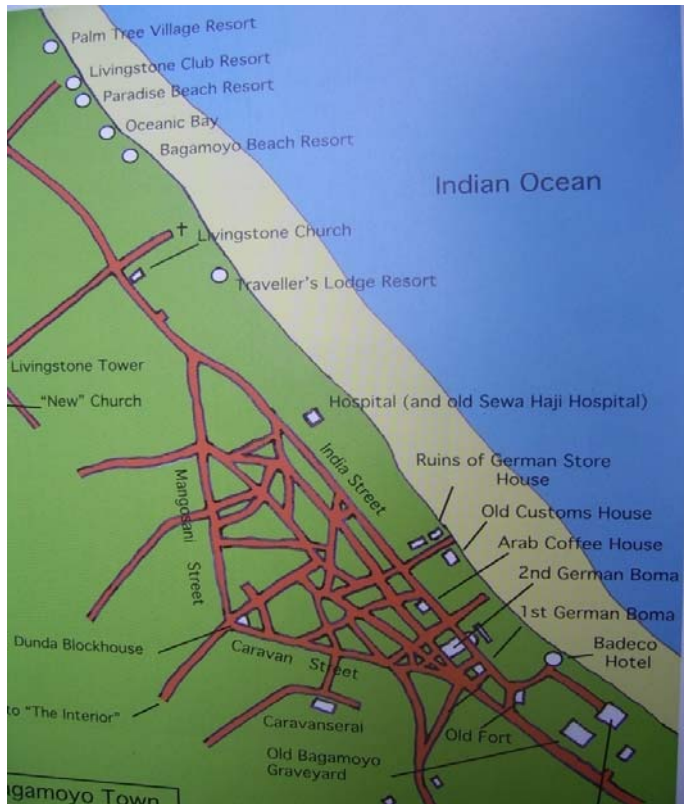
During the period of 1850 -1910 Bagamoyo was marked with trade in slavery, animal skins, ivory etc. It was during this period when buildings of cultural importance were built among them are the Old Fort, Liku house, Arab Tea House, The Post Office, Nassir Virj and the German BOMA all them found along India Street that fronts the Indian Ocean.

2.0 LOCATION:

Figure No. 1 The map of Tanzania showing Bagamoyo and the slave trade route



Figure No. 2 The conserved area in Bagamoyo Township



3.0 BACKGROUND INFORMATION

The prosperous Stone Town/Old Town of Bagamoyo is approximately 230 acres running along the beach of Indian Ocean and it has the population of 2,652. The area was declared a national heritage under the Law of Tanzania the Conservation Act of 1964 that was revised in 1979. The word BOMA means, "British Overseas Management Administration".

4.0 THE HISTORY OF THE BUILDING

During the Germans Colonial rule in Tanganyika they established administrative, economic and social infrastructure. Thus, the BOMA was built in Bagamoyo in 1895-1897 and it was the administrative centre for colonial rule. The name is English named by the British who took over the building after World War II but to Germans it was 'German Colonial Administrative Building'. The Germans had dual use of the building, the first floor was for administrative purpose and the upper floor was for Governor's residence. The towers were for communication. It was the same uses to its two successors.

Figure No.3 Front part of the BOMA



Timeline

1895-1897	Construction of the BOMA
1897-1918	Used by Germans for office and Governor's residence.
1919-1961	Used by British as office and Governor's residence.
1946	The British demolished the German monument constructed in front of the BOMA.
1962-1997	Used by the District Commissioner of Bagamoyo District as an office and residence until when it started to crumble down due to lack of maintenance.
1997-2007	Building was not occupied this increased the decaying rate.
2008	The restoration program started.

No major rehabilitation that has ever been done except for minor measures to stop it from falling.

5.0 REASONS FOR RESTORATION

- It is of a symbolic historic building within a conserved area of Bagamoyo.
- It is a symbol of colonial rule in the country.
- It is the oldest seat of the Government
- It is located in the Townscape of the Stone Town in Bagamoyo within the stretch opening to the Ocean

6.0 ARCHITECTURE

The architectural design of the BOMA is a blend of Swahili- Arabic style with touches of Germans.

The Swahili culture is depicted in the corridors, the verandah and the U form that opens in the backyard. The Arabic style is in the decorations of pillars, towers, walls and some of the doors.

The German style is found in thick walls. The main entrance is facing the Indian Ocean. There are thick walls made up of coral stones bonded with lime mortar and finished in lime wash.

Figure No. 4 U courtyard – Swahili Type



Thick walls – German Architecture.



The Towers design Arabic style



7.0 SPACE ORGANISATION

The Boma is symmetrically divided, both sides have same architectural and functional designs.

Functionally there are rooms for offices/bedrooms, the centre space used as conference room downstairs and sitting room upstairs.

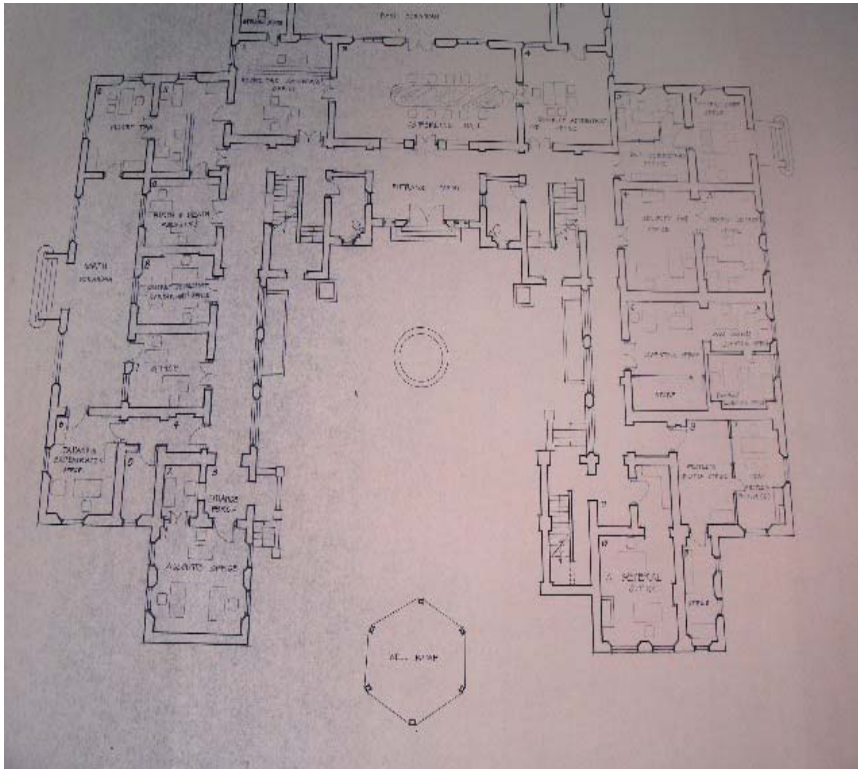
These spaces inside the BOMA can be divided into three parts big enough to accommodate various activities. The right and left wing, then the centre part.

Details:

The floor tiles are decorated beautifully to attract viewers even wall were once decorated but color wash has been repeatedly applied to make a facial lift to the walls.

There is an ample space outside the Building that opens towards the ocean. This is outside the context of this project even though it can create an interesting subject as it once had a German monument.

Figure No 5 Ground Plan of the BOMA



8.0 PRESENT CONDITIONS OF THE BUILDING

The building is decaying at a tremendous rate if nothing is done in two years time the building might crumble down into ruins.

The floor was once made of striated floor tiles but are now dilapidate and removed or broken in big quantities. The walls have been color washed several times. The roof is constructed a series of small vaults supported by I beams. In some area the I beams bent due to heavy concretes used in the restoration done earlier. The doors and windows are in dilapidated state. All bathroom and toilets have been vandalized.

Figure No. 6 Deteriorating conditions



9.0 TEMPORARY RESTORATION

Temporal corrugated iron sheet have been put on the building and poles have been used to support a roof that is in danger to collapse. The ceiling have rusted beams and sometimes bent thus causing more problems. The roof collapsed because the I beams bent due to heavy load of concrete added during restoration. Poles have been used to support the roof temporarily.

Figure No. 7 Simple preventive measures



10.0 Sustainability:

Introduce multiple use of space and such could be:

- On the lower floor one wing create a cultural centre.
- Centre upstairs could be a conference room.
- Craft shop downstairs on the centre part.
- Communication room for Internet services and telephone.
- Soft drink and bites shop.
- Office space.

The money earned from the use of space could be used to sustain the building.

11.0 INITIATION OF THE RESTORATION PROGRAM

The Government through the department of Antiquities identified all historic buildings in Tanzania and submitted the list to stakeholders for restoration assistance. The funds estimated for this project was 2,646 million Euros. This was a huge amount of money that could not be attained at once. Thus the restoration of the BOMA was given priority to other building. Therefore, there was an agreement with the German Government to develop a restoration modality based on priorities and cost sharing. In this modality, the German Government offered Architects, Engineers and experienced Artisans to team up with Tanzanian counterpart to perform restoration of the BOMA. Thus, mobilization began with of identification of stakeholders in February 2008. Those identified are:

The Government of Tanzania which is represented by two Ministries i.e. The Ministry of Natural Resources and Tourism and its Department of Antiquities, Ministry of Infrastructure, District Commissioner's office, Tanzania Building Agency (TBA), Independent Conservationist, Bagamoyo District Council, Bagamoyo Community and the German group.

Professionals who are particularly involved include politicians, Civil Engineers, Structural Engineer, Sociologist, Archeologist, Architects, Town planners,

Environmental Engineers, quantity surveyor, Tanzania Industrial Research Development Organisation (TIRDO) etc. All these professions met several time to set forward the program for the restoration.

12.0 Use of the Building

- The owner of the building who is the Government plans to use it as a State Lodge.

The Government commissioned a consultant to carryout participatory physical planning of the Old Town where the BOMA lies. The consultant came out with the proposal to utilize the building as the state lodge. The stakeholders in the restoration program are still analysing this proposal because it is not certain whether it will feasible to sustain the building.

13.0 Financing and Phasing the restoration

The financial part of the restoration is not yet known but roughly it is estimated at Tshs. 6,000,000,000 which approximately US \$ 5,000,000.00 but the total amount will depend on the structural assessment of the building which is in progress.

14.0 Technical details – damage assessment

- The structural Engineer, the Environmental Conservation Engineer, Conservation Architect quantity Surveyor together with the German Counterpart are studying the building to establish technical details on the damages of the building. Then they will prepare drawings and advise on what should be done to restored the building and establish materials and tools to be used.

Figure No.8 Technical assessment by stakeholders



15.0 PUT FORWARD A RESTORATION PROGRAM

The concept to be adopted in this restoration programme is participatory.

February 2008 His Excellency the President of the United Republic of Tanzania had discussion about the restoration of the BOMA with the German Honorary Consular for Tanzania and the ministry of Infrastructure.

April 2008 The owner of the building that is the Government through the District Commissioner called meetings and brought together all the stakeholders to discuss how to go about the restoration programme. More stakeholders came in and the reconnaissance survey was conducted over the building. They agreed to prepare cost estimates and conduct Non-Destructive Test of the building.

August 2008 Meetings with stakeholders were convened, documents about the BOMA were collected from the Department of Antiquities, The National museum and the National Archives. Not much was available only a few pictures and documents were found. It was agreed in this meeting to chart a plan of action. Also to form a steering committee comprising of two Ministries, and the German Honorary Consular to Tanzania. The task of the steering committee was to:

- Form a Task force (Conservation Team).
- To coordinate all project activities on restoration of the building.
- To prepare terms of reference for the Task force.

The proposed task Force/Conservation Design Team composed of:

- Conservationist Architect (German)
- Conservationist Architect from (German)
- Structural Engineer (Tanzania)
- Quantity Surveyor (Tanzania)
- Conservationist Architect (Tanzania)
- Environmental Conservation Engineer
- Archeologist
- Town Planner
- Independent conservationist
- Electrical Engineer

Figure No.9 Formation of Task Force



The responsibility of the task force among others are:
To study and analyse the technical aspects of the building condition.
Thus, visual assessment was carried out and the outcome showed that the building was Very Much dilapidating Conditions of the upper conference hall have collapsed due to heavy weights of concrete added during restoration in 1998. This coupled with badly placed trusses caused In the middle. The flat roof drainage by six 4" cast iron pipes is blocked retarding the drainage, this allows penetration of water in great quantities into the fabric of the building. The I Beams are in a state of rust at the end that join the walls thus causing cracks. Equipment for structural soundness test should be procured though at a higher cost because will be used in other restoration programmes.

CHRONOLOGICAL ORDER OF EVENTS

- Nov. 2008 Prepare the programme for restoration of the building, budget and identify funding sources.
- Nov. 2008 Presentation of the restoration programme to the steering committee.
- January 2009 Restoration
- 2010 Implementation of the sustainability proposal
- 2014 First Maintenance programme

Note: The programme has just started thus not complete until next year.

16.0 CONCLUSION

The restoration programme in this project write up is incomplete. It will be completed by the task force at the end this month of December 2008 while I am here attending the course, as a member of the Task force I anticipate the restoration to take place in January 2009. Moreover, there is a spirit of restoration currently going on in Bagamoyo. Buildings such as Nassir Virj are in final stages of restoration, The programme is underway to restore the Arab Tea house and the Old Post office is under restoration also two more buildings are under private restoration. All these motivates the continuation in restoration of the BOMA.

References:

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