



**HISTORIC  
BUNGALOWS  
RESEARCH  
*KARACHI***

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# ABOUT THE PROJECT

This research project has been possible with the generous donations made by the patrons mentioned below. The funds were utilised in field work, analysis and surveys that have helped compile the HBR publication.

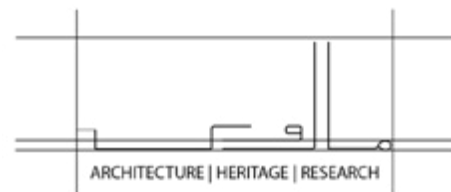
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**HISTORIC BUNGALOWS**  
RESEARCH AND DOCUMENTATION

The Marvi Mazhar & Associates HBR project began on January 25th, 2015, with the documentation of historic buildings in Sukkur and Karachi. This documentation process used survey forms, survey maps, photographs, and on-site interviews. A detailed research procedure was developed to study the architecture of the historic bungalows at a comprehensive level, based on primary sources and secondary resources. Some of these sources included official documents and reports, as well as archived historical maps and drawings. The information that was gained from these sources was then verified and analyzed at the actual site. The methodology and approach that is used to document the historic bungalows can also be applied to different cities in Pakistan and around the world.





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# PROLOGUE

***‘The Regulations must allow us to identify and retain those essential features that contribute to the character of a building or area and to ensure that any new development is in sympathy with, and contributes to, the character of the area’***

Historic Bungalow Research (HBR) is an ongoing documentation project of the historic buildings of Sindh. It is conducted by performing extensive field work and collecting oral narratives and literature. The work involves analysing bungalow typologies, spatial definition, material techniques, craftsmanship and personally owned artifacts which define material memory.

This project began in January 2015 with the field work and documentation of the historic buildings of Sukkur, where I started studying colonial period housing schemes especially designed during the construction of Sukkur Barrage. My work involved documenting the buildings by using internally developed survey forms, where government owned records, archival photographs, original master plan of the housing society and survey maps were included as part of

the research.

Using the same methodology, I started documenting the Historic Bungalows of Karachi; the information that was gained from the resources was then verified and analyzed onsite. Zoning the historic districts on Karachi’s urban master plan helped to identify and organize the data, and the districts were then further analyzed for their public spaces, commercial / residential zones etc. Extensive field surveys were conducted, and it was found that unfortunately, over the passage of time, a lot of interventions had already taken place in the original scheme due to which the verification process has become more difficult.

Owners currently residing in the historical bungalows are interviewed. The history of the bungalow and its evolution through the owners and secondary research would be found. The methodology and approach that is used to document the historical buildings is extremely important for the preservation and protection process under Heritage Law. This type of research and documentation methodology is holistic and investigative, unlike the

current governmental approach to heritage documentation, which is carried out on a surface level, hindering catalytic opportunities that can ensure a sustainable future for the heritage.

The research aims to document, understand, and profile century old bungalows across Sindh for archival purposes. Educating current and future generations about the existence and beauty of these historical bungalows is imperative for understanding the history.

Historic Bungalow Research of Karachi (Part 01) is an essential and important feature or dialogue towards conservation in an urban environment, as most of the urban heritage is in active use and occupation. That is why, for many reasons, Karachi is still suffering, teeming with occupants and seething with landlords and tenants engaged in prolonged warfare, occupying structures ripe for collapse within the framework of regulatory provision of law. We need to shift policies to include living and everyday heritage in our preservation and documentation framework, perhaps taking cue from

Mumbai’s heritage act.

The idea is to keep documenting Old Town of Karachi, using social spatial activism methodology, and lean towards developing the Old Town Authority of Karachi, to develop safeguarding mechanisms within the marked geographic extension.

Heritage is the link between the past and the present and its preservation is not an easy task, and cannot be fulfilled by regulations alone- public participation and support are the critical ingredients. This can be achieved by persuasion, monitoring, and awareness. Architecture is a social art, and its acceptance by the society is of paramount necessity, and we hope through our regular digital publications we can start the dialogue of protecting Karachi’s historic center.

**Marvi Mazhar**  
Architect / Heritage and Spatial Activist

# ABSTRACT

Historic Bungalows are an important part of the visual past of Karachi and a strong link to the history, where some are still occupied by the residents and some are left to deteriorate. The Historic Bungalow which would historically stand out on wide tree lined roads are now found nestled within the rapid urbanization of the city. A unique typology which has its roots in the British rule, adapting to the contextual situations present in the sub-continent, thus creating a typology that is spatially very specific to the sub-continent, yet visually speaks of the colonial past.

The research aim of this project is to document, understand, and profile, century-old historic bungalows across Karachi for archival purposes. The traditional bungalow has a unique and complex history due to the varied architectural influences that have led to its development and widespread use in imperial compounds as well as upper-middle-class housing complexes in the Indian Subcontinent in the 19th and 20th century.

Keywords: Archiving, Heritage Bungalows, 19th Century, 20th Century, Colonial Architecture, Heritage Legislation, Heritage Preservation, Architectural Study

*Watoomal Mansion / Albert Rd Bungalow  
Image Copyright of Marvi Mazhar and Associates*



## BANGLA GHAR - ORIGIN OF THE WORD 'BUNGALOW'

The word bungalow comes from the Hindi *bangla ghar*, which means house belonging to Bengal, and it was in the region that the architectural experiment of the bungalow first started to take shape. In the early eighteenth century, British military engineers attempted to design a permanent and standardized living structure that amalgamated vernacular traditions with European stylistic influences. In the deltaic land of Bengal, where floods were a common occurrence, the original *bangla ghar* was a convenient architectural model that could be easily assembled and removed. The bungalow dwelling modified and redefined this local *bangla ghar*, a temporary bamboo housing structure constructed by villagers, into a permanent feature. The Bungalow was the standard domestic unit for members of the

British colonial community during the British Raj. Most often, it was a low, one-storey, spacious building with a symmetrical layout that was internally divided into separate living, dining, and sleeping sections. A verandah was an essential component of the Bungalow, and it commonly wrapped around the outside walls.

'The pitched roof form found in barrack construction was also popularly used in the bungalows-an adaptation of a native type, which served as residences for Anglo-Indian administrator and their families' (Yasmin Lari: *The dual city*)

This style developed in Karachi quickly with the single story giving way to double story structures, while retaining the basic features.

'The oldest extant example derived

from the 'Bangla' form can be seen in Karachi in the shape of a small two-storey building now used as the Office of the Commissioner of Karachi...the deep verandahs in the front and rear which provided shade to the rooms can still be identified. The building was built in 1855 as the Collector's Kutchery' (Yasmin Lari: The Dual City)

This architectural form that was preferred by the rulers was adopted by the rising class of The sub-continent as well. Because of this interest we see the development of neoclassical and neo-Gothic buildings.

The spatial needs of the site were not just limited to the ground itself but also covered the surrounding environment. Due to fear of diseases in the form of contaminated air and water, high land was preferable to low, and dry soil was preferred to wet. The Bungalow was also often raised from the ground level allowing for a large number of servants to work at a lower level, thereby underscoring social distinctions. Conflicting theories of hygiene also required that Indian dwellings and servants' houses should be at a "safe distance" from the bungalow. The introduction of a separate, detached servants quarters or annex building was in fact one of the most significant spatial

modifications made by the British.

The building itself was situated within a larger "compound" that had controlled entries and exits. British public servant and writer, Anthony D. King writes that the compound was located in one of three areas. The first was a rural area, often an isolated or semi-isolated site. In this instance, the bungalow served as a "government rest house" or "elite traveler's guesthouse." The second was a complex located near an indigenous settlement and made to house the local administrative bodies and governing officials (often the district magistrate, inspector of police, civil surgeon, or executive engineer). The third area was a colonial urban settlement formed by "the two units of the civil station or civil lines, the residential quarter of civilian government officers and other members of the colonial community, and the military cantonment area. These two areas, together with the indigenous town, comprise the colonial city." King writes that this colonial urban settlement was marked by low-density horizontal single-story settlements with broad tree-lined roads that gave access to a system of abundant compounds, all containing a roughly centrally sited bungalow. King uses the following quote from a member of the colonial community as an example to describe the nature and features of the settlement in 1923:

The civil lines and military cantonment are usually well laid out with wide, shady roads and Churches. The larger stations have at least one Church and also The Club. The club is the center of social life. It is almost always well run, with facilities for various games and a library. It is the recognized meeting place of the station. Most people manage to drop in during the interval between tea and dinner.

A.K. Azad Rd Bungalow  
Image Copyright of Marvi Mazhar and Associates





Part Elevation: Richardson Road Bungalow  
Image Copyright of Marvi Mazhar and Associates

## COLONIAL AND NATIVE SETTLEMENTS:

The spatial features of the colonial urban settlement were remarkably different from the indigenous settlement as the latter had narrow streets, and the houses were tightly packed together. The main roads were said to be so thin that they would hardly allow one cart to pass another. The native Indian city was also usually walled and at a significant distance from the European civil lines and military cantonment. In the words of a colonial resident:

“The bazaar is a feast of color...With the backdrop of closely-set, fantastic buildings, the sunny lights, and deep velvety shadows, the picture gives joy and satisfaction to the onlooker. True, a captious critic does not approve of what he sees on close inspection, and the state of sanitation is such that diseases, when introduced, spread with incredible

rapidity. It is not without reason that the European residential quarter is built at a considerable distance from the fascinating but dangerous native city.”

As Miki and Madhavi Desai write, “the bungalow as a house form is a contested concept of heritage in the Indian context...it as a counter concept to the more or less socially geared, collective lifestyle that was manifest in the urban and rural dwellings of a vast number of indigenous settlements in India.” Therefore suggesting that the bungalow was a piece of South Asian heritage appears at first glance to be slightly questionable.

In 1854 the establishment of the Public Works Department led to the design and reproduction of more Bungalows across the Subcontinent.



# *KARACHI HISTORIC BUNGALOWS*

With the British having conquered Karachi, the development of the city and its infrastructure in the 1850's became instrumental in shaping what historic architecture we have today - deteriorating.

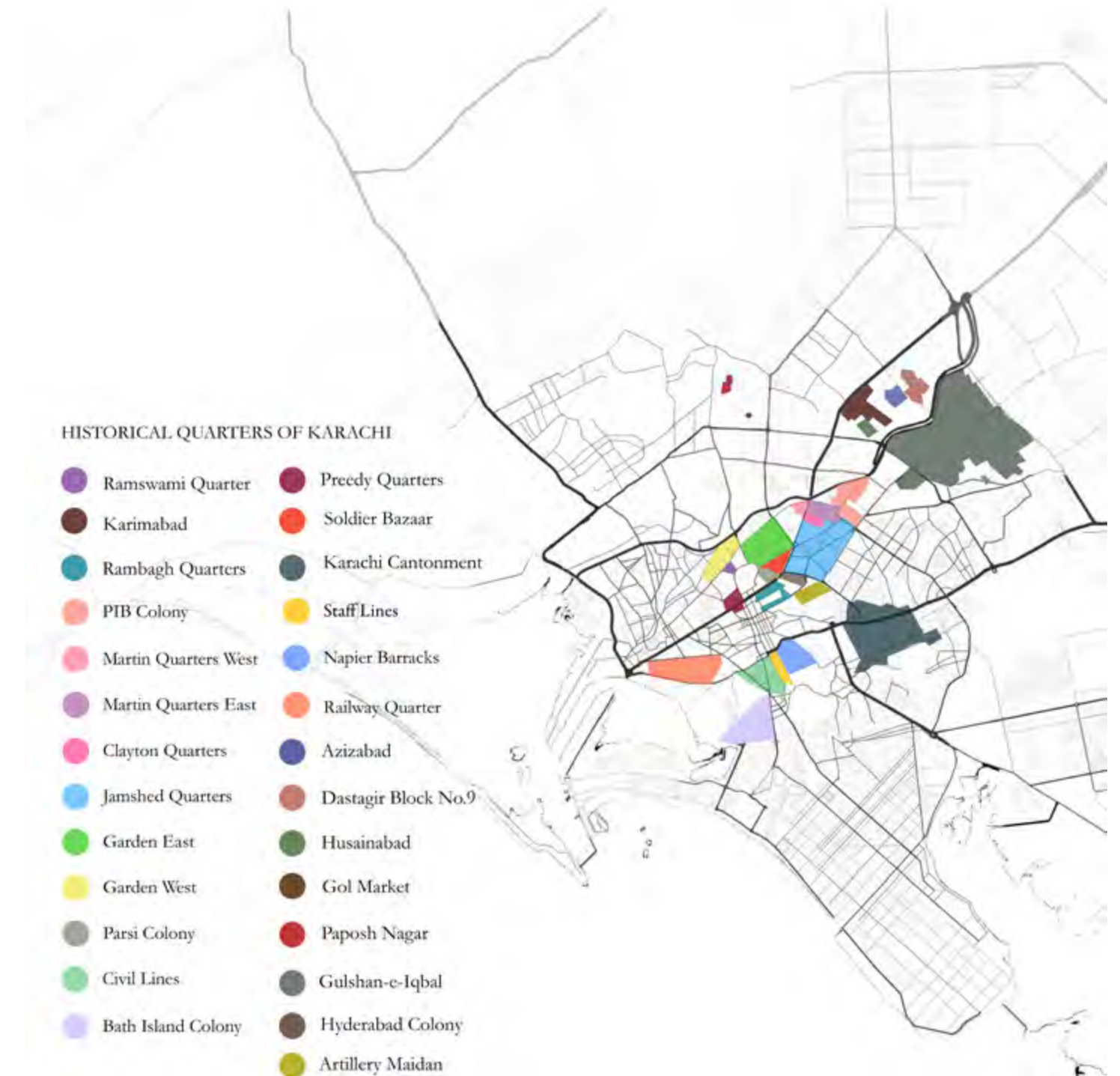
Napier's tenure gave the city few colonial bungalows, while Frere's tenure gave it a more elaborate infrastructure, where the British developed areas for themselves. These areas included the Clifton, Civil Lines and the Cantonment,

the domain of British civil elite and the army officers (Yasmin Cheema: The historical quarters of Karachi)

The Bangla form previously described, was massively adopted in the development of the city. Specially during Napier's tenure, where the 'White city' was developed with wide tree lined roads, hedges surrounding plots in which the bungalows would be nestled surrounded by spacious plots.

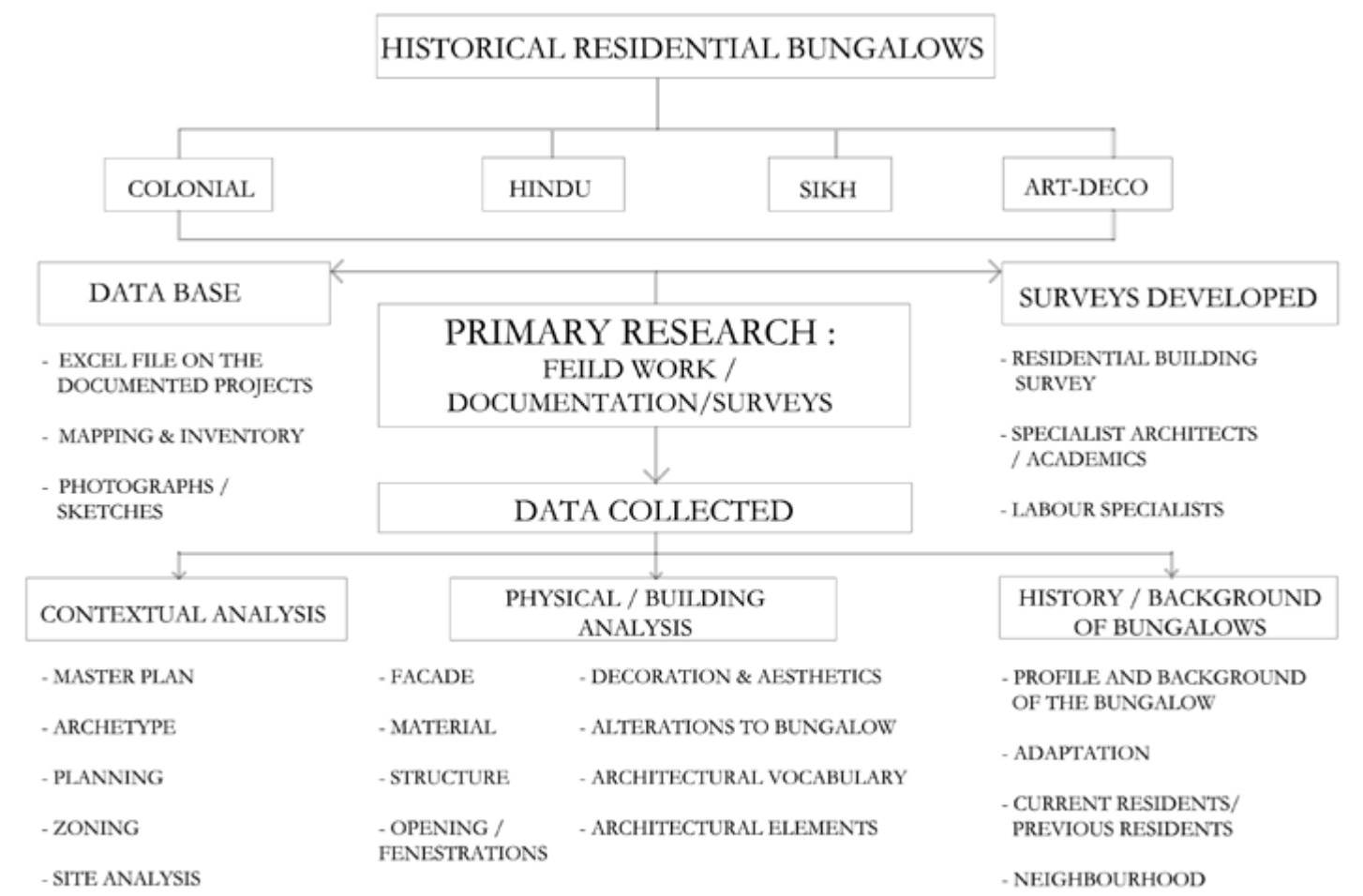
# MAPPING OF HISTORICAL QUARTERS

Illustration by Uzayr Agha / Edited by Hareem Naseer





# RESEARCH METHODOLOGY



Part Elevation: Chestnut Road Bungalow  
Image Copyright of Marvi Mazhar and Associates

A photograph of a room with a wooden door, a desk, and a clock, overlaid with a semi-transparent text box. The room features a patterned tile floor, a wooden desk with a chair, and a wall clock. The text box is positioned on the left side of the image.

# ***DOCUMENTED BUNGALOWS / ARCHIVES***

Historic Bungalows

Flooring Archives

Personal Archives

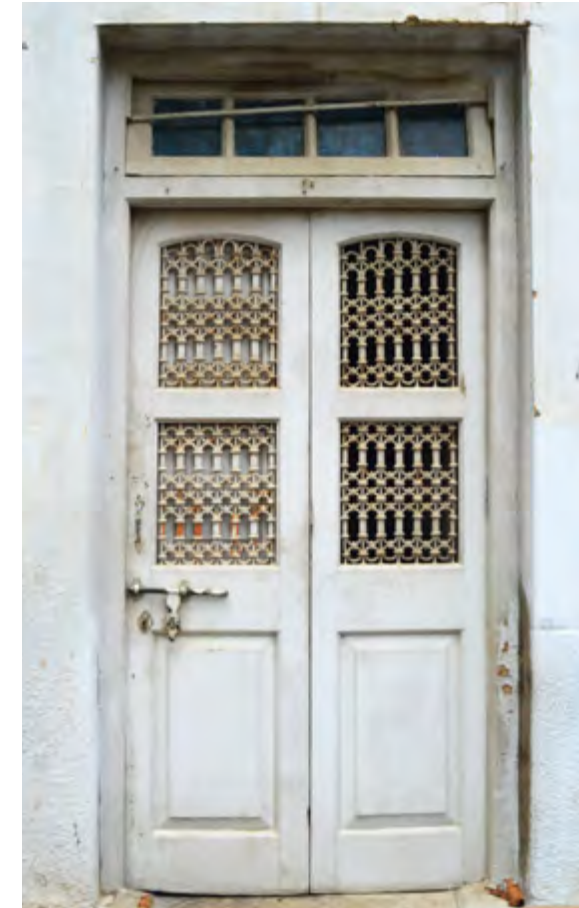
**A.K. Azad Rd Bungalow**  
 24°52'45.2" 67°02'39.48"  
 Karachi, Pakistan



Map Illustrated by Uzayr Agha



Left: Steps to the patio / Right: Ceramic tiles on Patio  
 Image Copyright of Marvi Mazhar and Associates



Wooden Door Detail / Grill Work  
 Image Copyright of Marvi Mazhar and Associates

**Present Usage:** Residential  
**Area:** 3800 Sqft.  
**Ownership:** Private  
**Present Status:** Well Maintained  
**Threat Level:** Low Degree Threat  
**Alteration:** Minor  
**Prominent Architectural Features:**  
 Verandah, Columns, High Ceiling,  
 Jaffery Parapet, Mosaic Tiles, Outdoor  
 steps (Riser/Tread)

Top: Mosaic tiling / Centre: Tread and Riser Details / Bottom: Jaali  
 Detail-Railing  
 Image Copyright of Marvi Mazhar and Associates



**Mary Rd Bungalow**  
24°50'13.4" 67°01'53.2"  
Karachi, Pakistan



Map Illustrated by Uzayr Agha



Left / Right: Documented Ceramic Tiles  
Image Copyright of Marvi Mazhar and Associates



Wooden Balluster Detail  
Image Copyright of Marvi Mazhar and Associates

**Present Usage:** Residential

**Area:**

**Ownership:** Private

**Present Status:** Partially Maintained

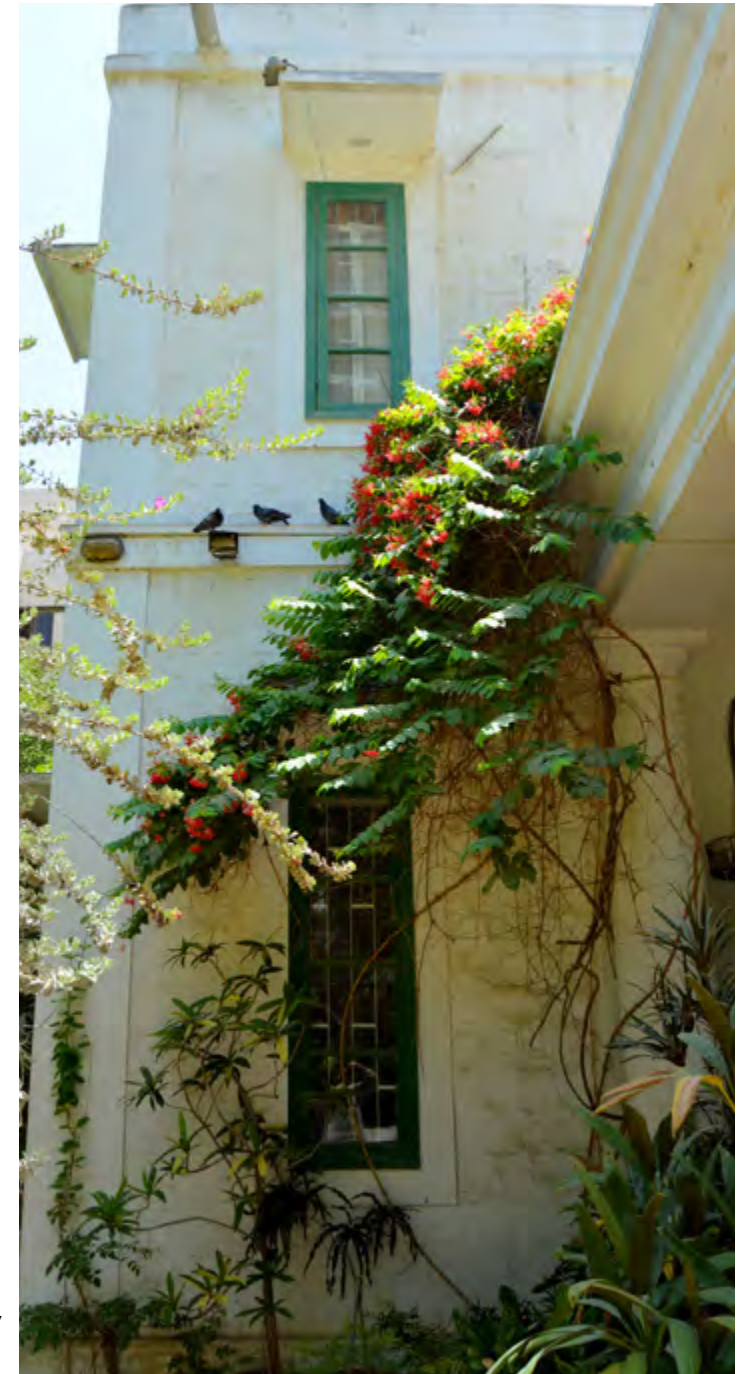
**Threat Level:** Low Degree Threat

**Alteration:** Minor

**Prominent Architectural Features:**

Portico, Columns, High Ceiling, Jaffery Parapet, Pattern Tiles

Part Elevation  
Image Copyright of Marvi Mazhar and Associates



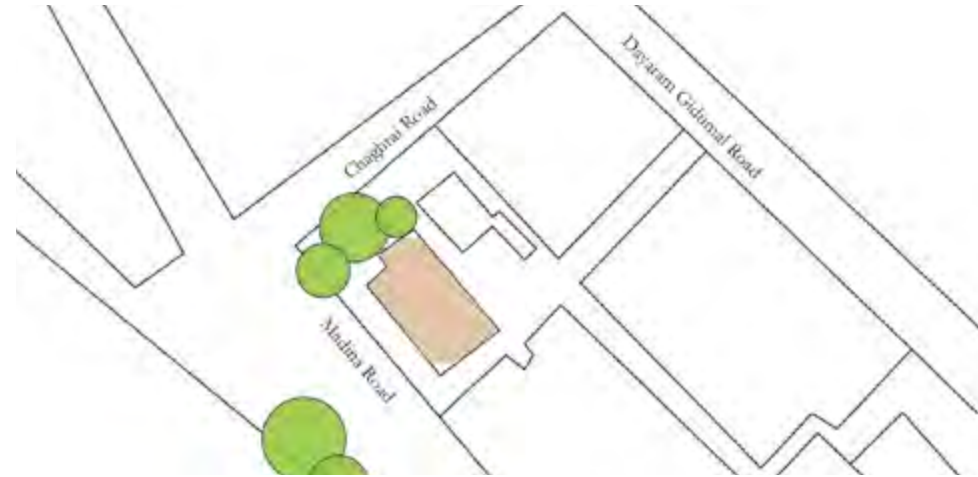


*Left: Wooden Doors and Entrance  
Top Right: Documented Wood/Cane Chair  
Centre Right: Jaali Detail-Railing  
Bottom Right: Archived Munshi's Table*

*Image Copyright of Marvi Mazhar and Associates*

**Madina Rd Bungalow (1929)**  
24°52'21.8"N 67°01'52.1"E  
Karachi, Pakistan

Map Illustrated by Uzayr Agha



30 Elevation from Madina Road  
Image Copyright of Marvi Mazhar and Associates



Two panel door with circular glass pane/Ventilator with glass pane.  
Image Copyright of Marvi Mazhar and Associates

**Present Usage:** Mixed use (GF: Hospital, FF: Residence)  
**Area:** 6000 Sqft. (Approximate)  
**Ownership:** Private  
**Present Status:** Well Maintained  
**Threat Level:** Low Degree Threat  
**Alteration:** Major/Minor  
**Prominent Architectural Features:** Pitched roof, Double Height Storey, High Ceiling, Ventilators, Pediment, Mouldings, Pattern Tiles

Top: Carved wooden balustrade, wooden staircase / Centre: Gable roof wood truss details / Bottom: Ceramic Floor  
Image Copyright of Marvi Mazhar and Associates





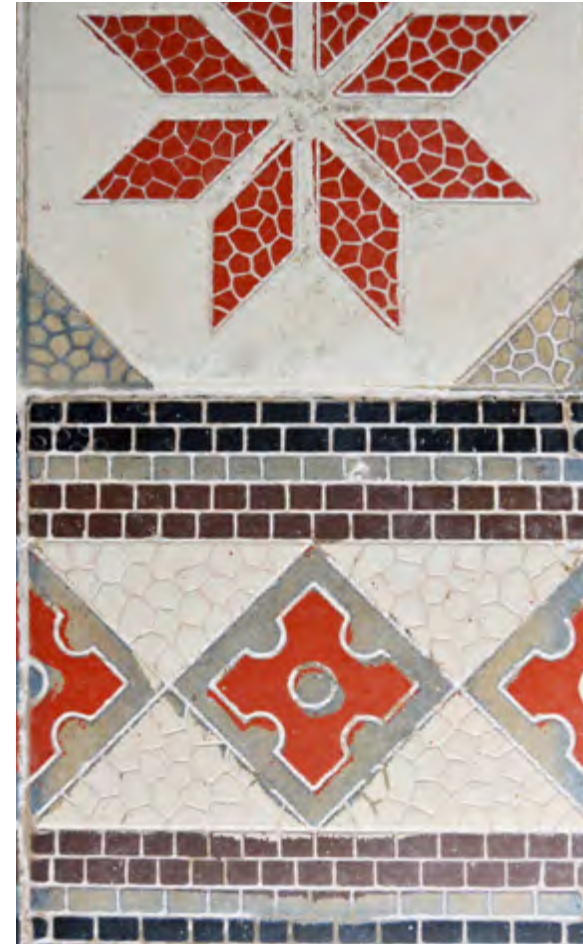
**Mehta Rd Bungalow**  
 24°52'17.3"N 67°01'54.8"E  
 Karachi, Pakistan



Map Illustrated by Uzayr Agha



32 Part elevation: Steps to the patio  
 Image Copyright of Marvi Mazhar and Associates



Mosaic tiles with ceramic inlay  
 Image Copyright of Marvi Mazhar and Associates

**Present Usage:** G+1, Residential  
**Area:** 8000 Sqft.  
**Ownership:** Private  
**Present Status:** Well Maintained  
**Threat Level:** Low Degree Threat  
**Alteration:** Minor  
**Prominent Architectural Features:**  
 Double Height Storey, High Ceiling,  
 Verandah, Mouldings on Facade,  
 Balustrade, Mosaic Tiles.

Top: North East View / Centre: Mosaic tile with inlay technique / Bottom:  
 Wooden Staircase, railing and wooden divider with four glass panes  
 Image Copyright of Marvi Mazhar and Associates

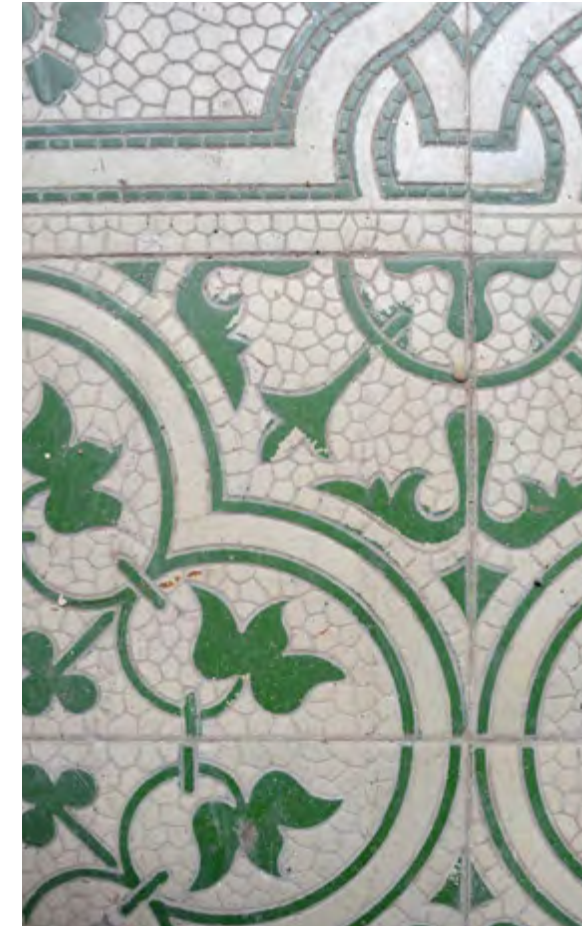


**Richardson Rd Bungalow**  
 24°52'19.2"N 67°01'46.8"E  
 Karachi, Pakistan

Map Illustrated by Uzayr Agha



Left: Elevation from General Richardson Road / Right: View of added outdoor staircase to first floor  
 Image Copyright of Marvi Mazhar and Associates



Mosaic tiles with inlay technique  
 Image Copyright of Marvi Mazhar and Associates

**Present Usage:** G+1, Residential  
**Area:** Block A: 9000 sqft, Block B: 9000 sqft  
**Ownership:** Private  
**Present Status:** Well Maintained  
**Threat Level:** Low Degree Threat  
**Alteration:** Minor  
**Prominent Architectural Features:** Portico, Double Height Storey, High Ceiling, Ventilators, Cornice mouldings, Pattern Tiles

Top: Outdoor Staircase addition / Centre: Added shading device on roof level / Bottom: Wooden Staircase, railing and wooden divider with four glass panes  
 Image Copyright of Marvi Mazhar and Associates



**McNeil Rd Bungalow-01**  
24°50'22.3"N 67°02'03.6"E  
Karachi, Pakistan

Map Illustrated by Uzayr Agha



Pitched roof wooden shade at the entrance  
Image Copyright of Marvi Mazhar and Associates

**Present Usage:** G+1, Residential  
**Area:** 600 Sqft.  
**Ownership:** Private  
**Present Status:** Well Maintained  
**Threat Level:** Low Degree Threat  
**Alteration:** Major/Minor  
**Prominent Architectural Features:** Arched windows, Ventilators, Portico, Arched Corridors, Balustrade, Pitched Roof.

Top: Arches in Interior Corridors / Centre: Arched Windows, North-West View / Bottom: South-West View  
Image Copyright of Marvi Mazhar and Associates



Left: Back Elevation / Right: North-West View  
Image Copyright of Marvi Mazhar and Associates

**McNeal Rd Bungalow-02**  
Documented Artifacts  
Karachi, Pakistan

A hollow façade, with pointed arches, and a plan similar to McNeal road bungalow documented before. With visible decay of the interior spaces, the façade still stands strong. The carvings and moldings intact, a detailed railing tops the roof. With its major architectural elements still intact, the bungalow needs desperate attention for restoration.



Red clay tiles have been found at a bungalow (plot FT-2/13), opposite Old Race Course Ground, on McNeil Road, Railway Quarters, Karachi. These red clay tiles have also been found at Jufel Hurst School at Shahani Street.



### Historical Background of tiles:

The red clay tiles found on site were famously known as Mangalorean tiles because they were native to the city of Mangalore in India. They were introduced to the region by a German missionary, George Plebst (1823-1888), who was specialized as a mechanic but later acquired prolific skills in firing and glazing. He found huge deposits of clay in Jeppo (near Mangalore) near the banks of the Gurupura (also known as Phalguni) and Nethravathi (also known as Bantwal) river and thus laid the foundation of Basel Mission Tile Factory in 1865. The tile factory was located on the bank of Nethravati River, near Morgan's Gate, around 0.1 km away from Ullal Bridge. It was the first tile factory of India, which not only produced roof tiles that met the need of well-fitted roofing tiles during pre-partition era, but also produced floor and ceiling bricks, ornamental and artistic earthenware, quality slaked and unslaked lime. Initially hand presses and mills driven by bullocks were used but in 1874, mechanical establishment was opened in Mangalore and by 1881, steam engines were used to power the presses. Mangalore tiles were the only tiles that were preferred for Government buildings during the British rule and they were also famous in India, Myanmar (Burma), Sri Lanka (Ceylone), East Africa, Middle East, Europe and Australia. In order to meet the growing demands of the Mangalorean tiles, factories were established in Puthiyara (1873), Kudroli, Malpe, Codacal, Olavakkode and Feroke. After the First World War, the Basel Mission Industries was taken over by the British Government and a new company, The Commonwealth Trust was established in 1919. The management was then transferred to the Indians in 1977, giving rise to the Commonwealth Trust (India).

Due to the large deposit of clay, abundant supply of firewood from Western Ghat and cheap labor helped boost the tile industry in India and following the Basel Mission Tile Factory, in 1878, Alvarez & Co. was established by Mr. Simon Alvarez. Due to the high demand of the tiles from Bombay, Karachi, Jaffna, Colombo and East Coast of Africa, the old set up was sold and new buildings were erected over the area of three to four acres, in 1907. The buildings consisted of three drying and one machine shed, together with three oil engines, two coal kilns, go downs and offices. The machinery included nine tile presses with dies and two large double roller pug mills.

### Properties:

The Mangalore tiles are made from hard laterine clay, weighing 2kg (4.4 lb.) to 3 kg (6.6 lb.) per tile. They attain their red color due to the high concentration of iron compound found in the clay. Due to the properties of clay, the tiles have a cooling effect which beats the heat of harsh summers. These tiles are also suitable for high rainfall regions since they drain easily and fast.

### Use:

Mangalore tiles are popularly used in Goa, Canara, Kerala, and Konkan. They are especially made to be placed over kitchen and bathroom at an angle of forty five, for the smoke to escape. Timber rafters are required for the use of these tiles and since the cost of timber is high, this proves an expensive proposition. Many people opt for sloping concrete roofs over which Mangalorean tiles are laid, in order to retain the aesthetic charm.



**Albert Rd Bungalow**  
 24°50'33.09" E 67° 2'11.8"  
 Karachi, Pakistan

Map Illustrated by Uzayr Agha



Pointed Arch Windows, Railing Details, Columns  
 Image Copyright of Marvi Mazhar and Associates

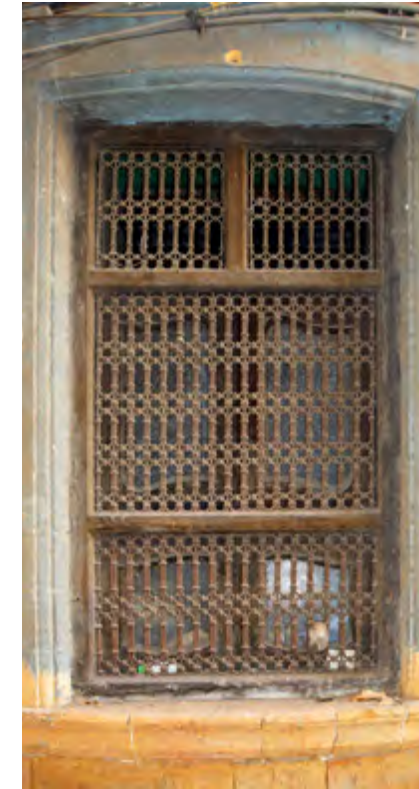
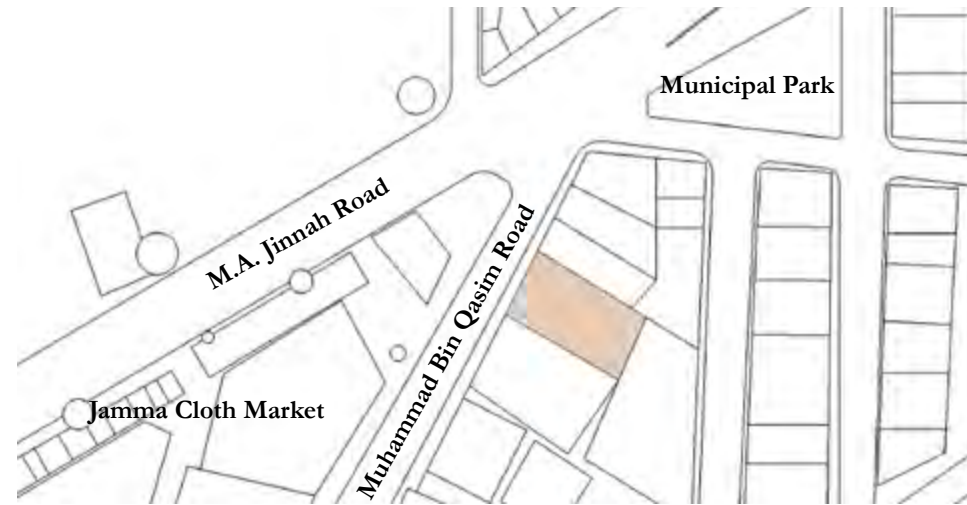
**Present Usage:** Residential  
**Area:** 7200 Sqft.  
**Ownership:** Private  
**Present Status:** Partially Maintained  
**Threat Level:** Low Degree Threat  
**Alteration:** Minor  
**Prominent Architectural Features:**  
 Arched windows, Ornate Pediments, Marble Plaque, Balustrade, Cornice Moulding

Top: Arched Windows and Carved Railing / Centre: Engraved Marble Plaque / Bottom: Dried Fountain  
 Image Copyright of Marvi Mazhar and Associates



**Bin Qasim Rd Bungalow**  
 24°51'32.6"N 67°00'56.2"E  
 Karachi, Pakistan

Map Illustrated by Uzayr Agha



Grill Work  
 Image Copyright of Marvi Mazhar and Associates

**Present Usage:** Residential  
**Area:** 4400 Sqft.  
**Ownership:** Government  
**Present Status:** Partially damaged  
**Threat Level:** High degree threat  
**Alteration:** Minor  
**Prominent Architectural Features:** Grill work, Columns, High ceiling, Cornice mouldings, Garlands.

Elevation from Mohammed Bin Qasim Road  
 Image Copyright of Marvi Mazhar and Associates



Left: Entrance to the building / Centre: View of the Atrium / Right: Arched Window with Mouldings  
 Image Copyright of Marvi Mazhar and Associates

**Chestnut Rd Bungalow -01**  
 24°52'43.6"N 67°01'32.2"E  
 Karachi, Pakistan

Map Illustrated by Uzayr Agha



Outdoor staircase leading to first floor  
 Image Copyright of Marvi Mazhar and Associates

Top: Mosaic tiles with inlay technique / Centre: Back entrance / Bottom: Main gate  
 Image Copyright of Marvi Mazhar and Associates



**Present Usage:** Residential  
**Area:**  
**Ownership:** Private  
**Present Status:** Well Maintained  
**Threat Level:** None  
**Alteration:** Minor  
**Prominent Architectural Features:**  
 Portico, High ceiling stone walls,  
 Verandah, Arched windows,  
 Ventilators.



Left: Steps to patio / Centre: West elevation balcony detail / Right: Arched Window with Mouldings  
 Images Copyright of Marvi Mazhar and Associates



**Chestnut Rd Bungalow -02**  
 24°52'43.6"N 67°01'32.2"E  
 Karachi, Pakistan

Map Illustrated by Uzayr Agha



48 Left: Outdoor Staircase to first floor / Right: Entrance  
 Images Copyright of Marvi Mazhar and Associates



Double panel window  
 Image Copyright of Marvi Mazhar and Associates

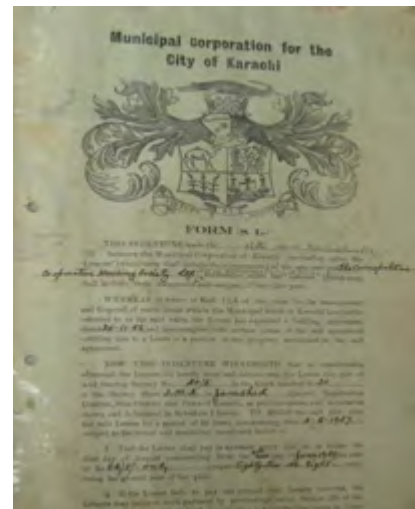
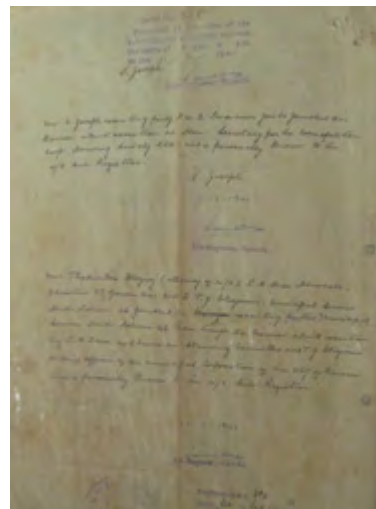
**Present Usage:** Residential  
**Area:**  
**Ownership:** Private  
**Present Status:** Well Maintained  
**Threat Level:** None  
**Alteration:** Minor  
**Prominent Architectural Features:**  
 Portico, High ceiling stone walls,  
 Verandah, Arched windows,  
 Ventilators.

Top: Outdoor staircase to first floor / Centre: Ceramic Tiles / Bottom: South Elevation  
 Image Copyright of Marvi Mazhar and Associates



**Ansari Rd Bungalow (Art Deco)**  
 24°52'43.0"N 67°02'28.9"E  
 Karachi, Pakistan

Map Illustrated by Ghania Shams Khan



50 Left: Archived Lease Document / Centre: Archived lease document with original KMC logo / Right: Documented Flooring  
 Images Copyright of Marvi Mazhar and Associates

Top Left: Column detail / Centre Left: Documented Flooring / Bottom Left: Entrance with ramp  
 Images Copyright of Marvi Mazhar and Associates

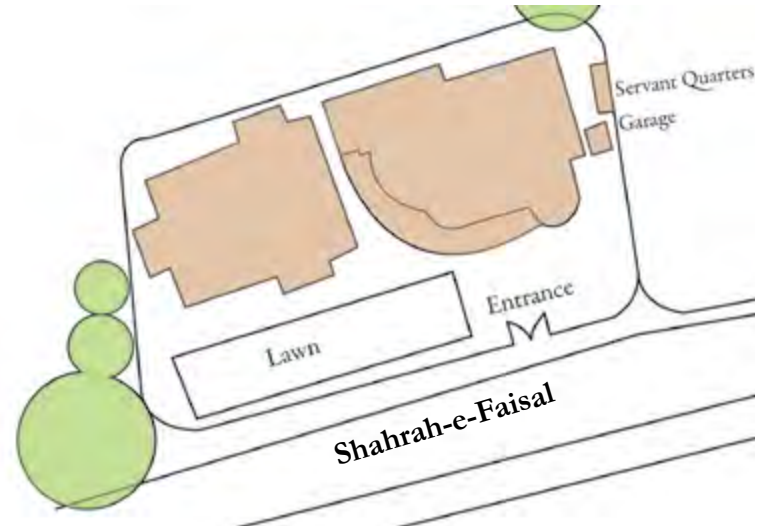


Entrance  
 Images Copyright of Marvi Mazhar and Associates

**Sharah-e-Faisal Rd Bungalow (Art Deco)**  
 24°51'36.0"N 67°03'11.0"E  
 Karachi, Pakistan



Map Illustrated by Uzayr Agha



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Left: Grill work detail / Right: Entrance  
 Images Copyright of Marvi Mazhar and Associates

Top Left: Terrazo Steps / Centre Left: Front View / Bottom Left: Details  
 Images Copyright of Marvi Mazhar and Associates



Entrance / Portico  
 Images Copyright of Marvi Mazhar and Associates

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Front Garden View  
Images Copyright of Marvi Mazhar and Associates



**Buckland Rd Bungalow (Art Deco)**  
24°52'16.4"N 67°01'52.0"E  
Karachi, Pakistan

Map Illustrated by Uzayr Agha



Entrance / Portico / Column details  
Images Copyright of Marvi Mazhar and Associates

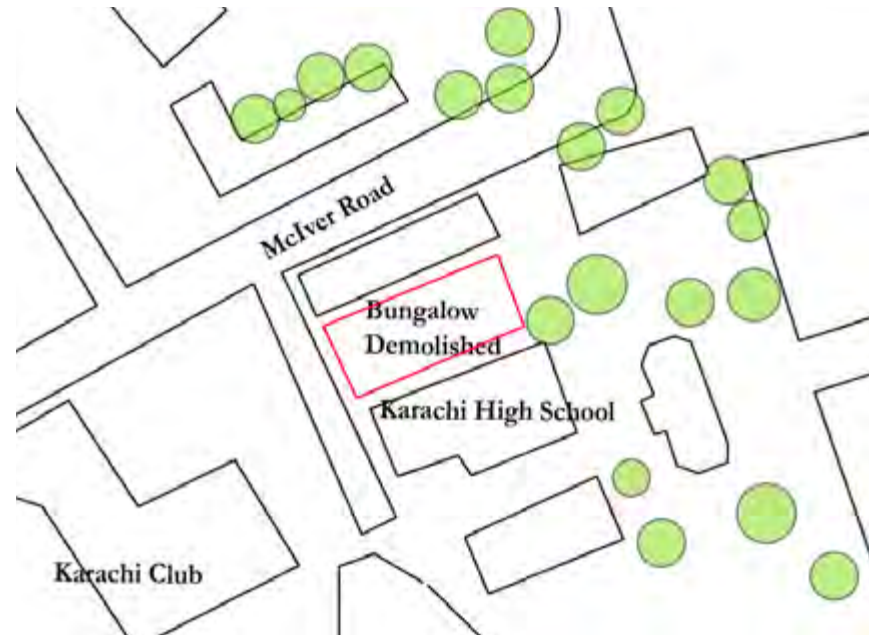


56 Left: Pediment detail / Centre: North View / Right: Entrance porch  
Images Copyright of Marvi Mazhar and Associates

**McIver Rd Bungalow (Art Deco)**  
24°50'41.4"N 67°01'49.0"E  
Karachi, Pakistan



Map Illustrated by Ghania Shams Khan



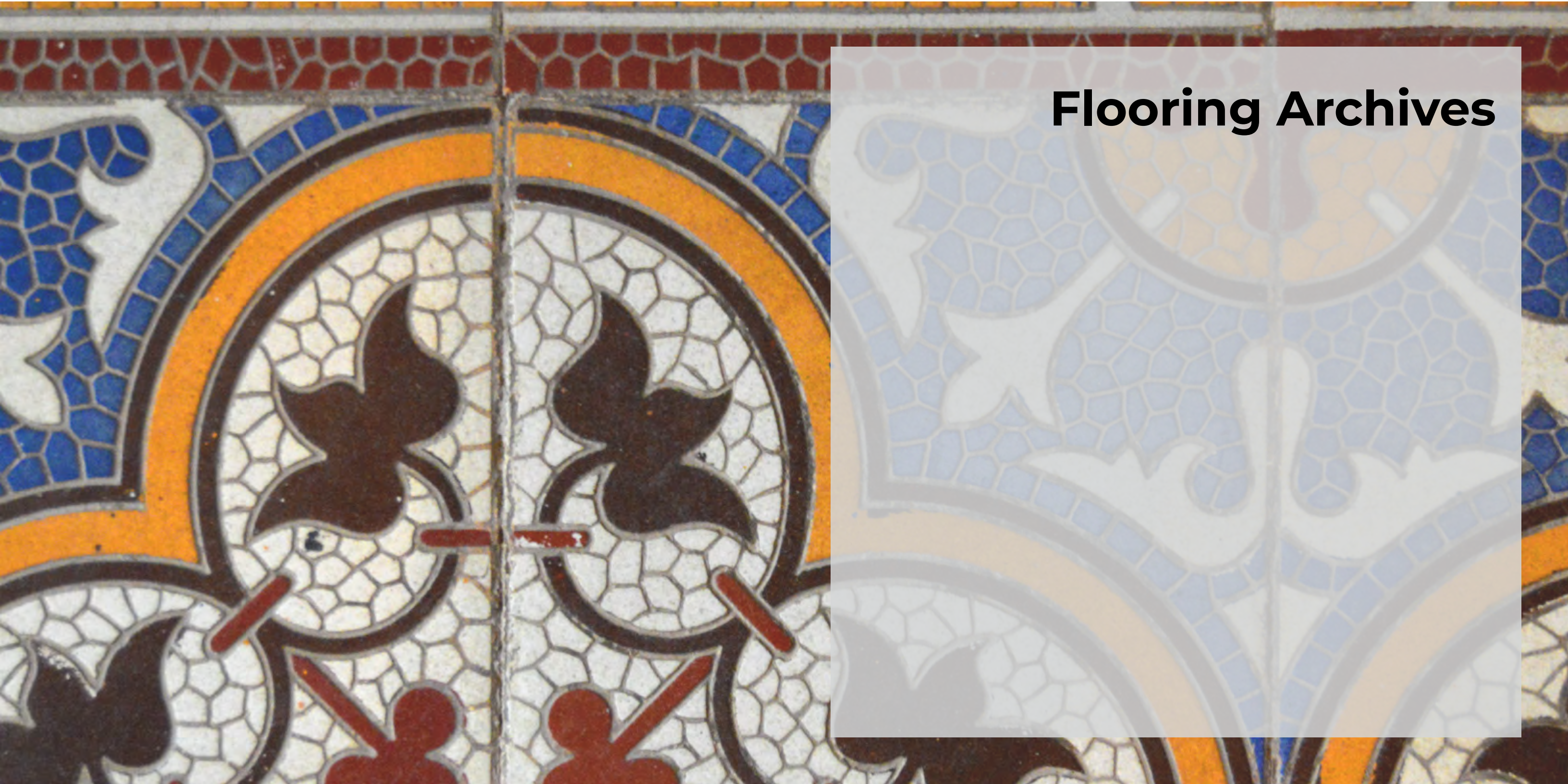
Documented Flooring  
Images Copyright of Marvi Mazhar and Associates

Top Left: Entrance / Bottom Left: Facade details  
Images Copyright of Marvi Mazhar and Associates



Facade Details  
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# Flooring Archives



While documenting the Historic Bungalows, significant flooring patterns have been archived as well. With the British bringing the Bangla Typology to Karachi, they imported tiles from an England based company 'Minto & Co.' and used it extensively around the sub-continent. But this procuring method was expensive and they started to look towards the local manufactures to save costs. During this time with the spirit of gaining independence, we see the sub-continent trying to gain economic independence as well. In Karachi Nusserwanji & Co. were the local manufacturers of the tiles that have been archived during the HBR field work. Similarly in Mumbai, Bharat Floorings and Tiles were the local manufacturers. Established around the same time.

*'Nusserwanji & Co. Karachi, established by Nusserwanji Mehta, a businessman from Karachi and a close friend of Mahatma Gandhi, inspired Pheroze Shah Sidhwa & Rustom Sidhwa to start Bharat Floorings & Tiles by saying "India needs both economic and political independence" in 1922.'*



## Ceramic / Patterned Tiles

Many of the documented tiles in Heritage Bungalows are found to be patterned ceramic/cement tiles. Bharat Flooring and tiles in Mumbai and Nusserwanji & Co. were the local manufacturers of these tiles, which they started producing to gain economic independence.

The patterns found were made popular in the 19th century by Herbert Minton. Made by layering different colours of clay to create decorative patterns. They were influenced by the Gothic Revival which was the most influential design of the 19th century.

The archived tiles are a very important visual when it comes to the Historic Bungalows.



*Documented Ceramic Tiles  
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## Terrazzo / In-situ Flooring

The archiving of tiles show the changes in design influences as well that the sub-continent went through. The emergence of Art Deco in Karachi's architecture was a historically significant step taken by the locals in the 1930's, as it spoke of constructing a built environment independent of its colonial counterparts.

BFT and Nusserwanji & Co. caught up with the trend of ArtDeco as well moving from the patterned ceramic tiles. Local manufacturers have been trained in creating high quality terrazzo.

In much of our modern heritage, we find Terrazzo pattern laid down in-situ as a common practice which is nostalgic of the post colonial heritage that our city has developed.

The floors documented here are laid down in-situ.

A method in which the floor is prepared on site, as compared to tiles which are manufactured separately and then installed.

This process is a very bespoke process with the possibility of creating complex patterns and designs. The simplest of which found in our context is terrazzo with a wide variety of pigmensts and marble chips used, with a glass in-lay in the joints.

The mix is prepared on site as per the requirements, a background colour is chosen and the terrazzo chips to be laid on the surface are chosen as well.

It is a technique that enables large coverage of surfaces with lesser joints

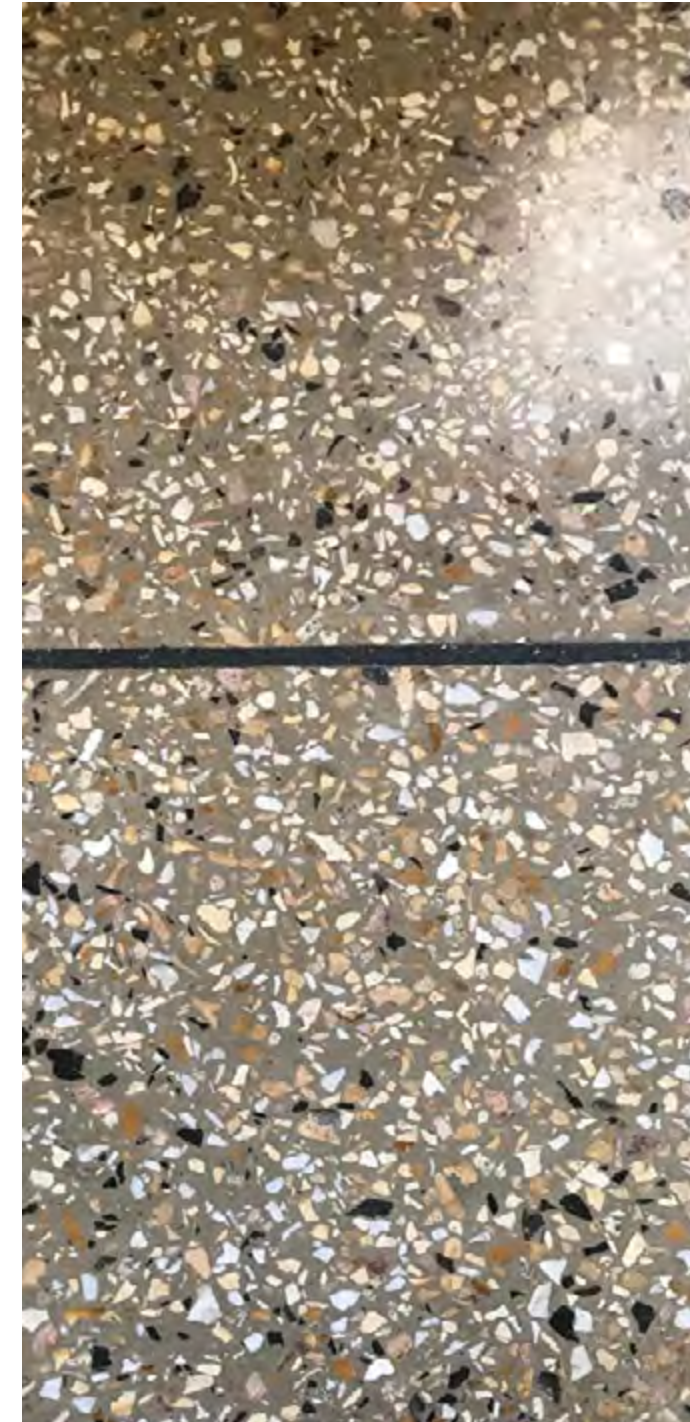
in the floor.

The mix is usually prepared with marble chips, pigments and cement as the binder element and then is further laid down onto a prepared floor. The joints given can match the joints of the floor below so ensure that the floor doesnt crack.

Terrazzo patterns created with in-situ technique have recently become a strong design element in contemporary design as well. The idea of a timeless space that such floors can create is being revived.

*Terrazo Flooring*

*Left / Right: Photograph by Kiran Ahmed*



## Mosaic Chipped Tiles

Another category found in the archived tiles were the chipped Mosaic floors, heavily inspired by the Western influence we see such tiles in Portugal's famed azulejos (a form of painted ceramic tiles).

*Documented Mosaic Chipped Tiles  
Images Copyright of Marvi Mazhar and Associates*





**Personal Archives**

## Archived Furniture Karachi, Pakistan

### Archived Furniture

Contributed by:  
Ahad Ali  
Farooq Soomro (@thekarachiwalla)  
Kiran Ahmed  
Personal Collection



Archived Furniture: 01



Archived Furniture: 02



Archived Furniture: 03

Archived Furniture: 04



Archived Furniture: 05



Archived Furniture: 06

Archived Furniture

Contributed by:  
Ahad Ali  
Farooq Soomro (@thekarachiwalla)  
Kiran Ahmed  
Personal Collection

Archived Furniture: 09



Archived Furniture: 07



Archived Furniture: 08

Archived Furniture: 10



Archived Furniture

Contributed by:  
Ahad Ali  
Farooq Soomro (@thekarachiwalla)  
Kiran Ahmed  
Personal Collection

Archived Furniture: 11



Archived Furniture: 12



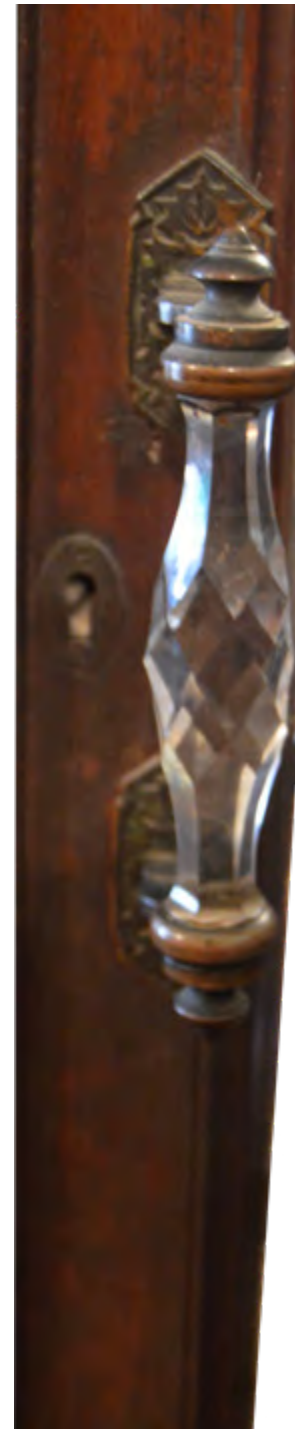
## Personal Objects Karachi, Pakistan

*Private collections from private resident*

Material things are the heart of new fields of heritage studies. The personal objects found during the on-field work of Historic Bungalow Research, each comes with a narrative of its own. Held out by the owner to be photographed, the rusted object which might be discarded is archived. These physical objects belonging to a culture, or a specific tradition gives us a better understanding and appreciation for the complex lives of the people who interacted with those objects. A material culture provides us an insight into a non-material culture, which includes ideas, beliefs, habits and values of a people. The private archives found are an indispensable complement to public archives. With the records they store, protect and preserve, they represent a nation's memory, an important source of information and add value, validity and integrity to certain information and data.

Things structure our lives. They enrich us, embellish us and express our hopes and fears. Here, to introduce a month-long focus on research on material culture, four academics from different disciplines explain why understanding how we interact with our material world can reveal unparalleled insights into what it is to be human. These material cultures of private archives tie together a larger narrative where not only do we need to look at the tangible aspects of a history but to understand the intangible history through this private collection.

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*Personal Object 01*



*Personal Object 02*



*Personal Object 05*



*Personal Object 08*



*Personal Object 03*



*Personal Object 06*



*Personal Object 09*



*Personal Object 04*



*Personal Object 07*



*Personal Object 10*



*Personal Object 11*



*Personal Object 12*

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*Private collection from private resident / Photographic Archives 01*

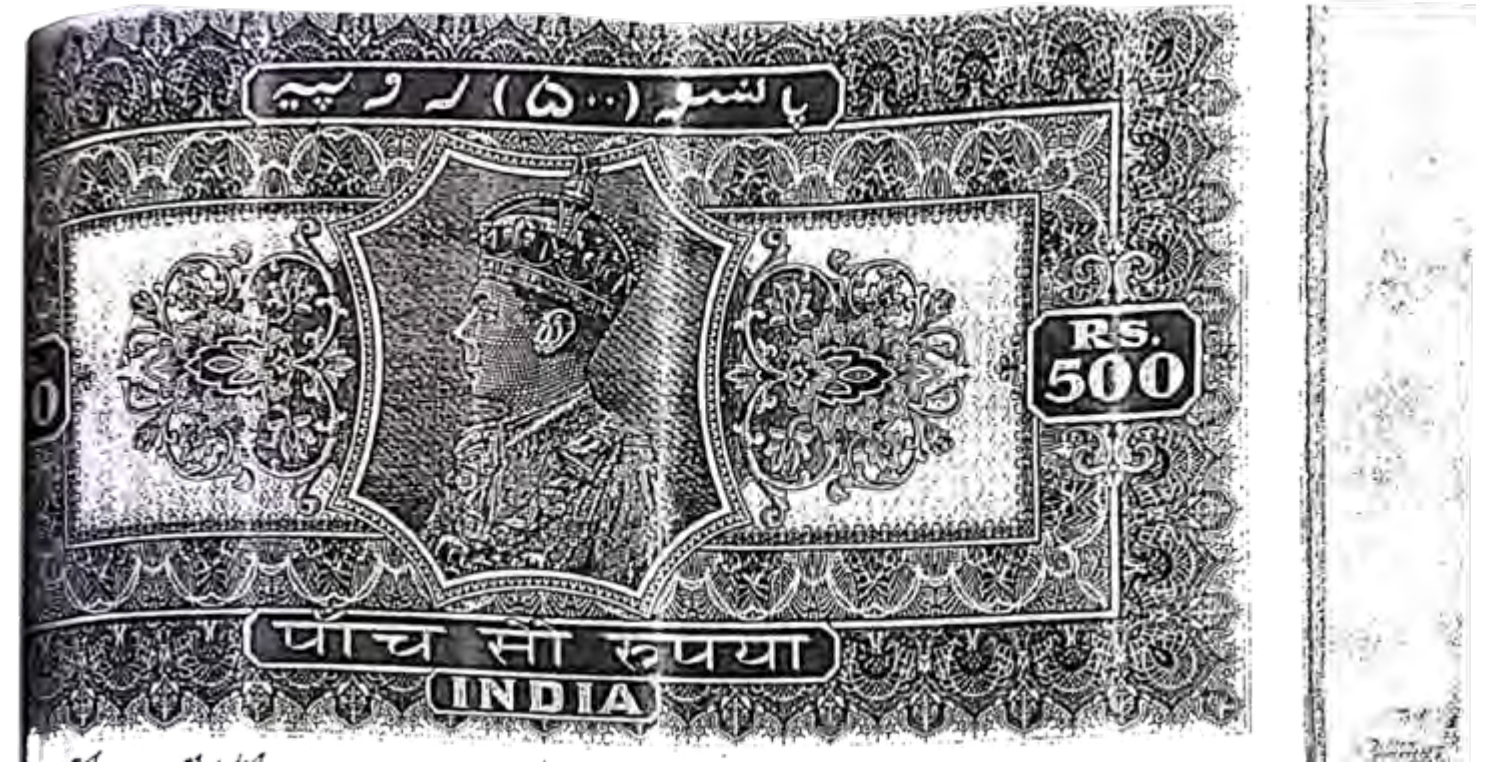


*Private collection from private resident / Photographic Archives 02*

Archived photographs talk about the generations that went through a bungalow. A lived moment in time of these bungalows were shared during the field work. Such archives show us the importance of some memories that come attached with the built heritage. Archiving of these object and sharing these narratives is a step towards archiving the material memory. A collective memory shared by the generations and their stories rooted in the Bangla.

## Archived Lease Documents

These archived lease documents are a repository of our local history and the legal history of these properties. Such urban archives relating to the collective city history make this built heritage more than just ornate historic bungalows, but homes lived in and owned by the people of the city. People who carry with them the lived experience of Heritage Bungalows.





Lease Archive: 01



Lease Archive: 03



Lease Archive: 05



Lease Archive: 07



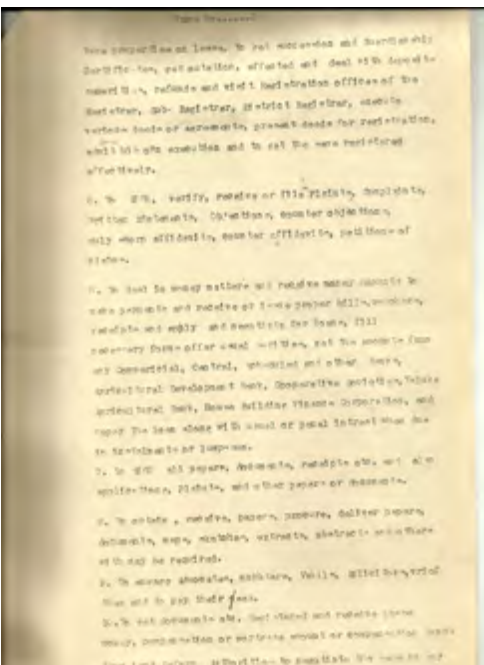
Lease Archive: 09



Lease Archive: 02



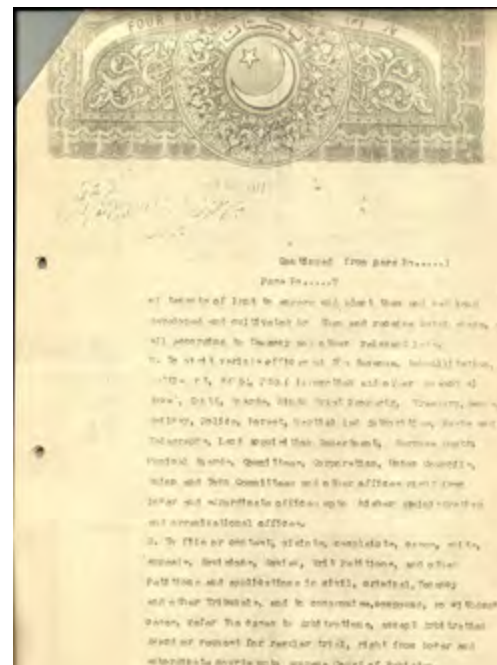
Lease Archive: 04



Lease Archive: 06



Lease Archive: 08



Lease Archive: 10

पौच रूपया

Know all men by these presents that I Kasturi <sup>Dr. 1</sup> wife of Lala Ram, Hindu lady, residing at Agra do hereby appoint, nominate, constitute and ordain Messrs. Shree Nath Ram Prasad and Rameshwar Das Shiv Nath Rai Hindu, adults, residing at Karachi to be my true and lawful attorneys for me, in my name and on my behalf jointly and severally to do, execute and perform the following acts, things, deeds and matters:-



Nebhoomal. Choithram

Hggarsain Rularam

125-0

3-12

1-10

0-6

129-12

CONVEYANCE DEED OF IMMOVEABLE PROPERTY FOR Rs. 47000/-/-

THIS INDENTURE MADE AT KARACHI this 19<sup>th</sup> day of June

in the year one thousand nine hundred and forty-three Between

(1) Lakhmichand <sup>Buildand N.C. U.R. S.R. + w/o of Tulshambai</sup> (2) Nebhoomal Choithram (3) Parshotam/and (4) Shrimati Tulshambai w/o Choithram, All Hindu

Excerpts from legal documents.

Names of the owners  
Sanskrit script  
Immovable property deed

## **Concept and Development**

Marvi Mazhar and Associates

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Ghania Shams Khan

Anushka Maqbool

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Uzayr Agha

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Ongoing Research - 2015

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<https://tact.com.pk/>

### **Published Research**

Iranian Cafes of Saddar, Karachi

Clock Towers of Karachi

Historic Bungalows of Karachi

Documentation of Sindh Tiles (ADRL Project)

Art Deco of Karachi

### **Ongoing Research**

Historic Apartments of Karachi

Modern Public Buildings of Karachi