

An Analysis of Existing Housing Condition in a Commercialized Dapitan Street of Sampaloc, Manila

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Abstract:

During the 18th and 19th centuries, although Manila had its established commercial districts, the scale of the city remained residential. However, despite the grandiose plans of the colonial governments, Metro Manila developed far from what has been originally envisioned. Towards the 1940s, Manila and the rest of the country were filled with grand civic structures as well as elegant homes. The bahay-na-bato was configured into mansions, and the bahay-kubo into the tsalet. By the end of the World War II, most of these structures were bombed. Multistorey tenements were one of the alternative responses to solve the housing needs of an increasing population. Sampaloc is one of the city districts that comprise Manila, Philippines. It is known as Metropolitan Manila's "University Belt", after the clusters of prominent higher educational institutions located there. Dapitan Street is one of the prominent street in Sampaloc, Manila. This study aims to identify the Dapitan Street existing housing condition, its commercial development and the developmental impact. This study will give recommendations based on the findings of the study. The Barangays of San Diego, Antipolo, Algeciras, Prudencio, Cristobal, Miguelin, Vicente Cruz, and Marzan are basically 85% building footprints with almost only 15 % open area. There are 24-Residential, 8-Commercial Buildings of 3 to 4 Storey High with a total of 81 units of commercial stores, shops, and stalls at the ground floor along the Dapitan Street. No recreational or social activity center and no sufficient greeneries.

Keywords: housing, commercialized, urban area, Dapitan

Introduction

The urban plan for Metro Manila had been grandiose. When the Spaniards settled in Manila, they evolved ideas for town planning based on the Italian Renaissance theorists that emphasized the plaza complex in city development (Hollnsteiner, 1969). The idea of town planning was codified in ordinances promulgated by King Philip II whereby guidelines for site selection, layout and dimensions of squares and streets and other land uses were provided. During the 18th and 19th centuries, most of the trade activity in Manila was done in private

residences. This was the preferred method of conducting business in Asia. The head of the family held his office in a room on the ground level of his home. When necessary, storage areas for merchandise were accommodated on the ground level. During the 18th and 19th centuries, although Manila had its established commercial districts, the scale of the city remained residential. (Villalon, 2001). However, despite the grandiose plans of the colonial governments, Metro Manila developed far from what has been originally envisioned. (Ballesteros, PIDS). The Americans in their own efforts to guide the growth of Manila and other

Philippines cities and towns drew up master plans done by famous architects in the United States. These early master plans gave emphasis to clearly articulated road systems, better port facilities, and suburban zoning of residential and industrial locations. Later, the plans also included sanitation, housing and social development.

Towards the 1940s, Manila and the rest of the country were filled with grand civic structures as well as elegant homes. The bahay-na-bato was configured into mansions, and the bahay-kubo into the tsalet (Turalba, 2005).

By the end of the World War II, most of these structures were bombed. Irreplaceable Intramuros was almost obliterated from the map. More than 90 percent of Manila was pulverized to the ground by indiscriminate bombardment.

Multi-storey tenements were one of the alternative responses to solve the housing needs of an increasing population. The Pag-Ibig Fund of the Ministry of Human Settlements was established to secure a housing fund, instead of tapping into government provident funds. The Bagong Lipunan Sites and Services (BLISS) housing units were another legacy of Marcos regime. The multiple-unit, multistorey buildings were designed to address the decreasing availability of land. One-storey cement block dwellings of the Peoples' Home-site and Housing Corporation (now the National Housing Authority) was another response to the housing needs of the Filipinos. -(Fr. Rodrigo Perez III) (Turalba., 2005).

Sampaloc is one of the city districts that comprise Manila, Philippines. It got its name from "sampaloc" tagalog for tamarind. It is known as Metropolitan Manila's "University Belt", after the clusters of prominent higher educational institutions located there. The district is bordered by Quiapo and San Miguel districts in the south, Santa Mesa district in the south and east, Santa Cruz district in the west and north, and Quezon City in the northeast. (Sampaloc Studies, 2014).

Objective of the Study:

This study aims to identify the Dapitan Street existing housing conditions, the commercial development and the developmental impact within the residential structures in the area.

Research Methodology

The researchers utilized the quantitative and qualitative methods in order to complete the study. This research method will record, describe and analyze data. Photo-documentation were used in order to assess the current physical conditions of Dapitan. Pictures were captured from the outside into the inside of the selected structures. Each picture was labelled properly. Data analysis of the commonality of details of the architectural structures through analysis. Mapping and inventory were used to be able to gather necessary data that can only be achieved through the conduct of mapping and inventory of all significant structures relevant to the study.

Results and Discussion

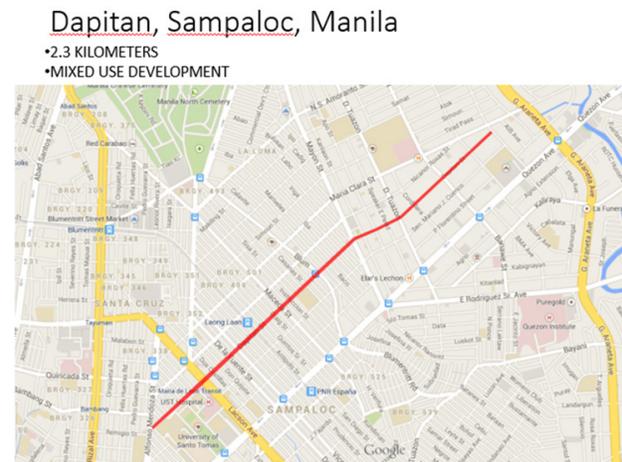


Figure 1: Map of Dapitan Street, Sampaloc, Manila

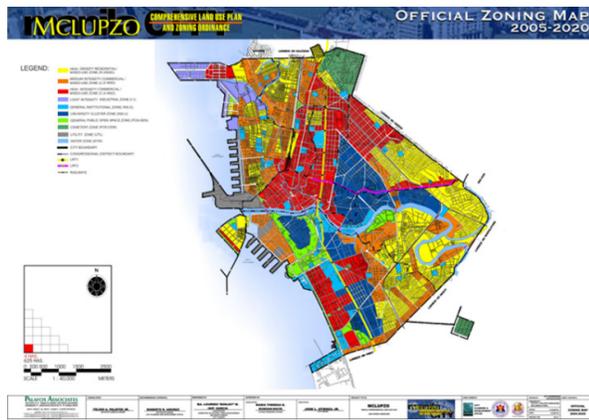


Figure 2: Manila City Zoning Map 2005-2020

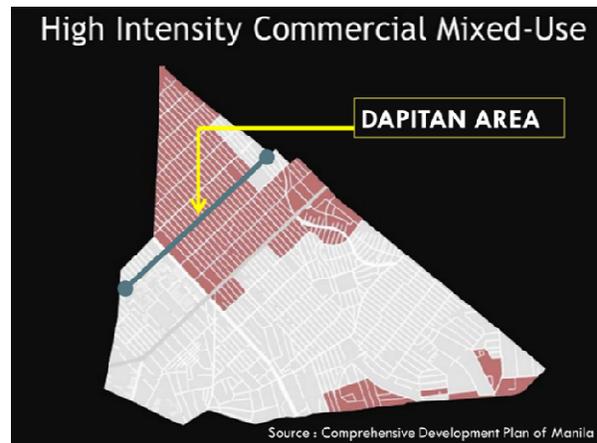


Figure 5: Dapitan Area High Intensity Commercial Mixed Use Map

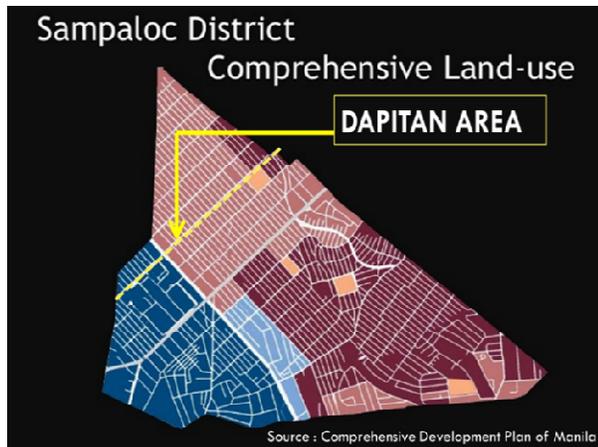


Figure 3: Samploc District, Manila Comprehensive Land Use

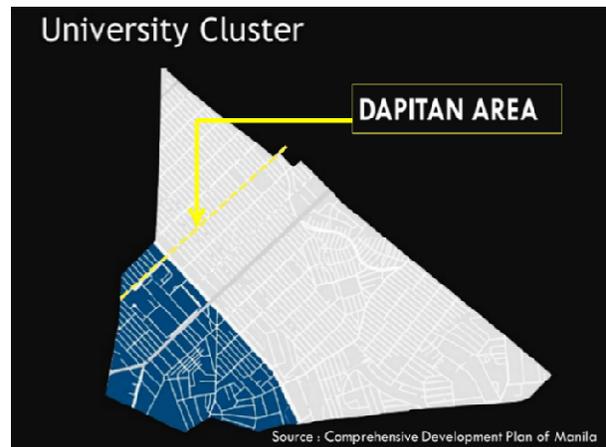


Figure 6: Dapitan Street of University Cluster

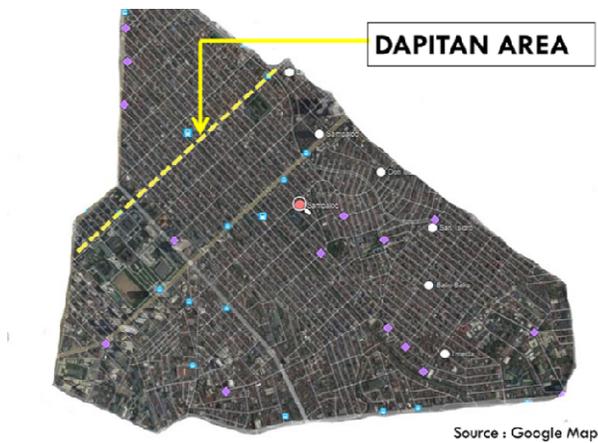


Figure 4: Dapitan Street, Samploc District, Manila



Figure 7: Dapitan Area comprising of eight streets.

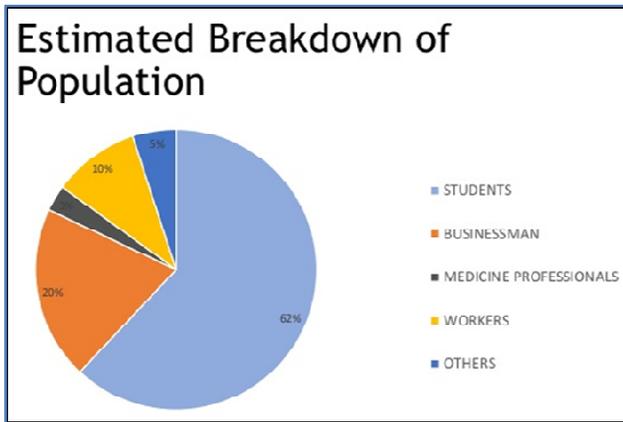


Figure 8: Dapitan Area estimated breakdwn of Population

ANTIPOLO STREET-ESPANA MANILA



Figure 11: Dapitan Area, Antipolo Street

SAN DIEGO STREET-ESPANA MANILA

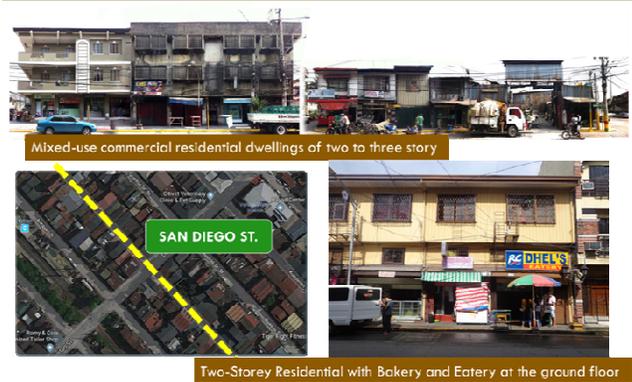


Figure 9: Dapitan Area, San Diego Street

ALGECIRAS STREET-ESPANA MANILA

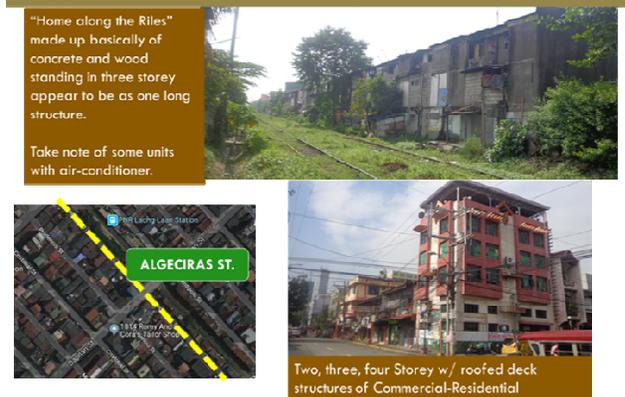


Figure 12: Dapitan Area, Algecira Street

SAN DIEGO STREET-ESPANA MANILA



Figure 10: Dapitan Area, San Diego Street

PRUDENCIO STREET-ESPANA MANILA

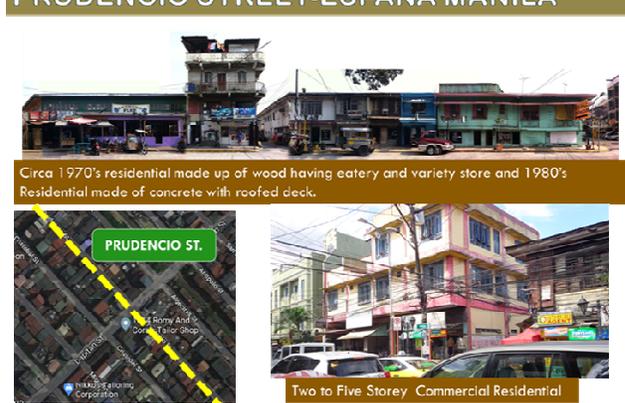


Figure 13: Dapitan Area, Prudencio Street

PRUDENCIO STREET-ESPANA MANILA

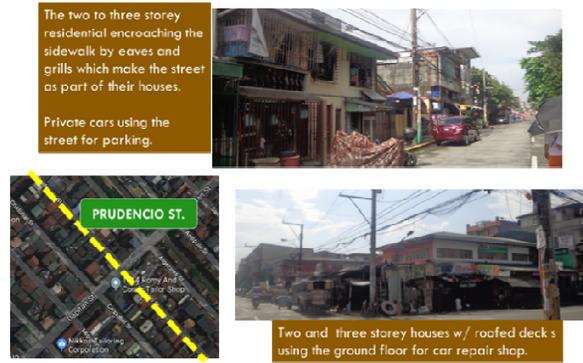


Figure 14: Dapitan Area, Prudencio Street

CRISTOBAL STREET-ESPANA MANILA



Figure 17: Dapitan Area, Cristobal Street

PRUDENCIO STREET-ESPANA MANILA



Figure 15: Dapitan Area, Prudencio Street

MIGUELIN STREET-ESPANA MANILA



Figure 18: Dapitan Area, Miguelin Street

CRISTOBAL STREET-ESPANA MANILA



Figure 16: Dapitan Area, Cristobal Street

MIGUELIN STREET-ESPANA MANILA



Figure 19: Dapitan Area, Miguelin Street



Figure 20: Dapitan Area, Vicente Cruz Street



Figure 23: Dapitan Area, Marzan Street

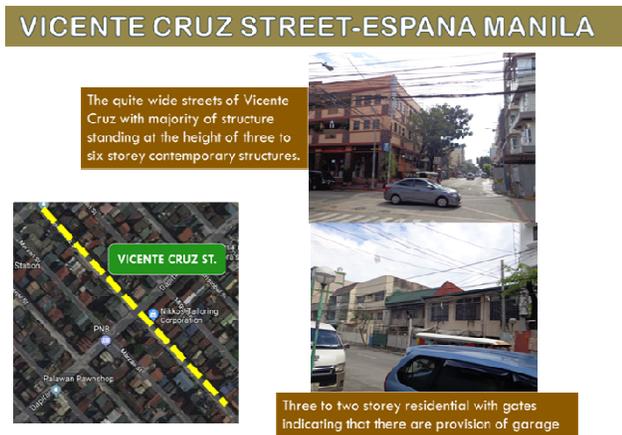


Figure 21: Dapitan Area, Vicente Cruz Street

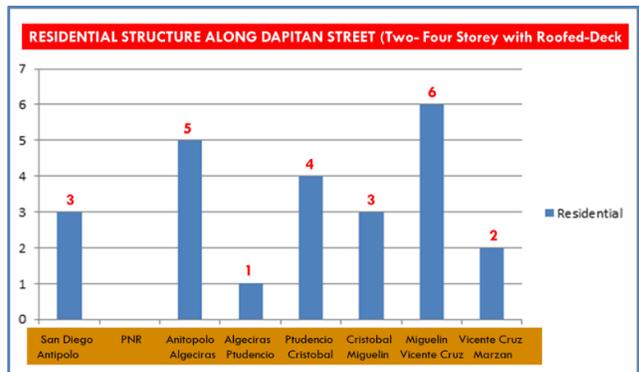


Figure 24: Inventory of Residential Structures of two to four storey

Miguelin to Vicente Cruz Streets has the most number of houses constructed of two to four story followed by Antipolo/Algeciras, while the stretch of Algeciras to Prudencio has one only.



Figure 22: Dapitan Area, Marzan Street

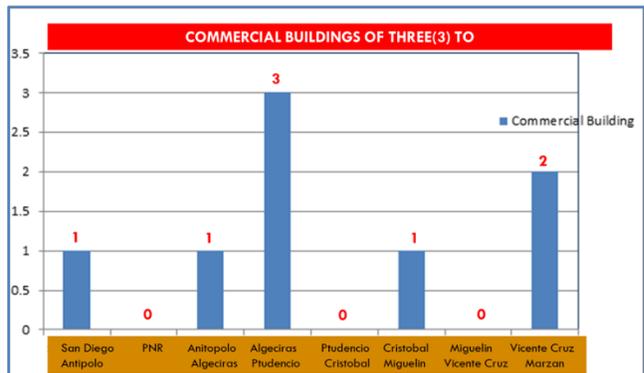


Figure 25: Inventory of Commercial Structures of two to three storey

Algeciras/ Prudencio Streets has the highest number of Commercial Buildings (3), while PNR, Prudencio-Cristobal, and Miguel-Vicente Cruz have none.



Figure 26: Inventory of Commercial stores, stalls, and shops

Algeciras-Prudencio Streets has the highest number of commercial units, while Antipolo-Algeciras has nine commercial units. PNR on the other hands recorded no commercial shops, stalls or stores.

STREET	RESIDENTIAL	COMMERCIAL BDG.	STORES/ SHOPS/ STALLS
SAN DIEGO	3	1	13
ANTIPOLO	0	0	0
ALGECIRAS	5	1	9
PRUDENCIO	1	3	15
CRISTOBAL	4	0	11
MIGUELIN	3	1	12
VICENTE CRUZ	6	0	10
MARZAN	2	2	11
TOTAL:	24	8	81

Figure 27: Inventory of Commercial stores, stalls, and shops

Summary of Findings:

The Barangays of San Diego, Antipolo, Algeciras, Prudencio, Cristobal, Miguelin, Vicente Cruz, and Marzan are basically 85% building footprints with almost only 15 % open area. There are 24-Residential, 8-Commercial Buildings of 3 to 4 Storey High with a total of 81 units of commercial stores, shops, and stalls at the ground floor along the Dapitan Street. No recreational or social activity center (ex. Basketball court). No sufficient greeneries (example. parks or gardens).

Houses along the streets of San Diego, Antipolo, Algeciras, Prudencio, Cristobal, Miguelin, Vicente Cruz, and Marzan mostly have firewalls or simply wall on both sides and undersized setback in front and back. Houses built during 60’s-80’s remain two story but ground floor were used for commercial. Houses built during 90’ up to present were usually 3 storey-5 storey using the ground floor either as garage or for commercial rentable space. Squatter build-up along the railway with shelter made of concrete and wood. Ground floor for commercial use include: Eateries, Bakeries, Sari-sari stores, Pawnshops, Salon, Computer shops, Spa, Laundry shops, Hardware shops, Tailoring, Lotto Outlets, Junk shops, Car repair shops, Fitness Gym, Embroidery shops, Bank, and Pera padala. Marzan street is occupied by vendors (the street is already converted into a small market). No provision of garbage bins or designated common waste disposal area for garbage collection.

Conclusion:

The 60%-40% ratio for residential building foot print to set-backs is not observed or not follow. Majority of the houses along Dapitan street have mixed-use occupancy. Residential houses of two-storey to three storey used the ground floor or the lower level of their houses into commercial use. In case of emergency or fire, the houses can easily burn and turn into ashes due evident fire code violation. Poor air circulation in the houses due to the absence of sufficient and standard measurements of setbacks which hampered the air to penetrate inside the house fenestrations. There are observed visual inconsistencies on the facades of the houses due to alternating era represented by the year it was constructed. Streets were used as parking spaces by the residents because they converted their carport into stores or stalls or there is no carport at all. Streets were also occupied by market vendors particularly in Marzan Street.

As commercialization arises in a residential area, waste disposal becomes huge problem. The streets intended for public use particularly for transportation turned out to be huge parking slots

by the residents. Streets were also occupied by vendors encroaching the sidewalks, gradually turning into market.

Recommendations:

1. New construction whether house or commercial structure must conform with the National Building Code and Fire Code particularly the application of setbacks. Firewall to firewall should be avoid.
2. Existing structures must be obliged to provide at least One (1) parking space or garage.
3. Natural ventilation should be provided in all areas of each house for health and safety considerations.
4. The building height limit must be strictly implemented with the area for the views and vista.
5. There should be one building character to be followed or a common feature that will established the identity of the place.
6. Squatter build-up along the “riles” must be removed, and should funded by the government or support NGO to provide a decent and habitable houses (through relocation) or surface wall may be converted into vertical garden to conceal the eye sore.
7. The commercial spaces at the ground floor of the houses as an indicator of small-scale-economy providing direct employment for the homeowners, should be in accordance with the sanitation code, and fire code standards and other regulatory standards.
8. Provide strategic location of functional community waste disposal area.
9. Dapitan street may be provided with parking lane, planting strips for shading and sidewalks.
10. Street may be provided with parking lane, planting strips for shading and sidewalks.

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