

CHANGES IN THE FUNCTION OF COLONIAL HOUSES FOR OFFICE BUILDINGS

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Abstract

The city of Semarang is a city that has many heritage buildings, and is a colonial residence. In an effort to preserve the building, the building owners made several efforts, one of which was to convert the function of the building into a building with additional independent business functions. In some cases these colonial residences are still preserved but there has been a change in the function of the space as a place for business, one of which being an office. The purpose of this study is to find out how the changing of colonial residential space for office business functions. This research method uses qualitative methods that are descriptive exploratory. Two cases of colonial residences for offices were chosen, namely the house belonging to Mr. Widiyanto, and Mr. Henry. The results showed that the two residential buildings were modified by updating materials, and adding space to office functions, both inside the building and adding new buildings in addition to the original house building.

Keywords: *colonial buildings, preservation, independent business.*

Introduction

Semarang, like other big cities, Jakarta, Surabaya or Bandung, which in the past was a city that was quite busy with economic and trade activities, had many relics of Dutch colonial buildings with various functions such as offices, shops, schools, markets, stations, churches and various types of houses living in urban areas. Special colonial houses in Semarang are located in various regions of the city of Semarang with different periods of development with the consequences of different architectural forms according to the architectural trends that developed at that time. Colonial houses with modern architecture were generally built in the early 20th century around 1920 until 1940, where there had been the role of architects in designing the building. Colonial houses in the center of the city which are currently on the main road edge of Semarang city generally have extensive land in accordance with the conditions of planning at that time. Until now there are still colonial houses that still function as houses, but with regard to the timing and development of the number of residents, and the growing needs of residents, some houses have turned into business places.

Home Function

Law No. 1 of 2011 article 1 paragraph 7 concerning Housing and Settlement Area is explained that a House is a building that functions as a habitable residence, a means of fostering a family, a reflection of the dignity of its inhabitants, and assets for its owner. Which means the house as a place for family growth as well as an asset for the owner. Houses as assets can be used for business activities or economic activities and production.

According to *Johan Silas (1993)* in *Osman and Amin (2012)*, the function of a house is divided into two, namely as a house (only) without and production house, namely a house as well as a place to live and some space used for production activities or economic activities.

Based on Law No. 11 of 2010 concerning Cultural Heritage, it is stipulated that buildings that are more than 50 years old, colonial buildings have the potential as cultural heritage buildings and are worthy of being preserved. Based on these regulations, all buildings built during the Dutch colonial period or before independence deserve to be preserved. This colonial residence has private ownership. In this case the cost of conservation has no assistance from the government.

Adaptive Reuse Concept

Changes in the function of the house adjusting to the needs of new functions in colonial homes have occurred in several colonial houses. The change in the new function of the house is to adapt to the original design conditions of colonial houses. This is known as the concept of adaptive reuse.

According to *Pongsermpol (2009)*, adaptive reuse (AR), is a method of preserving heritage buildings, can rehabilitate historic buildings and an area. In this case can maintain construction, facades and ornaments, and renovate the interior and adapt to new uses in the building. This method is the only approach to conservation of architectural heritage that addresses all three main issues of sustainable development: environment, economy, and society (*Giddings, 2002*).

Adaptive reuse or adaptive reuse is usually often juxtaposed with a concept of conservation or preservation of a building, to create optimal functional changes while protecting or maintaining the authenticity of something that wants to function both from the facade (physical) and the historical value of the place or building . (*Saputra, H., Purwantiasning, AW., 2013*)

In the case of several buildings in Malaysia to be made into museums, Jamal, 2014, explained that by adapting and reusing historical buildings this could help the buildings to be preserved for a longer period of time and to revive them through conservation. To maintain the appearance of the building, conservation must consider concepts such as adaptive reuse of historic old buildings, whose structural structure is developed for new uses that are economically feasible. Adaptive reuse is one method for preserving heritage buildings by changing the physical components of buildings with the smallest impact on buildings.

House Issues for Business Activities

Residential houses that are converted or developed as a place of business give rise to problems related to the use of existing space with the type of business character. In the case of houses used for batik production business activities in the Jenggot cluster, Arisngatiasih., Muktiali, M, 2015, in his research on home-based businesses, seeing that the common problems that occur in Home-Based Enterprises (UBR) are problems in using space at home. Limited space for business activities has resulted in the community having to use the house as a place of business even as a place of residence without clear boundaries. In fact, the house has a main function as a place to live and foster family.

On the other hand, the use of space by a home-based business actor is also related to the income level of the house occupants themselves because household income will depend on how much housing space is allocated for business activities, the allocation of batik printing space that utilizes yard space, so allocation space in a home business that is suitable and balanced between houses for occupancy and for businesses.

The use of space for a business place involves space in the main house and space on the surrounding yard.

Changes in the function of space in colonial residential buildings are adaptive for new functions, namely to become attractive offices for research. The purpose of this study is to find out how the form of change in the function of colonial residences is a place of business, especially offices.

Research Methods

This study uses qualitative methods. The nature of this study is descriptive explorative, with observations on colonial homes and interviews with homeowners.

The method of collecting data is by physically observing the building of a colonial house by measuring the building plan and details of building elements such as doors and windows, documenting the internal space and the physical outer space of the building, surveying secondary data, and interviewing private owners. Sampling is done by purposive sampling, which is sampling with certain considerations (Sugiyono, 2012). In this case 2 samples of colonial houses were taken that had changed functions for office businesses. Physical observation by recording both photos, descriptions or notes about the physical structure of buildings and their parts and environment, which can be an indicator of the existence of elements of colonial residential buildings used as office buildings.

Results and Discussion

In Semarang the use of colonial houses as a place for independent business has been carried out as an effort to preserve and utilize the building itself. In this study, two colonial houses were built that switched functions as offices. The new

function applied to colonial residences adapts to the available space. 2 cases of housing included the house of Mr. Widiyanto and Mr. Henry.

1. Mr. Widiyanto's House (Jl. MT. Haryono no.169)



Figure 1. Mr. Widiyanto's House

Mr. Widiyanto's house is on the MT road. Haryono No. 169, this is one of the colonial houses if the architectural form is estimated to be built in the 1930s. This house was once the home of pastor Tan Hoek Tjuan. In 1970, this house was bought by Mr. Widiyanto's parents.

The condition of the original house has changed in part, the living room and bedroom are still fixed and the central room is changed by removing the middle wall so that the space becomes more spacious as a family room. The living room window. The original window with wooden blinds, then replaced by glass windows around the 1980s. While the shape of the front facade with wooden windows and the roof of the house is still original. The existing colonial residential buildings functioned as dwellings and there were additional buildings in the side and back of the house as a printing business.

Table 1. Data on Mr. Widiyanto's house

Username	Mr. Widiyanto Cokroamijoyo
Home Address	MT. Haryono 269 Street Semarang
	Surface Area : 1638 m ²
	Building Area : 170 m ²
Work	Entrepreneurship (printing)
Ownership Status	Parent's Property
Initial Function	Home
Current Function	Home and printing houses



Figure 2. Plans and pictures of the room in the house of Mr. Widiyanto

As seen from the floor plan, a new building was added as a printing function by utilizing the remaining space in the site while the original building was used as a residence with various adjustments in it but still maintaining the impression of its colonial buildings.

2. Mr. Henry's House



Figure 3. Mr. Henry's House

House on Jl. Dr. Cipto no. 159 This is a combination of houses with number 157. Can be seen from the typology of architecture having similarities. Initially in the Dutch era the two houses were designed by the father of Mr. Hendri. For now the number 157 has been sold to other people, and is currently leased as a tax consultant's office.

In general, the architecture of the building of colonial houses belonging to Mr. Henry did not change. The function of the building is transformed into space for an entrepreneurial office. Changes in the room occur in the backyard and side that are used for the construction of new residential houses, with modern and two-story architectural models, can be seen in Figure 3. The land in the house was cut by 2 meters for road widening in the last few years. As well, this house has not been included in the list of cultural heritage buildings by the Semarang city government, so it does not get incentives to reduce the cost of land and building tax (PBB), which is currently considered quite large.

Table 2. Data on Mr. Henry's house

Username	Mr. Henry
Home Address	Dr. Cipto No. 159 Street Semarang
	Surface Area : 880 m ²
	Building Area : 386,75 m ²
Work	Stationery Entrepreneurship
Ownership	Personal Property
Status	
Initial Function	Home
Current Function	Home and Office



Figure 4. Floor plan and picture of the room in the house of Mr. Henry

Mr. Henry's house and office building converted the function of the original house as an entrepreneurial office, while the additional building was used as a residence and mess for employees to live in. Based on the floor plan above is a spot spot in the room and zoning division between the entrepreneur's office, the residence and the employee's mess.

Discussion

From the two cases of colonial residences studied, it can be seen that there are differences in the changes in the function of colonial houses related to their use as a place for business activities for offices. In the case of Mr. Widiyanto's house, changes in the function of residential houses for office buildings took place in the backyard and side by adding new buildings to office business activities especially in the printing field. Building space is designed according to the needs of printing activities with several employees. Colonial residences are still used as residences with adjustments to the expanded central space and replacement of side windows

with glass windows so that room lighting is sufficient. In the living room and bedroom the original is maintained.

In contrast to the case of Mr. Widiyanto's house, on Mr. Henry's colonial house in an effort to preserve the building in accordance with the original, in this case related to the authenticity of architectural forms and building elements such as doors and windows, the living room functioned entirely for entrepreneurial office space. For residential needs, Mr. Henry built a new residence in the backyard with a more modern house that was expected to be more comfortable, with a height of two floors. In addition, it adds space for office business interests. Building materials from Colonial Houses tend to be maintained as the original. Such material on the roof of the wooden terrace arranged decoratively which was typical in the colonial period was maintained according to the original.

The two cases of this colonial residential building are on the edge of the road, namely Jl. MT. Haryono and Jl. Dr. Cipto, which is included in the main street of Semarang city, so that it is strategically located to be used as a place of business activities. Because the two houses are on the main road, the cost of land and building tax (PBB) is quite high, which is considered burdensome for homeowners. The Semarang city government actually has a policy of reducing the cost of land and building tax (PBB) to 50%, specifically for colonial buildings designated as cultural heritage buildings in accordance with the decree of the Semarang Mayor in 1992, especially in the Old City area of Semarang. Because the house of Mr. Widiyanto and Mr. Henri was included in the list of cultural heritage buildings, there was no incentive to reduce the PPB tax by 50%.

Conclusion

From the two case studies that have been studied above, it can be seen that:

1. In adjusting to the functions of the new building the owner makes a different effort, for the case of Mr. Widiyanto's house using the remaining area on the site as an office building and for the house of Mr. Henri the original house building is used as an office while residential uses new buildings.
2. Colonial house buildings have a large footprint so that the remaining yard can be used as another function in order to preserve the building itself.
3. The connection with the location that is located alongside the main road also makes colonial buildings have the potential for business activities.
4. There is a tendency for the architectural forms of buildings and building elements such as floors, walls, roofs, doors and windows of colonial houses to be maintained as they are.

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