

# Preservation and Utilization of Colonial Houses as Business Places

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**Abstract**—Semarang City is a city that has a lot of historical heritage buildings, one of them is Colonial Building. In an effort to preserve the historic colonial building, the owners of the building carried out several attempts, one of which was to utilize the house itself or the area of the residence as a place of business. Colonial buildings with the function of residential houses that are conserved as well as used as a place of business. This study uses exploratory methods. Samples were carried out by purposive sampling with 3 buildings as a sample of research cases. The results show that there is a difference in the use of a residence as a place of business depending on the ability of the owner of each house and the location of the house.

**Keywords**—*preservation, utilization, colonial buildings, place of business*

## I. INTRODUCTION

Semarang is a city that has a building that was built for the Dutch colonial period until the early 20th century, which is still in use today such as office buildings, hospitals, shops or residences. The building of Dutch colonial residential houses is still widely spread in the city of Semarang with various architectural forms in accordance with architectural trends according to the time of construction. The Dutch colonial residence in Semarang at this time besides being still occupied according to its function as a residence there is also something that has been transferred or used for business activities. This depends on the wishes or needs of the homeowner. A residence built in the colonial era which has a wide area and is currently in a strategic location in the middle of the city. This condition is a potential for Dutch colonial residential houses when used for business activities. In the last 5 years residential buildings have developed in various places for restaurants, cafes, photo studios or shop businesses. The challenge for businesses that are used to build houses is how to preserve them. This is because the Dutch Colonial Building which is more than 50 years old has been included in the answer to the Cultural Heritage Building as contained in Law No. 11 of 2010 concerning Cultural Heritage. The building of a Dutch colonial residential house that is private, usually people over 80 years, can certainly require maintenance of the building for its preservation. Preservation of house buildings can be carried out by owners other than taxes and buildings (PBB). The government's attention in the building as mandated by Law No. 11 of 2010, currently focuses more on public buildings. As much as the fence of colonial houses and also

the procedures for the preservation of cultural heritage must add to the use of buildings such as the initial conditions.

Houses and shops for homes such as offices, restaurants, cafes, photo studios, art galleries and others in the city of Semarang. Indirectly, business activities using colonial homes are a form of maintenance and maintenance that supports the Semarang city government program. The provisions that apply to Law Number 11 of 2010 concerning Cultural Heritage. KDH Mayor Decree Tk.II Semarang No. 646/50 / 1992 concerning the Conservation of Ancient Buildings in the Semarang Region II and the supporting regulations and Law No. 28 of 2002 concerning Buildings. Colonial residential buildings larger than 85 years have been used as Cultural Heritage Buildings.

Houses can be interpreted according to the context we see them, as well as their functions. The house is not just a building, but also a context that provides opportunities for interaction and communication activities that are familiar with their environment. At present, the house does not only act as a residence. Its productive function is now increasingly prominent both in non-traditional homes and traditional houses (built on traditional concepts). One form of a productive function which is a function more than the house is as a basis for economic activity, which is known as Home Based Enterprises (HBEs) or Businesses that Based on Households (UBR). In general, UBR is a household business activity which is a people's economic activity run by a family, its activities are flexible and not bound by generally accepted rules including self-regulated working hours and loose relations between capital and workplace [1].

The concept of home and work including social and cultural dimensions can be described as: (1) Home (only): a house that is used as a place to live without other meaningful activities, and (2) Productive Houses: houses that are partially used for productive or economic activities, consequently there is also a relationship between aspects of production and home maintenance [2].

There are three criteria in terms of the proportion used for occupancy compared to non-occupancy:

### 1) Mixed Type

The function of the house as a residence becomes one with the workplace. There are flexibility and dynamism where work can be accommodated. In this category, the residence is still the dominant function.

### 2) Balanced Type

The house is very separated from the workplace in the

same building, There is a common interest in the place of residence / work and living, access to the workplace is sometimes also emphasized and separated where people outside the house are also involved in it.

3) Separate type

In this type of workplace is the dominant thing and takes a large part of the total room. Sometimes a place of residence is placed on the back or front of the workplace which is combined with work activities. The owner can also live in a separate place while the house is then used by workers.

Spatial use occurs with other functions in the house, both the space in the main building and the space around it (yard). A common problem that occurs in Home Based Enterprises (UBR) is the problem of using space at home. there needs to be an allocation of space in a suitable and balanced home business between homes for housing and for businesses. This shows that home space can be used as a shared space. Shared space is a space that is usually used as an interaction between members of a community [2].

At the same time, by adapting and reusing these historic buildings, it can also help them to be preserved for a longer period of time and to revive them through conservation. To maintain their appearance, conservation must consider concepts such as adaptive reuse of historic buildings. Austin (1988) in Cantell (2005) describes adaptive reuse as a process in which old structures whose structures are structurally developed for new uses that are economically feasible. While Rani and Aziz (n.d.) define adaptive reuse as a method to preserve heritage buildings by changing the physical components of buildings with the smallest impact on buildings. In other words, adaptive reuse can only be described as modifying a building for use other than its original use [3].

II. METHODOLOGY

The method of this study is explorative. Data collection methods were carried out by means of documentation of colonial buildings which were preserved by measuring buildings, data, building layout, and changes, and conducting interviews. The research sample was determined using purposive sampling, which is a sample taken intentionally with specific objectives in order to extract information regarding the approach of preserving colonial buildings by the community independently in Semarang. Sample 3 colonial house buildings.

III. RESULT AND DISCUSSION

In Semarang, the use of colonial houses which were used as a place of business began to be carried out as an effort to preserve the building itself. In this study 3 colonial buildings were taken to preserve and use their homes as a place of business.



Fig. 1. Colonial houses. House of Kyai Saleh 15 (above), house of Mrs. Atik (middle), house of Drg. Yolanda (bottom)

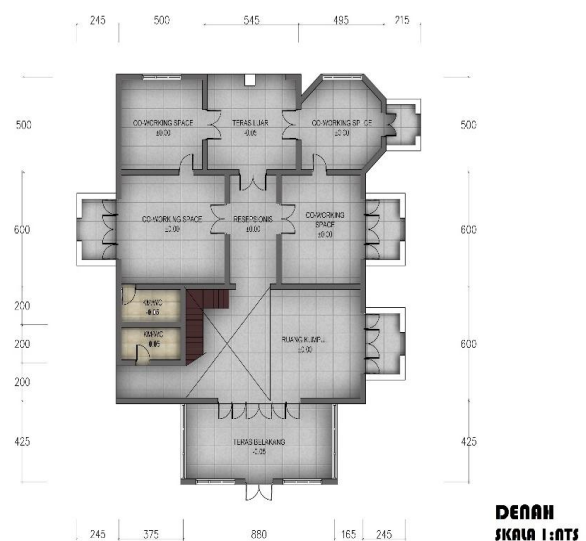


Fig. 2. Siteplan of house KS 15

The house of KS 15 is estimated to have been built in 1890, owned by a Dutch citizen named Abraham

Fletterman. As a building that is a legacy of the past that is worthy of respect, preserved and cared for. Fletterman's house was donated to the Mardi Waluyo Foundation in Semarang in January 2013 by the last owner of mother Elly Krisanti, a relative of Mrs. Fletterman as a tribute to Mrs. Corrie (wife of Mr. Fletterman) as one of the founders of the Mardi Waluyo Foundation Semarang. Currently, the KS 15 home has been converted into a business place as a place for wedding rental, co-working space, and meetings.



Fig. 3. Front and side view of house KS 15

The facade of the building in the 15th Kyai Saleh House is still original as the original. It's just done some repainting to beautify the appearance, as well as the addition of space on the back of the house. But the originality of the material and items at the KS 15 House is still very well maintained.

The initial function of this building as a residential house in the Dutch era, Mr Murwanto and Ibu Atik were the new owners of the building. Mr. Murwanto works in the Manufacture Company and Ms. Atik works as a civil servant. The house is a legacy of the purchase of Ibu Atik's parents. The current condition of the building is very well monitored. Mr. Murwanto and Ibu Atik even added additional functions, namely the boarding house business at the side of his house so that he could still preserve the main house he lived in today.



Fig. 4. Front (above) and side view (bottom) of Mrs. Atik's house

The facade of the building still shows a strong Dutch colonial architectural style seen from the shape of the roof, the facade of the building facade and the thickness of the wall as a building structure. As well as the distinctive features of the frame shape also add strong value to this colonial building.



Fig. 5. Front view of Drg. Yolanda's House

House building on the street Dr. Cipto no. 240 is a colonial building which currently also functions as a doctor's practice. This building is still maintained by its elegance with ceilings, floors and walls and a pristine roof. The owner of this building actually has the potential for further building development with a dairy business that has been pioneered since 1930. There has been a place to sell dairy products but has not been used.

For the interior, it still uses the arrangement according to the old building with a placement that is also not changed. There is only a place to sell milk which is an addition to this building. For the facade still visible authenticity with doors and windows that are still maintained and there are also some detailed details that describe the colonial building itself.

#### IV. CONCLUSION

Of the three case studies that have been examined above, it can be seen that in conserving and utilizing a house as a place of business has a different function for each type of business and how to preserve it.

For the Kyai Saleh House 15, the way to preserve buildings is to beautify the facade of buildings, ornament buildings by not changing their appearance, while still paying attention to the atmosphere of "old age" in the room. For its use, Kyai Saleh 15 House uses the building as a place to rent businesses for Wedding, Meetings, Co-Working Space, etc.

While at Ibu Atik's house on Jl. Jangli Raya no. 1, preserving the house is by not using the house as a place for their business, but providing a new building on the right and left side of the house to be used as a boarding house. With the boarding house business, they can take advantage of vacant land in their yard while preserving the original house they occupy.

And for Home Drg. Yolanda, conservation is carried out by taking care of the building regularly and there are no changes to the house. It's just that, the changes occurred in the function of the original garage space, converted into a



container for processing cow's milk which is a hereditary effort from their ancestors,

It can be concluded that the way to preserve and utilize colonial houses is basically that each individual will be treated differently according to the ability of each homeowner, and the location factor of each area of the colonial house is certainly what business potential is possible at that location

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