

Topic: Preservation and Management.

Adaptive Re-Use Building at Historical District

Case study: Heritage the Factory Outlet

Nurtati Soewarno

Department Of Architecture, Institut Teknologi Nasional, Bandung-Indonesia

Email : nts_80@yahoo.com

Abstract:

This paper presents the potency of some old buildings which could revitalize the city's historical district. This historical district was built as Dutch's offices and housing complex which after independence belong to Bandung's military and used as offices complex and housing. Nowadays this district change to be commercial district with most of the office buildings and houses re-use as commercial buildings without changing the shapes and styles. Some of the 're-use' cases which is considered good and successful in combination between conservation action in the architectural way with burgeoning functional-commercial. This study case is trying to prove that developed commercial function in the city's historical district will not always give negative results like demolish and drastic changes to old buildings, but in fact could keep the original character of the building and the old atmosphere.

Key words: adaptive re-use, revitalization, historical district

1. PREFACE

Bandung is the capital city of West Java province, about 180 km southern from Jakarta, the capital city of Republic Indonesia. Bandung had developed by Dutch Colonial Government in 1810. In 1906 Bandung had received his *gemeente* status, which means Bandung's government had their own right to manage and control their city. In 1938 the economical situation of Bandung was much improved and Bandung tried again to get the location of the government from Batavia to Bandung. Bandung had a much healthier climate which made working and living more pleasant.

As a location for the governors country house, the community of Bandung had presented in the beginning only the 'Jubileumpark', where in a magnificent surrounding, there was enough space for the splendid villa with adjacent buildings housing for the general secretary and the adjutants, a swimming pool and tennis court. On their own expense the community of Bandung asked the architects Aalbers and De Waal to design a plan. The community of Bandung decided finally, not to present this design separately, but as a part of a global design for a new governmental seat, complete with adequate palace and country house on the basis of a renewal and expansion of the Department plan from 1919 in north part of Bandung. We can only speculate about the outcome of this proposal because one and half year late the Second World War started and the Government wasn't in the possibility any longer to go into the proposals.

After Independence Day, August the 17 1945 all those buildings was take offer by Bandung's military. This district covering some gun's storage military's complex, government's offices and houses. As a place which designed for Dutch government place almost all the buildings in this area were design good, which at that time money was not a problem for them so they built their buildings in good style, good shape, good proportion and good composition

with strong structure system so those building can stand for long time. Not only building, they had also designed this area with good pattern's streets and parks which comfortable as an office's and living's area. Most of the buildings still exist until nowadays.

Present days Bandung become famous as a city for shopping, in the week end and holiday's season a lot of tourist comes to Bandung for shopping. Most of the shops located in north part of Bandung which was a place of Dutch people. One of the famous locations is in Riau Street which part of military district. In present day this area change to be a commercial area by changing their function from office or housing to commercial buildings, such as boutique fashion, restaurant, coffee shop without changing the building's shapes and styles. This area become a unique commercial area because of the potency of old buildings them selves, like good style, good shape, good proportion and composition as a cohesion which could make this area become the main destination of tourist to visit Bandung.

2. HISTORICAL BACKGROUND

The military district was built since 1919 according to government's plan to make Bandung as capital city of Dutch Indie. Started by moving the Military Department from Batavia and prepare enough space in the South East part of the city, for Military Command Palace, offices, barracks, storages, officers housing and other military facilities. The construction was done by a group of technicians command by the Retired Colonel (Construction) of the Dutch Military V.L. Slout, one architect included in this group was Engineer J. Gerber (designer of Gedung Sate, one of the famous building in Bandung)

This district was the expanding 'new city' Bandung and was designed as 'central of the European community' (*Europeeshe Zakenwijk*), because Bandung at that time was a westerner housing where the executive society were still maintain the lifestyle of Europe, such as tradition, menu and food, dresses till building shapes were they lived.

This district laid between Insulinde Park and Gedung Sate, which includes the residence of The High Commander of the Dutch Indishe Army, War Department building (1916) and housing for European. It was a first elite area in Bandung. A well known architect, Hendrik Petrus Berlage, who visited Bandung in 1923 called this area as a 'prototype of Indishe Colonial city'.



Picture 1: Bandung's new city centre.

3. DISCUSSION

3.1 Location's Potency as Dutch Area.

The historic development record of Bandung city, show's that in 1936, 52% of the whole residence area in Bandung was occupied by European (Haryoto Kunto, 1986). These residences

lies in the surroundings of the new city central of Bandung, Insulinde Park and then spread North, in the vicinity of Gedung Sate, which will be the centre of Dutch Indishe government

This district becomes the beginning point of the North Bandung development plan in the year 1919, the achievement to create an European district in the tropical countries. This district have the street names of cities or regions in Indonesia such as : Aceh street, Ambon street, Riau street, Maluku park etc As a new city center for Dutch's people this area is taking a strategic position in Bandung city, easy to reach and easy to recognize.

This area had good pattern design with such good green area, good building's style which representing fascination it self. These potency had been seen as a business opportunity because of different atmosphere which causing the growing of commercial activity in this area. This activity started with re-use old house building becoming commercial building and it was successful. The first building is called 'Heritage' and use as factory outlet. This efficacy follows by other buildings so that almost all buildings in this area become commercial building which promoting good opportunity for the owner.



Picture 2: This district then becomes the beginning point of the North Bandung development plan in the year 1919. (Voskuil, 1996, Bandoeng Beeld van Eenstad)

3.2 Building's Potency as Dutch House.

The European society, especially the Dutch who were living in Bandung at that time were maintaining their living style. This can be reflected from their houses. The land plots in the Northern part were usually large, made it possible for large houses with extensive yard area. The northern district which level higher and its fertile soils made it possible to grow various plantations caused the district become shady, cool and beautiful.

The building design was following the popular style at that time (the beginning of the 20th century), strong structures and because money was not an issue the material was of the best in that time. Moreover sometimes part of the material was shipped from Holland or other European countries to fulfill the taste and prestige of the owner.

Houses are usually consisted of main house and annex house. The main house was the home for the master and his family, consist of guest room, study room, sitting room, family room, dinning room, sleeping room, bath room and toilet. While the annex house was a living

space for the servants and service, consists kitchen, storage, washing room, sleeping room, bath room and garage.

The tropical climate demand's large door and window sizes, made it possible for adequate sun shine and fresh air flow to enter for natural lighting and good air conditioning to overcome the heat. Large size rooms, as a sample the children room is 5 x 6 meters with more than 4 meter high ceiling, also to overcome the heat. A porch facing the inner yard for coffee or tea time in the morning or afternoon.

Building forms and sizes with large yards was seen as potency to make this building commercial. Old shaped, rather antique, was a unique attraction to a cloth showroom. While the large room size could be a place for activities that requires lots of display goods or human circulation. Extensive yards could be used for support activities such as café or car park.



Picture 3: Some of Dutch's houses which still exist in Military area

4. 'HERITAGE' THE FACTORY OUTLET AS CASE STUDY.

4.1 Background.

The 'Heritage' building is estimated to be build as a villa, own by an entrepreneur or somebody with high position whose work at the Dutch colonial government at that moment. The possibility it was developed without an architect, because at that period (early 20th century) there were no special education in the architecture area. Buildings were usually planned by BOW (on duty public work department) and executed by contractors with the observation by zeni military which was assigned to assist public work department.

The building is estimated build in the early time of the 20th century. This can be proofed by the usage of flimsy pressed iron plate for ceiling decorations (*gestampt dun plaatijzeren*) which was much produced in Dutch at that time (*en dateren uit het eerste decenium of van de 20ste eeuw*). This building has obtained a lot of design intervention from building owner housewives whose learned from a popular book at that time 'Ounce of Huis in Indie', ('Our house in Indonesia) a masterpiece of Mevrouw Catenius van der Meijden, narrating about hygiene, health, furniture, work, building maintenance and others.

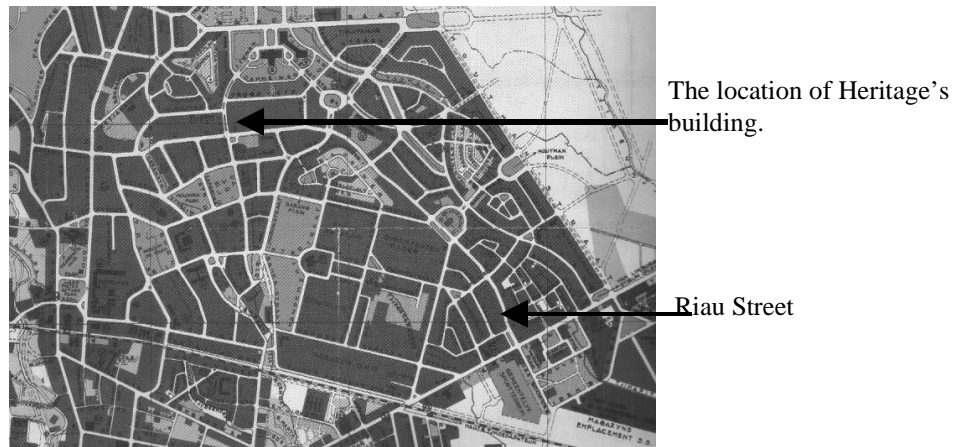


Picture 4: Situation of district surrounding 'Heritage' in 1920 and flimsy pressed iron plate for ceiling decorations (Voskuil, 1996, Bandoeng Beeld van Eenstad)

This building is listed as a conservation building, type A that this building is not permitted to be demolished and changed, because it contains high history value. Efforts to maintain this building authenticity is considered a success because the revitalization process was following instructions given by Bandung Heritage, an association for historic buildings in Bandung.

4.2 Location.

This building is located in the corner of the RE Martadinata street (previous of Riau street) and the Banda street with the long side faces the RE Martadinata. Representing most unique corner building and become a landmark of a historic district. This location is included into an area planned by architect Aalber and De Waal, represents the expanding area of the new city centre intended for European community, especially Dutch



Picture 5: The district which planned for European community. (Voskuil, 1996, Bandoeng Beeld van Eenstad)

From result of study of Haryoto Kunto in his book '*Wajah Bandoeng Tempo Doeloe*', mentioning that Riau street represent one of eldest luxuriant housing area in Bandung, so that Riau street (present of RE Martadinata street) specified as conservation area as according to Detail Plan of Town Planning No.2 year 1996, where historic environment and buildings in this area have to be protected.

The growth of Bandung city, causing the growing of new shopping centers, which growth in the main street at north part of Bandung, one of them is Riau street. This street represent the connective line of north, south, west and east part of Bandung, strategic and easy to reach. Bandung in this time recognize as shopping place and Riau street one of the popular place which become the destination of tourist whose come to Bandung by exploiting potency of old building as the places of commercial activities.

4.3 Building's Condition before Revitalization.

4.3.1 Function and Use

Building represent as house on duty own by PT Kimia Farma, a governmental property. Since year 1995 this building was no longer use as a house but for rent. First used as place of

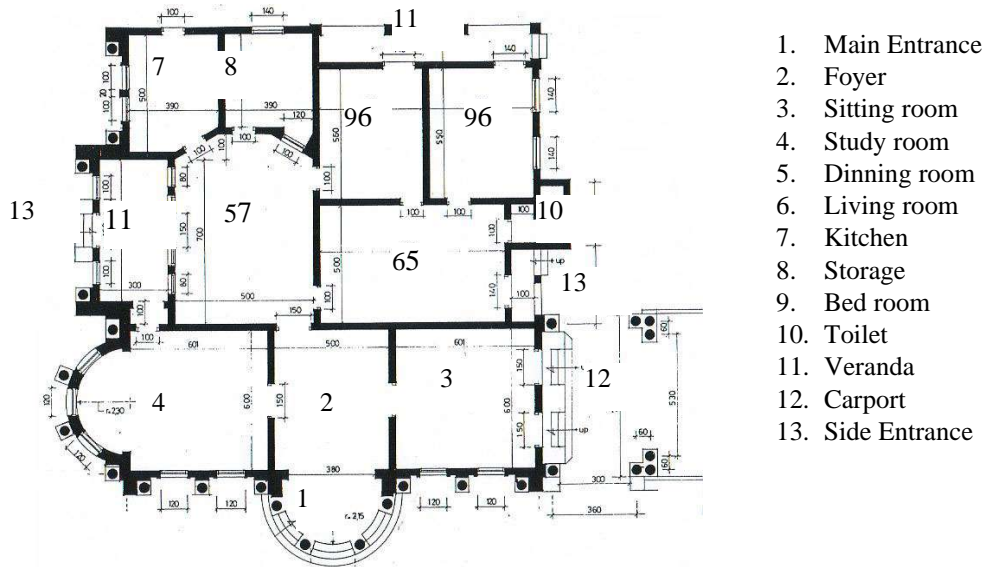
English courses, then private school for the manager of Bank. Grace Tirtha a business woman who own some boutiques, feel interested with the beauty of this corner building. At the 25 of November 2000 this building was opened as outlet which sells clothes and called 'Heritage'.

This successfulness was followed by others building surrounding which also change to become commercial building like: boutique fashion, cafe shop etc.



Picture 6: Some old buildings which already changed to be commercial buildings.

4.3.2 Original Plan



Picture 7: Original Plan with building size 308 m2 and land size 2983m2.

4.3.3 Physical Condition

'Heritage' building quilted with the bearing wall structure, red brick wall with pilaster and stone as foundation. Roof use vlam tile, pressed iron plate for ceiling decorations while window and door's frame from the best quality's of teak. Floor used combined artless and decoration of good quality tile.



Picture 8: Details of floor tile and interior existing.

Building condition before revitalization was very bad, roof construction had brittle, 50% of tile had leaked, especially in main entrance. Rain-gutter had leaked, frame of window and door incurred by insect and also the condition of ceiling. The parts which still good looking and strong were pillars. Partly of the yard covered with paving block and cement and used as parking space. The other part still as garden covered by the grass and some trees. One of the trees represents the crop which must preserve.



Picture 9: Building condition before revitalization. (Front, back and side elevation)

4.4 Building Condition after Renovation.

4.4.1 New Function.

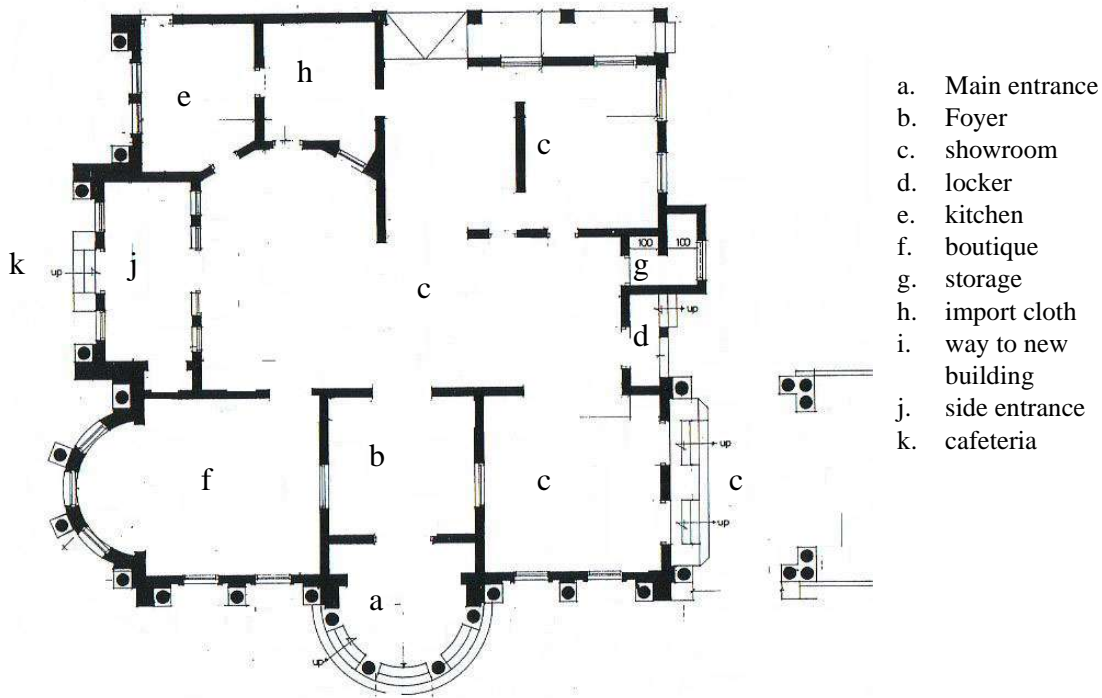
Target of renovation is that building could adapt to its new function, that is outlet or shop which selling clothes. Building exterior may not changed by the conservation's rule so that only interior part may changed to accommodate its new function so that building could used in an optimal function

As commercial building, it has to attract a lot of visitor. Building has to be seen interest so that need the good handling and good arrangement. Because of a lot of things to sell so that required wide space to show its. Almost entire space has been used as show room. Destroying of walls should be done to get more space so that visitors could more free and flexible in shopping.

Not only rooms have been used as showroom but also verandas and carport. Only a view room still use as previous function like kitchen and foyer. The changes of room's function not change the ceiling and floor tile, so that the original shape could recognized from floor's and ceiling's pattern.

4.3.2 Alteration Plans.

Main entrance still use as previous function while for way out could through alternative door at right side which passing the cafeteria. Destroying the walls cause the open big show room which could connect from one part to another except boutique and the with import clothes room. Boutique has its own fitting rooms and cashier.



Picture 10: Alteration Plans.

1. Foyer still used as main entrance and has new function as waiting room.



Transparent window, possible to see boutique from foyer.

Picture 11: Main entrance, side entrance and foyer with transparent view to Boutique.

2. Study room used as boutique fashion with separate cashier and fitting rooms. Entrance placed from inside through show room. Entrance door from foyer have been changed into glass window so that visitors could see directly inside immediately they arrive. Sitting, living, dining and bed rooms used as continuous showroom without divider in between.

Floor tile motif could recognize the previous room



Picture 12: Continuous show room and side entrance.

3. Veranda at right side used at bags showroom and also as entrance to cafeteria and alternative of way out
4. Carport used as showroom for bed room's accessory by built wall at front side. In this side room there is a stair to the second floor area
5. Veranda at left side used as locker for visitor. The visitors may not bring the big bag and other things.
6. Toilet used as storage. New toilets have been built at the back side of the building.
7. Kitchen still used as the previous function but now serve for cafeteria.



Picture 13: Cafeteria at right side. Carport at left side which already closed by wall.

4.3.3 Existing Condition

Addition building has been done maximally using space around the building. The function of the new building at left and back side are showrooms, service room and storage with size 967.5 m² covering 2 (two) storey. The new building at right side is semi permanent, transparent and used as cafeteria sizing 163 m².



Picture 14: Front elevation of Heritage building.



Cafeteria

Picture 15: Right and left side elevation of Heritage building.

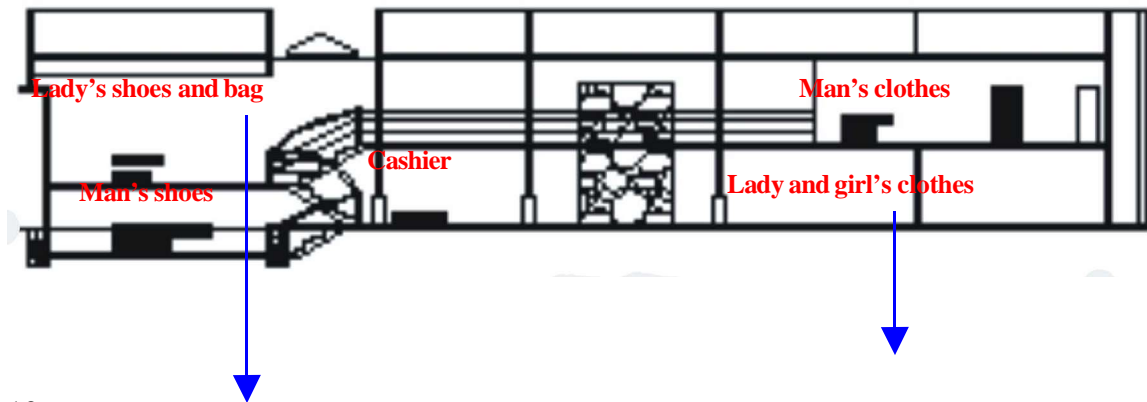
Addition building covering:

1. Show room at left side building, used as place for accessories, boy's clothes at ground floor and man's clothes at first floor.



Picture 16: Section of addition building at left side, which showing the optimally used of space.

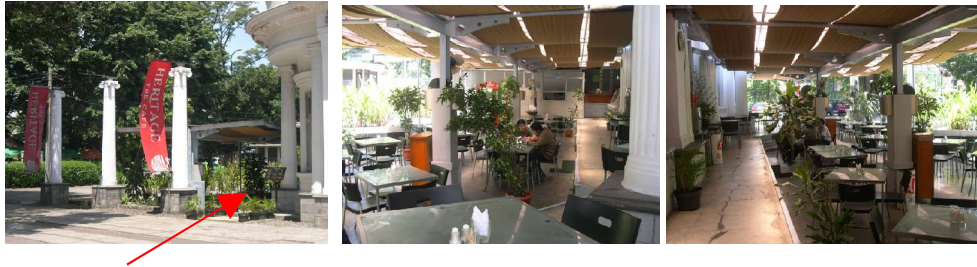
The show room at the back and right part were made separately as a split level floor. At the ground floor in middle and left part is used for lady's, baby's and girl's clothes, fitting room and toilet, while at the first floor is used for man's clothes. Ground floor at right side is used as cashier. Basement at right side is used for man's shoes and lady's bag and shoes.





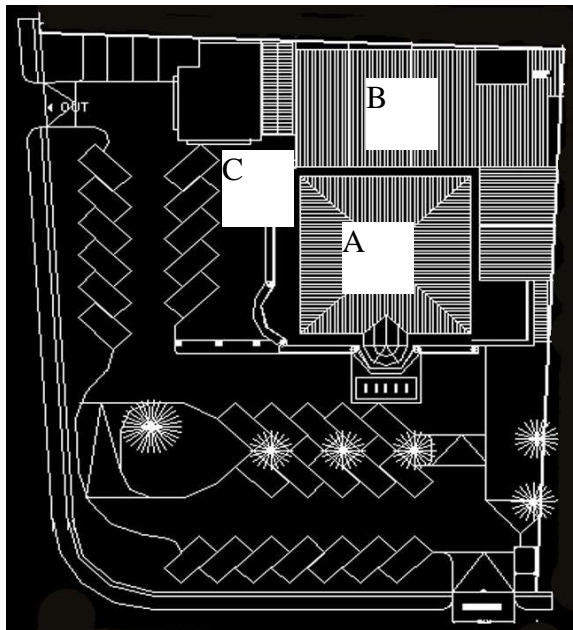
Picture 17: Section of addition building at back side, which showing the optimally used of space.

2. The cafeteria at the right side of the building is an open space divided by some plants and leveling lower than the surroundings, used also as side entrance.



Picture 18: Entrance to cafeteria and cafeteria's room.

Existing building after renovation and adding new building, covering:



A: Main building, size 380m²
 B: Addition building, size 967,5 m²
 C: Cafeteria, size 163m²
 Totally size 1.515, 5m²
 Parking space's capacity: 60 cars.

Picture 19: Existing situation.

5. Conclusion.

Studies shows that after being renovated and re-used, an old building still looks good have a specific character which could not be possessed by new buildings. 'Heritage' the Factory Outlet, at RE Martadinata street no. 63 (previous name is Riau street) in Bandung, previous was a house that belong to a Dutch's family and now have been changed into factory outlet that could attract lot of visitor. This success is followed by other ex Dutch's houses in this area so this area

become one of the tourist's destination in Bandung, a unique commercial area with the attraction of old style building factory outlets.

Effect of being commercial, is anxious to damage the area. The appearance of street merchants on the pedestrian walk and green strips area make the scenery become filthy, dirty and smells bad. The lack of parking spaces causes the street sides and green strips to be used as temporary parking areas, makes traffic jam and destroys the green strips. More over, appearance of billboards that covers the building facades impairs the house owners. Those things above should not stop the attempt for conservation, not only the buildings but also the environment, so the adaptive re-use don't destroy the area. In this case the involvement of the government as a decision and rule maker.

Riau area which is a part of the military district representing historical district in Bandung city which still have lot of inheritance Dutch's buildings. These buildings, represents our heritage, should be preserved because the rare style and shape and there are no more in other area in Bandung. Study results proved that adaptive re-use done to some buildings in this historical district is able to revitalize the district. This program, adaptive re-use should be designed to improve all aspects of this historical district.

References:

- Fitch James Marston, 1990: *Historic Preservation*, University Press of Virginia, USA.
- Hartono,Diby, 2000: *Hasil Revitalisasi Bangunan Bersejarah*, Pikiran Rakyat News Paper, Bandung-Indonesia.
- Kunto, Haryoto, 1984, *Wajah Bandoeng Tempo Doeloe*. PT Granesia, Bandung.
- Purwantiasning W Ari, Stonard C John, Thorne J Terrence Mark, 2004: *Konservasi dan Perkembangan Ekonomi*, Bias Arkade, Jakarta.
- Voskuil, EA, RPGA, 1996, *BANDOENG, Beeld van een stad*, Asia Maior, Purmerend, Nederland.

Waridan, Djoni,D, February 2001 : *Pesona Arsitektur Eklektik*, Griya Asri Magazine, Jakarta-Indonesia.