

# Change The Function Of Colonial Buildings For Independent Businesses In Semarang Old Town

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**Abstract-** The Old Town of Semarang is a conservation area with many colonial buildings. In the 1920s, the old city became a center of trade, and to secure its citizens and territories, a fortress was built. This area has an area of approximately 31 hectares. Seen from the geographical condition, this area is separated from the surrounding area, so it is formed like the city itself, and earned the nickname "Little Netherland". Some of the buildings in the colonial period, have now turned function into business premises, such as restaurants, cafes, retail and galleries.

The purpose of this study is to know how the modification of the colonial house, especially in the spatial dalamalamnya in maximizing space as a place of independent business. The research was conducted by descriptive method, with the sample taken by purposive. The result of the research shows the change of colonial building function for the independent business is realized in the change of the function of the building and the space into a place of business that is adjusted to the specificity of its business activity. In addition, the addition and alteration of building materials is used to emphasize the main functions of the business. While in general the main colonial building function plan tends not to change.

**Index Terms-** Change the function, colonial buildings, independent businesses

## I. INTRODUCTION

Semarang like any other big city Jakarta, Surabaya or Bandung which in the past is a busy city with economic activity has many relics of Dutch colonial buildings with various functions such as offices, shops, schools, markets, stations, churches and various types of urban dwellings. In Semarang, Dutch colonial buildings are located centrally in the Old Town of Semarang, especially buildings for trade, office, warehousing, school, church and some houses. Dutch colonial buildings around Jl. Bojong, now Jl. Youth and Tugu Muda area.

Based on Law Number 11 Year 2010 on Cultural Heritage stipulated that the building is more than 50 years of colonial buildings are worth preserving. Based on these regulations then all the buildings built in the Dutch colonial period or before independence deserve to be preserved. With regard to the matter in 1992 in the city of Semarang has been issued Decree of Mayor KDH Tk.IISemarang no. 646/50 / Year 1992 on the Conservation of Ancient / Historic Buildings in the Region of Dati II of Semarang, where there are 101 Dutch colonial buildings to be preserved, with varying degrees of preservation of buildings. But now some buildings have been damaged, and cut into new buildings.

Currently some of the remaining Dutch colonial buildings in the city of Semarang have been preserved by involving community participation with independent efforts. Some people in Semarang see business opportunities in Dutch colonial buildings such as culinary moves such as cafes and restaurants. Buildings used for businesses are usually private colonial buildings. The utilization of colonial buildings for self-sustaining business had an effect on the environment in the formation of a new environmental atmosphere in the Dutch colonial building environment. The development of business activities in colonial buildings must be balanced with the rules in the management of colonial buildings. The need for conservation of colonial buildings in the city of Semarang has become urgent to involve community participation, given the absence of incentives from the government. Community participation in the form of Dutch colonial building utilization for self-supporting business provides building preservation opportunities with the cost of the independent business. Independent efforts on Dutch colonial buildings should be able to keep the rules of preservation of colonial buildings such as regulations that apply. On the other hand preservation regulations provide space for creativity in the development of

independent business and the creation of space with a new image with colonial feel by utilizing the character and business potential in the city of Semarang. Efforts made by independent business actors in utilizing the colonial buildings to adjust the type of business is certainly interesting to be observed.

## II. IDENTIFY, RESEARCH AND COLLECT IDEA

### Change The Function of Historical Buildings

Building function is a change in the function of the Building, originally its function as the Dutch left house into a commercial function, such as restaurant, fashion house, Cafe, both permanently and temporarily. *(Hanum, Meivina 2012)*

The transfer of historic buildings is a change of building usage of an activity that becomes another activity. The transfer of historic buildings emerged as a result of development and increased population and lack of fulfillment of life needs. Population growth and increased living needs for development activities have changed the structure of ownership and the use of historic buildings on a continuous basis. *(Hanum, Meivina 2012)*

The rapid development of technology has changed the ownership structure and the number of cultural heritage buildings into commercial centers, since the majority of cultural heritage buildings have a very strategic position as well as the economic factor of the owner of the cultural heritage building which is unable to finance the maintenance of the cultural heritage building due to the cost which is not small. use of buildings that have been designated as historic buildings. *(Hanum, Meivina 2012)*

In addition to meeting the needs of the owners of historic buildings who want to get big profits because it has a historic building by selling or leasing to parties who need to field of business. *(Hanum, Meivina 2012)*

## III. WRITE DOWN YOUR STUDIES AND FINDINGS

### Change The Function Of Colonial Buildings For Independent Businesses In Semarang Old Town

In this research, three colonial buildings were taken for self-supporting business: Spigele Bar and Bistro, Ikan Bakar Cianjur, and Contemporary Art Gallery in one area on Jl. Lieutenant General Suprato in the Old Town area. The three buildings have characteristics of Indish architecture built in the late 19th century.

#### Status of Land and Building Ownership

Building Name	Change The Function Of Colonial	Status of Land and Building Ownership (Early)	Status of Land and Building Ownership (End)
 <p>Spiegel Bar and Bistro</p>	Office - Restaurant	Personal	Personal
	Court - Restaurant	Government	Personal

			
<p><b>Ikan Bakar Cianjur</b></p>			
	<p>Trade Building - Gallery</p>	<p>Personal</p>	<p>Personal</p>
<p><b>Contemporary Art Gallery</b></p>			

*Table Land and Building Ownership Status Table Spiegel Bar and Bistro, Ikan Bakar Cianjur, and Contemporary Art Gallery in Kota Lama*

*Source: Personal Analysis*

**Spiegel Bar and Bistro**



*Picture of Spiegel Building In the Dutch Colonial period*

*Source : [https://www.kompasiana.com/christiesuharto/metamorfosa-spiegel-bar-bistro-eropa-lama-di-semarang\\_56541c39a523bd5d0c7a596a](https://www.kompasiana.com/christiesuharto/metamorfosa-spiegel-bar-bistro-eropa-lama-di-semarang_56541c39a523bd5d0c7a596a),*

Spiegel Bar and Bistro is a colonial building that was originally an office building and is a 2 storey building. Prior to use for Bar and Bistro the Spiegel building is a building that is not functioned in a long time. 2016 Spiegel building renovated and made Bar and



Change only occurs in building function and interior room order. Several windows and doors are still in the original preserves, but only redeem to improve the aesthetic value of the building.

The thick walls characteristic of colonial buildings make the character of the past space present an atmosphere different from the general building.

The main room at Spiegel Bar and Bistro that presents the twilight ambiance. With no barriers, just place the Bar table in the main room void. European concept is very thick on the interior atmosphere of Spiegel Bar and Bistro. Curves typical of European buildings are still maintained in the atmosphere of Space Spiegel Bar and Bistro, with the authenticity of exposing bricks are still maintained in order to conserve this historical colonial buildings.

### **Ikan Bakar Cianjur Restaurant**



*Picture of Ikan Bakar Cianjur Restaurant ex. District Court th. 1925*  
*Source : Dimensi Teknik Arsitektur Vol. 32, No. 2. (Purwanto, LMF 2004)*

Building restaurant Ikan Bakar Cianjur on Jl. Lt. Gen. Suprpto of the Old City of Semarang, occupying an old building built during the colonial period in 1760 (Groll, 2004). At first this building served the court office in the colonial period, is a one-story building. The architectural style of this building is an example of a Closed Dutch Style style building similar to Reiner de Klerk's house which currently houses the Archive Building in Jakarta (Groll, 2004 and Heuken, 1997).

*Renovation Picture of Ikan Bakar Cianjur , 2007*  
*Source: Private Document*



After the independence period was used as a private office and dormitory. The building had been vacant for a long time, although it was an important building with a strategic location that became part of the history of the Old Town area. In 2006 the building could be purchased by private parties, before it was renovated to be restaurant in 2007. The former courtroom building was renovated with small changes in the kitchen and side room development.



*Picture of Part of the building that's still in defend  
Source : Private Document*

Changes that exist in the IBC building Semarang exist on the function in space space on the condition of the existing space available for business activities culinary / restaurant.

The addition of new spaces occurring in IBC buildings is visible on the right side of the IBC is a new dining room with a design that looks most different from other dining rooms that still show its original condition

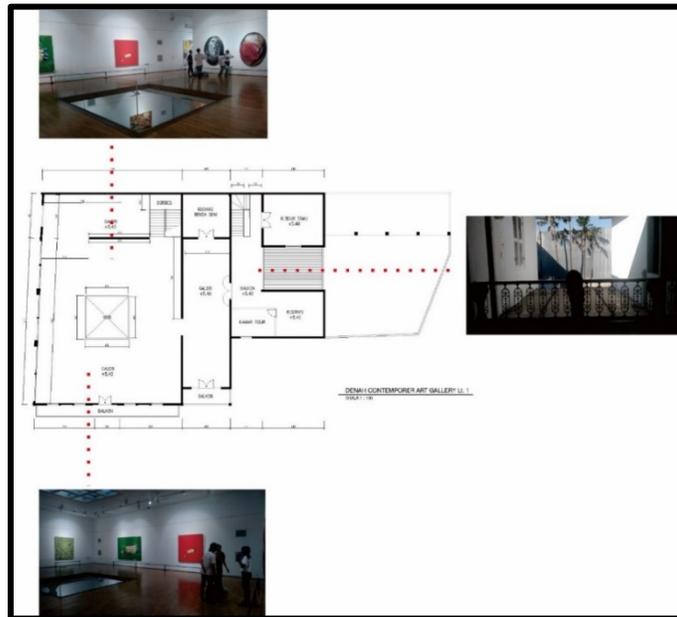
**Contemporary Art Gallery**



*Picture of Contemporary Art Gallery ex. De Indische Lloyd 1937*

Contemporary Art Gallery is an art gallery located in Kota Lama Semarang. At first this building is a building for trading business. Historically this building was torn down and rebuilt in 1918 in colonial style and recorded as the first office of an insurance company named "De Indische Lloyd" in 1937, owned by businessman Oei Tiong Ham Concern, the sugar king of Indonesia. In the course of this building was once dominated by Tasripin indigenous businessmen and had been hired as a warehouse. The last was used as a Fresh syrup company until 1998. After 1998 had not been functioned and left empty in a long time to experience destruction due to wear and damaged by the roots of wild plants. In 2007 the building was renovated by Mr. Chris Dharmawan to be a gallery. Year 2008 is used as Semarang gallery.





*Picture of Second Floor Plan and Interior Contemporary Art Gallery  
 Source : Private Document*

**Utilization of Colonial Building for Independent Business**

Building's Name	Initial Condiition (Original)	Current Condition (Building Utilization)
Spiegel Bar and Bistro	1895, serves as a department store, furniture. Then it turned into a gallery and musical instrument store. And had become a place of heavy equipment storage until then dormant	The interior of the building is tailored to the needs of Bar and Bistro layout. Some parts of the building are added, among others, the addition of columns and concrete beams. The 2nd floor is made of wood decorated like the original. And changes occur on the transfer of space functions.
Ikan Bakar Cianjur	It was built around 1760. The colonial building character built in colonial times is preserved to the original, making it a unique building, and has an architectural value advantage for the restaurant. Buildings with thick walls, large window and door holes, large and thick wooden window frames. Was used as a private office and dormitory.	Small changes occurred during the renovation of the kitchen and side room development. Space in the building maintained all the elements of the building. The floor still uses the original motif tiles of the colonial period, doors and windows with wooden frames that are sufficient with carved patterned windshields. The high ceiling is made of board.

Contemporary Art Gallery	Building for the insurance company De Indiche Lloyd in 1937. In the course of the building was occupied by indigenous businessmen of the colonial period Tasripin, and last used as a factory syrup Fresh until the end of 1998. In 2007 the building was renovated to become a gallery and inaugurated in 2008.	Expression of the building from the outside looks in accordance with the original. Changes are in the inner space, many windows are closed for display space in the gallery, especially to display the painting. For the facade still the same, the window of the typical colonial period and interior blinds are optimized for gallery function.
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*Table of Utilization of Colonial Building for Independent Business  
Sumber : Analisis Pribadi*

#### IV. CONCLUSION

From the above discussion about Change The Function Of Colonial Buildings For Independent Businesses in Semarang Old Town, it can be concluded:

1. Trade building and court office as a colonial building can be change to gallery or restaurant with the original architectural expression.
2. Change the function of spatial colonial buildings adapted to new functions for specific business activities,
3. The changing function of colonial buildings was basically more dominant to preserve colonial buildings and revive the atmosphere of the old city of Semarang

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