

# The Concept of Building Revitalization with Office Functions as an Effort to Preserve Indies Buildings

## Case Study: Bank Indonesia, Main Post Office, and BNI Bank in the Gondomanan Region, Yogyakarta

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### Abstract

The Gondomanan region is filled with increasingly active economic activity nowadays. As a result, changes cannot be avoided. This phenomenon results in old buildings such as indies buildings decreasing in quality and even being at risk of disappearing. Therefore preservation efforts in the form of revitalization activities must be carried out to keep the legacy from being destroyed. Developed countries in Europe and Britain have been carrying out conservation activities since World War I. The Indonesian government has also made conservation efforts as evidenced by the Law No. 11 of 2010 concerning Cultural Heritage. The purpose of this study is to analyze how the application of the concept of revitalization in indies buildings to still have office functions while also adjusting to the current conditions, so that they are considered successful in applying the concept of revitalization to provide economic, social, and cultural value. The method used is a qualitative method where data is obtained from literature studies and field observations then being analyzed to obtain information in the form of revitalization efforts that have been made. The results of this study show that the revitalization efforts in the case study are considered successful because the changes that occurred are not too significant and adjusted to the principles of the preservation of Burra Charter, seen from the aspects of spatial layout, facade, material, structure, and color.

**Keywords:** *Conservation-Preservation, Indies Architecture, Office Building, Revitalization*

### Introduction

The preservation of old buildings is known as conservation, which is then divided based on the type of activity and the level of change (Sofiana et.al, 2014). Conservation is the initial concept of preservation by preserving historical monuments which then develop in urban environments that have historical value and scarcity which are the basis for

conservation actions (Arahman et.al, 2018). Conservation is an effort to protect and manage places that have cultural potential that aim to maintain cultural significance (Widiastuti et.al, 2015; Arrahman et al, 2018). In Burra Charter (1981), conservation is the activity of maintaining a place in order to maintain its cultural value. Conservation does not only pay attention to architectural aspects but also to intangible aspects.

Architectural conservation, according to Glendinning (2013) is something that includes not only limited architecture in a variety of forms but also involves other subjects such as the environment, urban planning, housing,

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economics, and urban tourism. The focus of conservation is history, present and future, taking into account historical evidence, current needs and sustainability for the future (Orbasli, 2008). Referring to “the future”, conservation activities are very important to minimize damage, increases in terms of culture and economic value of historical heritage (Lucchi, 2018).

Conservation efforts are very important as evidence of the lifestyle and culture of the people who live in a place, so that they provide new functions according to location and potential that can help future generations understand where they come from. Conservation efforts are said to be successful if there is a new function in the historic building, but the new function must preserve the originality and architectural characteristics of the building (Misırlısoy, 2016). Developed countries such as those in Europe and the UK have been carrying out conservation activities since the industrial revolution and World War I, which destroyed many cities, especially historic buildings (Purwantiasning, 2016).

Conservation methods carried out by several conservation certificates such as The Venice Charter, The Burra Charter, UNESCO Recommendations, the Washington Charter, and The World Heritage Cities Management Guide interpret conservation activities as a process of managing a place where the existing cultural significance is maintained according to the current conditions.

The principles of conservation based on the Burra Charter that need to be considered and used as a reference in the conservation of a site are:

1. Aim to maintain or restore the cultural significance of a place and include planning for security, maintenance for the future.
2. Based on respect for building materials with minimal physical touch intervention, and which may not damage existing building materials.
3. Assign multidisciplinary experts to contribute positively to conservation.

There is one development strategy in the preservation effort that is revitalization, which is an attempt to recycle to provide new vitality, and increase existing vitality or even revive that vitality that was once there but has faded (Issemiarti, 2011). The main purpose of

revitalization is not only to restore the past, but to preserve what is in the past and aim for future expansion (Catanese, 1983). Revitalizing the old region is not only an effort for development, but also an effort in reviving the economy (Budihardjo, 1997).

According to UNESCO, revitalization is a restoration activity aiming to obtain optimal added value economically, socially, and culturally in the use of buildings and environment of cultural heritage. It can be part of the revitalization of an old city area to prevent the loss of city assets with historical value because the area experiences productivity.

The Government of Indonesia is also making efforts to develop conservation in the form of revitalization as stated in Law no. 11 of 2010 concerning Cultural Heritage. This law states that revitalization is a development activity aimed at re-growing the important values of Cultural Heritage by adjusting the function of new spaces that do not conflict with the principle of preservation and cultural values of the community. Revitalization approaches must be able to recognize and utilize the potential of the environment, which support the local wisdom of an area such as inherent history, meaning of the place, unique location and image of an area. A revitalization effort will support the city's identity (Purwantiasning, 2016).

Indonesia is a country that was once colonized by foreign nations and has a lot of history that must be preserved starting from the entry of Europeans, namely the Netherlands and the Chinese, bringing a strong Colonial and Chinese style that developed into Indies and Chinese Architecture. In addition, the influence of the Dutch colonial government on the pattern and structure of the formation of the city area was considered to be quite large, seen in the city area which has many old buildings erected from the Dutch East Indies government with historical value (Pawitro, 2015).

The existence of Europe directly affects changes in the physical aspects of the city in several corners of the city of Yogyakarta, one of which is the Gondomanan region. Buildings with Dutch colonial architecture are widely erected in these areas, ranging from office buildings, schools, places of worship, to residential buildings.

Gondomanan area is a cultural preservation area (KCB), which was established by the government in 2011 through DIY Governor Decree No. 186 / KEP / 2011 concerning Establishment of Cultural Heritage Areas. Gondomanan was originally referred to as a small loji area, an area that developed from 1920 as a consequence of the linggarjati agreement. The advancement of industries such as shops, plantations and increasing interest in developing education and health caused the Dutch who settled in Yogyakarta to increase. Gondomanan became an administrative area that was equipped with various complete facilities such as schools, churches, javasche banks, and post en telegraafkantoor at the time.

The Gondomanan region is now filled with increasingly active economic activity. As a result, there are many changes that cannot be avoided. This phenomenon causes the quality of the building to deteriorate, even to the point of being lost. Since it is used for various purposes, the Indies building has limitations regarding its properties which are limited in number (finite), unrenovable, and fragile (Wahyu & Adrisijanti, 2011). Therefore, the use of new functions in the indies building must refer to aspects of preservation.

However, in recent decades there has been growing concern for the sustainability of historic areas, seen from the efforts of the Government in carrying out conservation efforts. Thinking based on sustainable goals reflects an awareness that the problem of the historic region is not only from the physical approach of the built environment, but also as a system that involves life in it.

The purpose of this study is to analyze the application of the concept of revitalization in indies buildings to still have office functions while also adjusting to the current conditions, so that they are considered successful in applying the concept of revitalization so as to provide economic, social and cultural value. Temon, Kulonprogo on Friday, 21 January 2017 as in Figure 1 The main obstacle faced in the construction of this new airport is the access road connecting to Kulonprogo Airport.

## Method

The research method that will be used is a qualitative method, where field data are obtained through literature studies and field observations, then being analyzed to obtain information. The data collected consists of primary data and secondary data through observation.

The analysis used is descriptive qualitative analysis with the aim of translating data from field observations. This analysis aims to get the results of the concept of revitalization in the indies building with office functions and still be used as office functions, judging from the changes that have occurred since the building changed its function to the current function. These changes will be analyzed with regards to the spatial, facade and material, structural, and color aspects.

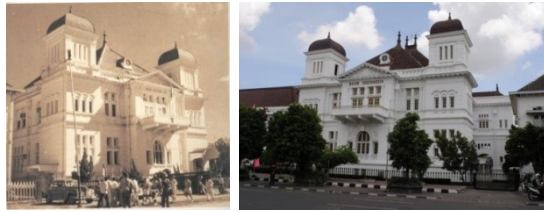
## Result and Discussion

In the Gondomanan area there are three buildings that have an indies architectural style with office functions and are still used for office functions. Therefore, the objects in this study are Bank Indonesia, Main Post Office and the Bank Negara Indonesia (BNI). Observations made are whether there are changes seen from several aspects of spatial planning, facade and material, structure, and color.

### 1. Bank Indonesia

This building is administratively located on Panembahan Senopati street no. 4 and regionally is in the neighborhood of RT 9 / RW 1, Prawirodirjan Urban Village, Gondomanan Sub District, Yogyakarta. Formerly this building functioned as the office of *De Javasche Bank (DJB)* Yogyakarta Branch which was opened on 1 April 1879 under the name *Agentschap van De Javasche Bank Te Djokjakarta*. The land area is around 300m<sup>2</sup>. On the north side is Fort Verdeburg and on the south side is the Sultan Ground. This building was designed by Hulswitt and Cuypers with a passion for displaying architectural grandeur. The layout of this building is rectangular and symmetrical. Spatial patterns on the inside are divided again using partitions. Likewise, on the second floor the entire room is seen connected by a central room which is also a corridor.

Figure 1. Bank Indonesia Building  
 Source: <https://kebudayaan.kemdikbud.go.id/> (accessed on January 29, 2020)



The building facade in addition to showing the processing of building structures also shows details in an effort to be responsive to climate and clearly shows the influence of neo-renaissance in the design of this building. On the north-facing facade uses various building elements and ornamentations while on the other side it is not too conspicuous.

## 2. Main Post Office

Figure 2. Main Post Office Building  
 Source: <https://kebudayaan.kemdikbud.go.id/> (accessed on January 29, 2020)



The Main Post Office is located in Ngupasan Urban Village, Gondomanan Sub District, Yogyakarta. Precisely located at Panembahan Senopati street no.2, Yogyakarta and territorially located at RT9, RW1, Yudonegaran Village, Yogyakarta. The Post Office was built under the Dutch government in the 1800s and this building was originally named *Post En Telegraaf kantoor*. Until now this building is still being used as a post office with the name "Yogyakarta Main Post Office". The building faces north and the building is horseshoe shaped. It consists of two floors and the architecture that appears in this building is indies architecture.

## 3. Bank Nasional Indonesia (BNI) 1946

Figure 3. BNI Bank Building  
 Source: [https://www.portal-alamat.com/2017/05/alamat-lengkap-bank-bni-di-seluruh\\_18.html](https://www.portal-alamat.com/2017/05/alamat-lengkap-bank-bni-di-seluruh_18.html) (accessed on January 29, 2020)

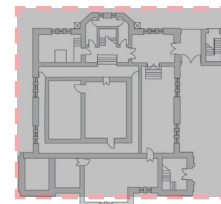


Bank Nasional Indonesia (BNI) 46 is administratively included in the Ngupasan Urban Village, Gondomanan Sub District. This building consists of two floors and has an area of about 1307 square meters. This building has archeological value as an Indies architectural style building. The special feature of this building is that the walls are adorned with pseudo-pillar and roster ornaments that function as air circulation and lighting as well as to enhance architectural appearance. In the Dutch era this building was used as an Insurance office called the *Nil Maatschappij* Office. During the Japanese occupation it was used as the Japan Radio office under the name *Hoso Kyoku*. Furthermore, during the revolutionary period this building was used as the office of *Radio Republik Indonesia* and had received an air strike from the British airship RAF in 1945.

## Spatial

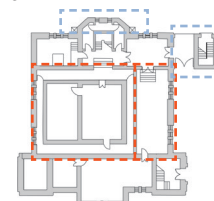
Table 1. Comparison of past and present Spatial

No.	Building	Spatial
1	Bank Indonesia	<b>Past</b>



The basic form of the plan is a symmetrical square. This data was obtained from interviews with informants. The initial function of the basement floor is to archive storage, music practice rooms and warehouses.

### Present



For the current function, there are additions to the sides and back marked with blue which are used to add doors and stairs.

The basement floor is used for museums and audio-visual rooms (R.A.V). The layout was not changed, but the audio visual room was made into a multilevel classroom.



2. Main Post Office **Past**



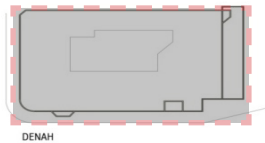
The basic form of the plan is a symmetrical square.

**Present**



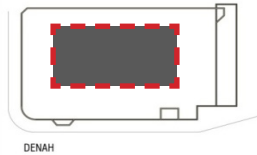
For the current function, there is a slight reduction in the center of the building. There were no changes in the function of space, as the original function is still the same.

3. BNI Bank **Past**



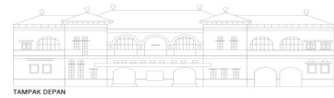
The basic shape of the plan is a symmetrical rectangle.

**Present**



The basic shape of the plan is a rectangle with a reduction in the middle to change the function of the space in the building.

2. Main Post Office



3. BNI Bank



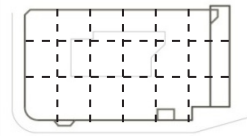
**Information:**

There were no changes to the facade and to the function of the past and present, and it still maintains the old facade.

The material used has remained the same from the past until now, namely plastered brick wall material and teak wood jamb, the material for window doors being wood paneling and lead glass.

**Structure**

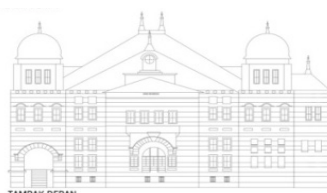
Table 3. Comparison of past and present structures

No.	Building	Structure
1.	Bank Indonesia	It is known that the main structure at Bank Indonesia is the bearer wall and no structural changes were made in the revitalization effort.
2.	Main Post Office	It is known that the main structure at the Main Post Office is the bearer wall and no structural changes were made in the revitalization effort.
3.	BNI Bank	

BNI Bank has changed the structure of the inner space by adding a grid structure to adjust the new function, but the structure of the outer wall is maintained.

**Facade & Material**

Table 2. Comparison of past and present facade and material

No.	Building	Facade
1.	Bank Indonesia	

## Color

Table 4. Comparison of past and present color

No.	Building	Color
1.	Bank Indonesia	The color used remains the same as the old building, which is white.
2.	Main Post Office	There is a change in the color of orange on a small side of the front to show the characteristics of the post office building.
3.	BNI Bank	The color used remains the same as the old building, which is white.

## Results

The results of comparison of the changes made in the revitalization effort will be summarized in the table below:

Table 5. The results of changes in all aspects

Building	Spatial	Facade & Material	Structure	Color
Bank Indonesia	√	x	x	x
Main Post Office	√	x	x	√
BNI Bank	√	x	√	x

Information:  
 X: no changes  
 √: there are changes

### Results:

- Bank Indonesia undergoes changes in terms of spatial planning to adjust new functions.
- Main Post Offices undergoes changes in terms of layout and color.
- Bank BNI undergoes changes in terms of spatial and interior structure.

## Conclusion

Bank Indonesia applies the concept of revitalization with an adaptive reuse strategy, changing from office functions to a mini museum and audio-visual room while still not changing the structure of the room.

The Main Post Office applies the concept of revitalization by making a slight reduction in the middle of the building and the colors that adjust to the characteristics of the Post Office. Nothing has changed in this structure for this building.

Bank BNI applies the concept of revitalization by making changes to the deep space structure to adjust new functions. But on the facade nothing has changed.

It can be concluded that the three heritage buildings, namely Bank Indonesia, the Main Post Office, and BNI Bank have not experienced any significant changes in terms of facades and material, and from the past until now have provided benefits in the economic, social, and cultural fields due to changes in functions that occur to improve economic, social, and cultural value.

Revitalization efforts on Bank Indonesia, Main Post Office, and BNI Bank are said to be successful as the changes made to each building are not too much and are in accordance with the principles of conservation as based on the Burra Charter. This states that one must maintain or restore the cultural significance of a place and include planning security and maintenance for the future.

This revitalization effort can provide a strong identity in the Gondomanan region.

Overall, from the buildings analyzed, Bank Indonesia is considered the most successful in making revitalization efforts as the changes made were minimal and functional for future maintenance.

## Recommendation

In retrospect, this research has taken very limited data, the Researcher suggested to other parties to conduct further research on the success of the Revitalization Concept that occurred at the Bank Indonesia Building, Main Post Office Building, and BNI Building. Therefore, relevant changes can be obtained in accordance with sufficient data in the form of aspects of Spatial Planning, Facades & Materials, Structure and Color.

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