

Adaptive Reuse of Heritage Building "Roemah Kentang 1908 Restaurant" Bandung

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Abstract. The Roemah Kentang building is a class B cultural heritage building in Bandung. Roemah Kentang has become legendary for its horror stories. In 2020, culinary entrepreneurs renovated the old Roemah Kentang building to become a restaurant called "Roemah Kentang 1908." The transformation of the old building function into the current function is an interesting topic to research. As a result, the goal of this study is to describe how adaptive reuse was used in the "Roemah Kentang" restaurant building using conservation ethics parameters. This research uses the descriptive method with qualitative data. The result of this research is that Roemah Kentang Restaurant applies the principles of conservation ethics to the concept of adaptive reuse. The demolition and addition of the building were carried out in accordance with the needs of its current function as a restaurant, although ecologically, they do not fulfill the principles of sustainable design. The design of Roemah Kentang Restaurant is adjusted to the current socio-cultural conditions of the community so that it can support the sustainability of this restaurant economically.

1.Introduction

Bandung is one of the cities that has many cultural heritage buildings in Indonesia. Preservation of cultural heritage buildings continues to be pursued by the government in order for them to survive as they should and be enjoyed by current and future generations. According to Fitch, which is complemented by the opinion of Busono (1), the types of building maintenance activities and the level of change that can occur in maintaining building components can be classified into several levels, including preservation, restoration, consolidation, adaptive reuse, reconstruction, and replication. In this research, the author sees that one of the cultural heritage buildings, "Roemah Kentang," has changed its function from a residential house to a restaurant. A process of modifying or changing something to replace its function with a new function while leaving its old function is called adaptive reuse (2). Adaptation has its roots in a combination of 'ad' (to) and 'aptare' (fit) and means action or the process of fitting (3). Based on the Law of the Republic of Indonesia Number 11 of 2010 concerning cultural heritage (4), adaptation is an effort to develop cultural heritage for activities that are more in line with current needs by making limited changes that will not result in the deterioration of its important value or damage to parts that have an important value. Based on the explanation above, it can be concluded that the Roemah Kentang building applies the concept of adaptive reuse. Research on the application of the adaptive reuse concept has been conducted by the author herself as well as by other authors. Previously, the author had examined the application of the concept of adaptive reuse in class A heritage buildings, namely the Paguyuban Pasundan building located at Jl. Sumatera no. 41 in Bandung, at the International Symposium on Cultural Heritage #2 with the title "Adaptive Reuse in Interior Office Paguyuban Pasundan Building." The

research describes the application of the concept of adaptive reuse to residential buildings that are converted into offices. Meanwhile, in this study, the function of the building, which was previously unknown, now functions as a restaurant. Lestari and Hasanah (5) conducted another study on conservation ethics, titled "Application of Conservation Ethics in the Restoration of Miniature Nias Traditional Houses: Preserving Earthquake-Resistant Traditional Architecture." This study used the conservation ethics principles of reversibility, originality, and minimal intervention as parameters for the application of conservation ethics. This research focuses on the principles of conservation ethics only, while in this research the author analyzes conservation ethics in the context of adaptive reuse. The next research was conducted by Jones (6) and entitled "The Phoenix: The Role of Conservation Ethics in the Development of St Pancras Railway Station (London, UK)". This research aims to evaluate conservation, rejuvenation, or restoration measures at St. Pancras Railway Station in London (UK) to become the new Eurostar terminal. Unlike the research that the author conducted, the building still has the same function as before, so it is not seen from the context of adaptive reuse but is an input for the author on how to evaluate a building conservation process. The next research was conducted by Kusumaningtyas and Purnomo (7), entitled "Adaptive Reuse in the Interior of the 1934 Bodrie House in Surabaya." In discussing this research, the author uses the theory of building function change in analyzing buildings that change function from residential to café and studio. Subsequent research was conducted by Andanwert et al., (8) with the title "Penerapan Konsep Adaptive Reuse pada Desain Interior Café di Kawasan Kota Lama Semarang (Case Study: Tekodeko Koffiehuis). This research has same topic (adaptive reuse in cultural heritage buildings) but the purpose of this research is to understand the problems faced by old building owners, managers, and architects in applying the concept of adaptive reuse. In contrast to Andanwert et al., the authors raise the issue of conservation ethics in the application of the concept of adaptive reuse.

The Roemah Kentang building is a class B heritage building in Bandung (PPID Bandung City), which means that the facade cannot be changed, but the interior can be changed with a 40% change limit. Based on the author's observation, the reuse of the Roemah Kentang building which previously functioned as a residential house into a restaurant is one of the principles of adaptive reuse which is now being carried out as an effort to preserve Dutch colonial heritage buildings in Indonesia. Adaptive reuse is one of the solutions and policies used so that old buildings are better maintained, have new useful functions that can be enjoyed virtually or psychologically (felt), and can more or less keep up with the times by changing the use and repairing parts that are obsolete or damaged to make them better with consideration of maintaining their authenticity (7). In applying the concept of adaptive reuse, conservation ethics are needed as a successful principle for preserving the physical and economic value of heritage buildings. According to Prof. Johannes Widodo in a webinar entitled "Lokamasa Architecture Webinar: Adaptive Reuse and Restorative Concept" (9), the points of conservation ethics include sustainability, viability, integrity, continuity, and authenticity. The five points are interrelated and cannot be separated from each other. Therefore, this research aims to explain the application of conservation ethics based on these points in the restoration of the Roemah Kentang building into the Roemah Kentang 1908 Restaurant.

In this research, the author uses the principles of conservation ethics to support the concept of adaptive reuse as stated by Johannes Widodo (2021). These principles include: Sustainability, Conservation should consider the views and needs of future users and therefore be sustainable (Muñoz Viñas 2005:196) (6). Environmental issues, energy, should be considered, taking into account the recycling process as much as possible. Viability, adaptive reuse of buildings should provide economic value. The negative correlation between commercial vacancies and economic investment is so great (and the effect of adaptive reuse developments, so positive) that cities are developing programs specifically aimed at promoting the

reclamation of existing spaces (10). Integrity : In adaptive reuse using what is already available or adding buildings and other elements must be physically integrated, so that the composition of the building still looks good. Integrity relates to the architect's approach to a project, examining the condition of existing materials and considering which aspects of the structure can be retained or removed (6). Continuity, Continuity is uninterrupted historical or social memory. Memory involves recognizing the sociocultural significance of a structure. The architect recognizes the emotional attachment that residents of a community have to the structure before starting work (6). Authenticity, Authenticity is when the architect expresses abstraction and interpretation of the original building, avoids imitation and replication of similar projects, and creates a completely unique structure unlike anything before-including the original building. The data is then analyzed and processed in this paper, until finally a conclusion is drawn.

Research Methods

The research method used in this research is descriptive qualitative method. The purpose of qualitative descriptive research is a comprehensive summary, in everyday terms, of specific events experienced by individuals or groups of individuals and to describe a phenomenon and its characteristics (11). This research is more concerned with what than how or why something happens. Therefore, observation and survey tools are often used to collect data (12). The object of research is Roemah Kentang 1908 Restaurant which is located on Jl.Banda no.18, Citarum kec. Bandung Wetan, Bandung City, West Java. Data collection was carried out through a survey in the field. Researchers made direct observations. The first visit was carried out on February 6, 2023 to see the location and feel the atmosphere in the restaurant, then continued the second visit on February 11, 2023 to document and interview. The interview was conducted with Eric Iriandy, the owner and architect who designed Roemah Kentang 1908 Restaurant. The interview aims to ask about the concept of designing Roemah Kentang 1908 Restaurant, the renovation process, and the existing conditions before renovation. Secondary data is obtained through literature studies including printed and electronic books, scientific journals and webinars whose discussions are related to what the author presents in this study. In this research, the author uses the principles of conservation ethics to support the concept of adaptive reuse as stated by Johannes Widodo (2021).

Results and Discussion

Roemah Kentang is the nickname used by the people of Bandung and its surroundings. This building is quite famous for its horror and mystical stories. The building began construction in 1907 and was completed in 1908 around the Bandung military housing area. Although built in a military area, the layout of the building does not reflect the layout of military housing, so it is not yet known for what this building was built. According to Eric Iriandy, in 1957 the building was occupied as a residence by the late Prof. Soepangkat Soemarto and his family, a professor at the Bandung Institute of Technology, and in 2020 it was rented by Roemah Kentang Restaurant 1908 management's. The Roemah Kentang building is a class B cultural heritage building in Bandung City (PPID Bandung City), which means that the facade cannot be changed but the interior can be changed with a 40% change limit. According to the interviewee, Eric Iriandy, the concept of Roemah Kentang is "Tiga Zaman" (Fig. 1). This concept aims to allow consumers to experience spaces characterized by different design styles, with the inner area using a colonial style, the middle area using a modern style, and the terrace area using an industrial style.



Inner Area (Colonial style)



Middle Area (modern style)



Front yard/terrace (industrial

Figure 1. Application of the Three Ages Concept at Roemah Kentang 1908 Restaurant

From the selection of the interior concept, it can be seen that the application of adaptive reuse is realized because the atmosphere created by the interior style of Roemah Kentang 1908 Restaurant is in accordance with the current socio-cultural conditions of the people in Bandung so that visitors can feel comfortable. The renovation of the Roemah Kentang building costs a considerable amount of money, the old condition of the building causes some parts of the walls to tilt and need repairs. The following is a renovation carried out by the management of Roemah Kentang Restaurant on its spatial layout which includes demolition (table 1) and building additions (table 2). the plan of the Roemah Kentang then and now can be seen in Figure 2.

Table 1. Demolitions that occurred in the Roemah Kentang renovation process

	Demolition	
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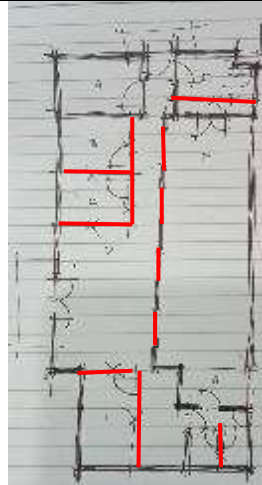


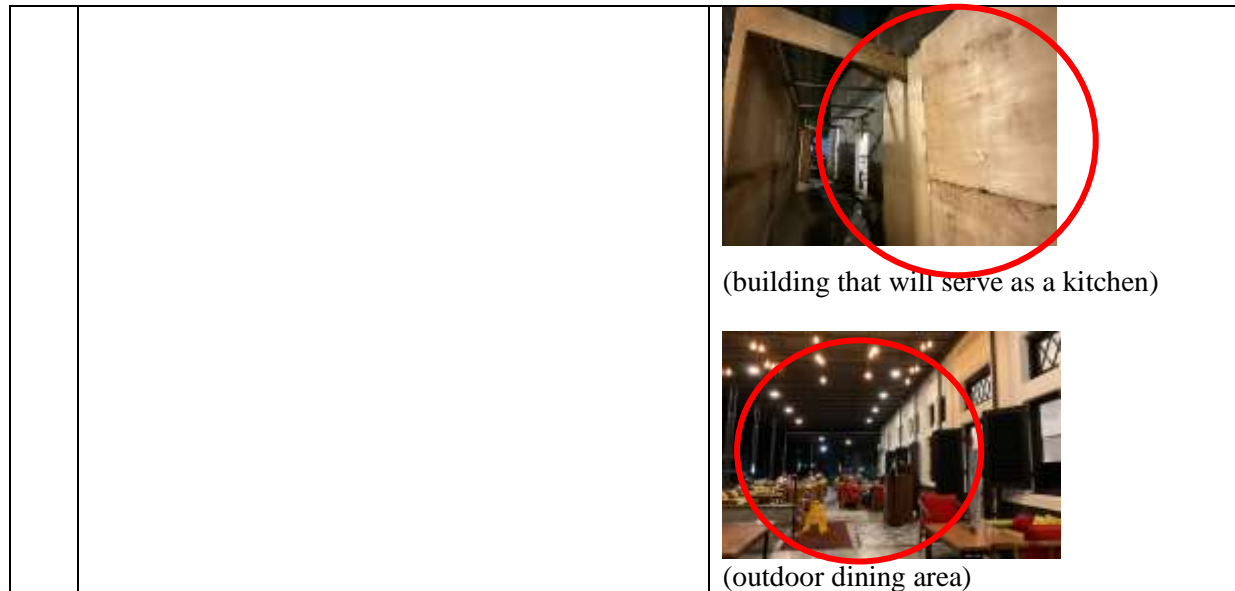
1	Wall demolition was carried out at several points to facilitate consumer access and expand the restaurant's dining area (the red line explains the demolished wall).	
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Table 2. Additions that occurred in the Roemah Kentang renovation process

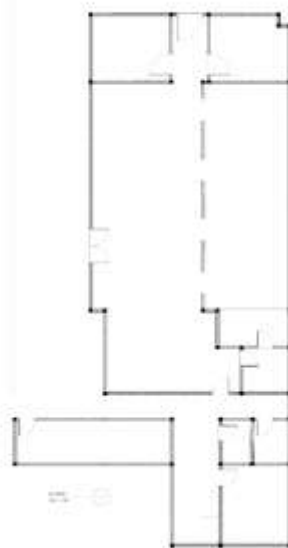
	Additions	
2	The addition of a new building on the side of the main building. In the form of prayer rooms, women's and men's toilets and a large elongated building that will function as a kitchen. In addition, a terrace is added to the front of the building to increase the outdoor dining area.	 (mushola)  (Restroom for ladies and Gents)



The change in the function of the Roemah Kentang then and now causes development in various aspects. The management of the Roemah Kentang restaurant strives to present a three-age concept characterized by a different spatial atmosphere, so that consumers experience the space when they are in this restaurant.



(A)









(B)

Figure 2. The plan of the Roemah Kentar and now (B)

Table 3 shows the changes that occur in the potato house. These images depict the atmosphere at the potato house both then and now. The interior changes are very significant. The management of the

Roemah Kentang restaurant does not try to display the atmosphere of the past but rather presents an atmosphere that is adapted to the present. The pre-renovation pictures taken from the website show the conditions in the past of the Roemah Kentang building (13) .

Table 3. Changes in Roemah Kentang buildings then and now

No	Condition before renovation	Current condition
1		
		
		
		



Application of conservation ethics in the adaptive reuse concept of Roemah Kentang 1908 Restaurant

Sustainability

When viewed from the efforts to reuse the existing, at least less than 40% of the changes made by the management of Roemah Kentang, most of them still use the available ones such as door frames, door leaves and so on. The application of the three-age interior concept can visually support the sustainability of this restaurant design because the atmosphere in the restaurant is not boring so renovations will not be carried out in the near future to keep up with the times. However, in the process of demolishing the wall, the former demolition has cement residue, bricks that are not good for the surrounding environment.

Viability

With the demolition of the partition wall of the house, the restaurant area will be larger with more capacity so that it will be profitable from an economic aspect and more comfortable to use. In addition, the use of industrial interior style can also reduce renovation costs, so that in addition to lower production costs, the design can be accepted by visitors of various ages.

Integrity

The renovation of the Roemah Kentang building maintains its original structure, so that only demolition is carried out as needed, not excessively. This was done based on its new function as a restaurant. Although the Roemah Kentang building has been renovated, it can be restored to its original form because not too much of the main structure of the building has been changed.

Continuity

The use of the name Roemah Kentang 1908 Restaurant can bring up the memory or impression of the space in this place. Bandung people already have a memory or impression of the Roemah Kentang building so that it can be used as an attraction for visitors.

Authenticity

Although it has a different function from the previous function. Roemah Kentang restaurant can still present authenticity by maintaining the main structure of this building. For example, the side door which is well known as an icon of the Roemah Kentang building is still used as it should be.

Conclusion

Roemah Kentang restaurant can fulfill the principle of conservation ethics in the concept of adaptive reuse. Demolition and addition of buildings are carried out according to the needs of its current function, namely as a restaurant. The design of Roemah Kentang Restaurant is adaptive to the current socio-cultural conditions of the community, so that it can support the sustainability of this restaurant economically.

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