

ADAPTIVE REUSE IN PAGUYUBAN PASUNDAN MANAGEMENT'S OFFICE BUILDING

Febry Maharlika*

Interior Design Department, Universitas Komputer Indonesia
Bandung, West Java, Indonesia

febry.maharlika@email.unikom.ac.id*

ABSTRACT

This study aims to describe changes in the function of space in the Paguyuban Pasundan building related to the old and new functions of the building in the context of adaptive reuse. The city of Bandung has the most cultural heritage buildings with more than 1700 buildings, including class A, B and C. The research method used in this research is descriptive method with qualitative data, with a case study of the Paguyuban Pasundan managements's office Building, which is located on Jl. Sumatra no. 41, Bandung City. Data were collected through observation and literature study from several related studies. The results of this study found that to implement this adaptive reuse, the Paguyuban Pasundan organization only added a few spaces at the back of the building that used to function as a terrace, now, it is a staff room. This organization also seeks to strengthen the historical and cultural values of this building, through the addition of decorative elements in it, and a traditional Sundanese Gamelan music area.

Keywords: *Adaptive reuse, Office, Residence, Paguyuban Pasundan building.*

**Corresponding Author*

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A. INTRODUCTION

Bandung is one of Indonesia's big cities with the most Dutch colonial heritage buildings among other big cities. According to the PPID (Information and Documentation Management Officer) data in 2018, the city of Bandung is recorded to have 99 class A cultural heritage buildings, 271 class B buildings and more than 1330 buildings included in class C cultural heritage buildings. According to the head of the heritage team, The cultural heritage of the City of Bandung, Harastoeti, the website www.bandung.go.id revealed that there are at least five criteria that must be met for a building to be considered a cultural heritage, namely, the building must be more than 50 years old, have historical value, architectural value and social value. Cultural and scientific values. In government regulation No. 19 of 2009, class A, cultural heritage buildings must meet at least the 4 criteria above, group B must meet 3 criteria, and group C must meet at least 2 of the above criteria.

Paguyuban Pasundan building is one of the Dutch colonial heritage buildings registered as a class A cultural heritage building. This building is located on Jl. Sumatra no. 41, a military area (area

III) in the city of Bandung. Paguyuban Pasundan is an organization established in 1913 on the initiative of STOVIA students from Sunda to prosper the Indonesian people, especially those in West Java. In 1978 Paguyuban Pasundan bought the building from its owner, a doctor by profession.

Since the ownership of the building was handed over to the Paguyuban Pasundan organization, the function of the building has changed, from a residential house to an office. According to Purnomo et al., (2021) changing the function of the building to adapt to present and future needs, adapting to new functions and sustainability, responding to the surrounding environment and supporting the socio-cultural context are the principles of adaptive reuse. According to Cantell (Kusumaningtyas & Purnomo, 2022), adaptive reuse is one of the strategies or policies used so that old buildings are better maintained, have new useful functions, can be enjoyed visually and psychologically and can keep up with the times by changing functions but still maintaining the authenticity of the building. Based on the explanation above, the Paguyuban Pasundan building can be said to be a building that has the concept of adaptive reuse.

The purpose of this paper is to see changes in the existing functions of the Paguyuban Pasundan building related to the different old and new functions of the building in the context of adaptive reuse. This study also aims to describe the extent to which Paguyuban Pasundan adjusts the function of the space into an office space but still maintains the physical building, historical values and cultural values in this building.

B. METHOD

The research method applied in this study is descriptive method with qualitative data. To analyze the concept of adaptive reuse, a historical search is needed by reviewing the new and old functions of the research object. But according to Johannes Widodo in the Lokamasa architecture webinar: "adaptive reuse and restorative concept" (2019), the concept of adaptive reuse cannot be separated from conservation ethics which consists of sustainability, viability, integrity, continuity and authenticity. Therefore, this study uses five conservation ethics to analyze the concept of adaptive reuse in this building. The object of research is the interior of the Paguyuban Pasundan Building located on Jl. Sumatra no. 41, Babakan Ciamis, Kec. Sumur Bandung, Bandung City, West Java. This building is located in area III, which is one of the military areas in the city of Bandung.

The type of data source is to explore objective data on the object of research such as the physical structure, size and layout of the Pasundan Paguyuban building. Data collection is carried out through field observation. Researchers make direct observations. The first visit was held on

July 28, 2022, to see the location, followed by a second visit on August 18, 2022, for documentation and interviews. Interviews were conducted with two staff members of the Pasundan Paguyuban who one of them has worked since 1980 until now. Interviews were conducted with the staff of these employees to ask about the history of the building, the flow of activities from the past to the present, and any spatial changes that have occurred in the building. Secondary data were obtained through literature studies, including printed and electronic books, scientific journals and official websites of the Bandung City Government and the Pasundan Paguyuban organization. These data are then analyzed and processed in this paper until conclusions are finally drawn.

C. RESULTS AND DISCUSSION

The Paguyuban Pasundan Building (Fig. 01) was constructed between 1906 and 1915 on a plot of 1630 m². According to the plaque, the structure was initially used as an officer's home, and the architect claimed it had not been filled or empty. Although the identity of the architect who created this structure has not yet been established, it is believed to have been Richard Leonard Arnold Schoemaker, younger brother of renowned Dutch architect Charles Prosper Wolff Schoemaker, according to the official website www.unpas.ac.id. In 1978, the Paguyuban Pasundan group acquired this property from the previous owner who is a doctor.



Figure 1. Fasade of Paguyuban Pasundan Building

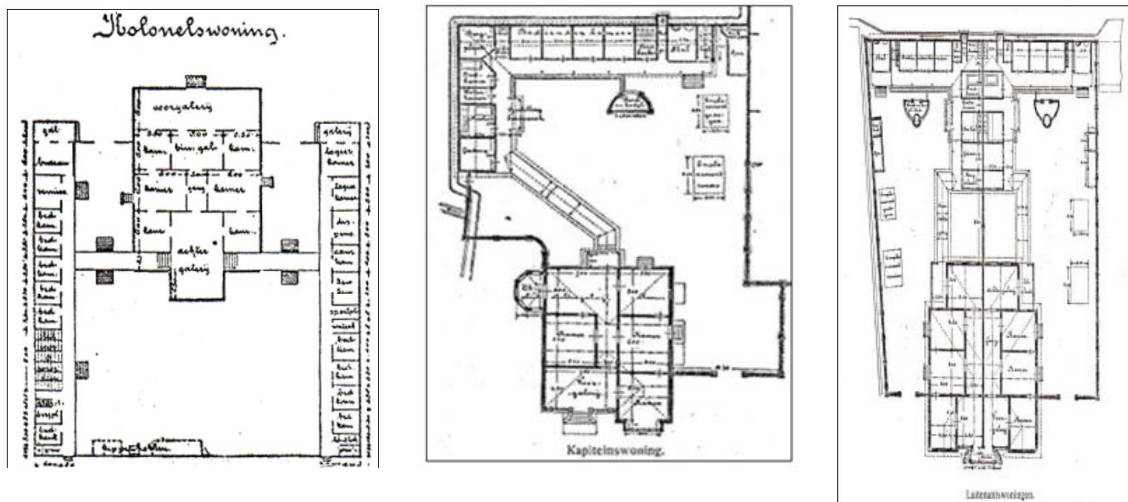
Source : <https://www.unpas.ac.id/memelihara-gedung-paguyuban-pasundan-menghargai-cagar-budaya-dan-aset-sejarah-kota-bandung/>

According to Handinoto in Fariz et al., (2022) transitional architecture is a blatant rip-off of the Romantic style, a European architectural style. Transitional architectural style buildings were mostly designed by building inspectors who also worked in the Dutch government's development department. Transitional architecture, according to Handinoto (Tamimi et al., 2020), has the following characteristics:

- 1) The floor plan still uses the Indische Empire style, full symmetry, the use of the surrounding terrace, and the elimination of the Greek column on the front.

- 2) In Dutch architecture, gables on the riverbanks reappear, adding a romantic touch to the look and forming towers at the main entrance, as seen in many Calvinist churches in the Netherlands.
- 3) Gable roofs and shields with roof tiles are still widely used, and additional construction is used as roof ventilation (dormer).

According to Kunto (1996) the function of Bandung City in the pre-war period of the Dutch East Indies was as a command center for the Dutch East Indies army, a place for military officer education, and a military garrison center (residence for retired military officers and their families). In Bandung. Based on the location of the building, which is in area III/military area, it is stated on the plaque on the house that this building was originally intended as the official residence of officers during the Dutch colonial period. The physical form of official residences at the time indicated the military hierarchy (fig. 02). Colonel, Captain, and Lieutenant are the officer ranks in the officer hierarchy (under general). A floor plan of an officer's house during the Dutch colonial period is shown below (Handinoto & Samuel Hartono, 2006).



Plan of the Colonel's official residence Plan of the Captain's official residence Plan of the Lieutenant's office

Figure 2. Plan of the Official House of the Dutch Colonial Period

Source: Handinoto&Hartono, 2006

The plans for Paguyuban Pasundan Building (Fig. 03) share similarities with the plans for the colonels' and lieutenants' official residences. However, based on field interviews, it was learned that an original building was demolished right on the left side of the main building (Fig. 04), similar to the plan of the Colonel's official house. It was rebuilt as the Pasundan University Postgraduate building after it was demolished (Fig. 05).



Figure 3. Paguyuban Pasundan Building Plan (2022)



Figure 4. Paguyuban Pasundan Building Complex before demolition of the old building next to the main building
Source : <http://historicalofbuilding.blogspot.com/2010/12/gedung-paguyuban-pasundan.html>

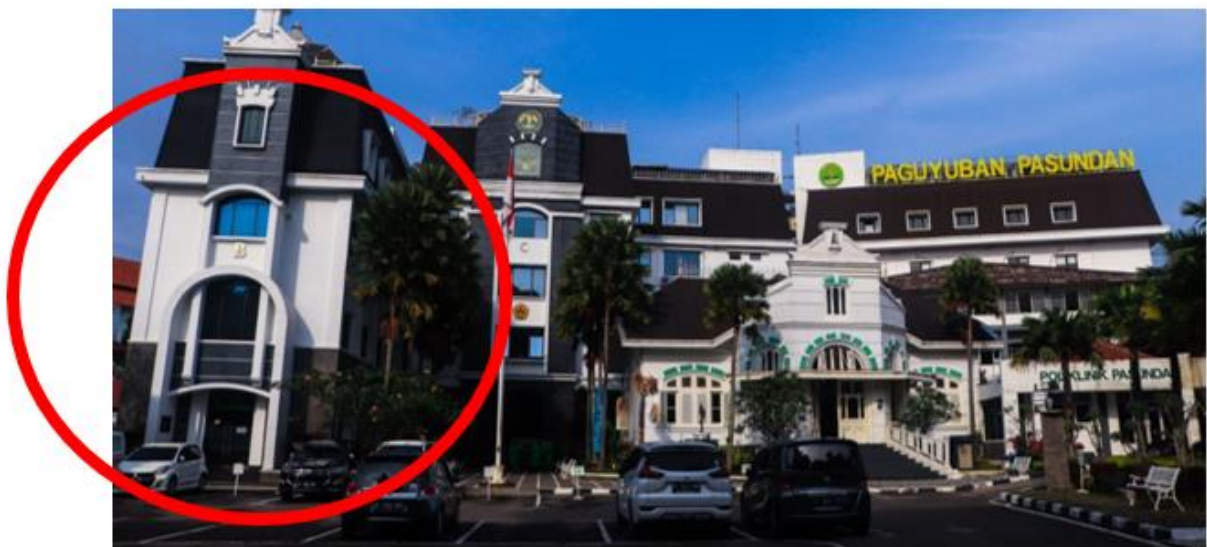


Figure 5. The current Paguyuban Pasundan Building Complex
Source: <https://www.unpas.ac.id/melihara-gedung-paguyuban-pasundan-menghargai-cagar-kultur-dan-asset-sejarah-kota-bandung/>

According to field interviews, the Paguyuban Pasundan building underwent several renovations, but did not change its structure. The ceiling and floor have been repaired extensively because they were damaged. To add historical value, the building's lobby features a photo display of Pasundan Paguyuban leaders from the beginning to the present, organized by tenure. Aside from the photo display, there is a horse carriage / wagon in the middle of the lobby room that serves as the room's focal point (figure 06). This horse-drawn carriage display reinforces the room's historical and cultural values.



Figure 6. Photo display and horse-drawn carriage in the lobby of the Sunda Paguyuban building

Source: <https://www.unpas.ac.id/melihara-gedung-paguyuban-pasundan-menghargai-cagar-kultur-dan-asset-sejarah-kota-bandung/>

Paguyuban Pasundan Building Interior Design, because of the change in the building's initial function from residential to office, the Pasundan Paguyuban Building Interior implements adaptive reuse. By implementing adaptive reuse, this building can not only serve as an office, it can also be used to provide historical and cultural insights to visitors. Figure 07 compares the current plan of the Paguyuban Pasundan (A) building to the previous residential building plan with a transitional style (B) according to Handinoto & Hartono (2006). The changes to the zoning and blocking of the Paguyuban Pasundan building are shown in the table below:



Figure 7. Comparison of the condition of the Paguyuban Pasundan building concerning the colonial residence plan for an officer with the rank of Lieutenant

The spatial arrangement of the Pasundan Paguyuban building causes the similarity of zones in the past and present even though the function of the building has changed. This is due to the composition of the space that can be read today. As Lawson (2001) says that building can be read as texts. Architecture organizes add structures space of us, and its interiors and the objects enclosing and in habits, its rooms can facilitate or inhibit our activities by the way they use this language.

Table 1. Comparison of the past and present conditions of the Pasundan Paguyuban building

No	Placement	Initial condition	Current condition (2022)	Furniture and Material
1	The front	living room	Lobby	The room receives two sets of sofas for guests (neoclassic and modern style), a security table, and a display of photos of the Pasundan Paguyuban leaders from the past until now.
2	The front left side of the lobby room	Workspace	Office of the secretary general of the Pasundan Society	A work desk and a set of sofas for receiving guests.
3	The front right side of the lobby room	Workspace	Cooperative management room	Several sets of modern-style cooperative management desks made of wood
4	The centre of the left side of the hallway	Bedroom	law office division room	Several sets of modern-style law firm work desks made of wood
5	The centre of the right side of the hallway	Bedroom	Paguyuban Pasundan board meeting room	One meeting table, ten meeting chairs, modern style with wood and stainless materials
6	Centre-left side	Living room	the general meeting room of the Pasundan Association Board	One meeting table, 20 meeting chairs in a modern style with wood and stainless materials
7	The centre of the right side of the hallway	Bedroom	Finance Department	Four sets of work desks, modern style with wood material
8	The centre of the right side of the hallway	Bedroom	Secretariat Room	Four sets of modern style work desks with wood material
9	Back right side	Bathroom	Kitchen and bathroom	-
10	The back in the middle	Backyard	Notary Room	Two sets of work desks, modern style with wood material

The back of the building, which is now used as a notary room and storage room, was previously an outdoor terrace that was only built after the Pasundan Paguyuban organization occupied it. This means additional buildings from the previous building in the Pasundan Paguyuban building. There is also an addition to the kitchen space, which was previously separated from the building at the back. The strengthening of cultural elements is also carried out to preserve Sundanese cultural identity, as evidenced by the availability of gamelan musical instruments on the building's back terrace (fig 08).



Figure 8. Sundanese traditional music area, Gamelan (2022)

Based on data obtained from field visits and interviews, the front room was previously used as the Pasundan Paguyuban chairman's room, but since the construction of a new building located at the back of this building, the chairman's office space has been relocated. The chairman (now converted into a cooperative room) and the secretary general have the largest work space of 31 m² when viewed from the area of each room in this building. Only the secretary general, secretariat, legal bureau, Pasundan Paguyuban cooperatives, finance, and notary associations are located here, not all sections/divisions in the organizational structure (Fig. 09).

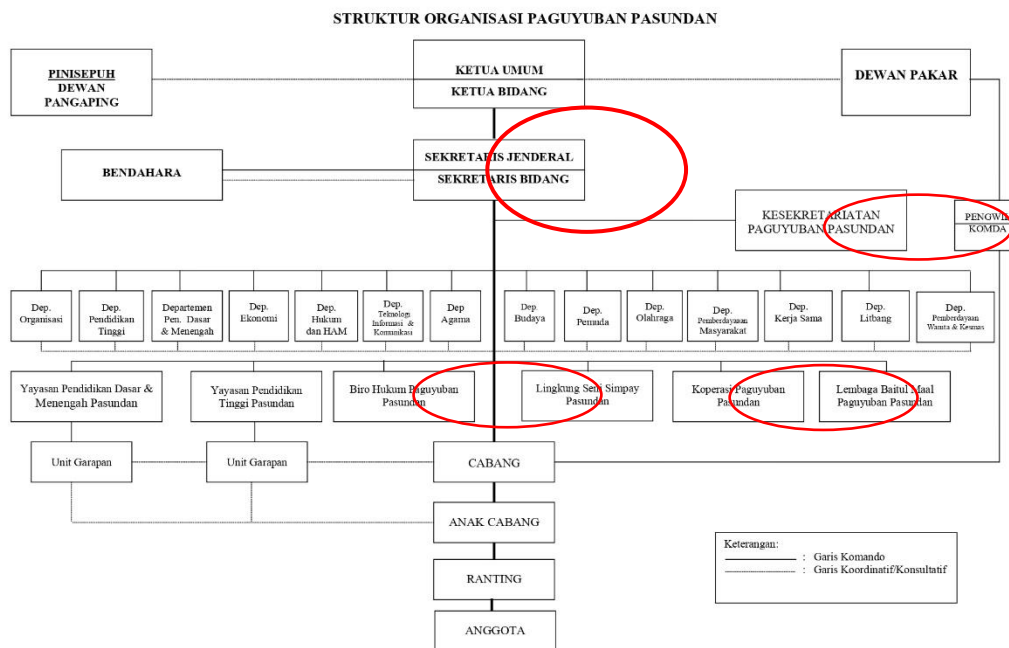


Figure 9. Organizational Structure of the Pasundan Society

Source: Data from the Pasundan Association Secretariat (2022)

The Paguyuban Pasundan Organization's effort to restore this building's historical value includes adding decorative elements, mainly in neo-classical styles, but also art and craft styles, such as in the lobby/guest waiting room. The ceiling is made more decorative by forming boxes

as a drop ceiling and a chandelier in the centre of the room (fig 10). Paguyuban Pasundan's efforts in elevating the historical value of this building are in accordance with the statement of Allison & Peters, (2011) that our ability to create that are not only comfortable, but also inspire us and connect us with our history and our future.



Figure 10. Adding decorative elements to the ceiling in the living room/lobby

In addition to the living room/lobby, decorative elements, specifically chandeliers, were added to the board meeting room (Fig. 11 on the left) and the general meeting room (Fig. 11 on the right). The board meeting room (room size 30m²) has eight pendant lights installed, while the general meeting room has 12 pendant lights installed.



Figure 11. Adding a decorative element to the ceiling in the form of a chandelier in the boardroom and general meeting room(2022)

According to field observations, the rooms with wall panels and other decorative elements are the living room, board meeting room, and general meeting room. These three rooms are public (lobby), semi-private (r. general meeting), and private (r. management meeting) based on the nature of the space; the rest, staff workspace (figure 12), does not have any additional decorative elements.



law office division room



Secretariat Room

Figure 12. Pasundan community staff workspace (2022)

To analyze the application of the adaptive reuse concept in this building, this research uses five conservation ethics which are the basis for the adaptive reuse concept (table 2).

Table 2. The implementation of conservation ethics

No	Conservation Ethics	
1	Sustainability	<p>Applying the concept of reuse: The Paguyuban Pasundan management office uses the main building as an office without changing anything. only adding the back due to space requirements. On the floor plan, we can see the back is an addition. In Figures 05 we can see that there are old buildings that were demolished and rebuilt. This is inconsistent with the idea of reuse.</p>
2	Viability	<p>From a financial standpoint, the Paguyuban Pasundan management office can avoid spending money to construct a new office building by utilizing an existing structure. While maintaining environmental sustainability, employing existing structures will prevent the production of embedded carbon during building demolition or reconstruction.</p>
3	Integrity	<p>Maximum Retention Paguyuban Pasundan management office maintains the existing layout. renovation is done to repair the damaged parts only. however, interior elements such as ceilings and walls are given additional decorations.</p> <p>Sensitive Restoration make it like the original. In the renovation of buildings, the Pasundan Association tries to restore existing materials, such as floors, in the process of remodeling floors that have been damaged are dismantled and reassembled, as well as other elements. However, in the cooperative room, there are differences in designs that are not suitable, such as the presence of HPL material and wall treatment so that it does not match the existing conditions.</p> <p>Careful repair: Paguyuban Pasundan office tries to present this building as it was originally, the process of repairing the interior elements is carried out carefully so that it can still be used in better condition</p> <p>Assured Reversibility</p>

		the existing layout is still the same as the existing one, there is only the addition of the rear room. Can be returned to the original function, because there are not many changes. only a change in the concept of narrative alone. from a residential house to a building with space adjustments according to zoning.
4	Continuity	By utilizing the building as an office for the Paguyuban Pasundan , this building is still used and maintained
5	Autenticity	<p>Function Compatibility This building used to function as a residence, now serves as an office. The function is still ethically appropriate. Currently the building which has historical value is used as the office of an organization that fought for the independence of the Sundanese people during the colonial period</p> <p>Preserving the Intangible Significance In the lobby room, there is a gallery of the Pasundan Paguyuban chairman from its inception to the present. also added decorations in the form of ancient horse-drawn carriages which in colonial times were used as transportation. The existence of the Pauyuban Pasundan struggle in the colonial era is unquestionable. The mini gallery and horse carriage in the lobby room add historical value and remind us who see it at the struggle of the Sundanese people in the colonial era</p>

D. CONCLUSION

Paguyuban Pasundan building applies the concept of adaptive reuse by applying building conservation ethics. However, in terms of ecology, it is not sufficient because parts of the building complex have been demolished and rebuilt. In the authentic aspect, the Paguyuban Pasundan adds cultural and historical values. So that the significance of the Sundanese people's fight during the colonial era may be observed through the design of the office lobby by adding decorative elements so that these values can be felt visually and psychologically by visitors.

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