

A Choice between Being Conserve or Demolish: First Baptist Church Building Bandung

Shirley Wahadamaputera¹, Dian Duhita Permata²

Department of Architecture, Faculty of Civil and Engineering, Institut Teknologi Nasional Bandung, Indonesia
Joanshirl2000@yahoo.com

ABSTRACT : The grandeur of the old buildings is relics of the Dutch colonial time, which still stands in Bandung city which leads us to the heyday of the city's achievements history. A city that was once proposed to be the capital of the Dutch East Indies to replace Batavia gets the interest of famous Dutch architects to come and work in this city. The results of the architects' innovation, enrich as a real dictionary of the architectural style of the past. Today these buildings have to face the challenges of the age, the inability of the owner to finance the maintenance, being moved to the hand of investors who are not responsible to the value of the past, and the lack of public interest since the modern building is more preferred and lack of government regulation as well. To get an idea of how a private -controlled building being preserved, a building at Wastukencana 40 Bandung which listed into the 99 historic buildings in the City Center area according to the Spatial Plan Regulations is taken as a case to be studied. This study shows that real action and sympathetic socialisation were needed to preserve a heritage building.

Keywords : adaptive reuse, conservation, historic building, process

INTRODUCTION

The Dutch colonial period in Indonesia can be seen clearly through the abandoned buildings. Bandung was developed rapidly into a modern colonial city in 1906-1940 due to the idea of moving the capital of the Dutch East Indies from Batavia to Bandung. The development of Bandung attracts building expertise and talented architects to develop buildings designs with various styles inspired by the neoclassical architecture of Greco-Roman style. The residential houses designed in Indish classic style with a spacious front porch have also changed into the European style (RPGA, 1996). A style with a more closed building envelope and sometimes with more than one storey. Some architectural works such as buildings designed by Ir. J. Gerber, Eduard Cuypers, Fermont, Ir. H. Maclaïne Pont and Prof. F. Ir. C. P. Wolf Schoemacher, A. F. Aalbers is conserved until now as a legacy of the wealth of various architectural styles. People of Bandung have different attitudes towards this historical evidence. Modern high-rise buildings replaced some of these valuable historical buildings which were owned by the public individual.

A group of people who appreciate this as a valuable architectural work records the remaining old historical buildings in Bandung, identify its historical, cultural value resources and encourage municipalities to make this building as objects of cultural heritage. The cultural heritage buildings which are owned by the government tend to be easily conserved. However, those building occupied or owned by the private sector still faces the possibility to be demolished. This condition happened because the owners lack of knowledge regarding the conservation rules, switch ownership and high-costs maintenance. Therefore it is important for the community to know and understand that the old historic buildings represent the historical evidence as well as valuable architectural works. This paper aimed to describe the process of an old building passed to be a conserved one.

Cultural Heritage Area Grouping in Bandung

The history of Bandung development as a city, have a close relationship to the construction of roads which connecting several places in the city, which was followed by the construction of the buildings along the road. These buildings became valuable guidance to the glory of the city of the past.

The historical buildings were grouped into the area of cultural heritage according to the Regulation of 18/2011 about the Spatial Plan of Bandung city. The heritage grouping area in the city are as follow (Hartono, 2014)(Harastoeti, 2011):

1. Central city district, are the former subregion of Bandung regency government, city Squaresubregion, the subregion of Asia and AfricaCorridor, subregion Cikapundung River Corridor, subregion Bragacorridor.

2. Chinatown/Trade district, are the subregion Kelenteng street, subregion Pasar Baru street, Otto Iskandardinata street subregion, subregion of ABCStreet, and subregion Suniaraja street.
3. Defence and Security/Military District, consist of subregions office of Defense and Security at Sumatra Street, Java Road subregion, subregional Aceh street, Bali street subregion, and military warehouses (Warehouse Road North and its surroundings).
4. District of Sundanese Ethnic, consist of Lengkong street sub-region, a subregion of Sasakgantung street, the subregion of Karapitan street, Dewi Sartika street subregions, and subregions Melong street.
5. Housing Villa and non-Villa district on Road Corridor BKR, Citarum Corridor, Diponegoro Corridor, Ganesha Corridor, Ir. H. Juanda Corridor, Kiputih Corridor, Pandu Corridor, Pasteur Corridor, Sangkuriang Corridor, Setiabudi Corridor, Sultan Agung Corridor, Taman Sari Corridor, SerangCorridor, Sawunggaling Corridor, Sultan Agung Corridor and Dr Cipto.Corridor
6. Industrial District, are Pajajaran sub-region and Arjuna subregion.

Each district has a cultural heritage characteristics and functions as different buildings. Historic Central City district once was the former downtown area in the colonial period with the characteristics that represent government facilities, places of worship, offices and squares as public open space. Figure 1 shows an example of a public building Societeit Concordia Building, a house for elite society which is a brilliant work of Van Galenanst dan Wolf Schoemaker, lies in the Central City district at Asia Afrika street. Today this building known as Gedung Merdeka. Meanwhile, the Chinatown district is an area dominated by shop houses which consists of 1 or 2 floors as shown in figure 2. Chinatown district was reserved by the Dutch for ethnic Chinese traders since the beginning.



Figure 1. Merdeka Building-central city district on Jl. Asia Afrika
(source : survey and research result, 2014)



Figure 2. ShopHouse Building- Chinatown/Trade district on Jl. Kelenteng
(source : survey and research result, 2014)

Historic buildings in the military conservation area as shown in Figure 3 is still preserved and in active use today. One of the buildings is the famous Jaarbeurs, which was used as a trade-fairs, place arts and crafts, held for the first time on May 17-June 5 1920. However, there are no ethnic Sundanese relics found at the Sundanese ethnic district recently. This was because these Sundanese buildings have been replaced by buildings with the style of the Dutch East Indies as shown in figure 4.



Figure 3. Kodam III Siliwangi, Military district on Jl. Aceh (source : survey and research result, 2014)



Figure 4. SMK Telkom, Sundanese Ethnic district on Jl. Malabar (source : survey and research result, 2014)

Relics of villas and non-villa commonly found in groups at the entire of the city. This area is dominated by residential functions spread across the north and south of the city of Bandung. Building with religious functions in figure 5, a building of education and office are also commonly found in this region. Historic industrial conservation district spread over an area at the west and east of the city of Bandung. Figure 6 shown a building once used as a place to produce a variety of refined products from the plantations of tea, coffee and quinine.



Figure 5. Pandu Church-housing villa and non-villa district on Jl.Pandu (source : survey and research result, 2014)



Figure 6. SMK Negeri Merdeka Building-industrial district on Jl. Pajajaran (source : survey and research result, 2014)

Now, the city government has recorded historic buildings, and this has been approved into the Spatial Plan Regulations of Bandung No. 18 of 2011 (Spatial Plan Regulations of Bandung No. 18, 2011). The rule has been listed 99 historic buildings over 6 heritage area which can be seen in table 1.

Table 1. Group of Historical Building in Bandung

NO	DISTRICT	TOTAL OF HISTORICAL BUILDING
1	Historic City Center District	48
2	Chinatown / Trade District	5
3	Defence and Security District / Military	16
4	District of Ethnic Sunda	2
5	District of Ethnic Sunda	26
6	Industrial District	2
Total		99

Source: Spatial Plan Regulations of Bandung No. 18 of 2011.

METHODS

Heritage Building means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and/or preservation for historical and/or architectural and/or aesthetic and/or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building (*Handbook of Conservation of Heritage Buildings*, 2013).

In the Burra Charter, conservation can include the entire maintenance activities and following local circumstances which include preservation, restoration, reconstruction, adaptation and revitalisation. Adaptive reuse is the use or empowers ancient buildings or places that have historical value that must be preserved sustainability with additions to accommodate new functions and selectively without damaging the original shape of a face or a building or area (Joachim, 2002).

According to the Regional Regulation No. 19 of 2009 Bandung, Cultural reserve is space around town or the heritage buildings necessary for the preservation of a particular region and a particular building aged at least 50 (fifty) years and is considered to have significance for the history, science and culture. Structuring The old town can be done in several ways, including with the concept (Regulation of The City of Bandung No. 19, 2009):

- a. Utilisation is any attempt to empower the region and cultural heritage as cultural assets for various purposes that do not conflict with its conservation;
- b. The restoration is a series of efforts aimed to restore or maintain the authenticity of the area and building cultural heritage through rehabilitation, restoration, reconstruction, adaptation and preservation, which can be justified in terms of archaeological, historical and technical;

- c. The revitalisation is an attempt to empower the circumstances of the region and cultural heritage buildings for a variety of functions that support conservation;
- d. Restoration or rehabilitation is the preservation of an area and buildings of cultural heritage by restoring its shape to its original state by removing additions and installing the original components without the use of new materials;
- e. Reconstruction is an attempt to restore a place as close as possible to its original state, with the use of old and new material, corresponding historical information is known;
- f. Adaptation is a change region and cultural heritage buildings to be used for more appropriate functions without requiring drastic changes;
- g. Recovery is an effort to return the physical form of the building to its original state, so that the building can be recovered, either by passing the original function and new functions.
- h. Preservation is an attempt to extend the age of the region and / or cultural heritage buildings shaped protection measures and maintenance.

The Management Areas and Heritage Buildings, the determination of the region and cultural heritage buildings are set based on five criteria as follows (Regulation of The City of Bandung No. 19, 2009): (1) value history; (2) architectural value; (3) value of science; (4) Social and cultural values; (5) age. The determination and classification of the area of cultural heritage buildings are divided into three categories, as follows :

1. class A (primary) are heritage buildings that meet four criteria
2. class B (middle) is a heritage building that meets the three criteria
3. class C (Pratama) are heritage buildings that meet two criteria

Conservation of a heritage building also includes intervention to the building structure, such as using steel plate, nails, etc. When engineered timber designs developed during the second half of the eighteenth century onwards, the use of timber structures reinforced with iron became more common and sophisticated. Today, there is a wide variety of steel and stainless steel mechanical fasteners and connectors, like nails, staples, screws, bolts, nail-plates, beam and joist hangers and timber connectors of various designs, as well as custom-made welded assemblies for joining members (Larsen & Marstein, 2016). To get an idea of how a private -controlled building being preserved, we present a building at Wastukencana 40 Bandung which is listed into the 99 historic buildings in the Central City district as a study case (Spatial Plan Regulations of Bandung No. 18, 2011).

RESULTS AND DISCUSSION

A highlight of Wastukencana Old Building

The building is surrounded by bamboo forest, facing the Wastukencana street once was Logeweg (today is the southern part of Wastukencana) and Engelbert V. Bevervoordeweg (today is the northern part of Wastukencana), stands a residential building for a family, doctor Oostingh. The oldest records about the existence of this building recognized in 1925. The location of the building in the area of Bandung city is shown in figure 7.

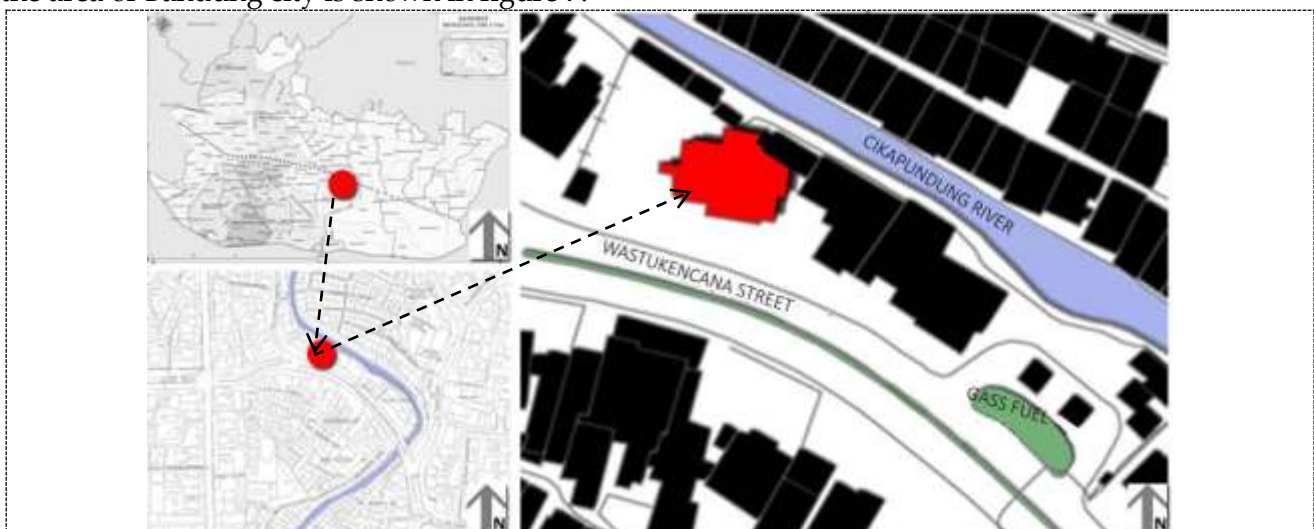


Figure 7. Map of Wastukencana 40 Bandung Building
(source : survey and research result, 2014)

This building was a residence which was designed with an Indies style known as Indo - Europeesche Architectuur Stijl. An architectural style that blends western and local architectural style of the archipelago (Hartono, 2014). Figure 8 shows that the residence was designed with a front porch at the entrance.



Figure 8. Façade Building of Wastukencana 40 Bandung
(Source: Dr. R. Oostingh Collection, 1935)



Figure 9. Wastukencana 40 Bandung Siteplan
(source : Remeasurement and Redraw, 1992)

The Indo-Europe architectural style easily recognised by its symmetrical design of the building mass, while the vertical and horizontal rhythm almost equally strong as seen in figure 9 (RPGA, 1996). Slope roof design creates a comfortable temperature in the room through high ceiling design as an adjustment to the tropical climate which can be seen in figure 10.



Figure 10. Interior of Wastukencana 40 Bandung with Tall Window and the High Ceiling
Source: Dr R. Oostingh Collection (1935)

The wastukencana building is designed with large spaces, tall windows as seen in figure 11 which allows sunlight to reach the inner space.



Figure 11. Interior of Wastukencana 40 Bandung as Residence
(source : Dr R. Oostingh Collection, 1935)

This building survived during the wartime but was abandoned without certainty ownership until 1952, i.e. when the Southern Baptist Convention came to Indonesia and chose Bandung as the first destination. Since then, the Southern Baptist Convention was the new owner of the Wastukencana building, when the Baptist mission first came to Indonesia in Bandung.

The Process Of Adaptive Reuse

The building began to function for the first time in 1955 after experiencing adaptive reuse, which began in 1952. Sixty years has passed since the SBC transform the functions on this building. Adaptation means changing a place to suit the existing use or a proposed use (Charter & Significance, 2013). The process of adaptive reuse began in 1952 with the restructuring of the roof building to

create a large interior space design adjustment according to its new function as a worship building (Convention, 1965). A minaret on the roof of the building added as a celestial mark to the house of worship as seen in figure 12.



Figure 12. Façade Building of Wastukencana 40 Bandung (source: Southern Baptist Convention, 1955)

In contrast to another denomination, seat formation of the congregation of the church did not establish in a particular formation. Thus, in order to obtain a large congregation room, they opened the living room, bedrooms and dining room together without any partition as seen in figure 13.

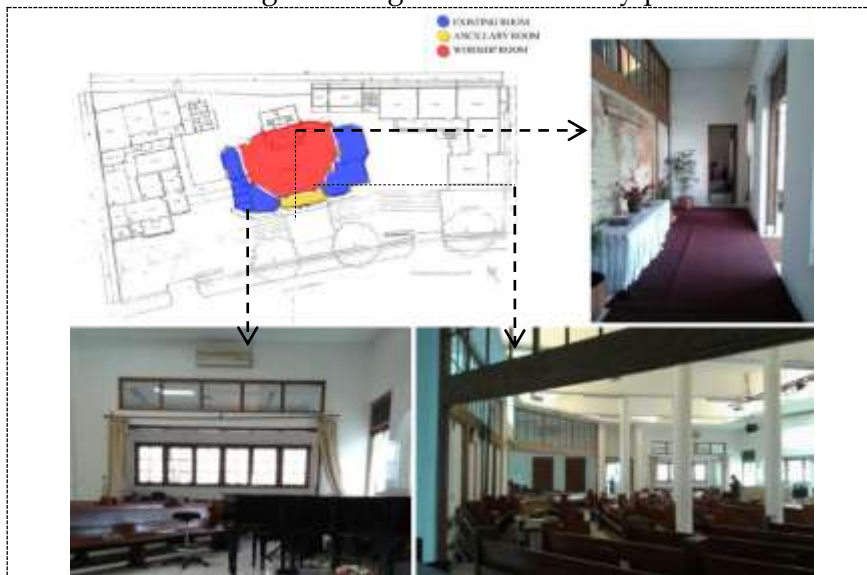


Figure 13. Wastukencana 40 Bandung Plan (source : Remeasurement and Redraw, 1992)

Under the SBC's adaptive reuse concept, four columns seen as interior elements in figure 14a was constructed in order to uplift the two pieces of the roof girder as shown in figure 14b in order to create a large interior space. New materials such as concrete cement used to construct four columns and other new changes in the process of adaptive reuse of this building. However, strengthening beams or joists with steel is an intervention that also has drawbacks. Under certain climatic conditions there may be problems in using steel in direct contact with wood because condensation on steel plates leads to accumulation of humidity which causes wood to decay (Larsen & Marstein, 2016).



Figure 14a (left), figure 14b (right)
Intervention Roof Girder (source: Remeasurement and Redraw, 1992)

Figure 15 shows that full overhang roof design was changed to design with canopies above doors and windows. A stained glass window as in figure 16 was also designed to enhance the building façade.

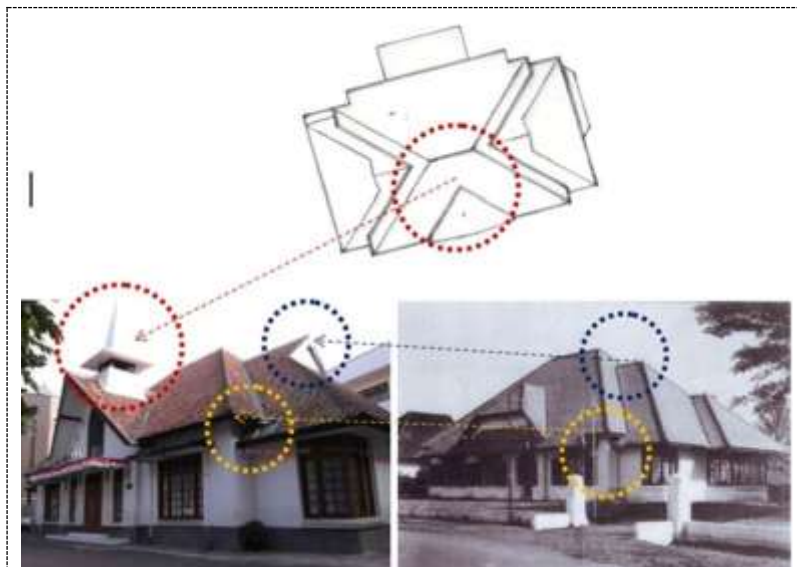


Figure 15. Façade Transformation
(source: GB Pertama Bandung , 1992)

Adding minaret and canopies was an intervention to the old roof design. The new roof design creates enough large space for the stained glass window to light up the interior foyer. This stained glass window as in figure 16 was also designed to enhance the building façade.



Figure 16. Stained Glass Design Added
(source : survey and research result, 2015)

Final Statement for the Wastukencana Building

Until 1992 this building is not included in the group of heritage buildings. A group of Bandung old building observer proposed the inclusion of this building in the list of Bandung Historic Building Data in 1987. After several years, this building was classified into class A heritage building because they meet the five classifications, it was the value of the historical, architectural value, the value of science, socio-cultural and age-based regulation Bandung in 2011. This means that the building is prohibited from being demolished or altered, maintenance and rehabilitation of the building should use the same material or have the same character.

Meanwhile, the fulfilment of capacity demands to the worship space and the acoustic quality in the implementation of a particular religious ceremony is the responsibility of the building committee who have the authority to manage the building. However, the interventions may arise in the form of additional mezzanine floor and removal the four columns that serve to uplift the existing roof beam. In contrary, removing of the four columns could be an intervention on the roof shape of the existing building. Degrade of the roof supporting elements, roof coverings, as well as the difficulty to find the same building materials, could strengthen the desire of the Board to carry out those interventions. Disagreements have passed the board in terms of the ideas to expand the building, added another floor to the building, replacing roofing materials with more modern materials. However, these intervention plans inhibited by the high-cost. Furthermore, in 2015 the Wastukencana building was determined by the local government as a heritage building class A based on local regulation 19/2009. A letter of acknowledgement from the Major arrived at the Board of the commission which sites this

building as a heritage one in 2017. A statement crafted on a piece of marble stone as seen in figure 17 was given to be installed at the front building façade. At last this building survived by the protection of the government regulations.

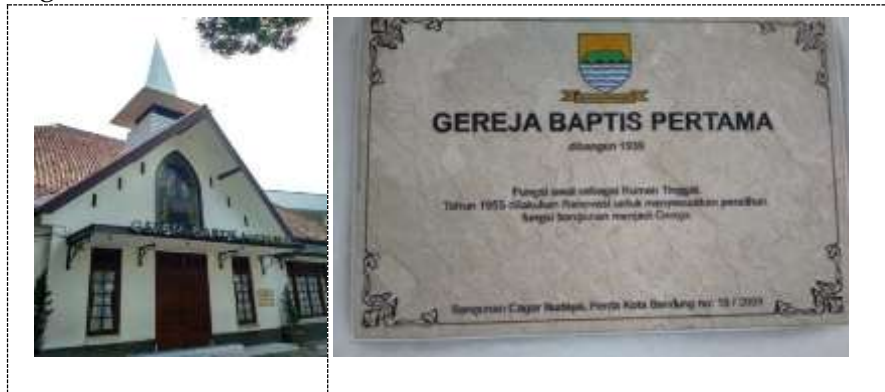


Figure 17. Heritage Building Signage
(source : survey and research result, 2015)

Meanwhile in another part of Bandung city, one by one: its heritage building demolished in the hands of new owners.

CONCLUSION

The Government support for the historic building is still limited to local regulations concerning the issues of conserving 99 listed historic buildings . Today, Bandung city local government has formed a team of experts on building conservation. Their roles are as a team of the Building Conservation and Cultural Reserve (Tim Ahli Bangunan Gedung), which is in charge of examining applications for permission to construct buildings in the conservation area of Bandung city. In reality, government interference on sanctions against violations of the rules on the handling historical buildings in particular which is owned by the private sector has not done yet. Government, owner and community still walk on their own purpose. The observers of Heritage building society, do not have the strength to sustain the existence of these historical relics yet. This was shown by the increasing number of historic buildings that were dismantled from year to year. While the owners of historic buildings, especially residential function, has a significant cost problem to maintain their old building as well as the annual building taxes. Currently, Bandung regulation No. 19 of 2009 which is covered in Article 28, stipulates that any person who has, occupy or manage the area and cultural heritage buildings must install signs the public easily sees the region and/or cultural heritage buildings. But not all the heritage buildings marked as such by the government.

A brilliant idea of the government to beautify Bandung around the city centre heritage area took place in the moment of commemorating the 60th Asia Africa conference on 22 to 24 April 2015. The result of this effort was beyond expected and become one favourite places for Bandung people during the weekend. It gives Bandung something to celebrate every weekend. The grandeur spirit of Bandung once again come to life.

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