

## Abandoned Building and Revitalization Efforts: Rumah Atsiri Indonesia

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**ABSTACT:** *Over time, old buildings that used to function have become neglected, some of which have historical value in the past, which is a shame if their existence is left unchecked. The existence of these abandoned buildings can be a new problem for the surrounding area. Cultural heritage buildings as cultural resources are fragile, unique, rare, limited, and non-renewable. Restoration is necessary to protect, develop, and be utilized as development capital. The purpose of this paper is to learn the importance of adaptive reuse strategy to repurpose a building from a different era and save and honor the history within, using a study case method. The model is Rumah Atsiri Indonesia as an old citronella distilled factory that now becomes a fully integrated destination with various activities related to essential oil edu-recreation, research and development, and production activities.*

**Keywords :** *Abandoned Building, Architecture Revitalization, Adaptive Reuse, Heritage.*

### PENDAHULUAN

Keberhasilan sebuah perusahaan adalah suatu hal yang terdiri dari berbagai aspek-aspek dan faktor, salah satu aspek yang mempengaruhi keberhasilan suatu perusahaan ialah aspek kebahagiaan karyawan yang bekerja pada perusahaan tersebut. Kebahagiaan karyawan dapat dicapai dengan berbagai cara, salah satunya ialah dengan menyediakan lingkungan kerja yang nyaman dan menyenangkan bagi para karyawan. Lingkungan kerja sangatlah berpengaruh terhadap kegiatan disebuah perusahaan. salah satu representasi lingkungan kerja dalam bentuk fisik adalah perancangan ruang dan desain interior ruangan. Perancangan ruang sebuah kantor haruslah memperhatikan aspek-aspek yang akan mempengaruhi kinerja dan dampak psikisnya terhadap karyawan.

### INTRODUCTION

#### Background

The term "abandoned building" connotes a picture of a building that's unoccupied and during a state of grave unsoundness, maybe boarded up, strewn with trash, and written with graffiti. However, not all abandoned buildings have that kind of condition. Some of them are still in good shape in terms of structure and architecture. Not a few of these abandoned buildings have meaning for the surrounding community or even a heritage building because they used to be useful and influential buildings in that area. The existence of abandoned buildings can be a scourge in itself for an area, especially areas that have tourist value.

If a legacy building is left vacant for too long, damage can occur faster than a standard building due to its delicate and sensitive structure. Heritage buildings are defined as those which are old and significant either in terms of architecture or of history (Chien, 1992).

I think there's a necessity to understand better how reuse of architecture within the urban setting will contribute to the public perception of an area and business by demonstrating a capability to adapt and overcome changes with sustainable practices of reuse. Building on the present literature, more analysis is required to develop a strategy and increased support of a lot of data.



**Figure 1.** *The condition of Abandoned Citronella Distilled Factory.*

*(Source: RUMAH ATSIRI INDONESIA, Radinna Ayu, 2020)*

This research will examine how the adaptive reuse concept is applied of historical buildings in Rumah Atsiri Indonesia which also have commercial value. The application of this concept will be examined through aspects of the building and its interior. It is hoped that this study can be a consideration for implementing the concept adaptive reuse historical building appropriately and wisely. It is hoped that in the long term this study will be able to improve the quality of the development of abandoned buildings in particular.

### **Problem Formulation**

1. How is the building revitalization being conducted in Rumah Atsiri Indonesia?
2. What is the impact of revitalization Rumah Atsiri Indonesia towards the neighborhood area?

### **LITERATURE REVIEW**

#### **Review of Relevant Literature**

Adaptive reuse, defined by Douglas (2006) as «any building work and intervention aimed at changing its capacity, function or performance to adjust, reuse or upgrade a building to suit new conditions or requirements», permits protective the various values of cultural heritage, each the utilization price and also the intrinsic one. It allows extending the life cycle of a building, in line with the circular economy principles that aim to prolong the lifetime of resources as long as possible and avoid resource consumption. Building reuse is considered a means for conveying the legacy of the past, which consists not only of heritage buildings as physical items, but mainly of the wealth of information provided by each item. The use of expertise dates back an extended method, however today we've got a deeper understanding of its strategic importance.

Considering the built environment as a resource does not only mean acknowledging its value as a result of human work or as a useful object. The built heritage may also acquire worth for its talent to inform stories, to transmit information, to recall the past, to be an emblem of events, traditions, shared information, religions; in other words, it can be a source of cultural value. To redesign a heritage building for brand new uses, information of

its history and past uses is critically vital. A careful identification of exterior and interior architectural components is required to outline the building's identity and assess the impact of the changes that the new use needs.

In the subject of conservation, adaptive reuse of existing buildings isn't a brand new term. Within the past, the buildings having a firm structure, are converted to own new functions with none downside. Through the renaissance amount, a number of the monuments' functions were modified or during the French revolution the spiritual buildings were converted for military usage or industrial functions.

Adaptive reuse analysis as a phenomenon with industrial structure deals with a variety of advanced subject matter in several scientific disciplines. Adaptive reuse is a method of adapting old structures for functions other than those originally expected. I found that there are a variety of publications and data sources for analyzing adaptive reuse. The majority of literature has discussed historical information related to abandoned buildings. Several sources of literature reviewed emphasize that, however, flattening is a problem that is conducive to structural damage. Sprawl refers to spreading beyond the city and its suburbs to its suburbs. Areas measuring low density and auto-dependent development in rural land fostering dependence on cars however, some authors have written a large amount of data on this topic which is closely related to the subject and state of my analysis, some related to design, but the good thing about property ownership or support comes in the industrial structure. This is often a weakness that should not be ignored. The accommodative rework can facilitate community growth, but unless stakeholders first see the potential in their business development, they are less likely to pursue it as a possible partner.

Sprawl-type ideas, against a historical background of commercial structures do add value to analysis, however, just as, if less important, is the literature concerned in the analysis of activity science. In order to find out however, the physical arrangements affecting the behavioral science handle accommodating the reprocessing of commercial automotive facilities, their respective industrial structures and their histories it is necessary to know the social history and the 'spirit of the place' involved with industrial and ownership structures. The 'spirit of place' is perhaps the Christopher Day term having the same meaning referring to the bound memories, beliefs & history of an area.

Environmental Psychology attempts to provide norms for better management of the environment for better life and personality development. It studies effective ways of promoting conservation of the natural environment and better ways of designing buildings, towns and cities, taking into consideration the behavioral needs and responses of people (Mathew, 2001). The importance of this field investigates the instinctual behavior patterns of human beings. The science believes that there is a tendency to break down under artificial and overpopulated urban conditions (Mathew, 2001). It has been hypothesized that the environment influences behavior on many levels. sadly, I didn't discover the term 'environmental psychology' whereas reading concerning sprawl or historical situatedness of commercial buildings.

Loures & Panagopoulos (2007) state that Adaptive reuse is a challenge, which seeks for a balance between: restoration, adaptation and change of the building through appropriate projects of adaptive reuse. It should have 5 design principal:

- "Perform the functions well for which they are redesigned,

- Be long lasting and adaptable to new uses,
- Respond well to their surroundings and enhance their context,
- Have a visual coherence and create 'delight' for users and passers-by,
- Be sustainable – non-polluting, energy efficient, easily accessible and have a minimal environmental impact."

## **METHODOLOGY**

This research begins with a literature review on Adaptive Reuse of heritage building and also how the revitalization is done in Rumah Atsiri Indonesia. Observations were made to obtain data on the physical aspects of the building under study. Interviews with building owners were also conducted to obtain more in-depth information. Regarding the transformation of functions and type of the buildings. A descriptive analysis was used to describe the variations of the buildings before and after the alteration.

### **Case Study**

The building studied is a restored Indonesian-Bulgarian Citronella factory from 1963 which now restored as Rumah Atsiri Indonesia that houses various activities related to essential oil edu-recreation, research & development, and production activities.

This building is located in Jl. Watusambang, Watusambang, Plumbon, Tawangmangu, Kabupaten Karanganyar, Jawa Tengah 57792

### **Data Collection**

In this methodology, the questioner has a diagram of subjects or issues to be covered, yet is allowed to differ the phrasing and request of the inquiries somewhat. The overall subjects that the questioner zeroed in on were:

1. The feasibility of reusing heritage buildings in a multi-purpose manner as a procedure to achieve sustainability,
2. The impact of various elements on the choice to reuse legacy buildings; and
3. The impact on Neighborhood area.

## **RESULT AND DISCUSSION**

### **General Description of Rumah Atsiri Indonesia**

Rumah Atsiri Indoneisa is a recreational edu complex with Meeting, Incentive, Convention, and Exhibition (MICE) facilities located in Plumbon, tawangmangu. Rumah Atsiri is the result of the restoration of the former Citronella Indonesia- Bulgaria factory in 1963 which is now transforming into a tourist spot. PT. Rumah Atsiri Indonesia is located on Jl. Raya Solo Tawangmangu Km 38.5 Plumbon, Tawangmangu Karanganyar.



**Figure 2.** Old Citronella Distilled Factory.  
(Source: RUMAH ATSIRI INDONESIA, Radinna Ayu, 2020)

This place used to be a citronella factory in collaboration between the Indonesian-Bulgarian government. According to Paulus, Soekarno at that time wanted to build the largest citronella (lemongrass) factory in ASEAN. This place was developed for the industrial world in Indonesia which was developed through education. During its development, from being an essential factory until now as RumahAtsiri, this place has undergone several transfers. In the era of President Soeharto, according to Paulus, this place was used as a place for research, but because this factory was originally intended as a large factory, in the end the management failed beforehand. In fact, this factory was managed by someone who later sold goods. metal in the factory. Now only a few tools, including the chopping machine, can be seen. Because it was neglected and did not go according to plan, the essential oil factory had changed ownership several times, until finally in September 2015 the ownership shifted to PT. Rumah Atsiri Indonesia.



**Figure 3.** Rumah Atsiri Indonesia footprint limit. North: paddy field, east: plumbon stadium, south: Watusambang street, west: residential area.  
(Source: RUMAH ATSIRI INDONESIA, Radinna Ayu, 2020)

### Building Design

Its design philosophy is born from the historical thread of the existing building on its development to its new function. Although the old Atsiri House was not included in the cultural heritage building, the development of the design still respects the existence of its original form by minimizing design intervention and changes. The new material is deliberately made in contrast to differentiate the physical building. The new design is created optimally so as not to cover the old building by placing it only in a sticking position or just touching it.



**Figure 4.** Before (above) and After (under) Rumah Atsiri Indonesia There's not that much different in terms of facade.

(Source: RUMAH ATSIRI INDONESIA, Radinna Ayu, 2020)

The highlighted theme of this project is "harmony in diversity", where the old building remains a preserved and dominant identity. One of the strong accents that became the focal point of the main building of Rumah Atsiri was the openwork material that dominated the facade of the old building. Meanwhile, other materials that are deliberately presented in contrast are steel, iron, wood and glass.

During the process, the design team and contractors must work together to transform the old building into a new function without dismantling the previous structure. The combination of the use of building materials from the old and new structures that are additive is also endeavored to maintain harmony. This is also the biggest challenge, as well as a very interesting thing for this project.



**Figure 5.** Building facade and added material such as steel, iron, wood, and glass.  
(Source: RUMAH ATSIRI INDONESIA, Radinna Ayu, 2020)

### Development Stage

As an integrated educational tourism building with the theme of essential oils, this project was built in two stages. The first stage has been carried out, including the Home of the Essential Science Lab which consists of the Citronella Science Lab, R&D Laboratory Room, workshop room, and refinery room. The second building is a museum which consists of a collection garden and the museum itself. The third building is a commercial area, in the form of a restaurant and meeting room. The last building in the first phase of construction is the Rumah Atsiri Shop which contains retail functions, such as the merchandise and perfumery shop.



**Figure 6.** Rumah Atsiri Indonesia Development Process.  
(Source: RUMAH ATSIRI INDONESIA, Radinna Ayu, 2020)

According to the plan, this area will also develop through the second stage with the addition of production house building facilities, Roz Tea Café, coffee shop, greenhouse named Rozmarin Appointment Dining, spa and aromatherapy buildings, and MICE facilities. If the building - the first phase of the building has been completed and opened to the public, then the second phase will only open in the next 2021.

### **Impact on the Surrounding Environment**

Rumah Atsiri shows how this place tries to maintain the building from its heritages side. Its existence also strives to always synergize with the village community. Around 90 people in the surrounding community become employees at Rumah Atsiri. Some residents are also given training to be able to make quality products which can then be sold at RumahAtsiri's shop such as the emergence of a menu of gotu kola chips, celery and kenikir which are made by Rumah Atsiri.



**Figure 7.** Gardening Activities in Rumah Atsiri Indonesia.  
(Source: RUMAH ATSIRI INDONESIA, Radinna Ayu, 2020)

Rumah Atsiri is the only tourist spot that has the concept of "Educational Tourism" in Tawangmangu. Apart from being able to travel, visitors to the essential house can also learn about the history of architecture, the history of essential plants, also the most interesting thing is that the visitors can see the museum which reviews essential oils, starting from the tools used, the ingredients, to the results known as essential oils.

The existence of Rumah Atsiri as an agro-tourism area is in line with the culture of the people in Tawangmangu, where the biggest livelihood of the community is by farming or farming. Farming has become a tradition of the Tawangmangu community, this can be observed with the enchanting expanses of agriculture and plantations. Therefore, in accordance with its vision of welfare for stakeholders and the surrounding community, Rumah Atsiri seeks to educate the community about farming culture, as well as employ local people to work there.

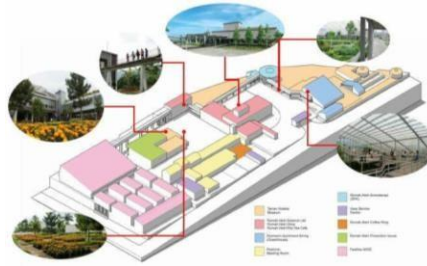
### **Preservation**

Conservation efforts at essential houses consist of 3 concepts : Conservation, Preservation, and Adaptive Re-Use.

#### **1. Conservation**

Rumah Atsiri which was originally a Citronella processing factory. Citronella is an herbal plant that is processed into various products such as oil or soap. Through conservation efforts, the old building at Rumah Atsiri is maintained and also functions as an agricultural center, research and processing of herbal plant products. Architecturally, landscape processing is also expected to revive the atmosphere in this tourist area.





**Figure 8.** Layout Axonometry of Rumah Atsiri Indonesia.  
(Source: RUMAH ATSIRI INDONESIA, Radinna Ayu, 2020)

## 2. Preservation

The effort to preserve the essential house was carried out by reconstructing the existing buildings. The old building remains an identity that is preserved. The combination of the use of building materials from the old and new structures which are additive is also attempted to maintain architectural harmony.

## 3. Adaptive Re-Use

To revive the historical area, the Stakeholders turned Citronella Factory into a tourist spot that consists of various new tourist attractions and facilities. Here, people can not only learn about herbal farming, but also enjoy the culinary delights in the restaurant.

## CONCLUSION

- Rumah Atsiri Indonesia is located on Jl. Watusambang, Watusambang, Plumbon, Tawangmangu, Karanganyar Regency, Central Java-57792. About 40 kilometers from Solo.
- Rumah Atsiri Indonesia is the result of a restoration of the former Citronella Indonesia-Bulgaria factory in 1963, which has now been transformed into a tourist spot.
- The existence of Rumah Atsiri as an agro-tourism area is in line with the culture of the people in Tawangmangu, where the biggest livelihood of the people is by farming or farming.
- Rumah Atsiri Indonesia preservation efforts were carried out by reconstructing the existing buildings.
- The highlighted theme of this tourist area is “harmony in diversity”, where the old building remains a preserved and dominant identity.
- Sources of economic activity for the Essential Home include entrance fees for tourist sites, workshops, souvenir shops, and restaurants.
- Rumah Atsiri Indonesia strives to always work together with the village community. About 90 people in the surrounding community become employees at Rumah Atsiri Indonesia.
- Rumah Atsiri is the only tourist spot that has the concept of "Educational Tourism" in Tawangmangu. Educational facilities in this tourist area have two forms of education, namely the form of a museum in the form of Atsirim Park, Distillation & Fractionation Laboratory, Museum Gallery and in the form of classes in the form of Kids Lab, Essential Oil School, Perfumery Class.
- This area provides accommodation that includes facilities and infrastructure,

accommodation for commercially established buildings such as hotels, homestays, villas, resorts and others. Where in the tourist area of Indonesia's Essential Home, there are facilities such as hotels, MICE facilities, etc. to support the main activities of visitors.

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