

Architectural analysis and adaptive reuse design as a sustainable design approach at the Hermitage Hotel, Jakarta

K Suteja^{1*} and I W Mudra¹

¹ Institut Seni Indonesia Denpasar, Denpasar, Indonesia

*Corresponding author email: katherine.suteja@lasallecollege.ac.id

Abstract

There is a tendency of old building being demolished because unfortunately many are being abandoned and not in a good condition. Therefore, by using adaptive reuse method, the old buildings can be maintained with some adjustment and could be a solution for a more sustainable approach in building design as well as to conserve the social, cultural, and historical aspects. The Hermitage Hotel in Jakarta is one of the examples of adaptive reuse method applied in Historical buildings. The building had been used for many important purposes such as Communication center during Dutch Colonization era in 1920s, the office of the ministry of education and culture and University. In this article, there will be analysis in interior design and architecture of the building to observe the application of the adaptive reuse method in The Hermitage Hotel. Moreover, qualitative method had been done and collection data by doing observations and interviews in 2023 with the interior designer from PAI Design and the expert of Conservation buildings. The result of the research proved that by applying the adaptive reuse method, could be an option for an old building to be re-purposed and to be relevant with selected renovations. There are some limitations on the application due to the conservation building, however the designer and architect applied the adaptive reuse method well on the building, maintaining the aesthetics and function aspects.

Keywords

Architectural analysis, Adaptive reuse design, Sustainable design

Introduction

In Indonesia, Colonial buildings have special identity with timeless design and historical value, especially the ones built during Dutch Colonization era. These buildings are counted as valuable tangible objects and can be found in Kota Tua area and Menteng in Jakarta. Some of those buildings are still in good condition and therefore maintained and were used with different functions such as offices, restaurants and hotels. Whereas some others were ruined and demolished due to bad condition. The act of demolishing a building gave bad effect to the carbon emissions, therefore, sustaining and re-using

Published:
October 20, 2024

This work is licensed
under a [Creative
Commons Attribution-
NonCommercial 4.0
International License](#)

Selection and Peer-
review under the
responsibility of the 5th
BIS-HSS 2023 Committee

the existing buildings will be a solution for sustainable design, also giving benefit in social, environmental and economic aspects. This method of reusing the building is known as adaptive reuse method (1).

Adaptive reuse could be a solution to maintain the old buildings with historical value (2) by keeping the façade and structure, however, some adaptation could be done, if necessary, especially the interior elements such as flooring and walls. Moreover, this method is more energy efficient, therefore, it is more sustainable compared to the demolishing and building a new structure (3). The term of adaptive reused had emerged since 1970s with the conservation movement and environmental awareness (4). The concept of 'Reduce, reuse, recycle' to describe that everything should have purpose, useful and real. The balance of social, environmental, and economic are the purpose of sustainable development in all countries (5). The main focus of sustainability is utilizing energy and material in effective ways, however the historical buildings-built centuries ago should also be considered. Therefore, adaptive reuse method is implemented by modification, adaptation and reused of the structures with new function, especially for buildings with unique characteristics and proper condition. This method will have less to minimum impact on the heritage importance and the settings.

There are some researches in term of adaptive reuse in historical buildings as an office, supported by the fact that many colonial buildings were used as the government purpose at that time. Moreover, there are some researches available in term of colonial buildings in Kota Tua area, however, there are limited articles and research on adaptive reused buildings as a hotel in Jakarta. Therefore, this research will emphasize the adaptive reuse method applied in The Hermitage, The Tribute Portfolio hotel in Jakarta. The definition of the Tribute Portfolio hotel was the hotels with unique characteristics, maintain the social, cultural and environmental aspects on the design. The inspiration of the hotel design was the history and function which was built in 1923 as Telefoongebouw, and after the Independence of Indonesia, this building was used as the Ministry of Education and Culture headquarters and in 1999, it was Bung Karno University, before finally in 2014, it became The Hermitage Hotel.

There are some challenges on designing contemporary hotel design (6) which have to follow the design standards and guidelines besides to consider the owner, investor and the users' references. The other challenge is to combine the modern design element on an old or historical building. Depending on the level of the conservation buildings, the restoration and intervention on design are different. Therefore, this article will discuss about the interior design and architecture of the Hermitage hotel with Neoclassical style from the original buildings. Renovation of the building has been done by maintaining the original structure and repairing the broken parts such as wall, flooring and ceiling, replaced by a new material and keeping the same visual. In some area, the original material such as brick, gable roof and door hinges were displayed nicely so that the guests were able to experience the history of the cultural heritage building, also by seeing the real material and structures while enjoying their stay at the hotels. The

purpose of this article is to analyze the interior and architectural elements of the Hermitage hotel as a case study of the heritage buildings that are well maintained, and to be able to provide a solution for maintaining the cultural heritage buildings more effectively. Therefore, the adaptive reuse method can provide connection between the past and present, also for sustainable design application.

Methods

Qualitative research method was used with primary data collection: observation and interview. Observation was done in 2023, in The Hermitage Hotel to get valid data. Interview was conducted with the hotel staff as well as the designer from PAI Design, Tri P. Handayani and the conservation building specialist: Nadia Purwestri. The scope of the research described in Table 1.

Table 1. The scope of the Research

Parameter	Variable	Indicator
Façade element of buildings	Windows	The shape, figure of the window and divider
Façade element of Buildings	Entrance	Position
Façade element of Buildings	Roof	The shape of the roof
Façade element of Buildings	Walls	Material and finishing
Interior element	Layout	Function and pattern
Interior element	Shape of building	Volume and structure

Results and Discussion

The Hermitage, Tribute Portfolio

The Hermitage hotel is located in Jl. Cilacap, Menteng Jakarta, managed by The Marriot Group. The term of Tribute Portfolio in The Hermitage Hotel was given due to its unique characteristics as well as providing a memorable experience to the guests. The guests were provided with various facilities such as restaurant, lounge and bar, and meeting rooms, moreover, guests are offered with many activities for example Museum and Gallery visit and Menteng History Walk. The hotel building was divided into two main buildings, the front, and the back. The front building was the original building with some renovations before it was used as a hotel. Also, the architect from KIAT and interior design, PAI design tried to maintain the original look and had minimum renovation in structures of the building. Whereas the back building was built by the architect into 9 floors, resembling the architecture element of the original building, the guest can barely see the difference between both new and old buildings.

The original building of the hotel was built since 1923 as Telefoongebouw under the Dutch colonialization era, originally had two floors and used as The Telecommunication center as seen on Figure 1. On the façade of the original building, written: Department van Onderwys ex Eeredienst, which means the Department of Education and Honors. The building was designed with Neoclassical style, white in color, long low, gable roof, adapted with the local climate of Indonesia. After the independence of Indonesia in

1945, this building was used at the People's Consultative Assembly before it is used as the Ministry of Education and Culture office for some years and in 1999 used as Bung Karno University, and finally became a hotel in 2014, The Hermitage, Tribute Portfolio Hotel. Therefore, based on the history of the building, this building is accepted as a cultural heritage building because it has built 100 years ago even though served as many functions. FIGURE 2 shows the façade of the Hermitage Hotel, maintaining the original façade since it was built in 1923 as Telefoongebouw.



Figure 1. Front View of the Telefoongebouw (source: PDA-Pusat Dokumentasi Arsitektur)



Figure 2. Façade of the Hermitage Hotel (source: PAI Design)

Architecture and Design Analysis of the Hermitage Hotel

The façade of the building maintained the same with the original one, built in 1923. As seen in the façade, the building style is neoclassical, symmetrical, white in color and long low roof, adapted with the tropical weather in Indonesia. Hotel is considered as architectural artifacts, reflecting the local economy. Moreover, hotel is a place to define the architecture and adjusting with the needs of the users through the functions and façade, expressing the changes over time and the interior areas that are maintained and renewed according to the current style and trend (7). The hermitage hotel maintained the original façade, with having some changes in the interior elements such as floor material into marbles, ceiling due to the needs of air conditioning and lightings. As well as the repaint of the walls. The layout of the main building was remained the same as

shown on figure 3 (a) and (b), however, there were some changes done on the back building.

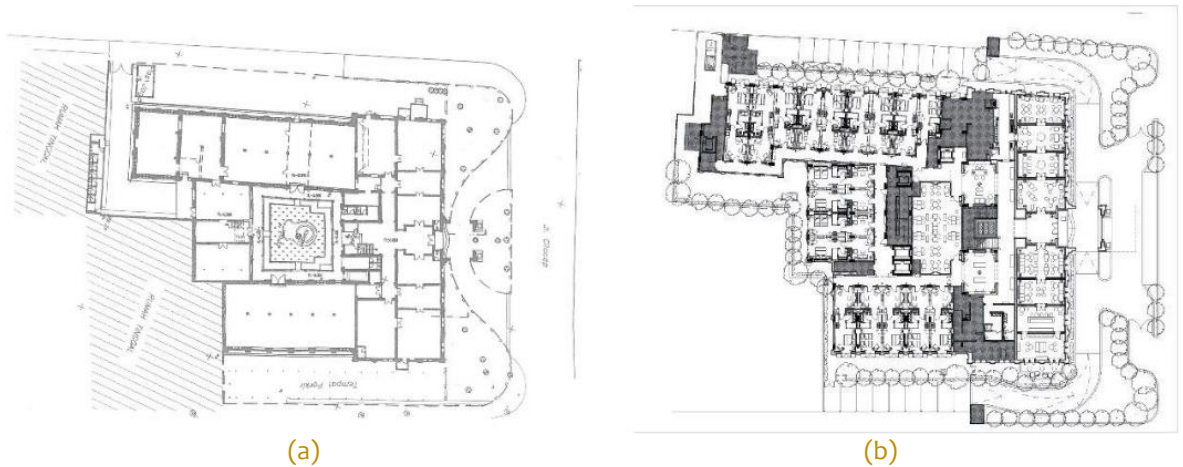


Figure 3. The comparison of the layout from 1923 and 2015 (a) Layout Telefoongebouw (source: PDA, pusat Dokumentasi Arsitektur) and (b) Layout the Hermitage Hotel (source: PAI Design)

Despite of many advantages of the adaptive reuse method buildings in term of economic, environmental, and social, there are some challenges on historical building (8). The challenges on the Hermitage Hotel where there was no elevator in the front building, stairs is available for access to the second floor, therefore it is not accessible for wheelchair users. However, in the new building, elevator is available on each of the buildings and more convenient for the visitors to access up to the 9th floor. The juxtaposition between the old and new on the Hermitage Hotel is one of the advantages of the hotel, offering an interesting experience for the guests. Many guests appreciated the historical values of the building, the original ornaments and style. UNESCO confirmed that there are potential for the old building to have a new commercial function in modern society. Moreover, this also contributes to the value and the character of the city.

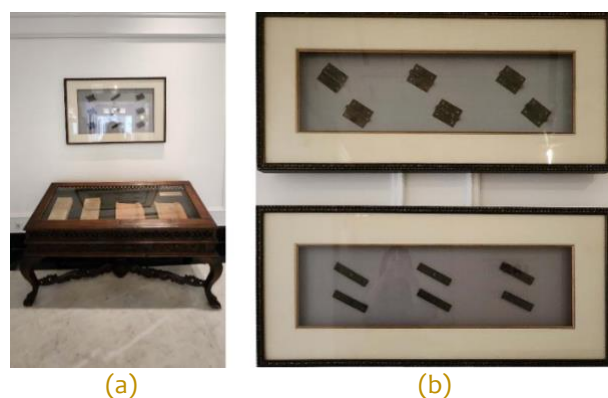


Figure 4. The façade of the building at 1999 and 2015 (a) Abandoned Building (source: [link](#)) and (b) Façade of The Hermitage Hotel (Source: Suteja, 2023)

As shown on [figure 4](#), the building was once abandoned with no purpose for few years, however in 1999, the building was restored by Yayasan Bung Karno and used as a University, Universitas Bung Karno. The façade of the building was maintained to be the same as the original, keeping the materials which were still in good conditions and repainted. Some of the pictures of the abandoned buildings were printed and displayed nicely at the Lobby of the Hermitage Hotel. Inside the lobby, there is a grand stair which was the same stair as the original. The original ceiling was supposed to be high, however, due to the adjustment with the current needs such as air conditioning as well as lighting, there were some modifications with the ceiling height.



[Figure 5](#). The Interior Lobby of The Hermitage Hotel (a) Pictures of the Abandoned building (b) Hotel Lobby (source: Suteja, 2023)



[Figure 6](#). Displays at the Hermitage Hotel (a) Original material of Telefoongebouw (b) Original Door and Windows' Hinge (source: Suteja, 2023)

On the second level of the lobby, the area was used as a multifunction room ([Figure 5](#)). As seen on the Hallway ([Figure 7](#)), the original style of the building was kept. The shape of the ceiling as well as the structure were the same with the original. In front of the multifunction room, there were some displays, showing the original materials such as door and windows' hinge, gable roof as well as the mirror that was covered by the acrylic box, so the visitor can see the displays clearly and at the same time, cannot be touched, as seen on [Figure 6](#).



Figure 7. The Hallways of the Hermitage Hotel, Second Floor (a) Pictures of the Abandoned Building (b) Hallway of the Hermitage Hotel (source: Suteja, 2023)

Since the building is a heritage building, some parts of the building structures are not allowed to be adjusted. Visually, it should be maintained the same with the original. Therefore, the interior elements such as doors and windows with a good conditioned were still used in the Hotel as can be seen in the Figure 8. Some challenges on the historical building were the access, there were no elevator or lifts, so it was not accessible to wheelchair user.



Figure 8. Door and Windows at the Lobby at The Hermitage Hotel (a) Original Doors (b) Original door at the Hotel Lobby (source: Suteja, 2023)

Adaptive Reuse Method at The Hermitage Building as Sustainable Design Approach

To achieve the goal of sustainable design is an important part to improve the people's lives, to have a balance of social, environmental, economic needs in a community and resources. The focus usually is for new buildings; however, it is also for historical buildings. The adaptive reuse method in historical buildings is needed to revitalize the

old buildings and maximize the sustainable aspects in social, economic and environment. Therefore, adaptive reused in historical buildings contributed to some of sustainable pillars, offering a great opportunity for developing countries (5).



Figure 9. The Façade of the Building (a) Telefoongebow, 1923 (b) Hotel The Hermitage, 2023 (Source: Suteja, 2023)

The Hermitage Hotel is an adaptive reuse building which had been used for many purposes such as offices, university and hotel. The main building and structure were maintained the same with the original, as seen on the Figure 9, there are no major changes on the façade since the building is heritage historical building. Applying adaptive reuse method on the Hermitage Hotel was a solution to maintain the old building (2), in this case a building that was built in 1923. Moreover, the building also has historical value because it was used as MPR, and the first office for Kemendikbud (Ministry of Education and Cultural of Indonesia). Since 2014, the building was used as a hotel which has a relevant function for todays used. Some renovations were done due to the condition of the material such as the roofs, floor and the repaint of the walls.

Conclusion

Adaptive reuse method applied in the Hermitage Hotel was a good example of sustainable architecture and design. Despite of some renovations done due to the condition of the original materials in 1999 and 2014, the architect maintained the similar visual of the building. Moreover, this method could add value to the Hotel, offering an interesting experience for the guest of staying in a historical building. The architecture and interior design of the hotel were analyzed and showed that adapting the function of an old building could maintain some values such as the history and culture, therefore aligns with the sustainable design concept. The architect and interior designer of the Hermitage Hotel used the history of the building as the main inspiration, some of the original materials such as gable roof, mirror, and hinges as well as the pictures of the original building were displayed nicely on the lobby area, telling the story of the building. The various functions adapted to the building had been done since 1923, and the current function is relevant for the society as a hotel. A hotel can reflect society's development,

the interior elements that were adjusted and maintained according to the needs of the current situation. Therefore, The Hermitage hotel applied adaptive reused method as the approach to sustainable design.

Acknowledgments

The author would like to express gratitude to all parties involved such as the interior designers from PAI design as well as the PDA (Pusat Dokumentasi Arsitektur), lecturers at LaSalle College Jakarta who had given advised and suggestion during the process of the research as well as the lecturers and colleagues at ISI Denpasar Bali.

References

- [1] Yung, E., & Chan, E. H. (2012). Implementation challenges to the adaptive reuse of heritage buildings: Towards the goals of sustainable, low carbon cities. *Habitat international*, 352-261.
- [2] Shao, D., Nagai, Y., Maekawa, M., & Fei. (2018). Innovative Design Typology for Adaptive Reuse for Old Building in Public Spaces. *Journal of Engineering Science and Technology* Vol. 13, No. 11, 3547 - 3565.
- [3] Lansz, F., & Pendlebury, J. (2022). Adaptive reuse: a critical review. *The Journal of Architecture*, 441-462. doi:10.1080/13602365.2022.2105381.
- [4] Stone, S. (2020). *Undoing Buildings: Adaptive Reuse and Cultural Memory*. London: Routledge.
- [5] Othman, A. A., & Elsaay, H. (2018). Adaptive reuse: an innovative approach for generating sustainable historic buildings in developing countries. *Organization, Technology and Management in Construction*, 10, 1-15. doi: 10.2478/otmcj-2018-0002.
- [6] Nikolic, M., Milojkovic, A., & Kurtovic-Folic, N. (2014). Hotel Design and Adaptive Reuse: From Historic Palaces to the City's Dilapidated Structures . *Facta Universitatis - series Architecture and Civil Engineering*.
- [7] Jabłonska, J. (2012). edefinition on hotel concept, communicating ideas from old town inn to nowadays intelligent self-service facility. *ICAR 2012 (Re)writing History, International Conference on Architectural Research*, 1-10.
- [8] Gewirtzman, D. F. (2016). Adaptive Reuse Architecture and Analysis. *Journal of Architectural Engineering Technology*.