

Issues of Authenticity: Conservation of Chinatown Architecture in Ketandan Village, Yogyakarta, Indonesia

Fitri Prawitasari & Amos Setiadi

Department of Architecture, Universitas Atma Jaya Yogyakarta, Indonesia

Ketandan also known as the Chinatown is a village in the center of Yogyakarta City inhabited by the Chinese ethnic community. Ketandan is a cultural heritage of Chinese architecture in Yogyakarta and has experienced architectural transformations over the years. Now there are efforts to conserve the significant buildings and therefore, it is important to support the conservation of architecture in the Ketandan village. This research used a qualitative method which involved identifying authenticity, as well as damage and handling of the building components. Data were collected through field surveys, documentation, and measurement of the buildings. Subsequently, it prepared developing plans for reconstruction and restoration, as well as plans for changes and additions to the components.

Referring to the 2018 Master Plan for the Maintenance and Development of the Ketandan Cultural Area, which is one of the plans for the maintenance and development of culture according to the Regional Regulation of the Special Region of Yogyakarta Number 3 of 2017, there are 18 lists of houses planned for revitalization. Revitalization as an effort to develop Chinatown Village by constructing and arranging buildings with Chinese architectural styles is one of the strategies for creating the Kraton–Malioboro. 18 (eighteen) buildings were planned for revitalization. These buildings are:: (1) Mamuning Shop House; (2) Windiastuti Shop House; (3) Tam Yuan Chuan Shop House; (4) Anton Hidayat Shop House; (5) Berkah Jaya Shop; (6) Kwan Nio Tio Shop House; (7) Ketandan Wetan No.29 Shop House; (8) Ketandan Lor No.21 Shop House; (9) Ketandan Lor No.56 Shop House; (10) dr. Nugroho Shop House; (11) Secodiningrat/Tan Jin Sing Capiten House; (12) UD.Liong Shop House; (13) 41 Shop House; (14) Permata Gold Store Shop House; (15) Ketandan Kidul No.2B Shop House; (16) Aisha Cosmetics Shop House; (17) Matahari Gold Store Shop House; (18) Mustika Sakti Gold Store Shop House.

Resource persons from community leaders in the Ketandan area provided several input criteria: (1) historical value, age of the building, the distance between buildings that are close enough, and shape and authenticity of the building. (2) consideration of the authenticity of the building, materials, colors, and characteristics, not removing existing elements and not adding elements that were not there before. Based on these criteria, buildings 5 and 7 (Shop House). Buildings 22, 24, and 26 were chosen because they have a history related to Secodiningrat's home (the building used to be Secodiningrat's stables). After discussing with community leaders, it was decided to choose building number 5 and 7 (Shop House). While building numbers 22, 24, and 26 cannot be selected because there are problems contacting the owner.



Figure: Ketandan Village

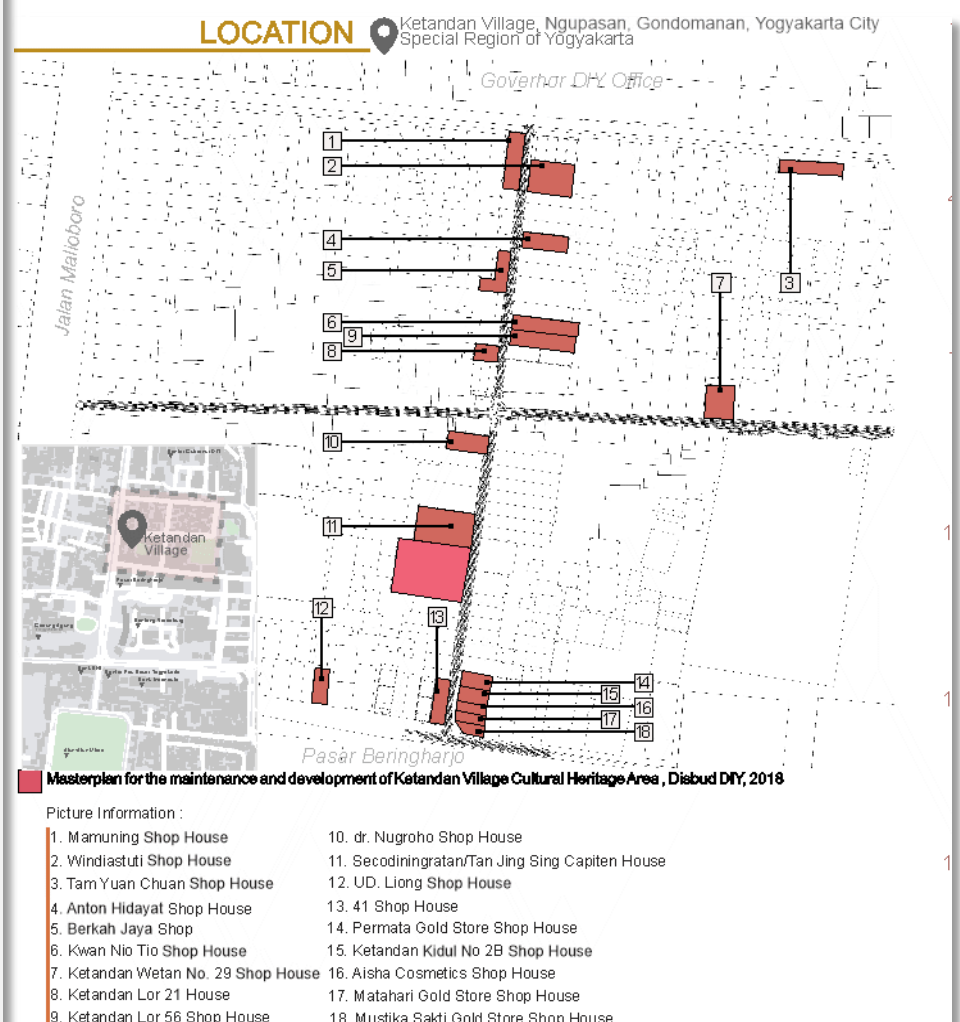


Figure: Location of 18 Houses were Planned for Revitalization



Figure: 18 Houses were Planned for Revitalization

The rating scale determines the development priorities of the 18 (eighteen) buildings on the list. By using the primary considerations of preservation by Rahardjo (2013) regarding assessment, typology of values, and ranking for cultural heritage management as well as input from the Ketandan community. Then it can be explained as follows: (1) Historical value consists of figures and events. (2) The value of science consists of discoveries, the emergence of new varieties, the application of new technologies, and the emergence of new species. (3) Cultural values consist of identity and art. (4) Educational values are explained as objects that have the potential to be able to provide knowledge and inculcate moral values in children and adults. (5) Political values and critical historical events in historical and ancient heritage objects can be considered vital if compatible with current political priorities. This significant meaning can be used to increase public attention in efforts to protect and preserve. (6) Economic value consists of functional and revitalization value. And (7) Integrity value or integrity value consists of design, physical environment, materials, and artistry. Development priority is based on the rating scale: 1. Very Low; 2. Low; 3. Moderate; 4. Height; 5. Very High. The following values are used:

Table 1: Priority Based on Cultural Heritage Building Values.

Buildings	Criteria				Total
	Important score.	Authenticity and Integrity.	Characteristics of Form and Facade.	Structural Damage Conditions	
	Has essential historical, scientific, educational, religious, and cultural values.	The façade elements are still original, and not much has been added.	There are distinctive architectural elements.	The condition of the facade structure is not feasible.	
1. Mamuning shop house.	1	3	2	2	8
2. Windiastuti Shop House.	1	2	4	4	11
3. Tam Yuan Chuan Shop House.	1	4	3	2	10
4. Anton Hidayat Shop House.	1	3	3	2	9
5. Berkah Jaya House.	1	1	2	1	5
6. Kwan Nio Tio Shop House.	3	3	5	5	16
7. Ketandan Wetan 29 Shop House.	1	3	4	3	11
8. Ketandan Lor 21 Shop House	1	4	4	2	11
9. Ketandan Lor 56 Shop House.	1	1	2	2	6
10. dr. Nugroho House	1	3	5	4	13
11. UD Liong Shop House	2	4	5	2	13
12. 41 Shop House	2	4	5	2	13
13. Permata Shop House	1	1	2	2	6
14. Ketandan Lor 28 Shop House	1	1	2	2	6
15. Aisha Accesoris Shop House	1	2	4	2	9
16. Matahari Gold Store Shop House	1	2	4	2	10
17. Mustika Sakti Gold Store Shop	1	3	4	2	10
18. Ketandan 5 & 7 Shop House	5	4	5	3	17

Table 2: Priority scale based on readiness for revitalization.

Buildings	Criteria					Total
	Function. It is still functioning correctly as a house or shop	Location Close to: 1. Office of the Governor of the Special Region of Yogyakarta 2. Jalan Margo Mulyo 3. Secodiningrat Culture House	Number of Floors. The fewer the number of floors, the less area to be revitalized	Cultural Heritage Building Values.	Existing Survey Accessibility. Ease of access and survey of existing buildings	
1. Mamuning shop house.	5	4	3	8	3	23
2. Windiastuti Shop House.	3	5	3	11	5	27
3. Tam Yuan Chuan Shop House.	3	4	5	10	3	25
4. Anton Hidayat Shop House.	5	3	3	8	5	25
5. Berkah Jaya House.	4	2	5	5	3	19
6. Kwan Nio Tio Shop House.	5	3	5	16	5	34
7. Ketandan Wetan 29 Shop House.	2	2	5	11	2	22
8. Ketandan Lor 21 Shop House	1	2	5	11	2	21
9. Ketandan Lor 56 Shop House.	4	2	5	6	4	21`
10. dr. Nugroho House	2	4	3	13	1	23
11. UD Liong Shop House	5	2	3	13	5	28
12. 41 Shop House	5	3	3	13	5	29
13. Permata Shop House	3	3	3	6	5	20
14. Ketandan Lor 28 Shop House	3	3	3	6	5	20
15. Aisha Accesoris Shop House	5	3	3	9	5	23
16. Matahari Gold Store Shop House	3	3	3	10	1	20
17. Mustika Sakti Gold Store Shop	4	3	3	10	5	25
18. Ketandan 5 & 7 Shop House	4	5	3	17	4	32

(1 Ketandan 5 and 7 Shop House; (2) Kwan Nio Tio Shop House; (3) dr.Nugroho House; (4) UD. Liong Shop House; (5) 41 Shop House

(1) Kwan Nio Tio Shop House ; (2) Ketandan 5 and 7 Shop House (3) 41 Shop House ; (4) UD. Liong Shop House ; (5) Windyastuti Shop House

Five buildings that are a priority for revitalization are as follows:

A. Kwan Nio Tio Shop House



Roof

The stepped gable, a characteristic of the Indis architecture, is still original and in good condition, but the paint color does not match the original color. There are cracks in the plaster due to wild plants.

Canopy

The current canopy is made of galvalume. The original steel slings holding the canopy are still present.

Wall

The walls have been repainted with a color similar to the original. There is an additional wall on the front right and left sides. The structure on the front wall is tilted due to wild plants that have eroded the walls.

Doors & Windows

The previously open terrace is now covered with a wooden and rolling door that is still in good condition.

Floor

The key tiles are still original, although several others on the outer side are already damaged.

Roof

Canopy

Wall

Doors & Windows

Floor

Colours Guideline

- Adjust the color of the gable to match the original color.
- Repair the cracks in the plaster. Restore the concrete canopy (like in 1973).
- Structural reinforcement, such as columns and foundations, will be added to address the leaning wall. The damaged wall will be stitched and injected with cement. And the closed terrace will be opened by removing the door and the brick wall while the grand columns will be restored as shown in the 1930 photo. The walls will be repainted white as well as the door and window frames with light green accents.
- The front door will be removed and reinstalled inside the wall near the window, with a wooden panel door for security that can be opened anytime. This will maintain the open terrace.
- Custom-made replacement tiles with the same pattern will be installed to replace the damaged floor tiles.

Existing



Design for Renovation





B. Ketandan 5 and 7 Shop House



Balcony Ceiling

2nd floor. The corrugated iron is messy and rusty, but the gutter is still in good condition. And 1st floor the corrugated iron in good condition with iron console.

Wall

1st & 2nd floor. The wall is poorly maintained, with the overall walls already dull and mossy, while the plaster has been eroded to reveal the small of brick.

Balcony railing Fence

The balcony railing is still original, although in some places. And the balcony covered by corrugated iron.

Canopy

The corrugated iron still in good condition.

Doors & Windows

1st floor. Folding door in good condition. And 2nd floor, wood doors still in good condition but rusty.

Floor

2nd floor, wood floor still in good condition but rusty.

Balcony Ceiling

Wall

Balcony railing Fence

Canopy

Doors & Windows

Floor

Colours Guideline

- Replacing it with the same physical form but better material, such as galvalume.
- 1st and 2nd floor. Cleaning the walls with sandpaper, patching up damaged plaster, filling with putty, and repainting it with white color.
- Cleaning and repainting the wood railing fence brown. And opened the corrugated iron which covered before.
- Covering the canopy roof and replacing it with the same physical form but better material, such as galvalume. And cleaning and repainting the iron console.
- 1st floor. Use double doors system for shop house safety. And 2nd floor, cleaning and repainting wood doors and windows.
- 2nd floor. Cleaning wood floor.

Existing



Design for Renovation





C. The Shop House 41



Roof

1st floor. The cover of the Vlaam roof tiles has some broken parts, causing leaks. And 2nd floor. The roof ridge has leaks, while the covering of the Vlaam tiles is eroded and damaged in some places.

Wall

1st & 2nd floor. The wall is poorly maintained, with the overall walls already dull and mossy, while the plaster has been eroded to reveal the small of brick on the East side wall.

Windows

The condition is still good.

Canopy and Gutter

The condition of the zinc canopy is no longer neat and has rusted.

Doors

1st floor. The wooden panel of the door is still good, but the paint has peeled off and faded. And the iron vent shutters are dirty with moss due to rainwater that leaks from the roof. The paint has also faded.

Floor

1st floor. The stamped concrete floor is still original but cracked and eroded. The terrace floor is also uneven, with some broken tiles in several places.

Roof

Wall

Vents

Canopy and Gutter

Doors

Floor

Colours Guideline

- 2nd floor. Patching and repairing the roof ridge as well as replacing damaged tiles. And 1st floor. Replacing old roof tiles with new Vlaam roof tiles.
- The walls will be plastered and repainted in white, while artificial lighting in the form of spotlight lamps will be installed to highlight the building's character.
- The vents will also be cleaned and repainted in light and dark brown.
- Replacing the front zinc canopy with a new wooden frame and Vlaam roof tiles. Meanwhile, the side canopy will use galvalume.
- The wooden panels will be cleaned and repainted in light and dark brown.
- Cleaning and leveling the cracked stamped concrete floor and replacing the broken tiles while providing access for motorcycles with a ramp.

Existing



Design for Renovation





D. UD. Liong Shop House



Roof

Waterproofing is required between the roof ridge and tiles to prevent leakage. The Vlaam tiles on the balcony are messy, while some are broken, causing leakage and the wooden frame to start deteriorating.

Wall

2nd floor. The paint and plaster are dirty, faded, and damaged with some peeling. 1st floor. The wall paint has faded, and the plaster is peeling due to dampness.

Balcony railing Fence

The tiles are dirty, have crusty deposits, and are poorly maintained.

Canopy and Gutter

The corrugated iron is messy and rusty, but the gutter is still in good condition.

Doors & Windows

2nd floor. The door is still original with double door leaves, but the inner glass of the left is already broken. And the windows are still original with faded paint. And 1st floor. The folding door is rusty, the paint has faded, and the rails are slightly jammed.

Floor

2nd floor. The tiles are dirty, have crusty deposits, and are poorly maintained. And 1st floor. The ceramic motif has faded, and some corners are broken.

Roof

Wall

Balcony railing Fence

Canopy and Gutter

Doors & Windows

Floor

Colours Guideline

- Repairing the roof frame, which has started to decay due to leakage, and replacing the entire Vlaam tile roof.
- 2nd & 1st floor. Cleaning the walls with sandpaper, patching up damaged plaster, filling with putty, and repainting it with white color.
- Cleaning and repainting the iron railing fence white.
- Covering the canopy roof and replacing it with the same physical form but better material, such as galvalume.
- 2nd floor. Cleaning and repainting the door with the original green color and replacing the broken glass behind the door. And cleaning and repainting the window with the original green color. And 1st floor. Replacing the iron folding door with a wooden door and painting it green.
- 2nd floor. Cleaning the dirty balcony floor. And 1st floor. Removing the ceramic tiles with a pattern on the terrace floor and replacing them with the same pattern as the interior floor (when the pattern is still available). It can be replaced with plain white color when the pattern is not available.

Existing



Design for Renovation





E. Windyastuti Shop House



Canopy

2nd floor. The original balcony canopy is tilted and damaged toward the wall. A new lightweight steel frame canopy has been added on top to protect from rain. And 1st floor. There is an addition of a plastic canopy that is cluttered.

Balcony Ceiling & Railing

The original balcony roof ceiling is no longer present, with only a small portion remaining at the edge. The wooden frame exposed to the rain has started to deteriorate and rot. And the balcony railing is still original, although in some places, the columns and the railing are tilting, while some are already damaged and rotten. The new paint color is inconsistent and has already peeled off or faded.

Wall

2nd floor. The wall is black due to moss from the weather. And 1st floor. There are also some vandalism scratches.

Doors and Vents

2nd floor. The wooden doors vents are still original and in good condition. And 1st floor. There are still original wood panel doors in good condition but there is some vandalism. The iron folding doors are an additional element.

Floor

1st floor. The new ceramic on the terrace floor is eroded and cracked at several points.

Canopy

Balcony Ceiling & Railing

Wall

Doors and Vents

Floor

Colours Guideline

- 2nd floor. Repairing the wood frame and the joints of the original canopy with the roof wall to prevent leaks. Using Vlaam roof tile covering. 1st floor. The additional plastic canopy is removed.
- Adding a ceiling to the canopy with materials similar to the rest of the existing ones. And replacing and repairing damaged or tilted wood, and subsequently repainting it light brown.
- 2nd floor. Dirty walls are repainted with white color. And 1st floor. The walls are cleaned and repainted white.
- 2nd floor. Cleaning and repainting the doors and boyenicht with light and dark brown colors. And 1st floor. Cleaning and painting original wood panel doors and all vents. Replacing the folding doors with wooden panel doors by using additional glass doors.
- Replacing ceramic tiles with motif key or damaged tiles.

Existing



Design for Renovation





Format Pengajuan Hak Cipta

Judul Ciptaan :	Issues of Authenticity: Conservation of Chinatown Architecture in Ketandan Village, Yogyakarta, Indonesia
Deskripsi Ciptaan :	Berupa Poster Hasil Penelitian Arsitektur Karya ini termasuk jenis karya ilmiah arsitektur.
Urutan nama pencipta (sesuai KTP):	1. Fitri Prawitasari, ST., MSc 2. Dr. Ir. Amos Setiadi, MT
Tempat dan Tanggal pertama kali diumumkan :	Yogyakarta, 24 Mei 2023

SURAT PERNYATAAN

Yang bertanda tangan di bawah ini, pemegang hak cipta:

N a m a :

1. Fitri Prawitasari, ST., MSc
2. Dr. Ir. Amos Setiadi, MT

Kewarganegaraan : Indonesia

Alamat : Universitas Atma Jaya Yogyakarta, Jl. Babarsari No.44,
Janti, Caturtunggal, Kec. Depok, Kabupaten Sleman, Daerah
Istimewa Yogyakarta 55281

Dengan ini menyatakan bahwa:

1. Karya Cipta yang saya mohonkan:

Berupa : Poster Hasil Penelitian Arsitektur

Berjudul: Issues of Authenticity: Conservation of Chinatown Architecture in Ketandan Village,
Yogyakarta, Indonesia

Tidak meniru dan tidak sama secara esensial dengan Karya Cipta milik pihak lain atau obyek kekayaan intelektual lainnya sebagaimana dimaksud dalam Pasal 68 ayat (2);

- Bukan merupakan Ekspresi Budaya Tradisional sebagaimana dimaksud dalam Pasal 38;
 - Bukan merupakan Ciptaan yang tidak diketahui penciptanya sebagaimana dimaksud dalam Pasal 39;
 - Bukan merupakan hasil karya yang tidak dilindungi Hak Cipta sebagaimana dimaksud dalam Pasal 41 dan 42;
 - Bukan merupakan Ciptaan seni lukis yang berupa logo atau tanda pembeda yang digunakan sebagai merek dalam perdagangan barang/jasa atau digunakan sebagai lambang organisasi, badan usaha, atau badan hukum sebagaimana dimaksud dalam Pasal 65 dan;
 - Bukan merupakan Ciptaan yang melanggar norma agama, norma susila, ketertiban umum, pertahanan dan keamanan negara atau melanggar peraturan perundang-undangan sebagaimana dimaksud dalam Pasal 74 ayat (1) huruf d Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta.
2. Sebagai pemohon mempunyai kewajiban untuk menyimpan asli contoh ciptaan yang dimohonkan dan harus memberikan apabila dibutuhkan untuk kepentingan penyelesaian sengketa perdata maupun pidana sesuai dengan ketentuan perundang-undangan.

3. Karya Cipta yang saya mohonkan pada Angka 1 tersebut di atas tidak pernah dan tidak sedang dalam sengketa pidana dan/atau perdata di Pengadilan.
4. Dalam hal ketentuan sebagaimana dimaksud dalam Angka 1 dan Angka 3 tersebut di atas saya / kami langgar, maka saya / kami bersedia secara sukarela bahwa:
 - a. Permohonan karya cipta yang saya ajukan dianggap ditarik kembali; atau
 - b. Karya Cipta yang telah terdaftar dalam Daftar Umum Ciptaan Direktorat Hak Cipta, Direktorat Jenderal Hak Kekayaan Intelektual, Kementerian Hukum Dan Hak Asasi Manusia R.I dihapuskan sesuai dengan ketentuan perundang-undangan yang berlaku.
 - c. Dalam hal kepemilikan Hak Cipta yang dimohonkan secara elektronik sedang dalam berperkara dan/atau sedang dalam gugatan di Pengadilan maka status kepemilikan surat pencatatan elektronik tersebut ditangguhkan menunggu putusan Pengadilan yang berkekuatan hukum tetap.

Demikian Surat pernyataan ini saya/kami buat dengan sebenarnya dan untuk dipergunakan sebagaimana mestinya.

Yogyakarta, 5 Juli 2024

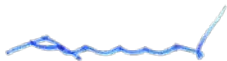
Pemegang Hak Cipta

*nama terang dan tandatangan

1. Fitri Prawitasari, ST., MSc



2. Dr. Ir. Amos Setiadi, MT



REPUBLIK INDONESIA
KEMENTERIAN HUKUM DAN HAK ASASI MANUSIA

SURAT PENCATATAN CIPTAAN

Dalam rangka perlindungan ciptaan di bidang ilmu pengetahuan, seni dan sastra berdasarkan Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta, dengan ini menerangkan:

Nomor dan tanggal permohonan : EC00202464812, 12 Juli 2024

Pencipta

Nama : Fitri Prawitasari, ST., M.Sc dan Dr. Ir. Amos Setiadi, MT.

Alamat : Universitas Atma Jaya Yogyakarta, Jl. Babarsari No.44, Janti, Caturtunggal, Kec. Depok, Kabupaten Sleman, Daerah Istimewa Yogyakarta 55281, Depok, Sleman, DI Yogyakarta, 55281

Kewarganegaraan : Indonesia

Pemegang Hak Cipta

Nama : Fitri Prawitasari, ST., M.Sc dan Dr. Ir. Amos Setiadi, MT.

Alamat : Universitas Atma Jaya Yogyakarta, Jl. Babarsari No.44, Janti, Caturtunggal, Kec. Depok, Kabupaten Sleman, Daerah Istimewa Yogyakarta 55281, Depok, Sleman, DI Yogyakarta, 55281

Kewarganegaraan : Indonesia

Jenis Ciptaan : Poster

Judul Ciptaan : Issues Of Authenticity: Conservation Of Chinatown Architecture In Ketandan Village, Yogyakarta, Indonesia

Tanggal dan tempat diumumkan untuk pertama kali : 24 Mei 2023, di Yogyakarta
di wilayah Indonesia atau di luar wilayah Indonesia

Jangka waktu perlindungan : Berlaku selama hidup Pencipta dan terus berlangsung selama 70 (tujuh puluh) tahun setelah Pencipta meninggal dunia, terhitung mulai tanggal 1 Januari tahun berikutnya.

Nomor pencatatan : 000640167

adalah benar berdasarkan keterangan yang diberikan oleh Pemohon.

Surat Pencatatan Hak Cipta atau produk Hak terkait ini sesuai dengan Pasal 72 Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta.



a.n. MENTERI HUKUM DAN HAK ASASI MANUSIA
DIREKTUR JENDERAL KEKAYAAN INTELEKTUAL
u.b

Direktur Hak Cipta dan Desain Industri

IGNATIUS M.T. SILALAH
NIP. 196812301996031001

Disclaimer:

Dalam hal pemohon memberikan keterangan tidak sesuai dengan surat pernyataan, Menteri berwenang untuk mencabut surat pencatatan permohonan.