



Adaptive Reuse of Jengki House into a Communal Café: A Case Study of Seven Speed Coffee

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Abstract. This study investigates the adaptive reuse of a Jengki-style residential house into a communal café, focusing on Seven Speed Coffee in Kebayoran Baru, Jakarta. Rapid urban development has encouraged the conversion of residential buildings into commercial and public spaces. This research aims to analyze spatial transformation, functional adaptation, and architectural preservation resulting from adaptive reuse. A qualitative descriptive method with a case study approach was applied through field observations, photographic documentation, and literature review. The findings indicate that the building successfully maintains its original façade, roof form, and ventilation elements characteristic of Jengki architecture, while accommodating new functions through minimal structural intervention. Interior modifications, including epoxy flooring, exposed brick walls, and modern lighting systems, enhance usability without compromising historical identity. This study concludes that adaptive reuse contributes positively to heritage conservation, sustainable urban development, and socio-cultural continuity in urban environments.

Keywords: Adaptive Reuse; Jengki Architecture; Heritage Conservation; Café Design; Urban Regeneration

INTRODUCTION

Urban growth in major cities such as Jakarta has led to significant changes in land use and building functions. Many residential buildings have been transformed into commercial and public facilities in response to social and economic demands. Adaptive reuse has emerged as an important strategy to preserve historical buildings while accommodating contemporary functions. According to Plevoets and Van Cleempel (2012), adaptive reuse enables the continuous use of existing structures by integrating new functions without eliminating their heritage value.

Jengki architecture represents a distinctive post-independence architectural style in Indonesia, developed during the 1950s and 1960s. It reflects national identity and resistance to colonial architectural influence (Putra, 2015). However, many Jengki buildings are currently threatened by demolition or functional degradation. This study focuses on the transformation of a Jengki house into Seven Speed Coffee café, analyzing how spatial adaptation and preservation strategies are implemented.

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This research aims to examine the application of adaptive reuse principles in converting residential buildings into communal spaces and to evaluate their contribution to architectural conservation and sustainable urban development.

LITERATURE REVIEW

Preservation

According to Fitch (1992), supplemented by Busono's statement (2009), the types of building maintenance activities and the level of change that can occur in the maintenance of building components can be divided into several levels, including:

Type of Activity	Description	Level of Change
Preservation	An act of keeping a building as it is when it needs to be protected, which is done with preservatives, technology, etc. The aesthetic appearance of the building should not be increased or decreased, and the effort required to maintain the building should be applied only to the surface of the building and kept to a minimum.	No changes
Restoration	An action with the restoration of cultural heritage in its original morphological development. The rate of change is greater compared to simple storage	Minimal
Consolidation	An action or effort to preserve the structural aspects of a building, an activity or effort is carried out to preserve the form and structure of a cultural heritage building, using material assistance, for example. B. the level of physical change in building materials and elements. Compare the changes in this process from simple changes to extreme changes. Save dilapidated buildings by rearranging building elements one by one in old and new eras.	Minimal
Reconstitution	An action that saves dilapidated buildings by rearranging building elements one by one in the old and new eras	Currently

Type of Activity	Description	Level of Change
Adaptive Reuse	An action that is the conversion of an old building for a new purpose. This is one of the financial measures to save the building. Usually, this process is associated with important changes, especially changes in the interior arrangement.	Currently
Reconstruction	An action with the reconstruction of lost buildings. Reconstructed buildings act as scalable 3D surrogates for the original structures, and their physical form is determined by archaeological, archival, and written materials, and sometimes in the greatest changes.	Maximum
Replication	An act of creating an imitative form that completely imitates an existing cultural heritage with a new structure. It has the same properties as a reconstruction, but the copy is physically more accurate than the reconstruction. The degree of change in the reproduction process involves the greatest changes, but has certain uses, for example as a museum.	Maximum

Adaptation Reuse

Adaptive reuse is one way to conserve buildings. In general, adaptive reuse is carried out as an alternative to protect and maintain historical buildings by transferring old functions to new functions that are beneficial for the surrounding community and the area itself. This concept is generally described as a process in which structurally, buildings with old functions are developed into new functions that can accommodate needs and increase economic value (Austin et al., 1988).

Plevoets and Cleempoel (2012) in their research assume that adaptive-reuse is a process for working on existing buildings, repairing or restoring them so that they can be used continuously and still have functions that are relevant to current needs. In the same research, Plevoets and Cleempoel (2012) also think that adaptive reuse also plays a role as an important strategy in cultural heritage conservation.

In research conducted by Shao et al (2018), adaptive-reuse is a process of renovating or reusing existing structures, but adapting them to new use functions, and adaptive-reuse

is also a process of transforming buildings that are outdated and ineffective into something new that can be reused for a different purpose.

Another opinion from Moshaver (2011), in his thesis, states that adaptive reuse is considered an important strategy in terms of preserving cultural heritage. In carrying out adaptive reuse of a historic building or conserving the building, there are 3 approaches/strategies, namely: typological approach, technical approach, and architectural strategic approach. A typological approach is carried out by presenting new functions in historic buildings while maintaining the building style. Meanwhile, the technical approach is carried out by updating the technical building systems, such as adding facilities for fire fighting efforts, room acoustic functions, thermal comfort functions, etc. The architectural strategic approach concentrates more on the processes and strategies used to adapt structures that are considered important.

METHODS

The type of research and analysis used in this research report is a descriptive method with a case study approach. Through this descriptive research, the author tries to reveal events, images, or phenomena that occur factually and accurately as well as the relationships between phenomena that occur during the research (Rahmat, 2020). The study object was Seven Speed Coffee located in Kebayoran Baru, Jakarta. Data collection was conducted through direct field observations, photographic documentation, and literature review. Observations were carried out in May and July 2025 to analyze building conditions, spatial organization, and interior elements.

The research variables included building restoration, functional transformation, spatial layout, and interior components such as walls, floors, ceilings, and furniture. Data analysis was performed using descriptive interpretation to identify patterns of adaptation and conservation within the building.

RESULTS AND DISCUSSION

Building Restoration

Building restoration in Kebayoran Baru cannot be separated from rapid urban growth that has gradually shifted spatial character and architectural identity of this planned settlement. Jengki houses, emerging in early post-independence period, represent a

distinctive local modernism that reflects social optimism, new lifestyles, and experimentation in form. Archival photographs (Figures 1–2) provide an important visual baseline to understand original massing, roof profiles, façade composition, and relationship between house and street—elements that often become most vulnerable when contemporary alterations occur.

This section discusses how traces of that historical landscape remain visible today and why restoration becomes a strategic effort to maintain authenticity while accommodating current needs. By examining remaining structures and ongoing preservation initiatives, discussion highlights key issues such as material deterioration, inappropriate renovations, loss of architectural details, and pressures from land-value changes. Attention is also given to roles of residents, communities, and institutions that contribute to keeping Jengki houses in Kebayoran Baru readable as cultural heritage within a living neighborhood.



Figure 1. Jengki House in Kebayoran Baru in the 1950s

Source: BBC News Indonesia



Figure 2. Jengki House Jl. Marimbang in the 1950s

Source: BBC News Indonesia

In the late 1940s, Kebayoran Baru became a city with complete facilities, ranging from housing, education, entertainment venues, parks, to cemetery complexes. Currently, traces of these various facilities can still be found even though much has changed, apart from that there are old building structures remaining and now there are efforts from a number of people and parties who care to preserve them. In this way, the old buildings in Kebayoran Baru can still be enjoyed, including the Jengki houses located around the settlement.



Figure 3. Jengki House Jl. Polim Commander in 2015

Source: Google Map 2015



Figure 4. Jengki House Jl. Polim Commander in 2015

Source: Google Map 2015

According to Adhitiawarman (2025), Jengki's house on Jl. Panglima Polim was one of the first buildings when the housing was built. According to the cafe owner, he doesn't know for sure, but it is estimated that it has been around since the 1960s because there is an electrical panel from the 60s with Dutch writing.

This house has a gable roof with pentagon walls and three ventilation holes arranged vertically on the facade, these are important elements of a Jengki style house. This house has a building area of around 460 square meters with a land area of 700 square meters. Before becoming a cafe, this house was neglected, but had been tidied up by the owner before being rented out.

When it was a residential building, this house had a carport, family room, household assistant's room, kitchen, dining room near the backyard, as well as three rooms on the second floor. In this house, each room has a fairly large area, high ceilings, and thick walls with two layers of red brick, like most ancient buildings in Indonesia.

Adaptive Reuse

This building was originally a residential building in the Jengki style, where the Jengki style has its own historical value for Indonesian architecture. This building was then converted into a communal building in the form of a cafe. This function change uses an adaptive reuse strategy. According to Purwantiasning (2016) adaptive reuse is a type

of conservation activity. According to him, conservation is an effort to manage a place to maintain its authenticity and maintain its cultural values. This provides new benefits by abandoning the old function of the building to become a new function that is more needed by society.

Changes in Function

According to Adhitiawarman (2025), based on the results of his interview with the cafe management, to convert Jengki's house into a cafe, renovations were required for six months in the midst of the Covid-19 pandemic, at that time large-scale social restrictions were implemented so that the renovation process was hampered. The management of this cafe also wants to provide an ambience like coming to grandma's house, so that structurally nothing changes. Several building materials before renovation, such as wooden frames and spandex roof tiles, have now been replaced with light steel.

Overall, Seven Speed Coffee maintains the facade of the Jengki house to maintain elements of the Jengki style so that the essence of the vintage house is still felt. The differences that are quite visible from the outside of the building are: carport and main entrance. The carport, which was previously an area for storing vehicles, is now the main entrance to cafes and bars. The main entrance and bar are equipped with a dining area with a capacity of 4-6 people. The cafe bar itself is used as an area for ordering food and drinks and there are several machines for making coffee and mixing drinks. Meanwhile, the main entrance to this house is now access for customers as an outdoor dining area which is limited by a roster. This area has a capacity of 10-15 people.



Figure 5. Cafe Facade
Source: Field Survey, 2025



Figure 6. Cafe Back Area
Source: Field Survey, 2025

When this house became a residential building, the dining room, family room, kitchen and back garden were now converted into an indoor dining area, outdoor dining area, special staff area, prayer room and smoking area for cafe customers. The three rooms on the second floor have been converted into special staff areas such as cafe management offices.



Figure 7. Main Entrance and Bar
Source: Field Survey, 2025



Figure 8. Front Outdoor Area
Source: Field Survey, 2025

Layout

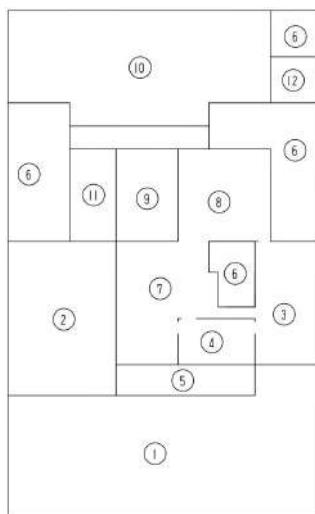


Figure 9. Floor Plan 1
Source: Field Survey, 2025

KETERANGAN:

1. PARKIR MOBIL
2. PARKIR MOTOR
3. BAR
4. AREA MAKAN SATU
5. AREA OUTDOOR DEPAN
6. RUANG STAFF
7. AREA MAKAN DUA
8. AREA MAKAN TIGA
9. SMOKING AREA
10. AREA MAKAN TAMAN BELAKANG
11. TOILET
12. MUSHOLA

Figure 10. Plan Description
Source: Field Survey, 2025

In the first dining area, there are four seating chairs which only accommodate four people because this area is the main circulation access in connecting the indoor dining

room with the outdoor dining room as well as connecting other dining areas with the cafe bar. Then for the second dining area there are twenty-four seating chairs with eight chairs arranged vertically and sixteen chairs arranged horizontally. This area is the area most crowded with visitors during the day. Next to the second dining area there is a closed smoking area specifically for customers who want to smoke. Then for the third dining area there are 8-12 seating chairs and provides circulation access between the indoor dining area and the back garden dining area.



Figure 11. One Source Dining Area: Field Survey, 2025



Figure 12. Two Source Eating Area: Field Survey, 2025



Figure 13. Three Dining Areas Source: Google Review, 2025



Figure 14. Smoking Area Source: Google Review, 2025

The rear garden dining area has quite a large space. This area has more than thirty-five seats spread out. Even though this area is outdoor, this area still feels cool because it is surrounded by hanging plants.

Interior Elements

Walls

In the first dining area, there was a wall that was broken into to provide connecting access between the dining areas. The wall is a wall with two layers of red brick which shows the structure of the old building so this wall is stronger and thicker. This wall hole is made unfinished with exposed brick, resulting in a casual and authentic impression. Apart from that, this wall hole was painted yellow so it stands out and becomes a focal point for visitors. Even though the other walls are predominantly white, the walls throughout this cafe are decorated with displays posters, doodles, and other graphic designs to cover the plain impression on the white walls.



Figure 15. One Source Dining Area
Source : Field Survey, 2025



Figure 16. Two Layer Brick Wall
Source: Field Survey, 2025



Figure 17. Wall Display
Source: Field Survey, 2025



Figure 18. Wall Display
Source: Field Survey, 2025

One element that is still maintained from the old building in this cafe is the house grille and wooden frames on the doors and windows. This cafe's trellis uses a rhombus

trellis which is a characteristic of old buildings, giving it an authentic and vintage impression. The wooden frames that are rotten and eaten by termites are replaced with new frames so that the doors and windows function perfectly.

Floor

The floor in all indoor dining areas uses light green epoxy flooring which gives a fresh, modern and clean impression. In the front outdoor dining area, the floor uses andesite stone material which is in perfect harmony with the façade giving an authentic and vintage impression. For the rear garden dining area, the floor uses natural gravel and is relatively easy to maintain for an outdoor area.

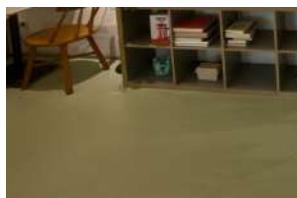


Figure 19. Indoor Floor
Source: Field Survey, 2025



Figure 20. Outdoor Floor
Source: Field Survey, 2025



Figure 21. Rear Garden
Floor Source: Field Survey,
2025

Ceiling

The ceiling in this cafe still shows elements of the old building because its height is higher than the current building. This gives a spacious impression to every room in the cafe. The ceiling in this cafe is made to match the color of the walls, namely painted white so that the furniture and plants in this cafe contrast even more. The ceiling of this cafe is also equipped with spotlights in each room. Different from other areas, the ceiling in the bar area was changed from spandex tile to an exposed polycarbonate roof, providing casual and natural lighting. This roof is a strong attraction for this cafe.



Figure 22. Cafe Ceiling
Source: Field Survey, 2025



Figure 23. Bar Roof
Source: Field Survey,
2025

CONCLUSION

The conclusion of this research is that the Jengki house building located in Kebayoran Baru, which was originally a private residence, has undergone a change in function to become a cafe with an adaptive reuse strategy. Even though it has undergone changes, the typical elements of the Jengki architectural style such as the gable roof, pentagon walls, and vertical ventilation on the facade are still maintained. The renovation process carried out in the midst of the Covid-19 pandemic focused on maintaining the essence of the old building, with minimal structural changes and replacement of some building materials.

This transformation not only provides a new function as a cafe, but also maintains the historical and cultural value of the building through preserving important elements from the past architecture. This renovation also involved the use of more modern materials, such as lightweight steel and epoxy floors, which adapt to the cafe's functional needs without reducing the vintage character of the building.

This change in building function adds social benefits by providing a communal space that can be enjoyed by the community, while maintaining the authenticity and cultural value of the building. Apart from that, the use of various design elements such as rhombic trellises, wooden frames, and the choice of flooring materials that match the vintage theme further enriches the atmosphere desired by the cafe management, creating a balance between tradition and modernity in the context of public space.

Thus, the adaptive reuse process in this building does not only focus on changing function, but also makes a positive contribution to preserving Indonesia's architectural heritage which has important historical and cultural value.

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