

Adaptation of Commercial Space for Ancient Houses Building at Kampong Lawas Maspati Surabaya

Eva Elviana^{1,*}, Diyan Lesmana²

¹Department of Architecture, University of National Development Veteran (UPN Veteran) East Java, Indonesia

²Department of Civil Engineering, Narotama University, Indonesia

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Abstract Kampong Lawas Maspati Surabaya is one of the localities located in the city's central region. It is referred to as the old village as a result of its ability to maintain its status as an ancient village, the preservation of the ancient buildings of houses that are marked by Dutch East Indies Architecture, as well as local architecture, and the preservation of the community's local traditions and culture. Several communities in the village of Lawas Maspati launched businesses in their homes in an effort to increase family income as time passed, adapted to the dimensions and spatial configuration of the house, as well as capitalizing on the visual aesthetics of the appearance of ancient house structures. The purpose of this research is to examine the concept of business space adaptation carried out in the home space by utilizing the structure of ancient houses so that the building's exterior has resale value. It can be one of the perks of a commercial space. Utilizing qualitative decryption, the researcher observes the business space within an ancient home and conducts interviews with the owner of the ancient building and the entrepreneur. The results of the study indicate that it is important to select the type of enterprise that is compatible with the spaces in the building of ancient dwellings and to utilize the visual aesthetics of the ancient building as a tourist attraction.

Keywords Adaptation, Ancient Houses, Commercial Space

among them. The presence of the Dutch as settlers, followed by the Japanese, has resulted in the existence of ancient buildings with the Dutch East Indies Architecture and Local Architecture. The area of the old city in northern Surabaya was one of the centers of the Dutch government at the time, as evidenced by the presence of numerous government and commercial structures [1]. Similarly, there are still a few housing structures (residence) with Dutch East Indies Architecture, Jengki Architecture, and Local Architecture in the central settlement area of the city, which is commonly referred to as Kampong City. One of them is the Kampong Maspati located close to the Tugu Pahlawan Surabaya, which is renowned for its name, Kampong Lawas Maspati.

Since it was designated as a Heritage Kampong by the Surabaya City Government, Kampong Lawas Maspati has continued to improve itself through a variety of cultural arts activities and community traditions, so that it is worthy of appearing as an ancient village supporting city tourism [2]. In order to sustain its existence as a Heritage Tourism Village, many ancient buildings have maintained their architectural forms and styles [3], although some buildings' activities and functions have begun to shift. In addition to housing residential activities, it also serves as a commercial space. Changes and differentiation of space functions, such as the main room, service room, and corridor (transition room), are manifestations of the functional aspect of space, which results in the flexibility and comfort of occupants because their activities do not interfere with one another [4].

This is done to sustain the economic aspects of the community, which can increase family income [5]. The

1. Introduction

Surabaya, one of the oldest settlements in Indonesia, is

enterprises in question are commercial in nature, such as supermarkets, cafes, and other business establishments. Changes in the function of residential structures are accompanied by modifications to the interior layout, furniture arrangement, and atmosphere of the space to accommodate the characteristics of the business.

Adaptation is the process of adjusting to extant conditions in order to achieve sustainability. Adaptation is an effort to sustain living conditions in the face of change and can also be viewed as a survival strategy. In the context of space, adaptation typically entails altering space to accommodate the demands and requirements of new activities [6]. In the field of conservation, adaptation is also a common term. Where buildings fall under the category of protected and preserved, adaptation can only be used in the sense of adjusting to the requirements of new functions [7], without altering the form and dimensions of the existing space (adaptive reuse). Adjustments are made by arranging the configuration of the furniture, selecting the type of furniture, and creating an interior atmosphere in accordance with the nature and personality of the business, or by adding decorative elements, lighting, and so on. Using ancient buildings can give the impression of the romance of the past where the visual aesthetics of ancient buildings are timeless.

In Kampong Lawas Maspati, it is common to find ancient/old structures with the styles of Dutch East Indies architecture, Jengki architecture, and local architecture that serve as residences/dwellings. Over time, however, some of these structures have been converted into office space or business residences. Typically, alterations to the space's function take place in the front of the home, specifically in the living room, front porch, or bedroom, which are all located in the front of the building. However, the function of the living room and back room/kitchen of the residence has also changed [8]. This study seeks to examine the concept of adapting business spaces to the home environment by utilizing the aesthetic appearance of ancient/old buildings as visitor attractions and selling points.

2. Materials and Methods

This study uses a descriptive analytical method [9] which is included in the type of qualitative research [10]. The data collection method was carried out by observing the ancient building in Kampong Lawas Maspati which had changed its function to become a business space, and conducting interviews with the owner of the ancient building. The scope of study is limited to the RT area. 1 and RT. 2 Maspati Lawas Village, considering the limited time of the research.

The analysis is carried out by identifying the type of business being run, studying patterns of spatial changes as a form of adaptation to new functions, and analyzing the

elements of space furniture used to support these new functions. From the results of the analysis and synthesis, an overview will be obtained of how the pattern of spatial change occurs and how the form of spatial adaptation is carried out to support business activities, especially in ancient buildings in Kampong Lawas Maspati.

3. Results and Discussion

3.1. Kampong Lawas Maspati

500 meters from the Tugu Pahlawan Surabaya Monument is the Bubutan District neighborhood of Kampong Lawas Maspati. It has existed since the Dutch colonial period of the 17th century. This village played a significant role in the history of the conflict for Indonesian independence, as it once served as the base of operations for fighters opposing Dutch colonialism.

The Surabaya City Government gave the village of Maspati, whose name signifies "Old," the nickname "Old" in 2015. Consequently, it is now commonly known as Kampung Lawas Maspati. This term is consistent with the presence of ancient/old structures with Indische architectural styles (Colonial era), Jengki architectural styles (independence era), and Local architectural styles, which are dispersed throughout the village and primarily serve as residences [11].

As is typical of villages, the access road to Kampong Lawas Maspati can only be traversed by pedestrians and two-wheeled vehicles (R2) when they are guided. Due to its narrowness, four-wheeled vehicles (R4) cannot access this passageway.

The following ancient structures are also known as heritage buildings:

a) House built in 1907 (Old Omah).

It is estimated that it was constructed in 1907, and on November 10, 1945, it served as the headquarters for the discussion of war strategy. In 1930, it was transformed into a shoe factory owned by H. Soemargono that manufactured footwear for export to the Dutch East Indies. Now, local residents use this Old Omah as a café and gathering place for visitors who wish to relax and take in the village atmosphere.

b) Ongko Loro University.

This institution has been in existence since the Dutch era. It is known as "Vervolgsschool" in Dutch. In the past, schoolchildren only attained the third grade (3), but now they can continue their education through the fifth grade (5) in secondary school. The edifice that houses the Vervolgsschool is known as the Ongko Loro building.

Figure 1 is a map of the Kampung Lawas Maspati region, which consists of multiple RTs. The crimson mark denotes an old residential building that has been converted into a commercial space or business house.

Figure 1. Map of the Kampong Lawas Maspati and the location of houses/business spaces (Analysis Results, 2021)

3.2. The Changes of Building Function

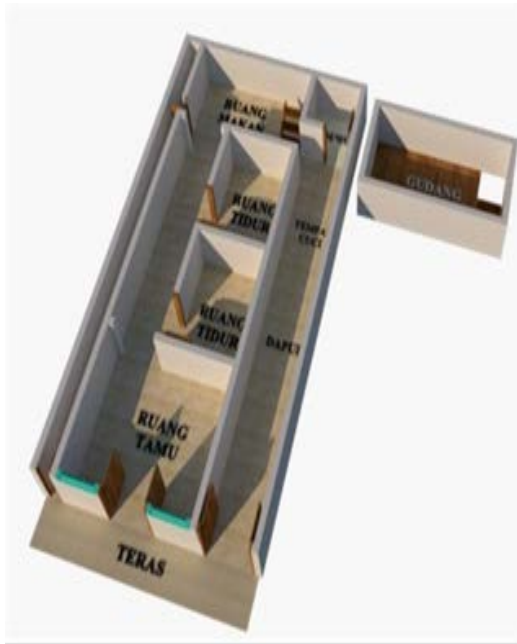
The area of Kampung Lawas Maspati is dominated by ancient residential structures. Over time, a number of these structures have transformed into office spaces or business residences. By opening a business in the home, businesses founded by members of the community hope to increase family income. The activities of residents who establish

businesses producing traditional objects that preserve local wisdom can provide a sense of pride, sense of devotion to their village, and also provide residents with a means of subsistence [12]. As shown in Table 1, information regarding the endeavors made by residents in their home environment was derived from field observations.

Table 1. The Changes of Building Function

No	Old Function	New Function	Notes	Style
1	House	Cafe	House No 40, RT. 1	Dutch East Indies Architecture
2	House	<i>Omah Tua Coffee & Library</i> (Sejak 1907)	House No 31, RT. 1	Dutch East Indies Architecture
3	House	Recycle Gallery	House No 18, RT. 1	Local Architecture
4	House	Indah Sari Kindegarten	House No 21A, RT. 1	Local Architecture
5	House	<i>Omah Sinau</i> (Study house)	House No 29, RT. 1	Local Architecture
6	House	Grocery Shop	House No 42, RT. 2	Local Architecture
7	House	Grocery Shop	House No 62, RT. 2	Local Architecture
8	House	Small and Medium Enterprise (SMEs) cardboard and plastic	House No 62, RT. 2	Local Architecture
9	House	Drinks shop	House No 87, RT. 2	Local Architecture
10	House	Grocery Shop	House No 101, RT. 2	Local Architecture
11	House	Guest House	House No 21, RT. 2	Dutch East Indies Architecture
12	House	Electronic Warehouse	House No 36, RT. 2	Dutch East Indies Architecture
13	House	<i>Omah Sehat Kenanga</i> or Health House Kenanga	House No 45, RT. 2	Local Architecture
14	House	Catering house	House No 46, RT. 2	Dutch East Indies Architecture
15	House	Traditional Cake Production House	House No 52, RT. 2	Dutch East Indies Architecture
16	House	Craft Small and Medium Enterprise Gallery	House No 53, RT. 2	Local Architecture
17	House	Grocery Requirement House	House No 56, RT. 2	Dutch East Indies Architecture
18	House	Presto Shrimp and Milkfish Production House	House No 67, RT. 2	Jengki Architecture

Source : Field Observation (2021)



Obviously, alterations to the function of space will follow alterations to the function of the building. The predominant pattern of changes in the function of space in residential structures occurs in the front of the home, specifically in the front porch, living room, and front bedroom, which are used to support business activities. Similar to the functions of stores, cafes, galleries, and other types of homes. In contrast, in business spaces that necessitate production space, such as SMEs, Catering Houses, Cake Production Houses, Shrimp Production Houses, and Milkfish Presto, the living room area and the kitchen undergo functional changes. Particularly in the function of the Lodging business space, changes in the function of space occur in all areas of the home, namely the chambers that are rented out as lodging rooms, restrooms, and other auxiliary rooms. Figure 2 displays the spatial arrangement typology of ancient buildings in Kampong Lawas Maspati.

3.3. Adaptation of Space Functions

In accordance with the requirements of the new function, a change in the function of a space will necessitate modifications or adjustments to the needs of room furniture elements and processing of the interior atmosphere. According to the results of field observations, the spatial adaptation process that occurred in ancient/old buildings as a result of the new function was limited to interior processing and arrangement of furniture elements, but did not affect the building's shape and style. existing historically.

The historic structure can preserve its shape and uniqueness (naturally) and be cultured to help conservation efforts by not altering its shape and style [13]. On the other hand, the building's owner gains because, by utilising the shape and aesthetic of the old structure, it becomes a tourist destination. Due to their greater understanding of the potential that can be realised in their homes, communities that own buildings have the option to manage their own resources (antique buildings) [14].

Adaptation to interior space with different types of business spaces necessitates the careful selection of furniture elements to facilitate activities and support the desired space atmosphere. As a form of space adaptation that accommodates the demands of new functions, Table 2 below describes the furniture elements in detail:

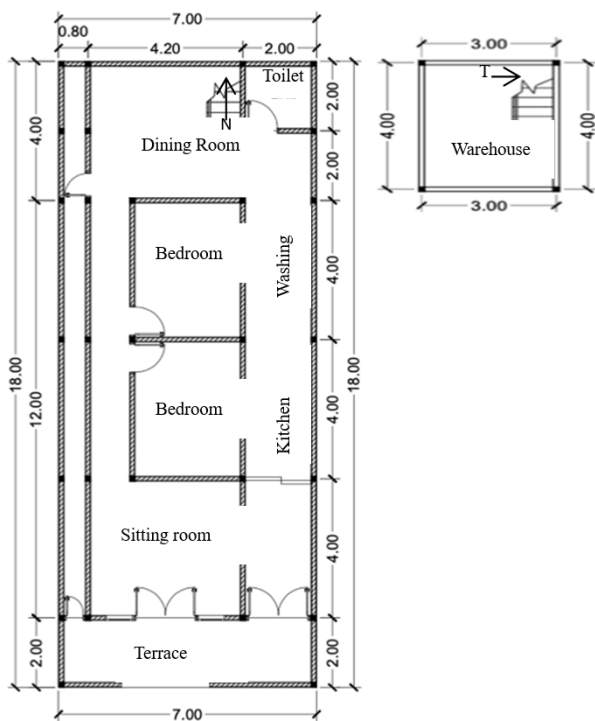


Figure 2. Typology of House Spatial Arrangement in Kampong Lawas Maspati (Analysis Results, 2021)

Table 2. Space Modification by Altering Furniture Components





No	New Function	Style	Space Adaptation and Furniture Elements	Space Atmosphere Suasana Ruang	Documentation
1	Café	Dutch East Indies Architecture	<ul style="list-style-type: none"> - There are the following on the terrace, living room, and living room: - Café chair table - Display bar for snacks or snacks - Counter/bar table - Picture frame/wall-mounted photograph - Deer antler wall adornment - Signage - Mural on the exterior wall 	<ul style="list-style-type: none"> - lighting: pendant lighting, spotlights, wall lamps - Natural ventilation: plus, a portable fan 	
2	<i>Omah Tua Coffee & Library</i> (Since 1907)	Dutch East Indies Architecture	<ul style="list-style-type: none"> - The terrace, living room, and living room feature the following: a guest table and chairs - Wall-mounted picture frame or photograph - Signage - Cupboard or bookshelf 	<ul style="list-style-type: none"> - Lighting : pendant lamps, spotlights, wall lamps - Natural ventilation: plus a portable fan 	
3	Recycle Gallery	Local Architecture	<ul style="list-style-type: none"> - On the terrace and living room used as a showcase area, there are long chairs - Glass cupboard/showcase - Picture/Photo on the wall - Dress mannequins - Mirror 	<ul style="list-style-type: none"> - Lighting: ceiling lights, spot/spotlights in glass showcases - Natural ventilation: added a ceiling fan 	
4	Indah Sari Kindegarten	Local Architecture	<ul style="list-style-type: none"> - All existing rooms are made into study rooms, except for toilets which are maintained, there are: - Study table - Shelf storage/books and props - Hanging toy ornaments - Whiteboard - Nameplate - Wall clock, - Photo pictures on the wall 	<ul style="list-style-type: none"> - Lighting: lamp on the ceiling - Natural ventilation: added a ceiling fan 	

Table 2 continued





5	<i>Omah Sinau</i> (Study house)	Local Architecture	<ul style="list-style-type: none"> - In the living room and living room used as a study area, there are: - Study table - Cupboard/bookshelf - Wall clock - Pictures/photos on the wall - Nameplate 	<ul style="list-style-type: none"> - Lighting: lamp on the ceiling - Artificial ventilation: using a split AC 	
6	Grocery shop	Local Architecture	<ul style="list-style-type: none"> - On the terrace and living room, used as a shop area, there are: - Glass shelves/showcase several pieces - Name banner - Open shelves 	<ul style="list-style-type: none"> - Lighting: lamp on the ceiling - Natural ventilation: small fan above the window 	
7	Grocery shop	Local Architecture	<ul style="list-style-type: none"> - On the terrace and living room used as a shop area, there is a glass shelf/showcase - Advertising banners 	<ul style="list-style-type: none"> - Lighting: lamp on the ceiling - Natural ventilation: small fan above the window 	
8	Small and Medium Enterprise (SMEs) cardboard and plastic	Local Architecture	<ul style="list-style-type: none"> - In the living room used as a showcase and customer receiving area, there is - Glass shelf / showcase - Open shelves - Cashier desk chair - In the middle and back rooms used as a production area, there are: - Screen printing machines, cutting machines, etc. 	<ul style="list-style-type: none"> - In the living room there is: lighting on the ceiling - Artificial ventilation: split AC and ceiling fan - In the production room there are lights on the ceiling, - Air conditioning using a fan attached to the ceiling 	

Table 2 continued




9	Drinks shop	Local Architecture	<ul style="list-style-type: none"> - The cooking tables - Sitting bench 	<ul style="list-style-type: none"> - Lighting: lamp on the ceiling - Natural ventilation, from the window 	
10	Grocery shop	Local Architecture	<ul style="list-style-type: none"> - Glass shelf/showcase for some fruit - Open shelves 	<ul style="list-style-type: none"> - Lighting: lamp on the ceiling - Natural ventilation, ceiling fan 	
11	Guest House	Dutch East Indies Architecture	<ul style="list-style-type: none"> - The living room is used as the lobby and sitting room, there are tables and chairs, glass showcases, wall clocks, wall hangings, etc. - The bedroom has a bed, cupboard/shelf, small table and chairs, makeup mirror, and trash can in the room - Nameplate/signage 	<ul style="list-style-type: none"> - Lighting: in the living/sitting room, ceiling light. in the bedroom there is a lamp on the ceiling and a night lamp on the wall - Natural ventilation in the living room, ceiling fan, split AC in the bedroom 	

Table 2 continued








12	Electronic Warehouse	Dutch East Indies Architecture	<ul style="list-style-type: none"> - The living room and living room are used to store shop goods, there are - open shelves - desk chair for writing 	<ul style="list-style-type: none"> - Lighting in the living room and living room using lights on the ceiling - Ventilation using a small fan on the desk 	
13	<i>Omah</i> Sehat Kenanga or Health House Kenanga	Local Architecture	<ul style="list-style-type: none"> - In the living room used for the showcase area, there are: - Guest chair table - Glass shelves and - Open shelves - The front bedroom is used for the health service area (massage). - bed - small table & chairs - medicine rack 	<ul style="list-style-type: none"> - Lighting in the living room and health care room using a lamp on the ceiling - Ventilation in the living room using a fan, and in the health care room using a split AC 	
14	Catering house	Dutch East Indies Architecture	<ul style="list-style-type: none"> - In the living room used for the booking area, there are: - Cashier desk chair - Guest chair table - open shelves - In the middle and back rooms used as production rooms, there are: - Large table to arrange dishes - Open cabinets and shelves - Cooking & washing equipment 	<ul style="list-style-type: none"> - Lighting in the living room uses a ceiling lamp, in the production room it also uses a ceiling lamp - Ventilation in the living room using a fan, and in the production room using a sitting fan 	
15	Traditional Cake Production House	Dutch East Indies Architecture	<ul style="list-style-type: none"> - In the living room used for the booking area, there are: - Cashier desk chair - Guest chair table - open shelves - In the middle and back rooms used for production space, there are: - Large table to arrange dishes - Open cabinets and shelves - Cooking & washing equipment 	<ul style="list-style-type: none"> - Lighting in the living room uses a ceiling lamp, in the production room it uses a ceiling lamp - Ventilation in the living room using a fan, and in the production room using a sitting fan 	

Table 2 continued

16	Craft Small and Medium Enterprise Gallery	Local Architecture	<ul style="list-style-type: none"> - In the living room used to display souvenirs made by UMKM crafts, there are: - Decorative shelves and cabinets - Guest chair table 	<ul style="list-style-type: none"> - Lighting in the living room using a lamp on the ceiling. - Air conditioning in the living room using a standing fan 	
17	Grocery Requirement House	Dutch East Indies Architecture	<ul style="list-style-type: none"> - In the living room used for the area selling groceries, there are: - Table for selling - Shelf/cabinet for displaying staple goods - Table chairs, to receive guests 	<ul style="list-style-type: none"> - Lighting in the living room using a lamp on the ceiling. - Air conditioning in the living room using a standing fan 	
18	Presto Shrimp and Milkfish Production House	Jengki Architecture	<ul style="list-style-type: none"> - In the living room used to display merchandise, there are: - Shelf/showcase - Table chairs, to receive guests - While the back area (kitchen) is used for the production area, there are: - Cooking and washing equipment - Big table 	<ul style="list-style-type: none"> - Lighting in the living room using a lamp on the ceiling. For the production room using a lamp on the ceiling - Ventilation in the living room uses a fan on the ceiling, while in the production room only uses a fan on the table 	

Source: Field Observation (2021)

3.4. Visual Aesthetics of Building Appearance Style

The process of adapting space to accommodate new functions affects not only the processing of interior spaces, but also the processing of exterior spaces, including the presentation of architectural styles of buildings. As described in the preceding subchapter, Kampong Lawas Maspati contains a large number of ancient structures in the Dutch East Indies, Jengki, and local architectural styles. In addition to reflecting its former identity as an ancient/ancient village, this also imparts a distinctive atmosphere [15]. The presence of a building with Dutch East Indies architectural design can evoke a sense of the past's romance [16]. Architectural styles (building facades) and historical and reminiscence-rich areas distinguish a location [17].

Based on the results of interviews, the building owner did not intend to change the style of the building's exterior, as the Dutch East Indies Architectural and Jengki Architectural styles were able to provide their own visual aesthetic value, making them a tourist attraction. Strategies to develop village potential, such as architectural style [18], effective promotion, collaboration with students regarding packaging design, and expanding the network of cooperation with travel agents, can simultaneously increase the value/turnover of their business and transform the village into a tourist village [19]. A tourist village is characterized by the concept of a creative economy through the transformation of interior spaces into business spaces by its residents [20]. The preservation of ancient buildings in the manner of Indische architecture and Jengki architecture, on the other hand, will be of great benefit from the perspective of ancient/old building conservation. Because it will preserve the existence of historic structures as heritage structures from the perspective of extinction.

As is the case with ancient buildings with functions such as Cafés, Omah Tua Coffee & Library, and Inns, efforts to maintain the style of Dutch East Indies Architecture buildings are supported by the concept of creating a space atmosphere designed by selecting the right furniture according to function, using ornaments (wall hangings), photographs, paintings, wall clocks, etc.), lighting arrangements (chandeliers, wall lamps, spotlights), and the use of nameplates/signs so as to convey information. The following are several ways or steps to preserve, namely (1) Re-use adaptation which has a positive impact, namely increasing the function of the space, while the negative impact is reducing the privacy area because it is replaced with the function of the public area as a business/commercial area, (2) Replacing damaged elements or missing with new elements without changing the shape and color, trying to be as similar as possible, (3) Carrying out maintenance according to the character of the building, color, material so that it does not change the impression/beauty of the existing building, (4) Adding interior elements/inner room furniture in accordance with functional character and atmosphere of the space, (5) Add

decorative elements and signage that match the desired theme/atmosphere of the space

4. Conclusions

Space adaptation as a means of adjusting to the requirements of a new function is highly possible, particularly for ancient/old buildings where the original function is sometimes deemed irrelevant to the needs of modern activities. In ancient buildings that are rich in historical and visual aesthetic values, this can be accomplished without altering the form and style of the preceding structure, thereby preserving the preservation values.

Similarly, adaptation to a business space or business home can be accomplished by adjusting the nature of the space to the nature of the activity, selecting the appropriate furniture elements to accommodate the activity, and complementing it with interior decorative ornaments that can contribute to the creation of an ambiance and sense of the romance of the past.

By preserving the appearance of ancient buildings and embracing the creative economy concept, residents will be able to attract tourists or visitors to tour the village. This is consistent with the objectives and concept of a business space, where a large number of visitors will inevitably increase the economic/commercial value of the business being conducted.

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