Historical Buildings Study in Purwodinatan Semarang as Urban Conservation Guidelines

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Abstract. Conservation of historical buildings in an area becomes an attraction to see the past and present sustainability for a region. Purwodinatan urban village as one of the oldest kampong in Semarang city has important historical value for the development of settlement in Semarang city, therefore need to be preserved. This area has an important role with the economic activities that take place in it. The purpose of this study so that historical buildings in Purwodinatan Urban Semarang can be treated, protected and developed as an object of conservation and has value for the local community. The research method used is quantitative research. Analytical techniques using evaluative analysis include weighing and scoring techniques including aesthetics, plurality, scarcity, privileges, historical roles, strengthening of the surrounding area as well as the characteristics of the local community. The results of this study provide academic benefits for the conservation of buildings and the environment of history for a city. And the practical benefit is it can be used as guidance to determine the direction of conservation policy of building and historical environment in Semarang city.

Keywords: historical buildings, historical areas, urban conservation.

1. Introduction
Conservation is a way to keep, hold, manage, and utilize an object whether it is a place or thing to become a flashback of the present and the past [1]. Urban buildings in a region are an attraction for that region. Preserved urban areas which contains historical building have the harmony between the present and the past for that region [2].

Purwodinatan as one of the oldest kampong on Semarang City have an important historical value towards the development of Semarang City. Purwodinatan initially developed from the existence of Chinese immigrants since 1416, they stop by to trade, then eventually settle and establish a settlement [3]. Following the trading activity, the place keep developing then European and Arabic immigrants started to establish a settlement on the region also. This settlement becomes the initial seed for the settlement development on Semarang City. Because of that historical role, then this region’s conservation should be kept.

Architectural characteristic of buildings on this region is mostly Middle-east and Chinese style, but most of the buildings have the function changed and no longer maintained. Moreover it also has an important historical role on local and regional scope. Therefore by this study it’s expected to bring direction and recommendation towards buildings that should be preserved and protected as an appreciation towards the regions’ past history.

Purwodinatan region have many buildings with both tangible and intangible values that should be preserved. Moreover, the pluralism of the people is seen from the buildings that resemble the diversity of the people living on that region. Based on those things that have been fit with the set requirement...
from UU No. 11 year 2010 about cultural heritage, hence Purwodinatan region is selected as the research region.

The research area is a part of Purwodinatan areas which consist of Kampong Jurnatan, Purwodinatan, Petolongan, Pekojan, Bustaman, Bustaman Gedong, Gedong Mulyo, Kertobangsan, and Pesantren of 33 Ha wide with physical border of road and river. The majority of people on this region work as merchants with shopping complex located along the Jl. H. Agus Salim, Jl. MT. Haryono, and Jl. Pekojan. Here are the borders of the research area:

- North : Jl. H. Agus Salim
- East : Jl. MT Haryono
- South : Jl. Petudungan and Semarang River
- West : Semarang River

Figure 1. Delineated of Study Area

2. Methods
Building and historical environment conservation should be based on motivation and the goal of doing conservation action. Physical conservation methods consist of widely known conservation technique such as initiative awareness, legal basis, concept planning, funding realization and organization. Based on the aspects, conservation can be divided to physical and non-physical conservation. The explanation of each conservation methods can be elaborated as follows:

2.1. Areal Physical Elements
There are many form of direction on physical conservation action for a historical region. Usually the direction forms will be customized with the existing problems and expected to reduce the problems.

2.1.1. Land Use
Historical area can be developed by activate new activities that are still compatible and able to trigger economical growth [4]. The effort to bring new function for old building on historical area can be done as long as not ruining the typical characteristics of that area itself [5]. The direction of land usage should be a usage with functions that are not ruining the historical characteristics of the area.
The forms of that usage are in form of suitable dynamic activities such as development of tourism service sector and museum.

2.1.2. Building
Some activities such as renovation, adaptation, beneficiation, and protection of building face. Conservation with building situation that undergone small to medium change consist of activities such as restoration, renovation, adaptation, beneficiation and protection of building face. Rehabilitation or Demolition with medium level change consists of activities such as restoration, renovation, adaptation, beneficiation, reconstruction, replication, demolition and rebuilding.

2.2. Areal Non-physical Elements
Conservation effort of urban building and environment non-physically needs a set of suitable criteria. Gerds set five criteria derived from the experience of European countries on doing the conservation activity. Those criteria are as follows:

| Table 1. Building and Environment Conservation Planning Criteria |
|---------------------------------------------------------------|
| No | Conservation Criteria | Implementation |
|----|------------------------|----------------|
| 1  | Initiative and awareness | Government, private and society motivation |
| 2  | Legal base | The existence of policies that regulate conservation actions |
| 3  | Planning concept | Organization between involved departments, studies, specialized education to provide experts on the conservation sector, design steps and person in charge |
| 4  | Realization and organization | Executor organization, approach system and execution support |
| 5  | Funding | Government subsidy and special programs |

Source: Gerd, 1975

2.3. Conservation Properness Assessment
On conservation properness assessment, then the building elements based on high, medium and low potential classification. Every element on a particular potential level then directed to further conservation actions. Direction forms focused on physical actions. Direction of physical actions on building classified into four classes, which are preservation, conservation, rehabilitation and reconstruction.

| Table 2. Potential Building Element Classification Table |
|---------------------------------------------------------|
| Potential Building Element Classification | Physical Conservation Direction | Allowed Physical Change Level |
|-------------------------------------------|---------------------------------|-----------------------------|
| High Potential | Conservation | Very Small |
|               | Restoration | Small |
| Medium Potential | Conservation | Small |
| Low Potential | Rehabilitation | Big |

Source: Gerd, 1975

| Table 3. Building Assessment Table |
|-----------------------------------|
| No. | Assessment | Note |
|-----|------------|------|
| 1.  | Score< 10  | Low Potential |
| 2.  | Score 11-15| Medium Potential |
| 3.  | Score>16   | High Potential |

Source: Gerd, 1975
High Potential: preservative or restorative treatment to bring back the original form of building or building elements that have high value and have changed a lot. The return of those elements advised to use the same or similar material to produce building value as the original situation.

Medium Potential: conservation effort done to preserve the building situation and direct its development course. Conservation effort also connected with building conservation effort that can be done by routine or periodic maintenance.

Low Potential: rehabilitation effort can be done by replacement of broken parts to be able to perform again. On rehabilitation effort the low-potential building element are possible to be added with new elements customized with the building function.

3. Discussion
3.1. Urban Conservation

Conservation expert it has a series of definition with various implications. The term conservation refers to the charter of International Council of Monuments and Site (ICOMOS) on 1981 also known as the Burra Charter. Conservation is a place or object management process concept to preserve the cultural meaning within it. Conservation activity including the whole maintenance activity that fits with local situation and development effort for further utilization. If associated with region then sub urban or region conservation includes a preventive action for social change activity or inappropriate utilization and not just physical efforts.

The existence of historical places gave the feeling connection about the past and share life experience to the people also gave identity for that region. Hence, places with historical value need to get conserved. Conservation on urban scope not only refers to buildings and physical aspects but also on people’s activity which is socio-cultural activities. Moreover, through conservation it’s also expected to bring another benefit such as economical increase for the residents and society. Thus, conservation can’t be separated with efforts to bring back the face of the preserved object.

3.2. City Conservation Form

Dynamic conservation concept not only keeping the originality and maintenance of an object, but also able to add economical value or another benefit for the owner or society. This activity requires cross-sectoral, multi-dimensional and discipline and also sustainable effort. Conservation as a way to add future cultural heritage to be remembered by the next generation. The forms of conservation, is: (a). Restoration. (b). Preservation. (c). Conservation. (d). Reconstruction. (e). Consolidation. (f). Revitalization. (g). Reparation.

3.3. Conservation Steps

There are some steps on a conservation activity, those steps can be seen on Burra Charter that explain the sequences of doing conservation as a conservation plan which consist of: a. Step 1: Starting Cultural Significance, is an effort to understand and assess the cultural meaning of the building and the place value with certain assessment criteria i.e. attractiveness, historical and scientific value, or demonstrative, associational relationship, formal quality and aesthetical value; and b. Step 2: Conservation Policy, is the search for the best methods to keep the values on the building usage and future development (Kerr, 1982).

On Indonesian Constitution No. 5 year 1992 about Cultural Heritage Object, which is a man-made object, static or non-static, as a unity or group, or the parts or the rest of it, aged minimum 50 (fifty) years, or represent the typical era style and represent the era style minimum 50 (fifty) years, also considered as having an important value for history, science, and culture. Moreover, assessing a historical region or building can be done by research based on Catanese [6] building criteria.
Table 4. Cultural Heritage Region/Building Assessment [5,6,7,8]

| No | Criteria              | Definition                                                                 | Benchmark                                                                 |
|----|-----------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 1. | Aesthetics            | Associated with the building’s aesthetical and architectural change (building style, building facade/covers, ornament/element, and material) | The change of building style, roof, facade/cover, ornament/element, and also building material and structure |
| 2. | Exceptionality        | Have a characteristic that can be represented by age, size, building shape and other factors | The existence role is able to increase the quality and also building’s character and image |
| 3. | Historical Role       | Associated with history of either the region or the building itself       | Associated with historical event as symbolical ties of past and present event |
| 4. | Scarcity              | Building shape, style, and elements and the use of different ornament that not exist on other building | Is a rare building and not exist on another place |
| 5. | Building Characteristics | Have important role on the creation of building’s character            | Have typical characteristics such as building age, size/wide, etc           |
| 6. | Strengthen the region image | Have important role on the regional character creation | The existence role can fit with regional function and increase the quality and character of the region |

3.4. History of Pekojan to Chinatown Region

The more Tionghoa people settle on Pekojan to Chinatown region makes them build temples. After a temple was built on 1771 they planned on making another temple on the riverside near the chili farm. To build that temple a significant amount of money has been accumulated, the workers are being brought from China. After more than a year, finally the temple have been built, then named Tay Kak Sie, or widely known as big temple. [9]

![Figure 2. Tay Kak Sie Temple, 1910 [10]](image)

On 1770s, Semarang City becomes wider, the native kampong that now known as Tudungan become more crowded. This is because Tudungan area becomes the passing way for people from east Semarang. The habit of the people at the time, if natives comes out of their house most of them bring Keris and using tudung (hood). Even for the natives and Tionghoa these things are considered as luxurious items, so the place named Tudungan or Petudungan.
Figure 3. Petudungan Area [11]  Figure 4. Pekojan Area [11]

The prosperity of Tudungan area brings impact to the kampong next to pesantren kampong (located besides Tudungan) resided by Moor people or at the time called as Kojan people. Hence, the kampong is named Pekojan.

On 1811, news spread about the arrival of Britain on Semarang and predicted there will be a big war broke on Semarang. Hence, some of Tionghoa people at the time escaped to another area. After the situation have become quite safe, each of them go back home. On 1816, Semarang region once more ruled by Netherland. But on 1821 the Netherland government make a pass policy or passenger letter called passenstelsel that requires someone who wants to go to another place must bring the passenger letter. This makes the mobility of Tionghoa people become limited, while their activity is travel for trade.

Not long after the passenstelsel, released the wijkstelsel constitution which set that Tionghoa people should resides at their environment. Before the stelsel, the living place of Tionghoa people are scattered but then they live in a place set by the Netherland government which is Chinatown that still be known until now. But on 1906 and 1915, passenstelsel and wijkstelsel consecutively revoked by Netherland Government.

On 1835, Javanese-Tionghoa trade increasingly develops until the arrival of Tionghoa merchant. Tionghoa people already existed on Semarang created a congress with the office stood next to Tay Kak Sie Temple, which at the time still a chili farm. Therefore, that area is named Gang Lombok (Chili Alley) and the Tay Kak Sie Temple also called Klenteng Gang Lombok (Chili Alley Temple). Gradually, the congress function that at first only as the direction place for Tionghoa merchants that just arrived, developed into a place to arrange light weight case for Tionghoa people, such as birth, death, marriage, business, organization and special tax registration for Tionghoa people.

On 1876, Tudungan and Koja area that heading to Lloji (Netherlanders place at the time) have a cemetery for Tionghoa people that believed to be the oldest cemetery on Semarang. At the time, Netherland government planned to build a railway that passed through the area. Therefore, Netherland government agreed with Tionghoa people to relocate the cemetery, so the railway can be built.

3.5. Activity Analysis

Daily activities done by the people of conservation region mostly are trading and praying. This is because there are place of worship in the form of Tay Kak Sie Temple and Pekojan Mosque, also shopping complex corridor such as printing house and household material trade. To be more clearly, will be discussed into 2 parts that is non-conservative and conservative activities:

3.5.1. Non-Conservative Activities

Non-conservative activities are activities that commonly happened on various regions, and don’t need to be preserved because it commonly happened everywhere. On Purwadinat an conservation region, there are 2 major non-conservative activities, namely praying and trading. The praying activity on the conservation region focused on Tay Kak Sie Temple, with Tri Dharma religion, and also focused on Pekojan Mosque with Islam religion.
Trading activities done along the Jl. K.H. AgusSalim and Jl. Pekojan. The traded goods are various, including foods to building materials, household, stationery, printing, etc.

### Conservative Activities

Conservative activities are activities worth to be conserved. Because of its typical and scarcity element. Conservative activities at this Purwodinatan conservation region are in form of culture/important commemoration that usually done on this region such as:

- **Medicine God Commemoration Parade**
  
  This commemoration also known as *Jut-Bio Kongco Poo Seng Tay Tee*, held annually every 1st day of imlek month. Medicine God’s dooly paraded from the temple to Kranggan, followed by liong and barongsai performance heading to Marina Beach Semarang [14]. This commemoration believed to remove disease and illness. This commemoration need to be
preserved that includes the protection of physical building of Tay Kak Sie Temple, and non-physical protection for this *Jut-Bio* commemoration activity. This conservation that involves physical and non-physical activities is called **dynamic conservation**.

b. **Kongco Sam Poo Tay Djien Arrival Commemoration**

This *Kongco Sam Poo Tay Djien* arrival commemoration event held to commemorate the arrival of Admiral Cheng Ho to Semarang as one of the figure on the history of Semarang City. This commemoration shows barongsaï and liong show, and Gods’ worshipping ritual on the altar of Tay Kak Sie Temple.[15]. This belong to dynamic conservation, with the protection on the Temple and the commemorations within it.

c. **Trading Activities near Pekojan Mosque**

Pekojan Mosque used to be inhabited by Indian and Pakistani people that then called as Kojan people to shift and spread Islamic religion. The arrival of these people shaped the Pekojan kampong and doing trading activities that still exist until now, trading prayer beads, gemstones, and typical Kojan cloth as the hereditary activities since their arrival [16]. These activities can be conserved because existed near the Pekojan Mosque as the cultural heritage building, hence belong to dynamic conservation.

d. **The Culture of Distributing Indian Porridge near Breakfast.**

This unique culture introduced on PekojanJami Mosque at Ramadan, that heredited by Kojan People since long [16]. This unique culture also belong to dynamic conservation.

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**Figure 8.** Medicine God Parade on TayKakSie Temple [14]  
**Figure 9.** Commemoration of Admiral Cheng Ho’s Arrival [15]  
**Figure 10.** Distribution of Indian porridge at Pekojan mosque [18]
Table 5. Evaluative Analysis of Buildings in Chinatown

| Building Name               | Building Age | Photo | Building History | Evaluative Analysis (Quality) | Strengthen Nearby Area                                                                 |
|-----------------------------|--------------|-------|------------------|------------------------------|----------------------------------------------------------------------------------------|
| Tay Kak Sie Temple          | 245 years    | ![image](image1) | The building used as worship place since it’s built until now | The architecture on this building have typical Chinese ornaments | The building not dominating on nearby environment and the building architectural differ from other buildings nearby. Since built the temple already used as worship place, up until now still used as worship place and religious tourism.  | Elements on building as a whole quite creating Chinatown feel by Chinese ornament architectural. |
| Masjid Jami’ Pekojan       | 167 tahun    | ![image](image2) | This building used as a place of worship from the beginning built up until now, but originally a surau | The Architecture in this building have ornaments typical of India and Java | The building not dominating on nearby environment and the building architectural differ from other buildings nearby. Since built the temple already used as worship place, up until now still used as worship place and religious tourism.  | Elements on the building as a whole create enough atmosphere Pecian with architectural ornaments India. |

| Score | 1 | 2 | 3 | 1 | 2 | 3 | 1 | 2 | 3 | 1 | 2 | 3 |
|-------|---|---|---|---|---|---|---|---|---|---|---|---|
| Score Total | 16 |   |   |   |   |   |   |   |   |   |   |   |
### Building Name

#### Building 1
- **Photo**: The building is used as a house from the beginning built to date.
- **Building History**: The building was originally used for shelter but now it is just an empty building.
- **Aesthetic**: The building has a colonial style. The architecture on this building have typical Colonial style.
- **Plainness**: The building don’t have a common ornament, because of this the plainness on this building don’t exist.
- **Scarcity**: The building not dominating on nearby environment and the building architectural differ from other buildings nearby.
- **Speciality**: Since the beginning of the building has been used as a residence until now still used as a residence.
- **Historical Role**: The building as a whole less create a pecian atmosphere with architectural colonial.
- **Strengthen Nearby Area**: Elements on the building as a whole less create a pecian atmosphere with architectural colonial.

Score Total: 10

#### Building 2
- **Photo**: The building was originally used for shelter but now it is just an empty building.
- **Building History**: The building was originally used for shelter but now it is just an empty building.
- **Aesthetic**: The building has a colonial style. The architecture on this building have typical Colonial style.
- **Plainness**: The building don’t have a common ornament, because of this the plainness on this building don’t exist.
- **Scarcity**: The building not dominating on nearby environment and the building architectural differ from other buildings nearby.
- **Speciality**: Since the beginning of the building is used as a place of worship, but at this time only a vacant building.
- **Historical Role**: The building as a whole less create a pecian atmosphere with architectural colonial.
- **Strengthen Nearby Area**: Elements on the building as a whole less create a pecian atmosphere with architectural colonial.

Score Total: 12

#### Building 3
- **Photo**: The building was originally used for shelter but now it is just an empty building.
- **Building History**: The building was originally used for shelter but now it is just an empty building.
- **Aesthetic**: The building has a colonial style. The architecture on this building have typical Colonial style.
- **Plainness**: The building don’t have a common ornament, because of this the plainness on this building don’t exist.
- **Scarcity**: The building not dominating on nearby environment and the building architectural differ from other buildings nearby.
- **Speciality**: Since the beginning of the building is used as a place of worship, but at this time only a vacant building.
- **Historical Role**: The building as a whole less create a pecian atmosphere with architectural colonial.
- **Strengthen Nearby Area**: Elements on the building as a whole less create a pecian atmosphere with architectural colonial.

Score Total: 12
3.5.3. Urban Conservation Direction

SWOT analysis can be implemented by analyzing and sorting out many things that affect the four factors, then implement it on SWOT matrix, where the application is how the strength can take advantage from existing opportunities, the next is how the strengths can deal with existing threats, and the last is how to overcome the weaknesses that are able to realize the threats or creating new ones. The goal of SWOT analysis it as an instrument to determine the potentials and problems of Chinatown area and knowing which the area to protect or change. (Table. 4)

**Table 6. SWOT Analysis**

| **Strength** | **Weakness** |
|--------------|--------------|
| 1. Cross-ethnicity relationship harmonization formed | 1. Don’t have the supportive infrastructure as tourism area |
| 2. Have cultural heritage worship place in form of Tay Kak Sie temple 1771 and 250 years old Pekojan Mosque | 2. The unclear cultural heritage status establishment, creating the frequent situation of conservation region threatened to be damaged or destroyed by human actions |
| 3. Have strong history about Chinatown and Pekojan area | |
| 4. Have historical role for Semarang City | |

| **Opportunity** | **Weakness** |
|-----------------|--------------|
| 1. Located on Semarang city that have the image of city with high attraction rate | Using power to utilize the opportunity and otherwise utilizing opportunity and make it as strength. |
| 2. Located near the old city region that are more developed and be the best practice/reference on tourism area development | Opportunity used to suppress various existing weaknesses or in other words eliminate weaknesses with opportunity |

| **Threats** | **Opportunity** |
|-------------|----------------|
| 1. Conflict about utilization and maintenance of historical buildings. | Using power to avoid threats. |
| | The threat should be able to cover the existing weaknesses on itself with strength and opportunity |

Source: Analysis Result 2017

Buildings on Purwodinatan areas have the medium potential to be conserved related with gradual or frequent maintenance effort.

**Table 7. Potential Buildings to be Conserved**

| No | Photo | Physical Conservation Direction |
|----|-------|---------------------------------|
| 1. | Tay Kak Sie Temple | Conservation efforts that can be done on *Tay Kak Sie* Temple is small-scale conservation as building maintenance and slow down the weathering process since the building have old age. By this conservation effort the building can last long because *Tay Kak Sie* building have history with urban kampong and Semarang city and as the strengthen for regional image. |
4. Conclusion

The conclusion of Purwodinatan building conservation study is as follows:

a. Purwodinatan is a kampong that have characteristics that is cultural diversity by Tay Kak Sie Temple and Pekojan Jami Mosque.

b. Settlement density on Chinatown and Pekojan region also the habit of drying clothes in front of the house reduce the aesthetical value of the region.

c. There are some buildings that can be conserved with medium and high potential. Furthermore there are cultures that need to be conserved such as God’s commemorations and distributing Indian porridge.

d. Purwodinatan is worthy and able to be a conservation region in terms of the role of Purwodinatan area towards Semarang Regency and City, ad religious bond associated with Tionghoa people.

4.1. Physical Urban Conservation Guidelines

Physical urban conservation guidelines offered for Chinatown and Pekojan region conservation are:

a. Doing conservation studies towards Chinatown and Pekojan region Semarang that can be used as a guidance to set the conservation actions that will be done.

b. Socialization or counseling to the people about the importance of cultural heritage building and the regulation and cultural heritage protection policy to make the people care about the existence of the region as cultural heritage.

c. The government are expected to provide the budget as compensation for historical/ancient building owners in form of incentives and disincentives.

d. Forming a data collection and ancient/historical building construction institution to fulfill the conservation principles, to be able to do renovation supervision done by owners so it won’t cause the change in building shape that can eliminate the originality of the building.

4.2. Non-physical Urban Conservation Guidelines

As for the non-physical urban conservation guidelines offered for Chinatown and Pekojan region conservation are:

a. Government Role
   Creating conservation policies and execute the cultural heritage regulations on Chinatown and Pekojan region Semarang.

b. Academics Role
   Give input to the related stakeholders based on the study done on cultural heritage region conservation.

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