

10 GILSTEAD ROAD

Faithful Resurrection



Owner:
Life Bible-Presbyterian Church

Architect:
APE.X Group

Engineer:
BC Koh & Partners

Contractor:
Tham Building Construction Pte Ltd

Conservation efforts and a well-informed owner have rescued and resurrected this rare and unique two-storey bungalow, built circa 1900s, to its original eminence and new use as a place for the supplementary activities of a neighbouring suburban church.

Salute To The Original

The original building, clearly inspired by the Edwardian Baroque

style popular in its heyday, has some peculiar dominant features. These include a prominent turret at the front of the bungalow and open terraces typical of our tropical setting.

Although structurally sound, the much dilapidated bungalow was ravaged by rot and termite infestation. It also went through many unauthorised ad-hoc extensions/alterations under its previous owners. The project team removed them and faithfully restored the bungalow following the conservation principles of maximum retention and careful repair.

The original façade of the bungalow was reinstated. Boarded-up arches, windows and doors were recovered. The original layout within the



Rare and unique bungalow rescued and restored to original

bungalow, which had been reconfigured with a mezzanine floor for more rooms, was also faithfully reinstated. The team went to great lengths to salvage and reuse the original terrazzo floorings, and replacing damaged parts with matching tiles diligently sourced from Vietnam.

True Turret

Deserving special mention is the restoration of the building's rare and

prominent turret. The windows on the turret wall were carefully recovered and reinstated. Foreign skilled artisans were brought in to recreate the ornate decorative detailing on the upper trunk of the turret. The fish-scale clay tile conical roof was also delicately repaired and reinstated.

A Higher Purpose

By taking a simple and practical approach, the project team has successfully brought an old and dilapidated bungalow back to life in a manner that meets the needs of its new owners.

Above all, the team is applauded for demonstrating that a successful restoration does not have to be extravagant or even lavish.



Timber door, windows and floor at second storey



Prominent turret with fish-scale clay tiles



First storey interior



Restored reception window



Timber balustrades retained



Original terrazzo floor tiles salvaged and reused



Second storey corridor

The story began when the Life Bible-Presbyterian Church, located at 9A Gilstead Road, directly opposite the Conserved Bungalow finally purchased the property in 1990, after decades of eyeing the Conserved Bungalow as a potential expansion for the Church activities.

The Conserved Bungalow had been used as an Eye Hospital Clinic for decades as can be recalled by one of the earliest Church member who is now 94 years old.

The Church's Building Committee concurred together with the decision of the congregation to name the newly acquired property BEULAH HOUSE, aptly named for its Biblical significance and its historical attachment to Gilstead Road.

The word BEULAH in the Bible Encyclopedia means "married" and is used in Isa. 62:4 metaphorically as the name of Judea "thy land shall be married," i.e. favored and blessed of the Lord.

It is obvious from the aerial view of the existing Church and the completed buildings that by its form and color of both buildings, they are indeed one identity.

Not much historical record of the building is available from the Archive or Building and Construction Authority, presumably due to the predominant architectural style of the period and the bungalow not belonging to any particular historical prominent personality.

The original record plans approved on 14.10.1919 showed approval granted for a single storey bungalow and amendment plans was approved on 24.11.1919 for 2 numbers of 2 storey bungalow with attached workers quarter annex at the back built mirrored image on 2 adjoining properties.

The developer, a Mrs. Florence Boudewyn could possibly be the owner residing in one of the bungalows.

The Architects who designed the building could not be identified from the signature on the submitted drawings.

The conserved bungalow is one of the remaining bungalow which was later used as an Eye Hospital Clinic before the Church purchased the property.

Change Of Use was submitted by the Church to convert the Eye Hospital Clinic into a Hostel and approval was granted on 10.02.1992 and continued to be used for about 10 years until plans to develop the site was activated around 2002/2003.

The conserved bungalow was given Conservation status on 19th May 2003. The Architectural style, in concept, but not in totality, is in the Edwardian Baroque or Neo-Baroque architectural style of many public buildings built in the British Empire during the reign of Edward VII (1901-1910).

Dominant feature of Edwardian Baroque architectural would probably include a dome roof which is absence in the subject building and instead the dominant feature being the turret with a tropical influence of open terraces.

The bungalow was probably built between 1919 to 1920 and would have been about 90 years old and possibly one of the many along Gilstead / Evelyn Road area during the period

Conservation of the bungalow therefore sought to keep the historical link to Gilstead Road where low rise architectural ambience would have been the norm which was gradually replaced by homogenous high rise residential condominium blocks.

The Conserved bungalow together with the Church opposite had deliberately retain its earthy color tone outlook to give contrasting prominence against the backdrop of highrise glass cladded buildings and by so doing, will continue to be a landmark at the entrance to Gilstead Road.

underway

27-11-19
75-11-19

Municipal Ordinance No. 11-19

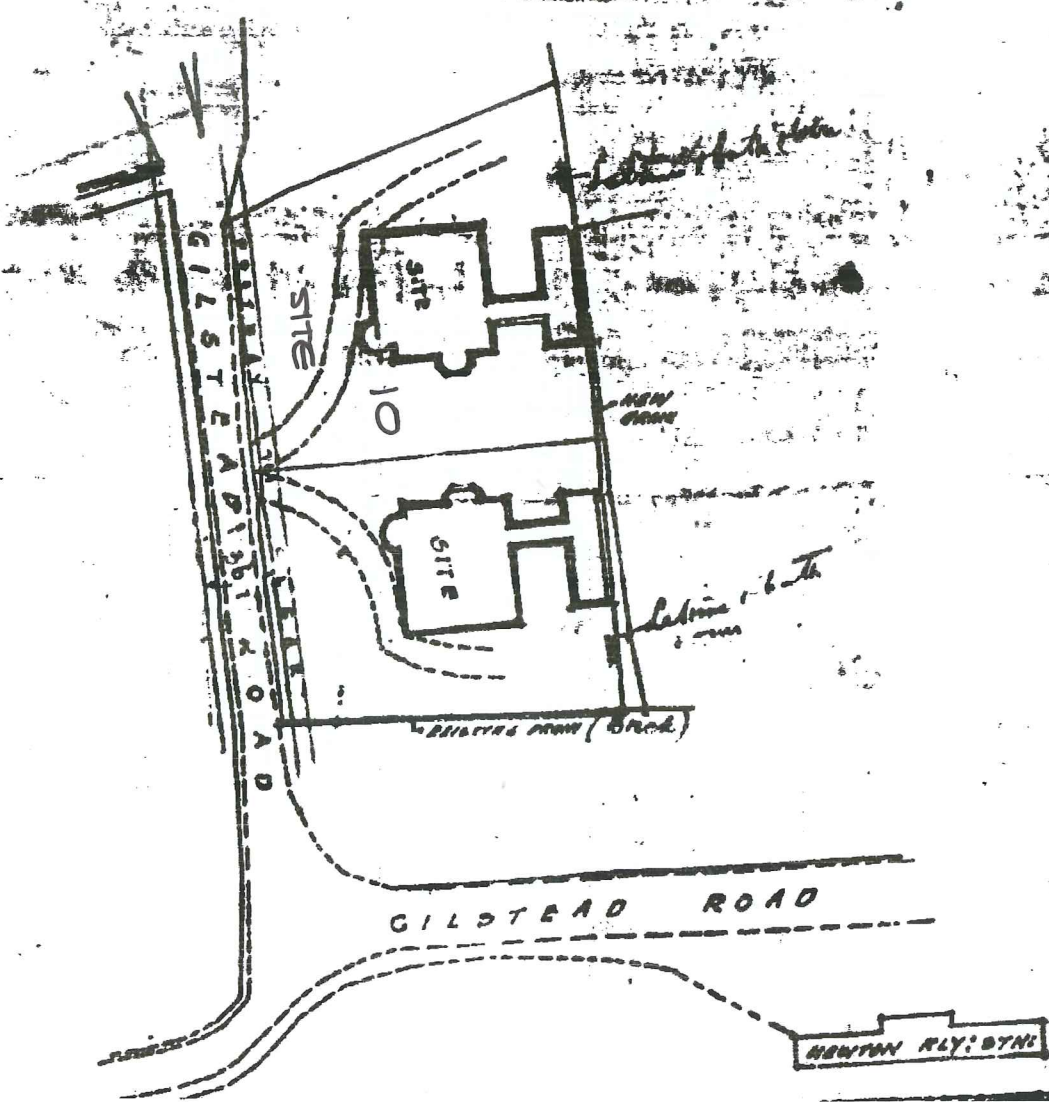
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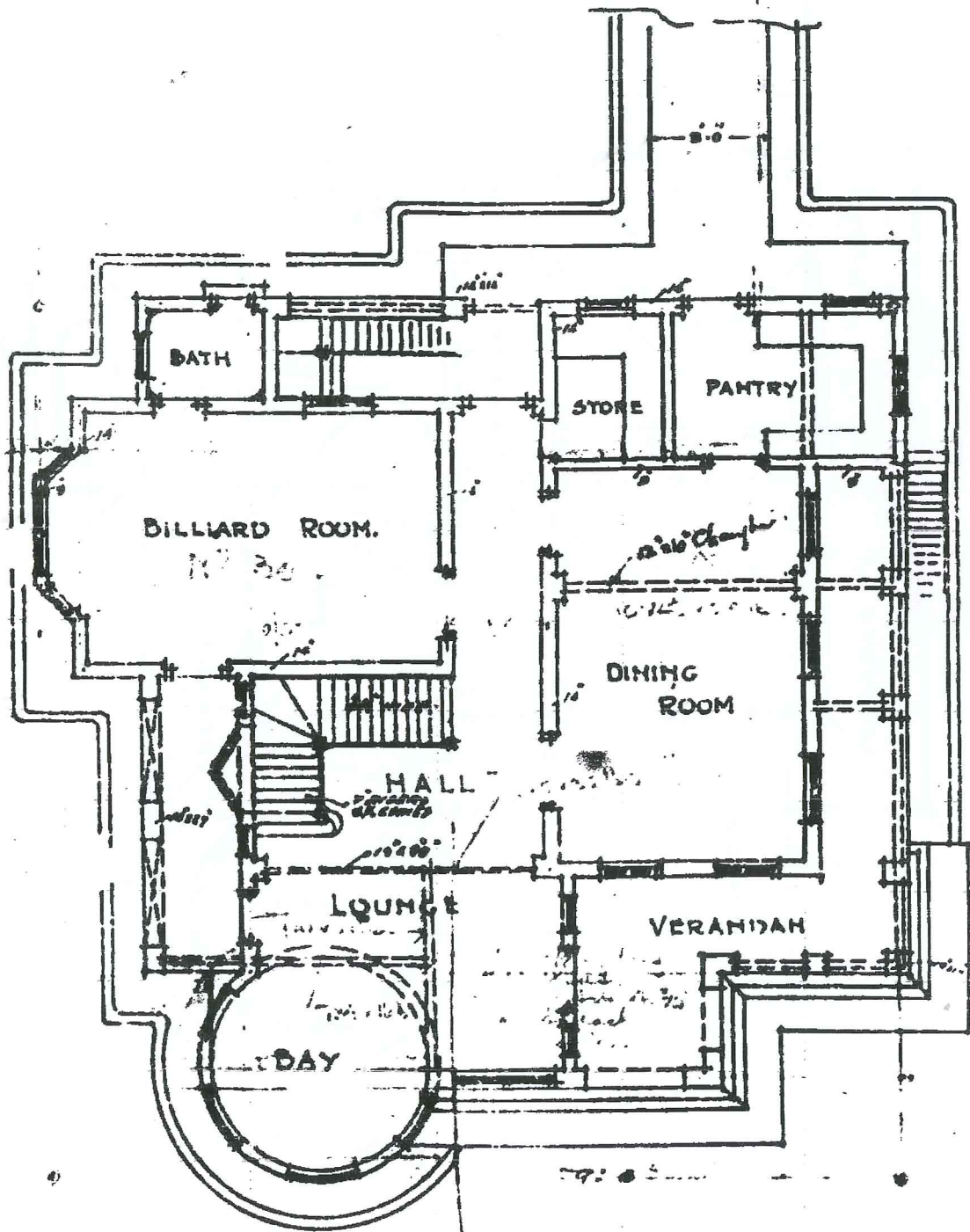
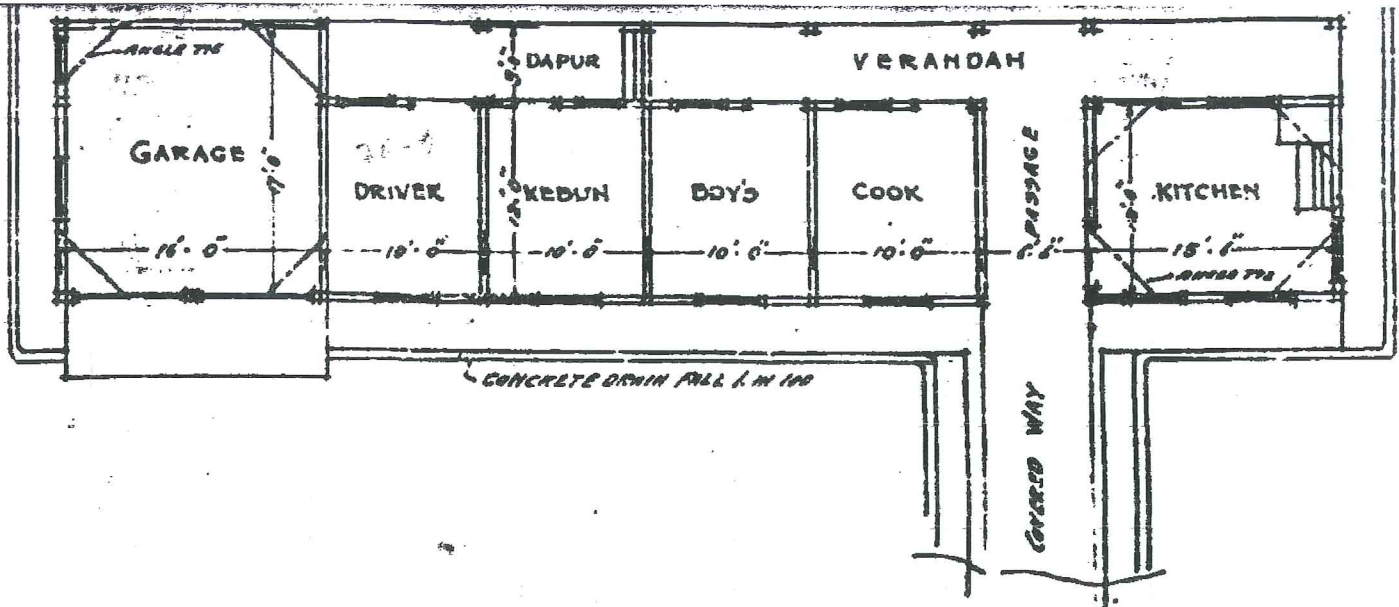
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All Materials and Workmanship to be of Good Quality

Plans shall be in conformity with Municipal Ordinance No. 11-19

MUNICIPAL WATER WORKS DEPARTMENT

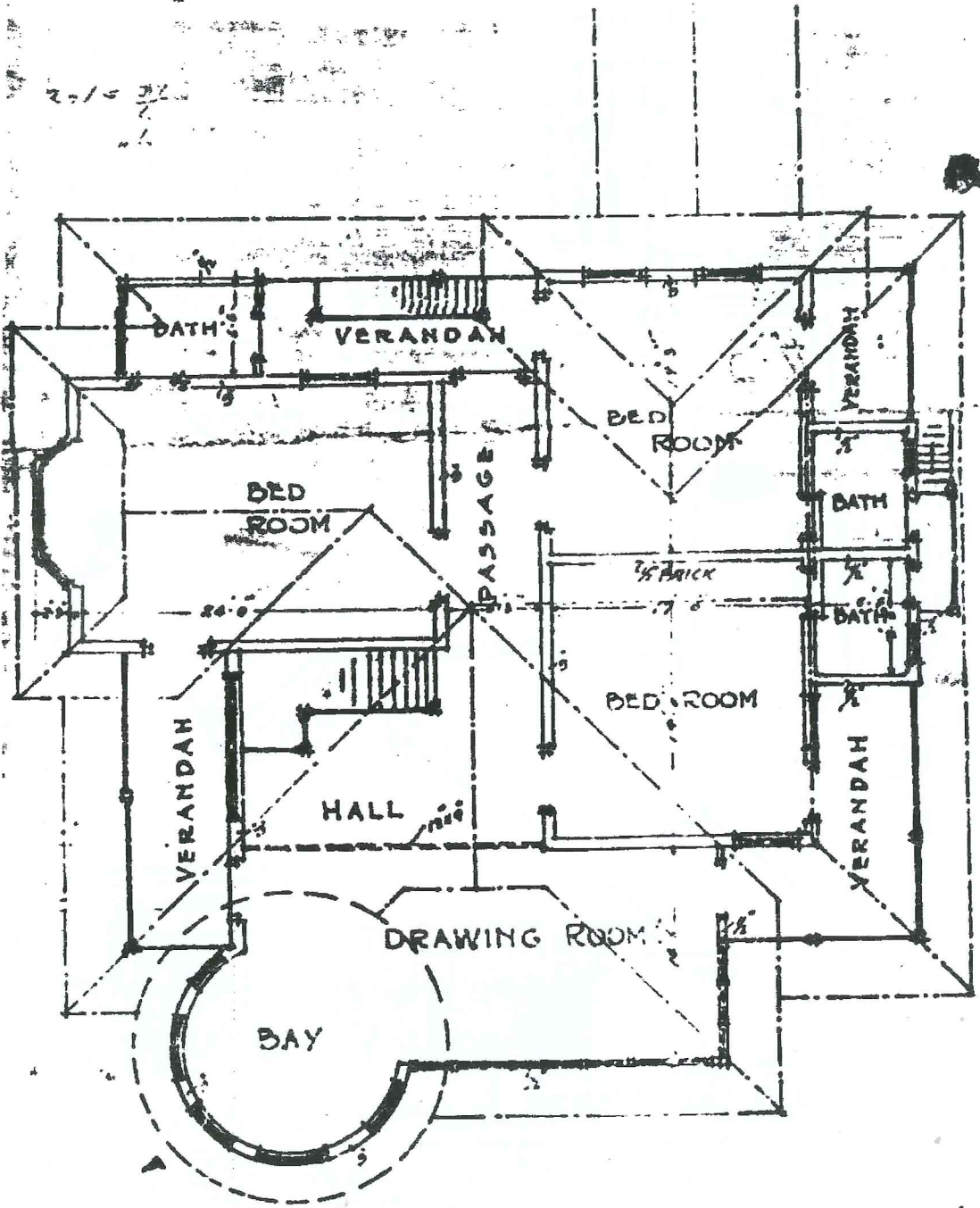




GROUND PLAN

ELEVATION

CROSS SECTION.



FLOOR PLAN

LONGITUDINAL SECTION

the foundation of the building
necessary

NOTE
A Lattice
to be erected
with Municipal
regulations



SIDE ELEVATION

Handwritten signature or initials

11 GILBERT ROAD.

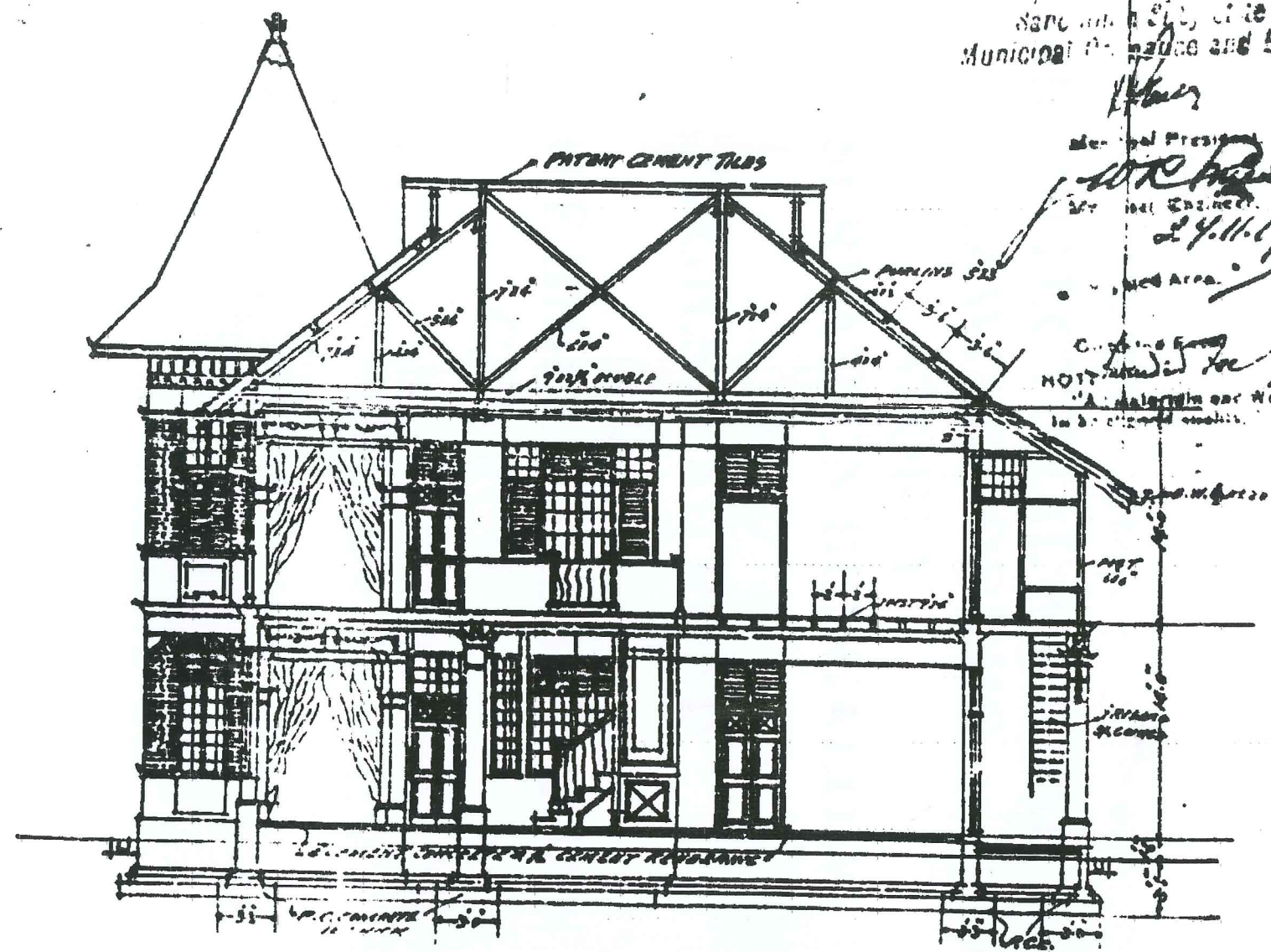
F. BOUDEWYN.

SCALE 8 FEET TO AN INCH.

Flourish Boudewyn

15 91
 Municipal Building and City Hall
 Municipal President
W.R. Bailey
 Municipal Engineer
 24.11.19
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2 BE COATED



LONGITUDINAL SECTION

NOTE
 the foundation...