

Historic Building Appraisal
Bridges Street Market,
No. 2 Bridges Street, Sheung Wan, Hong Kong

Bridges Street Market was built under the auspices of the Urban Council to *Historical Interest* replace the old markets which had been destroyed during the period of Japanese occupation, with a view to meeting the demand of the rising population. It was designed by the Architectural Office of the Public Works Department. The building cost was \$145,000. On 30 April 1953, the market was opened in the presence of a group of distinguished guests, including the Secretary for Chinese Affairs and the Chairman of Urban Council. The robe-cutting ceremony was performed by Ms. Wong Yick-mui (黃亦梅), wife of Ngan Shing-kwan (顏成坤) who was a business tycoon and community leader of the day.

Bridges Street Market was the first of its kind built in Hong Kong's urban areas after the Second World War. It contained 59 stalls, auxiliary rooms on the two main floors and a staff quarters in a penthouse. The 26 stalls on the G/F were for the sale of fish and poultry; on the same floor there were also an ice store, two general stores and a scalding room. The 33 stalls on the 1/F were mostly for the sale of beef, pork, fruits and vegetables: in addition, there was a general store. A penthouse - which comprised a flat for the caretaker with bed-living room, kitchen and toilet and a room for coolies - was located at the back of the building and was reached from the 1/F by a small staircase.

Bridges Street Market partly falls on I.L. 3226, which was the old site of American Congregational Mission Preaching Hall (now named as China Congregational Church, 中華基督教會公理堂). The Mission was founded by an American missionary, C.R. Hager, and the premises at No. 2 Bridges Street was the property of a Chinese convert Mr. Wen Qingxi (溫清溪) (1834-1915). Dr. Sun Yat-sen (孫逸仙) lived and received baptism on the first floor of the church premises at No. 2 Bridges Street and given the name "Yat-sun" (日新), which was later changed to "Yat-sen" (逸仙) as per the advice of Dr. Sun's teacher Au Fung-chi (區鳳墀) (1847-1914). In 1901, the church was relocated to No. 68 Bridges Street.

The area around Bridges Street was bombed and damaged by Allied airmen during the period of Japanese occupation. After the war, the area lied in ruins. Rehabilitation and reconstruction was called for. The Urban Council saw a benefit to build a market for the inhabitants nearby and the unlicensed hawkers of meat and fish. After deliberations, it was decided that a new market was built in Nos. 2-12 Bridges Street and this building project which was for public purpose use necessitated government resumption of six lots (I.L. 3226, 3227, 3228, 3229, 3230, 3231).

It is a two-storey utilitarian building of reinforced concrete frame construction built in the Modernist or International Modern style. This style of architecture is generally accepted as having originated in Germany at the Bauhaus school of art in the 1920s. Its main themes were asymmetry; severe blocky cubic shapes; smooth flat plain undecorated surfaces often painted white; the complete elimination of all mouldings and ornament; flat roofs; large expanses of glass held in steel frames often in the form of curtain walling, translucent glass blocks or long horizontal streamlined bands of windows. Very free planning was made possible by the adoption of steel-framed or reinforced concrete post-and-slab construction with flat slab floors and a flat roof-slab carried on concrete columns or posts known as pilotis thus enabling partitions to be erected where desired as they played no part in the structure.

***Architectural
Merit***

The front elevation of the market facing Bridges Street is an asymmetrical composition with the main entrance at one side flanked by a panel of Shanghai plaster grooved to resemble masonry. Above this panel there is a large grid pattern window which illuminates the internal staircase. The remainder of the elevation is a plain painted rendered wall featuring two horizontal streamlined bands of windows. The rear elevation and side elevation are similar to the front elevation in design. A small penthouse on the roof provides accommodation for a caretaker and coolies. The colour scheme is off-white with green trim.

Internally, the ground floor plan consists of open fronted stalls with white glazed tiled partitions separated by aisles. The upper part of the walls and the beams and ceiling are painted white. A staircase in the corner beside the main entrance leads to the first floor.

Building of this style is now becoming quite rare due to redevelopment. The 1/F is used as an indoor children's playground which is connected to Wing Lee Street by two bridges. This playground was not part of the original design; it was converted into the present form in 1969. Despite this, the building retains much of its original character and appearance.

***Rarity,
Built Heritage
Value &
Authenticity***

For almost 60 years, Bridges Street Market has served the community and is remembered by local residents.

***Social Value &
Local Interest***

It is in fairly close proximity to former married police quarters in Hollywood Road and it is one of the sites of Central and Western Heritage Trail, i.e. the original site of the American Congregational Mission Preaching Hall.

Group Value

With its open plan the market can be readily adaptable to a number of uses.

Adaptive Re-use

Historic Building Appraisal
Former Central Government Offices (CGO),
Central, Hong Kong

The Former Central Government Offices (CGO) stand on an area which had been earmarked by the British in the 1840s for public offices and a larger set of government offices was built in 1847-48, which remained in use until they were demolished after World War II to make way for the present buildings. The three wings were built in phases in the 1950s to replace earlier buildings on site. They were purpose designed as offices for government departments and have remained in this use until recent times.

*Historical
Interest*

In terms of form and massing the three wings are low-rise, horizontal in emphasis and with flat roofs. The buildings show areas of granite cladding and exposed concrete frame in one form or another. They display the characteristics of functionalist architecture, prevalent during the early to mid 20th century.

*Architectural
Merit*

The **Main Wing** was completed in 1957. Its front elevation, serving as a backdrop for many social events and important public announcements, has become the ‘public face’ of the complex. It originally had the Legislative Council Chamber in a fan-shaped building attached to the north side of the wing. This fan-shaped building was demolished in the 1980s to make way for a new annex added to the Main Wing.

The **East Wing**, although completed in 1954, actually has more of a 1930s feel, with some elements clearly influenced by the Art Deco style, such as the zigzag moulding over the main entrance door. Elsewhere it displays a degree of refinement and attention to detail that is too ‘fussy’ to be considered properly Functionalist, such as moulded coffers to the car park soffit. It is an elegant building which marks a transition from a classical Beaux Arts towards a more modern functionalist style.

The **West Wing**, completed in 1959, is a functionalist building with a heavy concrete framed grid across its elevations. It is seven stories high across the centre of the site but drops away to give a thirteen storey height at the west end where it fronts Ice House Street. With a heavier, clumsier and more regular concrete frame than the East Wing and Main Wing, the West Wing is considered to be the most utilitarian architecturally.

The **Former CGO site** itself, including its landscape features, is of an integrated whole. It should have higher heritage significance than the individual buildings. One of the reasons why the site is significant is its setting within an open green space adjacent to several important historic buildings.

The buildings are examples of the Functionalist style of architecture. All

Rarity,

three wings have been altered a good deal since their original design. All the wings had an upper floor added in the 1960s and the Main Wing had the major extension to the north in 1989. The West Wing has a new entrance suite on its east front added in 1998. Internally, changes have been made on more than one occasion to the plan layouts and to the fixtures, fittings and finishes. There is little that remains inside these buildings which can be seen as highly significant.

***Built Heritage
Value &
Authenticity***

The complex of the Former CGO forms a familiar Central District landmark for more than half of a century. The low rise office buildings and the trees combine with the other well wooded areas (e.g. the Government House garden, Zoological and Botanical Gardens, and Hong Kong Park) to give a large green space in an otherwise heavily developed part of the city. Eleven trees on the complex are on the “Register of Old and Valuable Trees” of LCSD.

***Social Value
& Local
Interest***

The **Main Wing** accommodated the offices of the most senior government officials and once housed the chamber of the Legislative Council and Executive Council. Its forecourt was a popular place for political and public events. The **East Wing** was also the offices of senior government officers. In comparison with the other two wings, the **West Wing** was a site more accessible to the community, where there was a public enquiry counter and a canteen open to the public.

The presence of the Government House and the other declared monuments in the vicinity (e.g. St. John’s Cathedral, Former French Mission Building, and Duddell Street Steps and Gas Lamp) contribute to the setting of the Central Government Offices and add interest and significance to the site. The site itself and the history associated with it are seen as being as significant, possibly more significant than the buildings.

Group Value

The Former CGO buildings have been vacated after the new CGO Complex at Tamar is completed. The three wings will be preserved for adaptive re-use.

***Adaptive
Re-use***

Historic Building Appraisal
Hollywood Road Married Police Quarters,
Hong Kong

The original campus of the Central School (which was renamed Victoria *Historical* College in 1889 and Queen's College in 1894) at Gough Street, opened in 1862, *Interest* was followed by a relocation in 1889 to a much larger area at the juncture of Aberdeen Street and Staunton Road (the site of the Hollywood Road Married Police Quarters) and, in 1950, by another move to the present site at Causeway Road, opposite the Victoria Park.

The two police housing blocks on the site have a history dating back to 1951 when they were built as the Asiatic Police Quarters. In the early days, the Hong Kong Police Force provided quarters or housing allowances for high-ranking officers only. After the Second World War, when Duncan William MacIntosh became the Commissioner for Police, the Hong Kong Government started providing married rank and file officers with quarters in order to enhance the morale of the Force. Built in 1950-51, the Former Married Police Quarters on Hollywood Road was the first of these police quarters. The quarters therefore have considerable historical significance in the history of the Hong Kong Police Force.

Architecturally, the buildings are of some merits as they are good *Architectural* examples of post-war modern architecture commonly found in the 1950s. They *Merit* were designed by the Architectural Office of the Public Works Department and made use of the existing site formation keeping some of the original retaining walls and external staircases. The two housing blocks provided 140 single and 28 double units over seven floors with other types of supporting spaces. Block A was built with covered parking spaces at ground floor level. A two stories high recreation centre was also built which after several changes of use eventually became the Central Junior Police Call Centre in 1974.

Externally, the two linear blocks exhibit all the typical features of Modernist architecture, namely crisp white painted walls, flat roofs, bands of metal framed windows united by continuous horizontal window heads, round porthold windows, and long horizontal balconies at each floor level. The Junior Police Call Clubhouse also features plain white painted walls, a flat roof, metal framed windows, with a cantilevered first floor balcony and canopy over the main entrance.

Internally, the two housing blocks have concrete staircases with metal balustrading in the common areas at both ends of each block, but the living units are rather basic and minimalist with plain concrete floors and plastered

walls. Kitchens are fitted out with glazed Belfast sinks, fitted work benches and wall cupboards. Floors are finished with mosaic tiles and walls are finished with white glazed tiled splashbacks above the worktops.

It has been said that the buildings were one of the good examples of the functionalistic and pragmatic approach for designing Government buildings at that time.

Despite it is not aesthetically appealing, there are fewer police quarters of this style and age in Hong Kong. Although the buildings have acquired many excrescences over the years they still retain an authentic appearance. As police housing of the 1950s, the buildings have some built heritage value.

***Rarity,
Built Heritage
Value &
Authenticity***

As police housing built shortly after World War II the two blocks have local interest, and their use by the police force gives the buildings social value. This site is also the childhood home of the former Chief Executive Donald Tsang, whose father was a police staff sergeant.

***Social Value
& Local
Interest***

With their distinctive appearance and prominent position at the juncture of Hollywood Road and Aberdeen Street as well as Staunton and Shing Wong Streets, the buildings have been well known local landmarks for many years. They are of local interest to residents.

It is among the cluster of historic sites in the area, for example, there are three declared monuments nearby, namely, Central Police Station Compound at Hollywood Road, Victoria Prison Compound in Old Bailey Street and Old Pathological Institute in Caine Lane. All these buildings have good value from a heritage and cultural point of view. The site also forms part of the Central and Western Heritage Trail – The Sheung Wan Route.

Group Value

The buildings are now vacant and will be transformed into a cultural industries landmark in Hong Kong, which suits well in the artistic and cultural ambience of the area.

***Adaptive
Re-use***

Historic Building Appraisal
Gatekeeper's Lodge of Marble Hall
No. 1 Conduit Road, Mid-Levels, Hong Kong

The site of No. 1 Conduit Road is comprised of a block of 20-storey government quarters (30-40 years old) and a two-storey pitched-roof building (hereafter, “the building”). Historical records show that the building was built as the Gatekeeper's Lodge (守衛室) of Marble Hall (雲石堂) which was the private residence of Sir Paul Chater (遮打爵士) (1846-1926), a Calcutta-born Armenian merchant of great wealth. The Gatekeeper's Lodge was probably built in 1901/1902 when Marble Hall was built but in any case no later than 1918, when it appears in a site plan prepared by the Director of Public Works. *Historical Interest*

Located at a site some 500 feet above sea level, Marble Hall was executed in marble specially quarried in Italy and Greece and polished in Belgium. It has been regarded as one of the finest buildings ever constructed in Hong Kong. It stood on a site where the above-said block of government quarters stands today. The main building of Marble Hall has disappeared, but the photos enclosed to the Colonial Office files reveal how palatial and sumptuously furnished a home it once was.

Sir Paul Chater was a multi-layered and rich personality in Hong Kong. He had a finger in different kinds of profitable pie – wharfing, electricity, trams, ferries, banking, hotels and land. He served as an appointed unofficial member of the Legislative Council for nearly 20 years. He presided over the Jockey Club for many years. He funded the construction of St. Andrew's Church in Kowloon and the clock tower of the HKU Main Building. He donated his private art collections to Hong Kong Government.

Sir Paul Chater's will stipulated Marble Hall be bequeathed to Hong Kong Government upon the death of his wife. After she died in 1935, Marble Hall became the colony's “Admiralty House” – the official residence of the Naval Commander-in-Chief – until World War II when the Japanese took it over. In May 1946 Marble Hall was devastated by a fire. It stood empty until it was demolished in 1953 to make way for redevelopment, leaving the Gatekeeper's Lodge as the only reminder of Chater's residence.

Shortly after World War II, the Gatekeeper's Lodge was leased to the Royal Inter-ocean Lines for use. Later on, the Government took it over and used it as government staff quarters. Before 2000, it was used by the now-defunct Urban Services Department (USD) as staff quarters. It was called “Marble Hall USD Staff Quarters” in the 1990s, then “Chater Hall Gardener's Quarters”. Until recent times, the building has been partially used for storage by landscape staff and partially vacant. Nowadays, it is totally vacant.

The building falls on a triangular site opposite the 20-storey government quarters to its south and Botanic Terrace (芝蘭台) to its north. It is elevated above the level of Conduit Road on a platform cut into the hillside supported by stone retaining walls built of layers of granite blocks. The granite walls form a habitat for trees whose roots sprawl densely on the wall surfaces, providing a means of anchorage. The entrance way is built of a grand flight of granite steps.

**Architectural
Merit**

The building is a two-storey Chinese tiled pitched-roof structure. Typical architectural features include a verandah with iron railings, expressed rainwater pipes and a chimney stack to serve the kitchen. The exterior wall of the building facing Botanic Terrace is of painted brickwork with regular rows of casement windows at each floor level. Many of the original doors and louvered timber shutters still remain. The use of Chinese tiles for the pitched roof supported on timber frame is a local adaptation.

The building bears witness to Chater's residence and should be preserved if at all possible as a very fine example of this form of architecture in its setting. It has built heritage value, giving us a glimpse of the past.

**Rarity,
Built Heritage
Value &**

As far as can be seen there have not been any major alterations so that the building retains its authenticity. At least one window frame has been replaced with aluminium one, but this alteration may be reversible.

Authenticity

The building and its immediate environs are of considerable social value and local interest. Clearly associated with Sir Paul Chater's home, the building gives us a glimpse of the past. The stone walls with old trees growing on them contribute to the landscape character of the area.

**Social Value
& Local
Interest**

The graded historic buildings nearest to it include Hong Kong Catholic Cathedral of the Immaculate Conception (天主教聖母無原罪主教座堂) at No. 16 Caine Road and Jamia Mosque (清真寺) at No. 30 Shelley Street.

Group Value

If the building is to be saved an appropriate adaptive re-use needs to be found which would showcase it to the public and also to tourists as an image of old Hong Kong.

**Adaptive
Re-use**

Historic Building Appraisal

No. 27 Lugard Road

The Peak, H.K.

Many roads in Hong Kong recall former governors, colonial secretaries and commanding generals and this road on the Peak, constructed in the early 20th century and named after Sir Frederick Lugard (governor from 1907-1912) is an example. The Peak (Victoria Peak) towers over Central district on Hong Kong Island, attracting locals and visitors with cool breezes and stunning views over the harbour. Many aspired to live here, deterred only by lofty prices and the blanket of fog. With the construction of the Peak Tram in 1888, more people moved there to live.

*Historical
Interest*

The house in No. 27 Lugard Road was initially associated with a family of architects from England, surnamed Bird, who started living in Hong Kong from 1904. Constructed in **1914**, the house was designed by Lennox Godfrey Bird (1878-1956), who was commandant of the Hong Kong Volunteer Defence Corps (香港義勇防衛軍), president of the Royal Society of St. George (聖喬治皇家學會), president of the Hong Kong Hockey Club (香港曲棍球會), and a senior partner of the architectural practice of Palmer & Bird – now Palmer & Turner (still a prominent firm to this day). Being a director of the Shek O Development Co. Ltd. (石澳道業主委員會), Lennox Godfrey Bird was the architect of many older bungalows in Shek O. The first owner of No. 27 Lugard Road was Herbert William Bird (1872-?), Lennox's elder brother, who bought the land at a price of \$2,160 on 27 July 1914 in public auction.

This two-storey dwelling was bought by the Taikoo Dockyard and Engineering Company of Hong Kong Limited 太古船塢 (a branch of the Swire Group) in 1930 and since then became a residence of the company's staff and their family. A former occupant of the house, Mrs Jean Mackie (nee Finnie) whose father was employed by the Company, was actually born in the house because, after her mother fell down the enormous staircase when heavily overdue with her, the sedan chair bearers could not get to the house in time to take her mother to the Matilda Hospital (明德醫院) at Mount Kellett which was opened in 1907 and is still one of Hong Kong's most popular private hospitals.

The house has a fascinating history encompassing lost silver, typhoons and a bomb blast. It was once damaged by a typhoon in November 1939, when the roof cracked very badly in the storm. When the Japanese invaded Hong Kong just before Christmas 1941, the old tennis court of No. 27 Lugard Road was hit by a bomb. This tennis court, which is now the site of a swimming pool, was where Miss Finnie's mother had buried some of the family silver. While still a toddler, Miss Finnie (later Mrs Jean Mackie) was evacuated to Canada with her

mother to avoid the war. After the war, the new owner Butterfield & Swire (太古洋行) turned the house into a mess for their bachelor staff.

The house is built to an asymmetrical roughly rectangular plan on a north-south axis. The house is two storeys high with a raised terrace on two sides. Servants' quarters and utility rooms are contained in an annex at the north-west corner of the house which gives an L-shaped footprint on the site. *Architectural Merit*

The site is served by a long uphill driveway off Lugard Road. The ironwork entrance gates are flanked by low rubble walls and ornamental pillars. The slope to the Lugard Road side of the driveway (Reg. No. 11 SW-A/CR702) is a cut slope featuring exposed rock and flourishing vegetation and nature tree. The other side of the driveway is flanked by a massive masonry retaining wall (Reg. No. 11SW-A/R1054) built of squared granite buttresses with planters in between. The upper part of the retaining wall features an ornamental arch and ornamental concrete balustrading. At the top of the driveway another pair of gates gives access to the site which features a small garden and a swimming pool. The north side of the site has a rubble retaining wall and the west side has a cut rockface finished with chunam. The hillside above the site is covered with thick afforestation on one side of the site.

The architectural style of the house is an elegant neo-classical colonial style with painted rough cast rendered walls raised off rubble plinths, tall transomed casement windows, and a moulded string course at first floor level. The front elevation was built with loggias at both floor levels featuring stilted segmental arches, slender classical style coupled or paired columns, and ornamental balustrading at first floor level. The side elevation was built with a segmental bow window at ground floor level and a balcony roof over the bow window at first floor level. Decorative stacco features include neo-classical mouldings and capitals, ornamental panels, and vertical pendant drops or strings of stylized bell-flowers or nut-shell husks. The edge of the roof has a wide overhang with ornamental coupled supporting brackets.

Internally the ground floor rooms are arranged around a central entrance hall which contains the main staircase. The Drawing Room and Breakfast Room have windows facing south to catch the morning sun. On the first floor, the two main bedrooms have sun rooms with windows facing south. The bedrooms are mostly en-suite with bathrooms and some have adjoining dressing rooms. All rooms are decorated in neo-classical style with moulded skirting, cornices, fireplace surrounds and paneled doors. The study room on the ground floor has hardwood paneling to the walls. All floors are boarded and varnished. The bathrooms and kitchens have been modernized. Glass or crystal chandeliers hang from the ceiling in the hall and over the main staircase.

In the early colonial days, the Peak was reserved for Europeans who built lavish houses on the slopes of the Peak. Most of the old houses have gone, and modern apartment blocks stand in their place today. This particular house is a rare example of a colonial hill residence built before the First World War.

**Rarity,
Built Heritage
Value &
Authenticity**

The late Mr. Robert F. Luster who bought the house in 1977 attempted to restore the house to its original look. A parapet was added back to the roof and the steel window frames was replaced by teak. The banisters of the main staircase were replaced with wood taken from the old Hong Kong Club and an old house in Kennedy Road. Three new chimneys were added and two old chimneys were still in use. The ceilings were lowered for incorporating concealed plumbing and central conditioning system. The floors and backstairs were also replaced.

The house has undergone conversions, renovations and interventions over the years; however, it still retains, at least externally, much of its authentic appearance and should be considered a piece of built heritage.

The historical past of No. 27 Lugard Road, and the fact that it is the oldest house on Lugard Road, gives it historic role and importance in the development of Hong Kong. Its association with historic figures such as Lennox Godfrey Bird and Herbert William Bird, and other owners/ occupants such as Butterfield & Swire and the Finnie family also contribute to its local interest.

**Social Value
& Local
Interest**

Lugard Road, which encircles Victoria Peak and links with the Peak Tram, station, is a popular walking path. A stroll around it offers breathtaking views over lush green tropical vegetation and stunning vistas of Hong Kong's famous harbour and distant islands. The graded buildings nearby include: Peak Lookout, a bungalow-style building (Grade 2), Peak Tramways Co. Ltd. at No. 1 Lugard Road (Grade 2), Victoria Gap Substation at No. 35 Lugard Road (Grade 3) and a house at No. 34 Lugard Road (Grade 3).

Group Value

The house is still in residential use. Lugard Road is to this day too narrow for cars to pass for much of its length, and the cliff sides are too steep to build anything on. The site condition would seem to pose a challenge to any adaptation of the house to public use.

**Adaptive
Re-use**

Historic Building Appraisal

No. 28 Lugard Road

The Peak, H.K.

Many roads in Hong Kong recall former governors, colonial secretaries and commanding generals and this road on the Peak, constructed in the early 20th century and named after Sir Frederick Lugard (governor from 1907-1912) is an example. The Peak (Victoria Peak) towers over Central district on Hong Kong Island, attracting locals and visitors with cool breezes and stunning views over the harbour. Many aspired to live here, deterred only by lofty prices and the blanket of fog. With the construction of the Peak Tram in 1888, more people moved there to live. *Historical Interest*

The house in No. 28 Lugard Road was initially associated with a family of architects from England, surnamed Bird, who started living in Hong Kong from 1904. The house was built in **1924**. Its first owner was Lennox Godfrey Bird (1878-1956), who was commandant of the Hong Kong Volunteer Defence Corps (香港義勇防衛軍), president of the Royal Society of St. George (聖喬治皇家學會), president of the Hong Kong Hockey Club (香港曲棍球會), and a senior partner of the architectural practice of Palmer & Bird – now Palmer & Turner (still a prominent firm to this day). Being a director of the Shek O Development Co. Ltd. (石澳道業主委員會), Lennox Godfrey Bird was the architect of many older bungalows in Shek O.

The house in No. 28 Lugard Road was first assessed for rates in the financial year 1923/24. Between the years 1947/48 and 1950/51, it was not rated, because the house had been wrecked by looters during the Japanese occupation period and was not rehabilitated until 1950/51. The war-damaged house was rehabilitated by the then owner of “**Kelly & Walsh**” which began as a publisher and retailer in Shanghai in the 1870s and grew to having offices in many world cities, establishing itself as a retailer in Hong Kong in the 1950s. The then owner of “Kelly and Walsh” was a bachelor with a gift for gardening, and some of the trees planted by him are still doing well.

No. 28 Lugard Road is a pitched roof colonial bungalow. The bungalow walls are raised off a stepped masonry plinth built of squared granite blocks laid to courses. It is reached from Lugard Road by a narrow pathway and a flight of steps. Several smaller pitched roof buildings or outhouses at the rear presumably were originally used as servants’ quarters. A swimming pool has been built behind the bungalow which takes up most of the garden space. *Architectural Merit*

Architectural features of the bungalow include two **arched window openings** with masonry voussoirs, a half-room **cantilevered viewing platform**

off the terrace in front of the house, and there is a flat roofed canopy over the front entrance door. The delicate **arched roof**, handmade by local craftsmen, is covered with Chinese tiles and the walls made of bricks and granite stones are roughest rendered. Windows are metal framed casements with horizontal glazing bars and wavy typhoon bars. The roof is punctuated by three sturdily built **chimney stacks**.

Internally, notable architectural features include the **arched openings** between rooms, **ornamental fireplaces surrounds** in brickwork and rubble masonry, and **exposed rafters** to the underside of the roof.

The bungalow is similar in some respects but not identical, to bungalows also built by Palmer & Turner for the Shek O Development Co. Ltd. (1920s) where the Bird family had a week-end home. There is also similarity to the bungalows built on army camps in the New Territories after the Second World War for use as barrack buildings and as quarters for army families.

In the early colonial days, the Peak was reserved for Europeans who built lavish houses on the slopes of the Peak. Most of the old houses have gone, and modern apartment blocks stand in their place today. This particular house is a rare example of a colonial hill residence built between the two World Wars.

*Rarity,
Built Heritage
Value &
Authenticity*

So has as can be seen the bungalow has not been radically altered since it was built and therefore it retains, at least externally, much of its authentic appearance and should be considered a piece of built heritage.

Its historical past and the fact that it is a pre-Second World War house on Lugard Road, gives it historic role and importance in the development of Hong Kong. Its association with Lennox Godfrey Bird, a Hong Kong celebrity and an architect with Palmer & Turner also contribute to its local interest.

*Social Value
& Local
Interest*

Lugard Road, which encircles Victoria Peak and links with the Peak Tram, station, is a popular walking path. A stroll around it offers breathtaking views over lush green tropical vegetation and stunning vistas of Hong Kong's famous harbour and distant islands. The graded buildings nearby include: Peak Lookout, a bungalow-style building (Grade 2), Peak Tramways Co. Ltd. at No. 1 Lugard Road (Grade 2), Victoria Gap Substation at No. 35 Lugard Road (Grade 3) and a house at No. 34 Lugard Road (Grade 3).

Group Value

The house is still in residential use. Lugard Road is to this day too narrow for cars to pass for much of its length, and the cliff sides are too steep to build anything on. The site condition would seem to pose a challenge to any adaptation of the house to public use.

*Adaptive
Re-use*

Historic Building Appraisal
Old British Military Hospital, Gatehouse and Gate Pillars
Nos. 8 and 12 Borrett Road, Hong Kong

The Old British Military Hospital was built between 1903 and 1906 and officially opened in 1907. The two roads which encompass the old hospital site, Bowen Road and Borrett Road, are named after historical figures. Bowen Road is named after **Sir George Ferguson Bowen** who served as Governor from 1883 to 1885. During his tenure Bowen established the Royal Observatory. He also ordered the construction of the Causeway Bay typhoon shelter and the Government Civil Hospital in Sai Ying Pun. Borrett Road is named after a military figure – **Lt. Gen. O.C. Borrett** who was GOC British Troops in China from 1932 to 1935. *Historical Interest*

The Gatehouse and Gate Pillars are situated at the main entrance to the Old British Military Hospital at the junction of Borrett Road and Bowen Road. As shown in old map and photographic record, the Gatehouse and Gate Pillars were built almost at the same time when the Old British Military Hospital site was earmarked and developed into an area for hospital purpose.

The Gatehouse and Gate Pillars are built in the **Classical Revival** style. *Architectural Merit*
 The Gatehouse is a small single storey pentagonal building with rock-faced coursed masonry walls with brick backing built in an angle of a retaining wall but independent of it. It has a flat roof with a corner chimney stack and a moulded stone cornice at roof level. It has a rectangular window opening facing the road with a plain stone surround and a metal grille but no window. The doorway has a similar plain stone surround and a metal grille gate but no door. A simple arcade of four regular repetitive stone voussoired arches supported on columns is attached to one side of the Lodge forming an open covered verandah or colonnade. The roof cannot be seen because it is overgrown with vegetation.

The Gatehouse is described in a 1906 English-language newspaper article as a “porter’s lodge”. Gatehouses were small decorative buildings at the gateways of estates or large houses, serving as the accommodation and office for a gatekeeper or porter. Such buildings were often in pairs disposed symmetrically on either side of the gates such as can be seen at Government House. Park Gatehouses and gate pillars were notable features of 18th and 19th century English architecture and can be of great interest and quality often bearing a resemblance to the building they served.

Next to the window there is a cast iron rainwater pipe fitted with a rectangular hopper head inscribed “E.R.I.” which stands for the Latin title “Edwardus Rex Imperious” meaning “Edward King Emperor” (i.e. King

Edward VII who reigned from 1901 to 1910. Internally there is a small corner fireplace but little else. The floor is screeded. The concrete roof slab is cracked and is supported by rusty iron I-beams. Plaster is falling off the walls revealing the brick backing to the masonry.

Of the two Gate Pillars only one is complete, the other one having the upper section missing. The complete pier is built of ashlar masonry in Classical Revival style with a moulded base, four paneled sides, a plain frieze, four triangular pediments and a square moulded capping. The boundary wall to the road is built of coursed rock-faced masonry blocks with stepped moulded granite coping stones. At the end of the wall a wall tree has established itself with a spreading root system. A granite War Department boundary stone marked “W ↑ D” can be seen entangled in the root system. The section of the boundary wall in front of the Gatehouse is missing.

The Gatehouse and Gate Pillars are considered to have considerable built heritage value. One other example is the former Gate Lodge of the former Mountain Lodge in Mount Austin Road, The Peak (Declared Monument).

***Rarity,
Built Heritage
Value &
Authenticity***

Regarding the present case, apart from the damaged one, the two Gate Pillars of the Old British Military Hospital seem to be authentic and have not been altered in any way.

The Gatehouse and Gate Pillars are components of the Old British Military Hospital, which has contributed to the well-being and development of society and the local community having been used firstly as a hospital, and then for school premises and NGOs for charitable social purposes. They are a reminder of the past and if restored may well generate local interest in the community.

***Social Value
& Local
Interest***

The Gatehouse and Gate Pillars are part of the complex of the Old British Military Hospital – including the Main Building and the Annex Block – which has been accorded a Grade 1 status by the Antiquities Advisory Board (AAB). They are situated close to the historic compound of the Old Victoria Barracks, with the Flagstaff House being a declared monument and the others graded by the AAB. Together they form a significant group of built structures that served the former British military garrison.

Group Value

Historic Building Appraisal
Pak Tsz Lane,
Sheung Wan, Hong Kong

Located in the bustling Central district, Pak Tsz Lane (百子里) can arguably be considered to be a cradle for the 1911 Chinese Revolution under the leadership of Dr. Sun Yat-sen (Sun Yixian, 孫逸仙). During the late 19th and early 20th centuries, it was a meeting place for the Chinese revolutionaries notably Tse Tsan-tai (Xie Zantai, 謝纘泰) and Yeung Ku-wan (Yang Quyun, 楊衢雲) for discussion of political affairs and plotting rebellions that eventually led to the downfall of the Qing dynasty. *Historical Interest*

Yeung Ku-wan (楊衢雲) founded Foo Yan Man Ser (Furen wenshe, 輔仁文社, “Literary Society for the Promotion of Benevolence”) (the Society) in the premises of No. 1 Pak Tsz Lane on 13 March 1892, and the Society’s motto was “Ducit Amor Patriae” (in English: “Love of country leads [me]”). The sixteen members of the Society, who always held meetings in private to discuss political issues and the future of China, had all been educated in Hong Kong and most of them were employed as teachers or clerks in government offices or shipping companies. Several of these men joined Hsing Chung Hui (Xingzhonghui, 興中會, “Revive China Society”) when it was founded in 1895, and Yeung was the President of the Hong Kong branch of Hsing Chung Hui.

Yeung Ku-wan was shot dead in his residence in No. 52 Gage Street, at the end of Pak Tsz Lane. The murder took place in the evening of 10 January 1901, when he was holding his English class for boys. Historical records show that the murder was instigated by the Qing authorities in Guangdong Province. On a Saturday afternoon, Yeung was buried in the Hong Kong Cemetery in Happy Valley. The original old house in Pak Tsz Lane accommodating Foo Yan Man Ser (輔仁文社) has been demolished decades ago. The entrance and steps leading to the site, however, remains the same as in the past when members of Foo Yan Man Ser often walked up the steps to their meeting place.

Pak Tsz Lane is a small lane behind the buildings fronting Gage Street in Central. There is no vehicular access to the lane, but pedestrian access is provided through five entrances from nearby narrow passageways which connect with the surrounding streets namely Aberdeen Street, Peel Street, Hollywood Road and Gage Street. These narrow entrances are typical examples of wynds, pends, or throughgangs, the Scottish version of narrow paths in slots between buildings to link up streets often at different levels such as this site. The original old houses in Pak Tsz Lane have been demolished long time ago. *Architectural Merit*

with now a pair of post-war tenements (Nos. 1 to 2 Pak Tsz Lane) remaining. Part of the area adjacent to Pak Tsz Lane has been laid out as the Leisure and Cultural Services Department (LCSD) Sam Ka Lane Children's Playground. Concrete paving, modern brick paviers, modern railings and chain link fencing have replaced traditional materials that defined the original streetscape.

The original old houses of Pak Tsz Lane have been demolished and therefore the site does not have too much built heritage value remained, except the granite steps and the adjoining wall capped by coping concrete in front of the dark and narrow lane which are believed to be the original built structures of Pak Tsz Lane. Indeed, a site plan in 1901 shows that the physical layout of Pak Tsz Lane, including the entrance and steps along the lane leading to the site of Foo Yan Man Ser (輔仁文社) and the aforesaid adjoining wall, still looks the same as it did back in the late 19th century.

Arguably, the genius loci or 'spirit of the place' of Pak Tsz Lane as a base of revolutionary activities has been lost to some extent. However, the granite steps and adjoining wall which show a degree of authenticity still exist and are considered a rare landmark of a place that carries historic significance in the modern history of China.

Pak Tsz Lane is of local interest as the secret rendezvous of the patriotic revolutionaries who discussed social issues and advocated reforming China at their meetings at No. 1 Pak Tsz Lane, which is now one of the important spots of the Sun Yat-sen Historical Trail.

It is physically close to a number of historic buildings such as the Former Police Married Quarters on Hollywood Road, the original site of the Former Central School, and the Bridges Street Market – the original site of the Preaching Home of the American Congregational Mission, where Sun Yat-sen was baptised in 1883.

The Urban Renewal Authority (URA) will revitalise the area around Pak Tsz Lane, with the historic granite steps preserved and improved accessibility to other parts of Central, to provide members of the public a themed and landscaped open space for public commemoration of the 1911 Revolution.

**Rarity,
Built Heritage
Value &
Authenticity**

**Social Value
& Local
Interest**

Group Value

**Adaptive
Re-use**

Historic Building Appraisal
Underground Public Latrine,
corner of Aberdeen Street and Staunton Street,
Sheung Wan, Hong Kong

The history of underground toilets in Hong Kong can be traced back to the period at the beginning of the twentieth century. Existing records show that the first underground toilet ever built in Hong Kong was a trough closet built in 1901 at Gough Street below the playground at the old site of Belilios Public School (庇理羅士女子中學, the first government school for girls in Hong Kong, founded in 1890). From 1901 to 1924 a total of 13 underground public toilets or trough closets were built by the Public Works Department. *Historical Interest*

The underground public latrine located at the junction of Aberdeen Street (鴨巴甸街) and Staunton Street (史丹頓街) at the southern corner of the Hollywood Road Former Married Police Quarters site (formerly the site of the old Queen's College) was built in 1918. When this latrine was built, there was an open-air street market on the north side of Staunton Street between Aberdeen Street and Shing Wong Street (城皇街). This street market disappeared during the Japanese occupation (1941-1945) and the Bridges Street Market was built shortly after World War II.

The underground public latrine at the junction of Aberdeen Street and Staunton Street comprises two portions, one for men and one for women. The entrance to the male latrine is from the north side of Staunton Street and the female latrine is from Aberdeen Street. This latrine remains even though the old Queen's College site was allocated to the Hong Kong police for building police quarters after World War II. Most of the underground public latrines have now been demolished and the subject latrine is no longer in its original use.

The latrine is actually built under the pavement of Staunton Street with two entrances, one in Aberdeen Street and one in Staunton Street. Each entrance has a flight of steps leading down to a locked iron gate. The steps have ornamental parapet walls with piers, panels and copings in neo-classical style, and finished with modern mosaic tiles. The modern mosaic tiles is considered to be reversible however as the tiles could be chipped off and the original stucco finish reinstated. *Architectural Merit*

Nothing can be seen of the latrine from street level but the rear wall can be seen from inside the former Hollywood Road married police quarters site. Part of the old random rubble retaining wall to Staunton Street was demolished to build the latrine. The rear wall is built of red bricks in Flemish Bond with ribbon pointing. The wall is raised off a granite plinth and is strengthened by

four buttresses. There are two ventilation chimneys, three high level louvered windows, and two iron air bricks at lower level. The top of the wall is finished with a rendered parapet wall and a chain link fence.

Internally, the latrine is divided into two compartments by a cross wall to form male and female latrines. All sanitary fittings have been removed and the latrine now seems to be used for storage purposes.

Most underground latrines in Hong Kong have now been demolished and the subject latrine is one of few remaining. Although it is a utilitarian structure of little architectural merit, it does have built heritage value as a historic relic of public sanitation in early twentieth-century Hong Kong. Apart from the modern mosaic tiling to the entrances the latrine has not been altered and retains its authenticity.

Underground toilets were built for the benefit of people living and working in the vicinity and also for use by the general public. Therefore, the subject toilet was of considerable social value. It is well remembered by local residents and is of local interest to historians.

It is among the cluster of historic sites in the area, for example, there are three declared monuments nearby, namely, Former Central Police Station (前中區警署) at Hollywood Road, Former Central Magistracy (前中央裁判司署), Former Victoria Prison (前域多利監獄) in Old Bailey Street and Old Pathological Institute (前病理學院) in Caine Lane. All these buildings have good value from a heritage and cultural point of view. The site also forms part of the Central and Western Heritage Trail – The Sheung Wan Route.

It is not very likely that the toilet will ever revert to its original purpose, but it could continue to be used for storage or other purposes, especially when the site of the police quarters in Hollywood Road is going to be transformed into a cultural industries landmark in Hong Kong.

**Rarity,
Built Heritage
Value &
Authenticity**

**Social Value
& Local
Interest**

Group Value

**Adaptive
Re-use**

Historic Building Appraisal
Ying Wa Girls' School, Kindergarten Block
No. 76 Robinson Road, Mid-Levels, H.K.

The kindergarten block is situated in a corner next to the playground of *Historical Interest* Ying Wa Girls' School, which was founded in 1900 by Miss Helen Davies (牒喜蓮) of the London Missionary Society (倫敦傳道會). The history of the block can be dated to 1911, when kindergarten was introduced into the school organisation. Originally housed in a makeshift matshed, the kindergarten later moved into the existing block. Built in 1926, this block is now the oldest surviving building in Ying Wa Girls' School, bearing witness to Ying Wa's development from its beginnings.

The kindergarten was established in 1911, when Miss Helen Davis was Headmistress of Ying Wa Girls' School. A ground-breaking development in the early 20th century, kindergarten education was little understood by many parents at the time. Imbued with a mission to preach and to educate, the teachers were keen to pay the parents home visits, hold a parents' day once a year since 1920, and introduce a Sunday school to include brothers, sisters and other children from within the district. In the Headmistress' report for 1920, the following message runs:

“Our kindergarten has lived up to its name, a real garden of children, and very happy children, throughout the year. The kindergarten is the foundation of the school and none are better scholars than those who come at four or five years of age into the kindergarten to pass up afterward to our higher classes.”

The kindergarten block is important as an example of the early presence of the missionaries who came from abroad to serve. It has a significance with regard to the role of Hong Kong as a centre of inter-cultural exchange, as it used to be a place for the transmission of English education and religious faith to the local Chinese.

The subject building is a single-storey irregularly shaped structure. It resembles a Chinese pavilion. The architectural style is **Arts and Crafts**, an *Architectural Merit* English style popular in the early years of the 20th century. The walls are finished with rough cast rendering painted yellow, originally probably cream coloured or left in the original natural grey cement finished. There is a red brick plinth all around the building now painted over. Modern glass louvers have replaced the original metal framed casement windows which were probably originally painted green or light blue. The window openings have red brick sub-cills and “soldier” arches (brick-on-end) which have been painted over.

Modern flush doors have replaced the original metal framed glazed doors, but the original moulded door frames still remain.

The roof is pitched and hipped with Chinese pan-and-roll tiles supported on trusses. There is an ornamental ball finial at the apex. The wide overhanging eaves are supported by ornamental brackets. Most of the original concrete brackets have been replaced with angle iron brackets. The rainwater pipes and guttering are missing but the gutter brackets can still be seen fixed to the eaves fascia board. Internally, the walls are finished with painted plaster and a polished granolithic dado with an “easy-clean” coving at floor level. A modern suspended ceiling conceals the roof trusses. Manhole covers cast with the letters “PWD HK” can be seen set into the screeded floor.

Arts and Crafts style buildings are quite rare now in Hong Kong as there are not many left. The Former Peak School (now Peak Fire Station) at No. 7 Gough Hill Path is one such example. It is interesting that on the main school building (which was built later) red brickwork and rough cast rendering were used by the architect probably to provide an architectural link to the old kindergarten building. The building is not in a good state of repair and has replacement doors and windows; however, its layout and roof profile appear to be authentic and the building could be successfully renovated and restored.

**Rarity,
Built Heritage
Value &
Authenticity**

The building has a role in the field of education especially female education, and as a reminder of the contributions made by the missionaries to the well-being and development of Hong Kong through the work of preaching, teaching and healing. The building has sentimental association with the school’s alumnae and students, and is described as “Ying Wa’s oldest architectural asset” in a publication to commemorate the school’s centenary in 2000.

**Social Value
& Local
Interest**

Ying Wa is well known in the local community. It reminds people not only of the contributions of the missionaries, but also the achievements of its old girls who fill responsible positions in the public and private sectors. The kindergarten block has played a useful role in the past and therefore has social value. As a rare example of Arts and Crafts architecture it is of local interest.

The building is situated close to London Mission Building (倫敦傳道會大樓) at Nos. 78 & 80 Robinson Road, Hop Yat Church (合一堂) at No. 2 Bonham Road and the former government staff quarters at No. 4 Hospital Road.

Group Value

When the kindergarten block was occupied it had an important role to play, but now it is standing empty and semi-derelict. Notwithstanding this, the block could be renovated and brought into use again possibly as a venue for

**Adaptive
Re-use**

meetings, workshops, bible classes, and similar activities.

Historic Building Appraisal
Chai Wan Factory Estate,
No. 2 Kut Shing Street, Hong Kong

Chai Wan Factory Estate (柴灣工廠大廈) is a 5-storey building with 378 units, built in 1959 by the Public Works Department. Its origin is related to the Shek Kip Mei (石硤尾) squatter area fire on Christmas night, 1953, which alerted the government to the need to tackle the squatter problem. A programme of public housing, resettlement and clearance of squatter areas was eventually put into place. Some of the small factories in squatter areas could be resettled in the ground floor rooms of resettlement estates, but these rooms were unsuitable for the larger concerns and those using power-driven machinery or other processes likely to disturb the residents in the blocks. It was to provide for these concerns that resettlement factories were built. *Historical Interest*

The programme of resettlement factory construction provided flatted factory blocks of 5 to 7 storeys in which small industries previously operating in squatter areas and displaced by clearance were allocated units ranging from 198 sq. ft. to 256 sq. ft. The first flatted factory block of this kind, Cheung Sha Wan Factory Estate (now demolished), was built in 1957. Later on, such factory blocks were built in Chai Wan (1959), Jordan Valley (1959), Tai Wo Hau in Tsuen Wan (1961-1966), San Po Kong (1962-1965), Kwun Tong (1966), Yuen Long (1966), Kwai Chung (1966-1973) and Kowloon Bay (1975). These flatted factory blocks were usually built near the resettlement estates for the convenience of factory workers and easy management. They eventually became a familiar part of Hong Kong's built environment.

There were 22 of these flatted factory blocks containing a total of 1,860,000 sq. ft. of working space in 1967. Thereafter, due to the decline of Hong Kong's industries, these factory blocks have been vacant or demolished. First managed by the Resettlement Department (徙置事務處, formed in 1954 with authority over registration, clearance and all the processes of resettlement) and then taken over by the Hong Kong Housing Authority after 1973, Chai Wan Factory Estate is the second oldest and the only remaining H-shaped flatted factory block built under the resettlement factory scheme. It stands as a witness to the socio-economic history of Chai Wan, the development of Hong Kong's industry after World War II, and Hong Kong's metamorphosis from the birth of resettlement estate to conversion till now.

In the main, the flatted factories built by the government are of two types. *Architectural Merit*

The oldest ones (e.g. Chai Wan Flatted Factory) are of 5 storeys and built in the shape of an H. They are similar in appearance to the domestic H-shaped resettlement blocks, e.g. Mei Ho House (美荷樓, Grade 2), but there are important structural differences. The weight is borne on columns spaced at 12 feet intervals. Each floor of each wing consists of 9,000 sq. ft. of open space divided by a staircase and a ramp in the centre, and with additional staircase access at each end of the wings. Each floor is divisible into units of 198 sq. ft. - the clear space between each of the bearing columns - and one of these units is the minimum area which can be allocated into any one concern. The newer ones (e.g. at San Po Kong) are in different shapes (e.g. I- or square-shaped)

Architecturally, Chai Wan Flatted Factory belongs to the Modernist style with their long linear forms and strong horizontal lines formed by their continuous balconies. It is characterized by two identical wings linked by a cross-piece forming the H-shaped plan. The long arms of the H consisted of units arranged back-to-back opening on to the access balcony which ran around the perimeter of each floor to provide access to all units. The connecting link between the two long arms houses communal latrines and wash rooms. There was no lift service in the building for loading goods; therefore, the goods were transported by the ramps between the floors. There was an access staircase at each end of the long arms. The roof of each wing is used for drying space.

Chai Wan Flatted Factory is an authentic and now rare factory block with built heritage value. The H-shaped factory blocks in other areas have been demolished, leaving Chai Wan Flatted Factory as the only remaining example of H-shaped factory blocks in Hong Kong. *Rarity, Built Heritage Value & Authenticity*

The flatted factories helped people to make their livelihood following the resettlement and clearance of squatter areas. They played a part in Hong Kong's post-World War II economy and provided employment to a hard working and adaptable work force. It is a link with this period in Hong Kong's history and a testimony of the family-based factories and workshops in Hong Kong. *Social Value & Local Interest*

The Chai Wan Factory Estate is close to Law Uk Folk Museum (羅屋民俗館), which is a declared monument, and graded items such as Salesian Mission House (慈幼會修院) and Old Lei Yue Mun Barracks (舊鯉魚門軍營). *Group Value*

Its layout is mainly open plan and could be adapted for a variety of uses. *Adaptive Re-use*

Historic Building Appraisal
Meng Tak Primary School, Old Portion,
No. 1 Cheung Man Road, Chai Wan, Hong Kong

Meng Tak Primary School (明德小學) was founded in 1952 under the auspices of Father Stephen B. Edmonds, M.M. (文顯榮神父). With the opening of a new parish in Chai Wan Parish (柴灣堂區) in 1952, the Maryknoll missionaries set up a primary school in a rented premises within a cottage area in Chai Wan (柴灣平民房區) to offer education for the children from poor families. The primary school was initially housed in a wooden hut. To cope with increase in enrolment, the present old portion of the School was built in 1953 with the financial support of Maryknoll Mission.

*Historical
Interest*

Being the first primary school in Chai Wan, Meng Tak Primary School pioneered primary education for children in Chai Wan. Since its establishment the School has placed emphasis on the application of ‘love and passion’ (愛及熱誠) in developing the personal characters of youth and raising the quality of education in Hong Kong. Throughout the years, the School grew with Hong Kong and achieved its goals in education and religion. Some of graduates are now active members of the Chai Wan Parish.

The old portion of Meng Tak Primary School consists of a stone built single and two-storey pitched roof building to a U-shaped plan with open verandahs around a well kept garden planted with mature trees, flowering shrubs and lawns. The external elevations consist of random rubble masonry walls with features such as flat and segmental arches, buttresses and verandahs. The roof is covered with profiled metal sheeting which replaced an earlier asbestos sheet roof. Internally, the walls have been left unplastered as natural stonework and the original green glazed tiles floors and window cills still exist. Windows and doors are mostly of aluminum (not original) although some original doors still remain.

*Architectural
Merit*

The old portion of Men Tak Primary School is a rare example of stone structure for school purpose in Hong Kong nowadays. Aesthetically, it is pleasing to look at, having some architectural merit. Renovations have been carried out over the years; however, it retains its original elegant appearance.

*Rarity,
Built Heritage
Value &
Authenticity*

The social value and local interest of Meng Tak Primary School lies in its historical role in the field of education. It has a good reputation and is well known in the local community. It was the first primary school in Chai Wan and

*Social Value
& Local
Interest*

it still provides primary education for students in the area, and it does therefore have a certain rarity value from the historical perspective.

The School reminds people not only of the contributions of the Maryknoll missionaries, but also the early development of schooling in Chai Wan. The School is fondly remembered by alumni who are proud of its role in charting a new course in education when Chai Wan was still a relatively remote outlying district on Hong Kong Island.

The immediate environs of Meng Tak Primary School is very impressive ***Group Value*** owing to its roominess and isolation from the hectic surroundings. Physically, it is close to Law Uk (羅屋), which is a declared monument.

Historic Building Appraisal

No. 1 Tai O Market Street,

Tai O, Lantau Island, N.T.

Tai O Market Street (大澳街市街) has been, and still is, the busiest economic centre of Tai O. Several old buildings still remain along the Street, with Nos. 1, 7, 9, 11, 13 and 17 lying on the west side, and Nos. 2, 4 and 14 along its east side. The one at No. 1 stands on a land lot (D.D. 302 Lot 338 Section A) at the front of the Street. The part of Tai O Market Street near the creek was built on the land reclaimed in 1930. Although it is not known when the lot was first built on, judging from their appearance the existing building is believed to have been constructed in the **early 1930s**. Thus, it was one of the first buildings ever constructed on the reclaimed land of Tai O Market Street. *Historical Interest*

The land lot on which this building stands is held under New Grant Lease which can be dated to the early 1930s. The early lessees of the lot were **Yun Wing Kin** (阮永堅) and **Yun Wing Nin** (阮永年) as beneficiaries with **Yun Lam Shi** (阮林氏) – possibly their mother – as trustee. Interestingly, the lot and the premises thereon have been owned by the Yun/Yuen (阮) family throughout. Photographs from the 1950s show that it was the site of a timber yard, and a Chinese signboard reading “海安杉樺” was hung on its elevation facing the creek, showing that it was for the manufacture of oars and paddles for fishing boats. In later times, it was used as a restaurant and a dried seafood stall called “Shun Lee Ho” (順利號).

The building at No. 1 Tai O Market Street is a **Balcony Type Shophouse** at the end of a row of 13 shophouses on the west side of Tai O Market Street. It is a two stories high pitched roof building with a balustraded cantilevered balcony at first floor level on the front elevation facing the street and on the south elevation facing the footbridge over the creek. It has a narrow frontage and an elongated plan to suit the building lot. Architectural features include a pedimented style gable end, grille pattern balcony balustrading and shaped balcony brackets. The walls are rendered and painted with regularly spaced metal framed windows. The cantilevered balcony and canopy with curved corners are rather typical of the use of reinforced concrete in the 1930s. *Architectural Merit*

Tai O is one of the oldest and formerly most prosperous fishing villages in Hong Kong. This type of building is quite rare in such a remote rural area and it is becoming very rare now as older property makes way for redevelopment. *Rarity, Built Heritage Value &*

Therefore, it is a piece of built heritage.

Authenticity

No significant alterations to the exterior appear to have been made since the 1950s (when photographic evidence of this building is obtainable) so that the building retains its architectural authenticity. The elevations facing the creek and Tai O Market Street give character to the locality and harmonize with the adjacent buildings.

The building is located at a site where the reclaimed land merges into the muddy bank of the creek. It is in close proximity to the former hand-pulled ferry (橫水渡), now the Tai O Chung Footbridge (大澳涌行人橋) which was opened in 1996. Its prominent location has made it a local landmark and has appeared in many tourist photos of Tai O.

***Social Value
& Local
Interest***

The building has been used as a timber yard (a small-scale industry, boat repair) and then a restaurant and dried seafood shop, all of which made economic and social contributions to Tai O. The sale of dried seafood products is popular amongst local tourists who visit Tai O on weekends from other parts of Hong Kong. Therefore, it has social and economic value. It is well known in Tai O and has local interest.

The building is geographically close to a number of other old buildings within easy walking distance, e.g. Nos. 7, 9, 11, 13, 14 and 17 Tai O Market Street, Kwan Tai Temple (吉慶後街關帝古廟) (Grade 2), Tin Hau Temple in Kat Hing Back Street (吉慶後街天后古廟) (Grade 3) and Shek Lun Kok (吉慶後街石麟閣) (Grade 3) in Kat Hing Back Street.

Group Value

The building was intended for commercial-cum-residential use and it is still used for these purposes. It is fairly adaptable though and could be converted for other purposes without too much alteration.

***Adaptive
Re-use***

Historic Building Appraisal
Nos. 2 and 4 Tai O Market Street,
Tai O, Lantau Island

The buildings stand on two land lots in Tai O Market Street (大澳街市街), *Historical Interest* the busiest economic centre of Tai O. Tai O Market Street was built on reclaimed land in 1930. Although it is not known when the lots (i.e. Lot Nos. 325 S.F. and 325 R.P. in D.D. 302) were first built on, judging from their appearance the existing buildings are believed to have been built in the early 1930s. Thus, they are the first buildings ever constructed on Tai O Market Street.

Nos. 2 and 4 are now used as an office of automated teller machine (ATM) of the Hongkong and Shanghai Banking Corporation (HSBC) and a shop for the sale of dried seafood, but shop signs bearing the Chinese characters of “合成隆” and “陳福隆” indicate that No. 2 was once a grocery store known as Hop Shing Lung (合成隆雜貨店). Possibly, the grocery store was named after the first registered lessee of the lot, namely, Mr Chan Fuk Lung (陳福隆), who was a member of a prominent family in Tai O.

A photograph of 1956 indicates that the buildings were used for both commercial and residential purposes. The ground level was devoted to retail businesses while the upper floors were for residential purpose. The same photograph also shows the registered trademark of “CALTEX” (a petroleum brand name of Chevron Corporation) and the advertisement panels of imported cigarette and wine painted and affixed on the exterior wall of the building at No. 2 facing the creek.

“合成隆” is also the name of a kerosene and Liquefied Petroleum Gas (LPG) (石油氣) depot known in Chinese as “合成隆煤油倉” which was built on Kat Hing Back Street, Tai O, in 1966. The consumption of kerosene and LPG in Hong Kong’s outlying islands tended to increase in the early 20th century, when inhabitants in Tai O’s neighbouring areas such as Tung Chung (東涌), Fan Lau (分流) and Shek Pik (石壁) arrived in Tai O to shop for daily necessities. The grocery store at No. 2 Tai O Market Street, which sold LPG in the past, was operated under these circumstances.

The buildings are built in Neo-Classical Colonial architectural style. Two *Architectural Merit* storeys high, they have wide open first floor verandahs facing the creek and Market Street. Architectural features include grille patterned balustrades, verandah columns, shaped verandah brackets, regularly spaced folding doors

and fanlights, and a pitched roof of Chinese tiles. The curved corner of the verandah is a 1930s touch. The walls might have been built of bricks but they are now painted pale cream. What is particularly interesting is the way in which the creek-front of the building at No. 2 is adjoined by a series of steps which facilitate the loading or unloading of goods. The interior of the shop at No. 4 displays moulded cornices and a boarded up opening in the ceiling which may have been where there was once a staircase.

This type of building is quite rare in such a remote rural area and it is becoming very rare now as older property makes way for redevelopment; therefore, it is a valuable piece of built heritage. No serious alterations to the exteriors appear to have been made since the 1950s. The elevations facing the creek and Market Street give character to the locality and harmonize with the adjacent buildings.

**Rarity,
Built Heritage
Value &
Authenticity**

The buildings are prominently located at a site where the reclaimed land merges into the muddy bank of the creek. They are in close proximity to the former hand-pulled ferry (橫水渡), now the Tai O Chung Footbridge (大澳涌行人橋) which was opened in 1996. The building at No. 2, in particular, is an important local landmark.

**Social Value
& Local
Interest**

Although there has been an electricity supply in Tai O since 1955, kerosene and Liquefied Petroleum Gas (LPG) have been important fuels as there is no town gas supply. The grocery store which sold kerosene and LPG at No. 2 Tai O Market Street therefore has social value to the community. It is well known in Tai O and has local interest.

The buildings are geographically close to a number of historic buildings and structures within easy walking distance. It also has group value with Wing Hing Petrol Station (永慶火油倉) in Kat Hing Back Street, Tai O, which is on the list of 1,444 buildings and proposed to be accorded a Grade 3 status.

Group Value

The best use of the buildings is probably that for which they are being used at present, but there are plans to redevelop the buildings with a 3-storey high New Territories Exempted Houses (NTEHs).

**Adaptive
Re-use**

Historic Building Appraisal
Nos. 7, 9, 11, 13 Tai O Market Street,
Tai O, Lantau Island, N.T.

Tai O Market Street (大澳街市街) has been, and still is, the busiest economic centre of Tai O. Several old buildings still remain along the Street, with Nos. 1, 7, 9, 11, 13 and 17 lying on the west side, and Nos. 2, 4 and 14 along its east side. Among them, Nos. 7, 9, 11 and 13 are four adjacent buildings, whose geographical concentration makes them more valuable as a built heritage cluster. The ground floor of these four buildings are now used as shops which sell products that reflect the unique culture of Tai O, for example, dried seafood, groceries and traditional snacks. *Historical Interest*

The land lots on which the buildings stand (No. 7 at D.D. 302 Lot 338 Section D; No. 9 at D.D. 302 Lot 338 Section D; No. 11 at D.D. 302 Lot 338 Section F; No. 13 at D.D. 302 Lot 338 Remaining Portion and D.D. 302 Lot 338 Remaining Portion) are held under New Grant Lease which can be dated to the early 1930s. The first lessees of the lots came from three families surnamed **Chan** (陳), **Yun/Yuen** (阮) and **Fan** (樊). Some of the land lots have changed hands among the three families over the years.

The part of Tai O Market Street near the creek was built on land reclaimed in 1930. Although it is not known when the lots were first built on, judging from their appearance the buildings at Nos. 7, 9, 11, 13 Tai O Market Street are believed to have been constructed in the **early 1930s**. No. 7 was once a gold trading shop known as “Wo Cheong” (和昌金舖), whilst No. 11 was once the office of Tai O Chinese Chamber of Commerce (大澳華商會) which is still located elsewhere in the Street.

The buildings at Nos. 7, 9, 11, 13 Tai O Market Street are typical **Balcony Type Shophouses** forming part of a row of 13 shophouses on the west side of Tai O Market Street. They are two stories high with balustraded cantilevered balconies at first floor level on the front elevations facing the street. They have narrow frontages and elongated plans to suit the building lots. Architectural features include grille pattern balcony balustrading and shaped balcony brackets. The walls are rendered and painted with regularly spaced windows, some of which are wooden and some are aluminium framed replacements. The cantilevered balconies and canopies are rather typical of the use of reinforced concrete of the 1930s. *Architectural Merit*

Tai O is one of the oldest and formerly most prosperous fishing villages in *Rarity,*

Hong Kong. This type of pre-war buildings is quite rare in such a remote rural area and this built cluster is becoming very rare now as older property makes way for redevelopment. Therefore, it is a piece of built heritage.

***Built Heritage
Value &
Authenticity***

As far as can be seen, only little alteration to the doors at Nos. 7, 11 and 13 has been made since the 1980s, so the buildings retain a certain extent of architectural authenticity. The elevation facing Tai O Market Street gives character to the locality and harmonizes with the adjacent buildings.

Tai O is seen as a tourist attraction and shopping area with a diversity of retail options. The buildings are located at the busiest economic centre at Tai O. The shops at the street level have been contributing to the area's economic activities for decades, and the Tai O Chinese Chamber of Commerce has been locating its office on this street for decades, too. Therefore, the buildings have social value and local interest.

***Social Value
& Local
Interest***

These buildings are geographically close to a number of historic buildings and structures within easy walking distance, e.g. Nos. 1, 14 and 17 Tai O Market Street, and Kwan Tai Temple (吉慶後街關帝古廟) (Grade 2), Tin Hau Temple in Kat Jing back Street (吉慶後街天后古廟) (Grade 3) and Shek Lun Kok (吉慶後街石麟閣) (Grade 3) in Kat Hing Back Street.

Group Value

The buildings were intended for commercial-cum-residential use and most of them are still used for these purposes. They are fairly adaptable though and could be converted for other purposes without too much alteration.

***Adaptive
Re-use***

Historic Building Appraisal
No. 14 Tai O Market Street,
Tai O, Lantau Island, N.T.

Tai O Market Street (大澳街市街) has been, and still is, the busiest economic centre of Tai O. Several old buildings still remain along the Street, with Nos. 1, 7, 9, 11, 13 and 17 lying on the west side, and Nos. 2, 4 and 14 along its east side. The part of Tai O Market Street near the creek was built on land reclaimed in 1930. Land records show that the lease on this landed property (No. 14 Tai O Market Street) commenced on 1 July 1898, but it is not known when the lot was first built on. Possibly, there may have been an earlier house on site which it replaced. Judging from its appearance, No. 14 Tai O Market Street was constructed in the **early 1930s**.

*Historical
Interest*

The first registered lessee of the lot was **Chan Fuk Lung** (陳福隆), a prominent community leader in Tai O and successful businessman who had a finger in different kinds of profitable pie – e.g. dried seafood (海味), cigarette (洋煙), wine (洋酒), kerosene (火水) and liquefied petroleum gas (石油氣). In the 1930s, the ownership of the lot was transferred to a Cheung family. Further transactions and transfer of land ownership took place in the post-World War II years. The ground floor of the building is now used as a grocery provision shop. There is no information about the mode of its business in the past.

The building is a typical **Balcony Type Shophouse** forming the end of a row of seven shophouses on the east side of Tai O Market Street. It is two stories high with a pitched roof and a balustraded cantilevered balcony at first floor level. The shop has a narrow frontage and an elongated plan to suit the building lot. Architectural features include ornamental ironwork balcony balustrading and shaped balcony brackets. The elevations are rendered and painted but the windows are casement windows.

*Architectural
Merit*

Tai O is one of the oldest and formerly most prosperous fishing villages in Hong Kong. This type of building is quite rare in such a remote rural area and it is becoming very rare now as older property makes way for redevelopment. Therefore, it is a piece of built heritage.

*Rarity,
Built Heritage
Value &
Authenticity*

No significant alteration to the exterior appears to have been made since the 1950s so that the building retains its architectural authenticity. The elevation facing Tai O Market Street gives character to the locality and harmonizes with the adjacent buildings.

The building is located at Tai O Market Street, the busiest economic centre at Tai O. Many shops at the street level like this one cater to locals and tourists, contributing to the district's economic activities for decades. Therefore it has social value to the community.

***Social Value
& Local
Interest***

This building is geographically close to a number of historic buildings and structures within easy walking distance, e.g. Nos. 1, 7, 9, 11, 13 and 17 Tai O Market Street, and Kwan Tai Temple (吉慶後街關帝古廟) (Grade 2), Tin Hau Temple in Kat Hing Back Street (吉慶後街天后古廟) (Grade 3) and Shek Lun Kok (吉慶後街石麟閣) (Grade 3) in Kat Hing Back Street.

Group Value

The building was intended for commercial-cum-residential use and most it is still used for these purposes. It is fairly adaptable though and could be converted for other purposes without too much alteration.

***Adaptive
Re-use***

Historic Building Appraisal

No. 17 Tai O Market Street,

Tai O, Lantau Island, N.T.

Tai O Market Street (大澳街市街) has been, and still is, the busiest economic centre of Tai O. Several old buildings still remain along the Street, with Nos. 1, 7, 9, 11, 13 and 17 lying on the west side, and Nos. 2, 4 and 14 along its east side. **No. 17 Tai O Market Street**, which is at a distance from the riverside of Tai O Creek, had already been in place before Tai O Market Street was constructed on reclaimed land in 1930. The land registration record of the subject site (D.D. 302 Lot 316 3rd Extension) could be chased back to 1 July 1898, when **Tang Chuk Pan** of Ying Lung Wai, Yuen Long (元朗英龍圍) was the first registered lessee. *Historical Interest*

In 1924, the ownership of No. 17 Tai O Market Street was transferred from Tang Chuk Pan of Ying Lung Wai, Yuen Long, to a businessman called **Chan Fuk Iu** (陳福耀). **Chan Fuk Iu** was a brother of **Chan Fuk Lung** (陳福隆), a prominent community leader in Tai O and successful businessman who had a finger in different kinds of profitable pie – e.g. dried seafood (海味), cigarette (洋煙), wine (洋酒), kerosene (火水) and liquefied petroleum gas (石油氣). Further transactions and transfer of ownership of No. 17 among several families took place before and after the Second World War.

Although the lease on the land lot commenced in 1898, it is not known when the lot was first built on. There may have been an earlier house on site which it replaced. Judging from its appearance, the building was constructed in the 1930s. Its ground floor is used as shop selling souvenirs and traditional snacks. There is no information about the mode of business in the past.

The building in No. 17 Tai O Market Street is a typical **Balcony Type Shophouse** forming part of a row of 13 shophouses on the west side of Tai O Market Street. It is two stories high with a balustraded cantilevered balcony at first floor level with an ornamental canopy with flattened arches and keystone patterns supported on columns. It has a narrow frontage and an elongated plan to suit the building lot. Architectural features include grille pattern balcony balustrading and shaped balcony brackets. The wall of the façade at the first floor level is finished with white glazed tiles, while the remaining parts of the building rendered and painted. *Architectural Merit*

Tai O is one of the oldest and formerly most prosperous fishing villages in Hong Kong. This type of building is quite rare in such a remote rural area and it is becoming very rare now as older property makes way for redevelopment. Therefore, it is a piece of built heritage.

**Rarity,
Built Heritage
Value &
Authenticity**

Little alteration to the exterior has been made since the 1980s (when photographic evidence of the building is obtainable) so the building retains to a certain extent its architectural authenticity. The elevation facing Tai O Market Street gives character to the locality and harmonizes with the adjacent buildings.

It is historically interesting that the building was constructed on land (D.D. 302 Lot 316 3rd Extension) originally owned by the Tang clan in Yuen Long. The building is located at the busiest economic centre at Tai O. The shop at the street level has been contributing to the district's economic activities for decades. Therefore it has social value and local interest to the community.

**Social Value
& Local
Interest**

This building is geographically close to a number of historic buildings within easy walking distance, e.g. Nos. 1, 7, 9, 11, 13 and 14 Tai O Market Street, and Kwan Tai Temple (吉慶後街關帝古廟) (Grade 2), Tin Hau Temple in Kat Hing Back Street (吉慶後街天后古廟) (Grade 3) and Shek Lun Kok (吉慶後街石麟閣) (Grade 3) in Kat Hing Back Street.

Group Value

The building was intended for commercial-cum-residential use and most it is still used for these purposes. It is fairly adaptable though and could be converted for other purposes without too much alteration.

**Adaptive
Re-use**

Historic Building Appraisal

No. 60 Kat Hing Street,
Tai O, Lantau Island, N.T.

The building at No. 60 Kat Hing Street, Tai O (大澳吉慶街) is a two-storey structure. Its first owner was Chan Shue-nam 陳樹南 (also known as Laye Chan 陳勵予) who originated from Xinhui county in Guangdong province (廣東省新會縣) and came to Tai O in the 1920s. After having got married with a Tai O inhabitant, Chan joined his brother to work at a general store in Cuba (古巴) in the Caribbean between late 1920s and early 1930s. And, Chan's wife used the money he sent home to construct the building at No. 60 Kat Hing Street. The construction works was completed in **1933** when the couple's son Chan Chang-ka (陳贊嘉) was still a three-year-old little boy. *Historical Interest*

It is a pre-World War II building used for commercial-cum-residential purposes. The ground floor was once used as a clothing fabric shop (布匹店) called "Sang Tao Ho" (生泰號) between 1930s and 1950s. The shop also got involved in salt trade. The upstairs level was used by the owner/ shopkeeper for living accommodation. After the clothing fabric shop ceased operation, the ground floor was rented to a tenant for use as a shop selling daily accessories (士多) and the second floor became vacant after Chan and his wife passed away. The shop business also ended some years ago.

Nowadays, the building is maintained by Chan's granddaughter Chan Wai-chi Veronica (陳慧之) together with her elder sister Chan Ching-chi Anita (陳靜之) and younger brother Chan Yun-lock Luke (陳恩榮).

The building is a **Balcony Style Shophouse** of two stories high with a first floor balcony. It has a narrow frontage and elongated plan to suit the building lot. Architectural features include grille patterned balcony balustrades, shaped balcony brackets, regularly spaced folding doors and fanlights, and a pitched roof of Chinese tiles. The walls are rendered and painted with regularly spaced wooden casement windows, some fitted with iron burglar bars. A drainage stack in the internal corner is built up of short sections of spigot and socketed drain-pipes. The cantilevered balcony and canopy with curved corners are rather typical of the use of reinforced concrete in the 1930s. The interior of the house has a wooden staircase and balustraded landing at first floor level. The architectural style is difficult to determine but as it appears to combine local vernacular elements with Western colonial features it can be described as mixed style or **Chinese Eclectic**. *Architectural Merit*

Tai O is one of the oldest and formerly most prosperous fishing villages in Hong Kong. The house was built 80 years ago. This type of building is becoming very rare now as older property makes way for redevelopment; therefore, it is a piece of built heritage.

**Rarity,
Built Heritage
Value &
Authenticity**

The house has undergone some restoration works, such as replacing the roof tiles and wooden beams, cleaning the exposed rusty steel bars, patching the concrete wall and adding a flushing toilet. However, the historic wooden doors, window frames, room partitions and internal staircase are kept. Besides the interior setting and timber furniture has remained unchanged, so that the building retains its authentic elements.

The house, built by a Tai O inhabitant and previously used as a salt shop and then a fabric shop between 1930s and 1950s, forms a part of the social and economic history of Tai O. It should be regarded as part of Tai O's historic fabric. It has some distinctive features which make them of local interest to the inhabitants of Tai O. The building enjoys the beautiful village sceneries of Tai O with the backyard facing the creek.

**Social Value
& Local
Interest**

The house is geographically close to a number of historic buildings within easy walking distance. They include, for example, the shophouses at Nos. 46 and 48 Kat Hing Street (Proposed Grade 3), and the shophouses at Nos. 2 and 4 Tai O Market Street (Proposed Grade 2) and a very famous residential unit, Shek Lun Kok (石麟閣) (Proposed Grade 3) at No. 33 Kay Hing Back Street (吉慶後街) which is also known as *Sun Lau* (新樓) in Tai O.

Group Value

The building was intended for commercial-cum-residential use and it is still used for these purposes. It is fairly adaptable though and could be converted for other purposes without too much alteration.

**Adaptive
Re-use**

Historic Building Appraisal

Shrine with Stone Dog

Kat Hing Back Street, Tai O, Lantau Island, N.T.

At the western side of Kat Hing Back Street in Tai O (大澳吉慶後街), adjacent to the northern wall of the temporary structure of No. 75, there is a shrine with a granite statue fashioned in the shape of a dog. This shrine is locally known as “Shrine with Stone Dog” (石狗神壇). There is a lack of documentary information on when the dog worshipping ritual was started in Tai O and whether the shrine was erected *in-situ* or had been displaced from its original location elsewhere; however, it is believed that the shrine was laid here **before 1899**. There are many legends about the stone dog statue. One says that it might be related to the dog-worshipping tradition of the Yao tribe (Yao族) or the She tribe (畚 or 峯) whose legend was that their ancestor Pun-hu (盤瓠) was a dog married to the daughter of a ruler in ancient times.

*Historical
Interest*

History records that the Yao tribe originated from Hunan (湖南) and moved to Guangdong (廣東). Members of the She tribe, a branch of the Yao tribe, lived in Guangdong, Fujian (福建), Jiangxi (江西) and Zhejiang (浙江). Both of them were the aboriginals of the Hong Kong region who had been living here before the arrival of the “Five Big Clans” to the New Territories. It was believed that the dog-worshipping ritual also came with these aboriginals. However when southern China absorbed more culture of central China due to population migration since Tang (唐) and Song (宋) dynasties, the aboriginals became assimilated into the Han culture, so as their religious ritual.

In this shrine with joss sticks smouldering at its base, apart from the granite dog statue, there are also a triangular-shaped stone and a rectangular-shaped granite tablet bearing Chinese characters “南無阿彌陀佛” (meaning “Namo Amitābhā”). The triangular-shaped stone symbolizes the local Earth God (To Tei 土地), a patron deity maintaining peace and keeping evil and trouble away. There are several earth god shrines in Tai O who receive from their flock offerings of food and drink, fruit, incense and so on, which means that there is not just one Earth God, but rather a whole hierarchy of Earth Gods.

The shrine sits on a small platform raised up about one foot high from Kat Hing Back Street. The front of the platform serves as a flat altar for putting the offerings. Then there is a pit filled with sand for erecting joss sticks.

*Architectural
Merit*

At the rear part of the platform is the **granite dog statue**, about one foot tall, in a pose of sitting on its back legs, but the head and the neck are missing. The triangular-shaped “earth god” stone is at the right of the dog statue, and the granite

tablet roughly inscribed with Chinese “南無阿彌陀佛” is behind the “earth god”. A parapet of about one foot tall surrounds three sides of those items worshipped. A canopy is erected on the top to shelter the worshipped from sun and rainfall.

At the immediate right hand side of the altar there is an incense burner for the villagers to burn their paper money. The surrounds of the shrine are seemingly made of concrete and painted in red, except that the canopy is made of metal sheeting supported by metal wire and wood slabs. Similar to other vernacular religious structures, the shrine is in primitive style, functionally made and is bare of ornamentation.

There is a saying that this shrine is the only remaining one of its kind in Hong Kong connected with dog worshipping. It would seem that the shrine’s function has evolved from “dog” worshipping into “earth god” worshipping, which is common in Tai O. The granite tablet inscribed with “南無阿彌陀佛” implies that Buddhism has made its way into local worshipping. As the shrine’s surrounds are made of concrete, it is believed that repairs to the shrine might have been undertaken in the 20th century.

**Rarity,
Built Heritage
Value &
Authenticity**

The shrine is a seemingly familiar everything object in the Tai O area that reflects the people’s traditional Chinese religious culture. Many people set up small shrines in their apartments to pay tribute to their ancestors. Small shrines can be found outside, too, in alleyways and at corners of buildings. For most people nowadays, the worshipping of the stone dog statue has nothing to do with Yao or She tribe rituals; rather the shrine now serves as a “public” earth god shrine which is widely worshipped by those living nearby. This is similar to the worshipping activities attached to stones and landmarks where people pray for good fortune.

**Social Value
& Local
Interest**

This shrine has some group value when observing with other “public” earth god shrines scattered along the streets in Tai O. Besides it also sheds light on the religious diversity of Tai O when observing with other temples nearby, e.g. Yeung Hau Temple at Po Chue Tam (寶珠潭陽侯古廟) (Grade 1), Kwan Tai Temple (吉慶後街關帝古廟) (Grade 2) and Tin Hau Temple (吉慶後街天后古廟) (Grade 3) at Kat Hing Back Street.

Group Value

The question of adaptive re-use does not arise.

**Adaptive
Reuse**

Historic Building Appraisal
Eastern Cotton Mills Limited
No. 7 Mok Cheong Street, Kowloon City

Eastern Cotton Mills Ltd. (東方紗廠有限公司) was established in Hong Kong in 1954 for cotton spinning and soon became a member of the Hong Kong Cotton Spinners Association (香港棉紡業同業公會) which was formally registered in June 1955. Starting operation with a plant installation of 10,000 spindles at its Mok Cheong Street mill, Eastern Cotton Mills Ltd. has been gradually expanding; and by the end of March 1973, with 19,740 spinning and 1,080 doubling spindles, it has almost doubled its initial size in terms of production capacity. The company, with its cotton yarn production of a wide range, catered to both the weaving and knitting trades; and apart from local sales a considerable quantity was exported, with shipments going to such diverse markets as Europe, Africa, Japan, Indonesia and the Philippines. *Historical Interest*

From the drawings it can be ascertained that the mill at No. 7 Mok Cheong Street employed more than 100 workers (males and females) on shifts, as well as presumably cooks, servants, cleaners, delivery men, coolies, supervisors, foremen, technicians and office staff. In 1960 Eastern Cotton Mills Ltd. set up a subsidiary called Islands Textiles Industries Ltd., a weaving mill with 410 fully automatic looms and a monthly output of over 1.9 million yards grey piece-goods (e.g. fabric and towels) in 1973. The two factories complemented each other in the field of production and developed on parallel lines their marketing activities.

Eastern Cotton Mills Ltd. was an enterprise owned by partners, most notably, two families surnamed Fu (傅) and Wan (萬) who originated from the Lower Yangzi region and left Shanghai because of political changes in the Chinese mainland in the late 1940s. They chose Hong Kong as their sanctuary because of its stability and laissez-faire economic policy of the government. Over the years, the principal officers of the company included, for instance, Y.C. Fu (傅蔭釗), Fu Hau Chak Adrian (傅厚澤) and C.S. Wan (萬春先). Together with other cotton spinners, they contributed to the industrialisation of Hong Kong.

The Mok Cheong Street mill was closed down in December 1981, some 27 years after its construction. And, from that date the factory premises has been sub-divided into units and let to about six different tenants including several trading companies, a shoe factory, DHL, and a car services company. Despite the closure of the mill, the factory and dormitory premises remain as a testimony of the emigration of the Shanghai businessmen who moved to Hong Kong in the

late 1940s. In the following decades, cotton spinning constituted one of the mainstays of Hong Kong's manufacturing sector, furnished a solid basis for other textile manufacture to grow, and strengthened Hong Kong's economic base at a time when entrepot trade was rapidly declining.

In 1954 building plans were approved for erection of a cotton spinning mill at No. 7 Mok Cheong Street (Kowloon Inland Lot 7628). The Authorised Architect was Gin-Djih Sü, B.S.A., C.S.A. of the architectural practice of Hsin Yieh Architects (興業建築師), Emporium Building, Hong Kong. *Architectural Merit*

The factory site is square in plan fronted on the south side by Mok Cheong Street and backed on the north side by a scavenging lane. There is a right-of-way to the rear of the factory through an air freight handling depot on Sung Wong Toi Road. The factory building is divided into nine bays and is two storeys high over six of the bays and five storeys high over three of the end bays. Six adjoining bays facing Mok Cheong Street now appear to be individual units most of which are fitted with roller shutters.

The street façade is divided up by vertical concrete columns separating the units. A concrete canopy projects over one of the bays which used to be the main entrance to the factory. The first floor has bands of metal windows separated by vertical concrete mullions. The edge of the flat roof has metal safety barriers fitted with mesh panels between the columns which project above the roof level. The very end unit is finished with granite stone cladding, with which the other units were originally finished at ground floor level before they were opened up and fitted with roller shutters. One of the units at the other end is a transformer room. The architectural style can be classified as **Utilitarian**.

The five storeys block consists of a **Modernist** style dormitory block with plain rendered and painted walls, metal framed windows united by projecting horizontal typhoon canopies and a flat roof. About half of the block is finished with granite stone cladding, a popular architectural feature of 1950s Modernist buildings. The right-angled corner windows are also a feature of Modernist architecture first used by the famous Swiss architect **Le Corbusier**, probably the most influential figure in 20th century architecture.

The rear elevation of the two-storey high factory part of the building facing the scavenging lane is a horrendous conglomeration of miscellaneous drainage pipes, plumbing, ductwork, air conditioning units, exhaust ventilators and rusty metal windows. The walls are rendered and painted.

Internally, the factory structure can be seen to consist of RCC beams, slabs and columns. The original drawings show that the roof is an RCC hollow tile flat roof with upstand beams. There were many patented types of hollow blocks used

in fire resisting floor and roof construction. They were usually made of fireclay or terra-cotta, and reinforced with steel and concrete. They were laid in panels on shuttering until the *in situ* concrete set. Originally the roof was fitted with glass block roof lights and “Robertson” patent exhaust ventilations. Several rooftop structures (probably UBW) can be seen.

The original layout drawings of the factory show that the first floor was equipped with cotton mill machinery set out in rows including spinning frames, slubbing frames, simple fly frames, drawing frames, carding frames and a cargo lift. The ground floor consisted of warehousing, offices, a transformer and switch room, winders, a blowing room and dust chamber, and toilet facilities. The dormitory block was for male workers only and besides the dormitories had toilets and showers, a dining hall and a kitchen. Female workers were employed in the factory but were not provided with dormitories.

It is a good example of a cotton mill in the post-World War II period when Hong Kong was recovering from the Japanese occupation and faced with large inflow of industrialists and capital largely from Shanghai and its vicinity. It is a link with this vibrant period in Hong Kong’s history and a testimony of the entrepreneurship of Hong Kong’s industrialists.

**Rarity,
Built Heritage
Value &
Authenticity**

It is still recognizable as the original factory and dormitory premises although some alterations have been made to the front and rear elevations.

As an employer of a considerable number of male and female workers, the cotton spinners played an important part in Hong Kong’s post-WWII economy and provided employment to a hard working and adaptable work force.

**Social Value
& Local
Interest**

The spinning industry can be seen as an integral part of Hong Kong’s economic success story during the post-WWII period. This mill also has local interest as an example of Utilitarian Modernist architecture.

Eastern Cotton Mills Ltd. is only one street away from the Ex-Ma Tau Kok Animal Quarantine Depot (舊馬頭角牲畜檢疫站, now used as Cattle Depot Artists Village) (Grade 2) on Ma Tau Kok Road and not far from the Old Far East Flying Training School (舊遠東飛行學校) (Grade 3). The S.K.H. Holy Trinity Church (聖公會聖三一堂) (Grade 2) on Ma Tau Chung Road and the Sung Wong Toi Rock are also not far away.

Group Value

The layout of the mill is mainly open plan and could be adapted for a variety of uses.

**Adaptive
Re-use**

Historic Building Appraisal
Kowloon City Baptist Church,
No. 206 Argyle Street, Kowloon City

Kowloon City Baptist Church was built in 1962. The rear block is a later addition in 1972. The Church took root in Hong Kong in 1931 when it served in the name of “Baptist Preaching Point” (談道所) in No. 182 Ma Tau Chung Road. And, in 1934 it was renamed “Baptist Gospel Chapel” (福音堂). In 1939 the Chapel took its present name “Kowloon City Baptist Church” (九龍城浸信會). Its first church building was built in Stirling Road (士他令道) in 1940. After World War II, the congregation grew. In 1958, it surrendered the land at Stirling Road in exchange for the site at No. 206 Argyle Street to erect the present church building to accommodate the growing congregation. *Historical Interest*

The architect of Kowloon City Baptist Church was Wong Yue-kwong, David (黃汝光) (1910-2008). Himself a civil engineer trained in China and the US, he served in Guangzhou Works Bureau (廣州市公務局) in 1933-35 and taught in Guangxi University (廣西大學) in 1935-36. In wartime, he assisted in China’s defence by serving in Burma Road (滇緬公路), Zhongyin Road (中印公路), Yangtang Airport in Guilin (桂林泮塘機場) and Luzhou Airport in Sichun (四川瀘州機場). After the war, he moved to Hong Kong where he became Founder and Chairman of the Board of Governors of the Baptist College, Chairman of the Deacon Board of Kowloon City Baptist Church, Chairman of the Baptist Convention of Hong Kong, President of the Baptist World Alliance, and Supervisor of Pui Ching Middle School.

The church is one of the examples of post-war modernist architecture using modern materials, mass-produced building components and industrial methods of construction. The design was obviously influenced by the Modern Movement, but at the same time bears resemblance to other post-war church buildings and incorporates some traditional church features such as the bell-tower, the pitched roof and perpendicular architectural features. Inside the church, the reinforced concrete portal frames and columns supporting the pitched roof are exposed to view. The church has a large open hall or nave with galleries all around at first floor level. There are three aisles separating the wooden pews for the congregation. The walls and ceilings have plain painted finishes. Doors are of hardwood with ornamental glazed panels. *Architectural Merit*

It is a surviving example of churches from the 1960s era. Some of the post-war churches built of reinforced concrete are St. Anthony’s Catholic *Rarity & Authenticity*

Church at No. 69A Pok Fu Lam Road (built in 1953) and Kowloon Methodist Church at No. 40 Gascoigne Road (built in 1950-51).

A notable alteration has been the addition of the rear annex block in 1972. The modern architectural style of the annex block and its colour scheme blend in with the design of the church.

Kowloon City Baptist Church is situated in a fairly prominent position on Argyle Street at the junction of Lomond Road, thus making it a local landmark. It is of local interest not only to the people who live in the vicinity but also to those passing by. ***Social Value & Local Interest***

Ever since its construction, Kowloon City Baptist Church has become the venue for the “Hong Kong Bible Conference” (港九培靈研經會) – an activity held since the 1920s. An annual gathering of people from different churches, this Conference is one of the most important yearly events for Christians in Hong Kong. Since 2003, people have been able to attend the conference at different locations by watching live broadcast.

Kowloon City Baptist Church is one of a building cluster of harmonious design and style, exhibiting the development of modernist architecture in this part of Kowloon. Its colourful modern appearance blends in with neighbouring schools and apartment blocks; for example, the building of Ex-Civil Aid Services (民眾安全服務隊) next door and the nearby International Style Kowloon City Police Station (九龍城警署). ***Group Value***

The question of adaptive re-use does not arise at present.

***Adaptive
Re-use***

Historic Building Appraisal
Kowloon City Ferry Piers,
Passenger Pier,
To Kwa Wan, Kowloon

Along the coastline of To Kwa Wan (土瓜灣), Passenger Pier (客輪碼頭) of the Kowloon City Ferry Piers (九龍城碼頭) were completed in 1956. The pier bears witness to the development of Hong Kong's transport and the development of eastern Kowloon in the second half of the 20th century. *Historical Interest*

The idea of a ferry pier in Kowloon City was mooted in 1951 when the Harbour Ferry Services Advisory Committee recommended that first priority should be given to a new passenger ferry service between Kowloon City and Wan Chai. The pier was brought into use on 3 July 1956, when ferry service of Hong Kong and Yaumati Ferry Company (香港油蔴地小輪船有限公司) (HKYFC) started operating between Kowloon City and Tonnochy Road Ferry Pier (杜老誌道碼頭) of Wan Chai. However, this ferry service was terminated since 24 June 1967 due to the outbreak of riots that year.

Another passenger ferry service between Kowloon City and North Point, which is still in operation at present, was launched in 1963. Moreover, from 1975 to 1980 there was also a ferry service between Kowloon City and Sau Kei Wan (筲箕灣), the Hong Kong-side of which was changed to Tai Koo Shing (太古城) between 1980 and 1983. Ferry service between Kowloon City and Sai Wan Ho (西灣河) was maintained between 1983 and 1987. Nowadays, the Kowloon City pier only serves ferry service to North Point.

The Passenger Pier is a utilitarian structure in the Modernist or International Modern style, featuring flat roof, smooth flat plain undecorated surfaces often painted white, the complete elimination of all mouldings and ornament, and the adoption of reinforced concrete post-and-slab construction with flat slab floors and a flat roof-slab carried on concrete columns or posts. *Architectural Merit*

Built in 1956, the Passenger Pier of Kowloon City Ferry Piers was the first of its kind built in Hong Kong's urban areas after World War II. (The present "Star" Ferry Pier in Tsim Sha Tsui was completed in 1958). As far as it is known there have been no notable or significant alterations to the passenger pier since its completion. *Rarity, Built Heritage Value & Authenticity*

Together with the adjacent bus terminus and car park, the Passenger Pier formed a public transport interchange serving the commuters between the two sides of the Victoria Harbour, to various parts of the city as well as to the former Hong Kong International Airport in Kai Tak (Kai Tak Airport). So there is much social value and local interest attached to the pier. ***Social Value & Local Interest***

Together with the historic buildings nearby, such as Ma Tau Kok Animal Quarantine Depot (馬頭角牲畜檢疫站) (Grade 2), Tin Hau Temple in Ha Heung Road (下鄉道天后古廟) (Grade 3) and Eastern Cotton Mills (東方紗廠) (Grade 3), the Passenger Pier bear witness to the historical development of Kowloon City. ***Group Value***

Historic Building Appraisal
No. 65 Ha Heung Road,
To Kwa Wan, Kowloon City, Kowloon

The land lot on which this building stands (K.I.L. No. 1834) is held under Government Lease. The 75-year lease, renewable for another 75 years, was granted in 1904. This building stands on a former village site. The place names of Ha Heung Road (下鄉道) and To Kwa Wan (土瓜灣) are indicative of the rural origins of the area, giving considerable rural flavor to its history. In 1902, the residents in three districts: To Kwa Wan, Hok Un Kok (鶴園角) and Hung Hom (紅磡) grouped together to form the Hung Hom Three Districts Kaifong Association (紅磡三約街坊會).

*Historical
Interest*

The village around Ha Heung Road was cleared to make way for urban development and road construction in the early 1920s. Ha Heung Road was opened for use in 1926. Plans for a building on the site (No. 65 Ha Heung Road) to comply with the terms of the Building Covenant were approved by the Building Authority on 28 October 1930, and a building contract by the Messrs. Yim Chun & Co. was signed on 10 January 1931. The construction of the building was started in 1931 and was completed in 1932. The architect of the building was Raven & Basto (厘份及巴士圖畫則兼工程師樓) whose client was Mrs A. A. Loureiro d' Eca (member of a Portuguese family).

The building was eventually owned by a married woman named **Tam Pat** (譚八) who in mid-1938 sold it to **Mr Kong Kwan** (江坤) and **Ms Kong Loo Shi** (江廬氏) who were joint tenants of the site at the time. The personal background of these early owners is not known. The ground floor of the building has been used as a retail store called “林記” (Lam Kee) operated by a local family until the present time for at least two generations. The store is selling plastic products, but in the past a variety of goods varying from wines to honey (西洋菜蜜), from paper products to stationeries were sold. The first and second floors are now for residential use.

The building has a plan of southeast-northwest orientation, with its frontage facing southeast. It stands tightly adjacent to No. 63 at its right (southwest side) and No. 67 at its left (northeast side). It is a typical **Verandah Type Shophouse**. The front part facing the street consists of a first floor verandah jutting out over the pavement supported on two square columns to form a pedestrian arcade or covered walkway in front of the ground floor shop. The balcony at the first floor is enclosed with iron framed windows painted in a

*Architectural
Merit*

traditional green colour, while an iron burglar grille has been installed at the balcony of the second floor. The ornamentations are the column capitals at the ground and the first floors, and the cement grilles to the parapet at the second floor. There is a timber fanlight above the narrow and steep staircase with cement-screeded surface, landing paved with quatrefoil tiles and wooden handrail is at the southeastern side of the building.

The external wall and square columns are rendered in white and with old shop signs preserved and painted in red, such as “林記紙號” (Lam Kee Paper Products), “林記文房用具” (Lam Kee Stationeries). On the wall surface next to the stair entrance is also painted with Chinese advertising text “林記西洋菜蜜，澳門康健特製飲品” (Lam Kee water-cress honey nectar: healthy drinks from Macau) which shed some light on the business of the store in the past. However, the rendering and painting has faded.

This type of building is becoming very rare as older property makes way for redevelopment. No. 65 Ha Heung Road is a rare example of pre-war shophouse that still remains in To Kwa Wan, as all the neighbouring buildings on either side have been rebuilt in modern form.

**Rarity,
Built Heritage
Value & Authenticity**

Alterations include the enclosure of the open balconies, the installation of surface mounted plumbing, and the construction of a rooftop structure on the original flat roof over the balcony. A tree has taken root at the exterior of the first floor, but it can be removed and the other alterations are all reversible.

The building is long associated with the local trade of food, stationery and paper work and is related to the development of the area. The former village site has vanished both from Ha Heung Road and most people’s memories, but the building remains as a reminder of the past development of the area. Its first ownership by a Portuguese family is also of social value and local interest.

**Social Value
& Local
Interest**

Unlike the post-World War II era, when Shanghai commercial interests tended to dominate Hong Kong’s industrial development and expansion, the overwhelming majority of enterprises in the old districts such as Kowloon City, for example, utilized Cantonese expertise and labour.

There are other historic buildings nearby, including Ma Tau Kok Animal Quarantine Depot (馬頭角牲畜檢疫站) (Grade 2), Tin Hau Temple (天后古廟) at No. 49 Ha Heung Road (Grade 3) and the Main Building of Heep Yunn School (協恩中學主樓) (Grade 3).

Group Value

Historic Building Appraisal

Old Quarry Site Structures

Lei Yue Mun, Kwun Tong, Kowloon

Hong Kong has been well favoured with its building stones. The high quality, *Historical* fine-grained granite was commonly used in construction by the time the island of *Interest* Hong Kong was taken over by the British in 1841. This situation continued after the British arrival, with quarries stretching along the northern coastline of the Island, ranging from Shek Tong Tsui (石塘咀) in the western part to Quarry Bay (鰂魚涌) and A Kung Ngan (阿公岩) in the east. There were many new colonial buildings and structures which, at this date, were rich in local granite. Surviving examples include Flagstaff House and St John's Cathedral.

The general topography of the villages of Lei Yue Mun (鯉魚門), Ngau Tau Kok (牛頭角), Sai Cho Wan (茜草灣) and Cha Kwo Ling (茶果嶺) in Kowloon was quite hilly, offering little arable land for crop growing, but they were rich in granite. They were well known for the production of stones, and thus got the name of 'Si Shan' (四山, 'Four Hills'). The Qing government appointed a 'Tau Yan' (頭人) (headman) in each of the 'Four Hills' to manage the quarries. There was a 'Sze Shan Kung So' (四山公所, Communal Hall of Four Hills) to discuss matters relating to stone business. The famous Canton Cathedral (廣州石室) was built with granite cut in the "Four Hills".

The British takeover of Kowloon and the New Territories led to a greater demand of stone for construction. At the time, the more prominent stone-cutting stores in Lei Yue Mun included Tung Li Tong (同利堂) owned by Ip Wa-shing (葉華勝) (1844-1914), Tung Tai Tong (同泰堂) owned by Tsang Lam-on (曾林安) and Tung Fuk Tong (同福堂) owned by Ip Fuk (葉福). Large numbers of workers and carriers were procured from Wuhua (五華), Huiyang (惠陽), Meixian (梅縣) and Dongguan (東莞). The quarries remained active until 1941. Under the Japanese, the stone business came to an abrupt end.

The post-war rehabilitation and development of Hong Kong has resulted in a massive demand for crushed stone. Shortly after the war, the pre-war Government quarry at Hok Un (鶴園) was rehabilitated to supply the bulk of the needs for crushed stone used by the Public Works Department. To tide over the period whilst new plant was obtained from abroad for the Government quarry at Tsat Tze Mui (七姊妹), a contract was let in 1946-47 to Messrs. Marsman & Co. for the supply of crushed stone from Morrison Hill (摩利臣山). Two years later, a new quarry was set up at Hung Shui Kiu (洪水橋) where crushing units were installed to produce aggregates for roadworks and military projects in this area of the New Territories.

Due to the rising demand for crushed stone for building after World War II, it was found necessary to let permits for the supply of this type of material from privately-run quarries. The permits were issued under authority of the District Officer for the rural area (New Territories) or the Superintendent of Crown Lands for Kowloon and Hong Kong. Most of the “permit quarries”, managed by small operators, were labour intensive with much hand working. Rock was drilled, and explosives placed, by hand by men hanging from ropes on the quarry face. Hand-held hammers were used to loosen un-blasted rock from the quarry face. Aggregates might still be made by breaking rock manually with hammers.

In post-war Lei Yue Mun, most of the stone quarries abandoned in 1941 were being left not re-opened. The coastal land at the toe of Devil’s Peak facing Lyemun Point became a quarry operated on permit by three firms, namely, Tai Hing Quarry Co. (大興石廠), Oriental Quarry Co. (東方石廠) and Wong Yin Quarry Co. (旺賢石廠). Granite was excavated as dressed stone for building blocks and aggregates in concrete. The seawall in front of North Point Estate (北角邨) was built in the 1950s with granite cut from this quarry. Initially, the methods of operation were similar to those described in the previous paragraph. Later, the use of crusher machines resulted in an increased output of aggregates. In the heyday, there were 400 workers in the site. The quarry was closed after the mid-1960s after the expiry of permits.

The coastal land at the toe of Devil’s Peak facing Lyemun Point is littered with an abundance of granite blocks removed from the quarry face for breaking. In addition, there are utilitarian structures which are not of great architectural merits, but should be considered as evidence of the quarrying activities. They are briefly described below.

*Architectural
Merit*

1. Jetty: This structure is about 8 or 9 metres wide and stands about 7 metres above sea level at its highest point. It consists of two sloping sides and a front wall built of granite blocks and concrete. The deck was a slab of unreinforced concrete originally. Transport was accomplished by truckers shutting between the jetty and the stockpiles. The ramp decking which projects out into the sea is collapsed: as the broken pieces are lying in a haphazard arrangement the jetty is temporarily fenced off from public access.

2. Stone Hut (Checker’s Kiosk) near the Jetty: This is a two-storey stone hut with a flat concrete roof. The construction of its walls is granite stones laid to courses. The doorway to the upper storey is unblocked. The doorway and window openings to the lower storey are blocked. What appear to be the remains of a concrete balcony can be seen at the rear of the hut. It is difficult without evidence or corroboration to attribute uses to the various parts of the structure,

but possible uses may have included an office or kiosk for checking the amount of stones being loaded on to the barges. Stone blocks were counted by tons and aggregates were counted by cubic yards.

3. Quay and Retention Wall at the western end of the site: The crushed stones which were yet to be loaded onto the stone-boats were stockpiled at this site. The quay is approximately 3 by 4 metres in plan and stands about 2 metres above sea level. It is adjoined by remains of a retention wall which is built of roughly coursed granite blocks and is topped with a concrete slab which has four equally spaced concreted padstones.

4. Quay and Retention Wall along the southern boundary of the site: This is another spot where aggregates were held in stockpiles and the stone-boats could stop to load aggregates. The wall was built of random rubble jointed with aggregate mortar or concrete. Some through stones or bondstones can be seen but it is difficult to ascertain the original thickness of the wall as it has been seriously eroded by the sea.

5. Blockhouse (Overseer's Office/Watchmen's Quarters): This structure like the others is built with coursed rubble walls and flat concrete roofs. It appears to have been built as a series of annexes and additions constructed at different times. Ventilation holes or loopholes can be seen in places, but most of the windows and doors are blocked up. Possible uses of the blockhouse may have included overseer's office as well as kitchen and mess for watchmen. Any of these uses would have been part of the quarry operation or activities.

6. Stone Hut (Dangerous Goods Store): Situated at the eastern end of the site, this two-storey, flat-roofed structure is built of coursed granite blocks with concrete slabs forming the floors and roof. Windows and doors are blocked up. It was a facility for the safe custody of explosive materials used in quarrying. The hut resembles a watchtower, and there is a saying among historians (not yet confirmed by documentary sources) that it might have been used as a pillbox to guard the harbour of Lyemun Point.

7. Seawall (a site for stockpiling of crushed stone): This wall, built of random rubble and concrete, is about 2 metres high and extends from the seashore along the crest of a rocky incline northwards. From 1940s to 1960s, it was a site for stockpiling of crushed stone. Divided into bays by buttresses built on the inside face, this wall is architecturally different from the retention walls described above. It is possible that together with the nearby stone hut it was built for some military purpose.

8. Curved Stone Wall: One of the most unusual features found at the site was a curved stone wall which has a battered face and is built of roughly coursed granite stones. Its function and age is not known. It resembles very much the

ruins of a castle rampart or bastion and like the wall and stone hut at the eastern end of the site it may have been used for some military purpose such as a gun battery. It may have been built by the British or the Japanese, or it may date further back to the Qing Dynasty.

9. Quarry Face: Although not a building, the quarry face is included here as an evidence of the quarrying activities. The high near-vertical rock faces, in places as high as some 100 feet, suggest that this site was intensively quarried. Blasting on quarry faces was done by means of explosives that were introduced into vertical holes, and boring of the holes was accomplished by a tool impacting upon the rock. Prior to the actual blast which took place between 9am and 11am or between 3pm and 5pm, the site witnessed display of red flags and sounding of a copper gong to remove persons from the blast area.

10. Quay for the loading of vessels: This structure is a concrete block which shows the exposed aggregate and shuttering marks quite clearly. It is another aggregate storage bay where stone-boats could stop to load aggregates.

11. Quay for the loading of vessels: This is a stone and concrete block built in front of a stone wall. Its original purpose is not known but it was a quay for loading aggregate on to the boats from 1940s to 1960s.

12. Concrete Base for a stone crushing plant: This structure is U-shaped, with what appear to be two chutes and a pit or open chamber behind. It was used as a base for a stone crushing plant. Energy requirements in crushing were relatively large, and the crusher was powered by a diesel engine. In the crusher, the quarried stone blocks were nipped into smaller fragments and reduced to a specified size range.

13. Concrete Hut (Dangerous Goods Store): This is a small single storey hut with a flat roof and seems to be constructed of concrete. From 1950s and 1960s, it was used as a storeroom for diesel oil and explosives for quarrying, but other uses cannot be ruled out, for example, a room for the storage of tools and equipment, repair and maintenance workshop, blacksmith's forge, bunkhouse or bothy.

Most, if not all of the surface features at the site were related to stone quarrying, but some of them are probably unrelated to quarrying and may represent earlier periods of activity. They probably served multiple functions and were manipulated over time by people to perform other tasks as necessitated by one-going quarrying operations.

Compared to every other known stone quarry, this one in Lei Yue Mun has by far the most extensive built structures related to quarrying. It is quite rare in Hong Kong to find a group of old quarry structures like this still existing. Of the

**Rarity,
Built Heritage
Value**

“Four Stone Hills”, Sai Cho Wan was cleared in 1948 for an oil depot which occupied the site before Laguna City. Ngau Tau Kok has also disappeared: the village was cleared in 1966 and its hill has been flattened to provide fill for reclamations. Cha Kwo Ling mainly survive, but the hill behind it has disappeared some 40 years ago. Although abandoned, the Lei Yue Mun quarry structures retain their authenticity. **& Authenticity**

Rock processing was an important industry in Hong Kong. Until some 30 years ago, all processed stone, usually in the form of granitic aggregates, was obtained almost entirely from quarries within the territory. It was not until the late 1970s that additional supplies of aggregates were obtained from quarries in the Special Economic Zones of the People’s Republic of China. **Social Value & Local Interest**

Difficulties of weight, bulk and removal combined with cheapness of water transport, have naturally resulted in the location of the quarries being near the sea front. This seaside quarry remains a reminder of what was once an important local industry. The granite outcrop is a landmark of Lyemun Point. It is well known to Hong Kong people and a popular spot for sea anglers..

The old quarry site structures have group value in themselves as a cluster. Besides, they have group value with the two Tin Hau temples in Ma Wan Tsuen (Grade 3) and the other one in Cha Kwo Ling (Grade 3) which included a meeting house for the elders of the “Four Stone Hills”. **Group Value**

Historic Building Appraisal

Fanling Lodge

Kwu Tung, Sheung Shui, N.T.

The Fanling Lodge (粉嶺別墅) was a retreat where Hong Kong's Governors (now Chief Executives) could spend weekends and holidays. When Sir William Peel (貝璐) was Governor (1930-35), there emerged a suggestion that the Governor's weekend retreat on the Peak, Mountain Lodge, be relinquished and a new country residence be built in the New Territories. The purpose of the new residence was for the Governor to retreat from the cares of his position and to symbolize the government's recognition of the New Territories' greater contribution to the crown colony. The result was Fanling Lodge, designed in 1933 by Stanley Crathern Feltham of the then Public Works Department.

*Historical
Interest*

The construction of the Fanling Lodge was completed in **1934** at a cost of HK\$140,000. It is a two-storey bungalow set in the middle of the Hong Kong Golf Club in Fanling, just 3.5 kilometres from the border with the Chinese mainland. Surrounded by pleasant open environs and right near the golf course, Fanling Lodge came to be used by Hong Kong's Governors far more than the Mountain Lodge on the Peak for weekend breaks away from town. In fact, the Mountain Lodge after its completion had been largely ignored by several successive Governors on account of its damp and general inconvenience.

The Fanling Lodge was taken over by the Japanese during the World War II period. In 1946, after his return to Hong Kong after being a prisoner of war, Governor Sir Mark Young (楊慕琦) (1941, 1946-1947) made inquiries about the conditions of both lodges to establish whether they were fit for habitation. After the surveys, the Government decided to demolish Mountain Lodge and retain Fanling Lodge. Governor Young chose not to use Fanling Lodge himself, however. Instead, he turned it over to the Rural Teachers' Training College (香港官立鄉村師範專科學校) for use as a campus between 1946 and 1948.

Thereafter, the Fanling Lodge experienced further changes of use. During the term of Governor Sir Alexander Grantham (葛量洪) (1947-1957), the Fanling Lodge was made available to the British military. In 1960, Governor Sir Robert Black (柏立基) (1958-1964), seeing a way to spend more time with his family, retrieved it from the military and returned it to its original purpose. Subsequent colonial Governors and Chief Executives of Hong Kong used it as a holiday retreat and a venue to host visiting dignitaries. Former British Prime Minister John Major stayed there in 1996 when Chris Patten was the Governor.

The fact, albeit little known, is that the Fanling Lodge served as a venue for secret discussions held in Hong Kong between China and Britain, outside of the Sino-British Joint Liaison Group, on issues of importance during Hong Kong's transition to 1997, for example, new accounting arrangements for monetary control, the linked exchange rate system, the establishment of a monetary authority for Hong Kong which was eventually established in 1993, and issues arising from a Sino-British Memorandum of Understanding signed concerning the construction of a new airport, now the Chek Lap Kok Airport.

Designed and built in the 1930s, the main building of Fanling Lodge is a two-storey bungalow which is an eclectic mixture of Arts and Crafts, Spanish Mission Revival and "Hollywood Moderne" architectural styles, together with some classical elements such as **Corinthian columns and Serlian arches**. Topped by a **pitched roof with pan-and-roll tiles**, the main building features verandas at the front and back. Local materials, such as glazed green screen blocks, were used in its construction. *Architectural Merit*

The architectural style of the main building is very similar to a block of flats in Hampstead Garden Suburb in the U.K. called "The Pantiles" built in 1945-35 and designed by British architect James Bertie Francis Cowper (1887-1944). "The Pantiles" was listed as a historic building of special architectural interest in 2003.

The interior of the main building follows the minimalist style of the 1930s. All the rooms have panelled doors and brass fittings; the floors are boarded and varnished. Staircases are made of polished terrazzo. The upper floor comprises four bedrooms, a dressing room and bathrooms, while the lower floor includes a front hall, living room, dining room, study, kitchen and staff quarters.

The garden, in the **Arts and Crafts** style of the influential British landscape designer Gertrude Jekyll, features woodland with tall trees, vistas and terraced lawns front and back. Also on the 2.3-hectare site are a swimming pool, a wood-and-stone pergola, a tennis court, a guard house on the approach road, and other outbuildings, including a Chinese-style pavilion. The retaining walls around the back garden are a mix of local grey bricks and masonry.

The Fanling Lodge is an attractive looking colonial residence in its own grounds which is quite rare in Hong Kong. To all intents and purposes, it is a most desirable residence in the old colonial style. Its built heritage value and history are rather substantial. As far as can be seen, the main building is well maintained and alterations have been carried out sympathetically. *Rarity, Built Heritage Value & Authenticity*

The social value of Fanling Lodge lies in its historical role as a retreat/country residence of Hong Kong's Governors/ Chief Executives and their families. It is part of the Fanling environment. The main building is surrounded by greenery. The area is made up of low density high grade residences. The overall atmosphere matches with the heritage quality of the building.

***Social Value
& Local
Interest***

The Fanling Lodge is part of a group of historic villas/mansions which are located in the area of Kwu Tung, Sheung Shui (上水古洞) recalling the lifestyle of the well-to-do people in Hong Kong. The luxurious historic residences nearby include, for example, a classical colonial bungalow known as Oi Yuen Villa (愛園別墅) which was originally owned by the Jardine, Matheson & Co. Ltd. and eventually acquired in 1957 by Hui Oi-chow (許愛周), as well as Yan Wah Lo (仁華廬), Yeung Yuen (楊園), Manor House (將軍府),

Group Value

Historic Building Appraisal
Village house at No. 34 Lin Ma Hang,
Sha Tau Kok, N.T.

The village of Lin Ma Hang (蓮麻坑) is located in the border area to the south of Shenzhen (深圳). It is a Hakka (客家) village inhabited by clans surnamed Cheung (張), Koon (官), Lau (劉), Sin (冼), Tsang (曾) and Ip (葉), with the Ip clan being the biggest in population. The Ips were originated from Luoxi Yue (螺溪約) of Jikang City (吉康都) in the county of Haifeng (海豐縣). Ip Si-fat (葉思發), the 11th generation ancestor at Luoxi Yue, started to settle in Lin Ma Hang over 300 years ago, and he is respected as the founding ancestor of the Ip clan in Lin Ma Hang. Lin Ma Hang is a member of the Ten Village Alliance in Sha Tau Kok (沙頭角十約). When the border was ‘closed’ in 1949, the village was split into two parts with the northern section initially named as Cheung Ming Tsuen (長命村) and later renamed as Cheung Ling Tsuen (長嶺村), whilst the southern section retains its original name of Lin Ma Hang.

*Historical
Interest*

At the frieze of the front elevation above the main entrance doorway of the house, there are Chinese calligraphy reading: “時在乙丑歲” (that is, the year of *yi-chou*), suggesting that the construction of the house was completed in 1925. According to the land records, the house partly falls on unallocated government land and partly falls on private land lots (Lots 656, 658, 659 and 1243 in D.D. 47) all owned by the Ip Clan members which altogether constitute the footprint of the subject village house. Land records show that Lot 658 was registered in 1899 with Ip Ting-sz (葉定仕) as the owner. Three of the lots are rectangular in shape tidily adjacent to one another, indicating that there were three smaller units on the site when the British took over the New Territories in the early 1900s, and the units were subsequently demolished to make way for the present building.

The village house has been left vacant since the late 1970s after the tenant moved out. Nowadays, it is a property of Mr Ip Cheung-lam (葉祥霖) (1928-) who is a member of the 10th generation of the Ip Clan in Lin Ma Hang. Mr Ip’s father, Ip Kat-fun (葉吉勳) (c.1898-1948) went over to Panama (巴拿馬) where he sent remittances to his family at home. Mr Ip’s family seniors told him that the village house was built at a cost of 480 silver dollars (大洋), a very large sum of money for those days. Mr Ip’s grandfather, Ip Ting-hei (葉定義) was a younger brother of Mr Ip Ting-sz (葉定仕) who is well known in history as a staunch supporter of the revolutionary movement led by Dr. Sun Yat-sen. Whilst Ip Ting-sz prospered greatly in Thailand, his younger brother Ip Ting-hei worked in Jamaica (牙買加) and left considerable wealth to his family.

No. 34 Lin Ma Hang is believed to be an early prestigious residence/ *Architectural*
mansion in Lin Ma Hang. It is one of the largest houses in the village being two *Merit*
storeys high and three bays wide. It is rectangular in plan, with a pitched roof of
Chinese tiles, flush gable ends and a geometric pattern ridge. The house faces
west and has a paved rectangular courtyard or *wo tong* (禾塘) in front for
drying rice.

The corners of the house are formed of vertical granite slabs up to first
floor level above which the corners are built of grey bricks. Horizontal granite
bond-stones can be seen half way up the wall corners. Walls are tamped earth
construction or built of unbaked sun-dried adobe clay blocks - a traditional
technique utilizing locally available soils. Walls are finished with white lime
plaster which serves not only as a protective coating against rain, but also
reflects sunlight and keeps the dwelling cool. Dry ditches or channels at the
sides and rear of the house protect the walls from rising damp. The eaves of the
roof are corbelled out from the face of the walls to throw off rainwater.

The main door entrance is framed in granite works with carvings on the
surface. The door is unusually tall to allow light and ventilation into the
entrance hall which has no sky-well over it. The doorway is fitted with old
timber inner doors and horizontal draw-bars iron fence gate. The blocked-up
holes are evidence that there were originally vertical bars as well. Remains of
old pintles show that the doorway was also fitted with traditional wooden
half-doors to allow ventilation, but to keep out free-ranging livestock such as
chickens, pigs, dogs, etc. Decoration to the walls is provided by a timber fascia
board or painted panel below the eaves depicting birds and flowers with poetic
Chinese characters above the main entrance. Construction of the roof is of
timber using Chinese fir poles and boarding.

Most of the windows are small in size (approx. 12" x 18"), unglazed,
framed in granite, and barred and shuttered for security reason. Defense was a
necessary part of rural community life of this village, which was often attacked
by bandits and hostile clans in the old days. Lin Ma Hang was in a vulnerable
position being close to the border with China. It is near to the East River area
which had a very bad name in the early 20th century as a haunt of bandits and
criminal gangs who made frequent raids into the New Territories in search of
plunder and firearms. The small size of the windows also prevents hot sunrays
in summer and cold winds in winter from entering the dwelling. This results in
a dark dim interior cool in summer but warm in winter.

Internally, there is a large central room or entrance hall separating interior
rooms at either side and at the rear. The entrance hall is opened to the outside
by means of a large central doorway. It is the largest and highest room in the
house extending up to the exposed underside or soffit of the roof. Opposite the

entrance door is placed an altar table for ancestral worship and for the paraphernalia of ceremony such as wine cups and incense stick holders. A built-in wooden wall cupboard at one side may have been a repository for medicine or dried seafood and a small steelyard (釐戥). An old clock hangs on the wall where once family portraits may have hung above the altar table.

The entrance hall also served as a place to store farm implements and tools that could not safely be left outside. The interior rooms at ground floor level served as kitchen and toilet cubicle, rooms for daily activities, and storerooms for farm produce. These storerooms have wide doorways framed in granite to protect the corners of the walls from damage. A wooden staircase in one of the rear rooms leads up to cocklofts or sleeping rooms under the roof. A carved wooden beam in the roof apex which can be seen from the entrance hall is elaborately carved and inscribed with the Chinese characters “百子” (a hundred sons) and “千孫” (a thousand grandsons). The installation of this beam is for hanging lanterns to celebrate the birth of male heirs which is an old custom.

The interior also has a cement screeded floor and is sparsely furnished with a few old chairs presenting a spartan appearance. One of the rear rooms contains a foot-operated pestle and mortar for polishing rice and the kitchen is fitted with a low concrete bench. A wooden ladder is propped against the front wall to provide access to the high level windows over the entrance door.

No. 34 is a good example of a South China rural dwelling house built using traditional construction techniques. As many of such old houses have been destroyed, it is now a rare surviving one with built heritage value. Few alterations have been made so that the house retains its authenticity. The old cooking stove and chimney in the kitchen have been demolished however, and some of the windows seem to have been altered.

**Rarity,
Built Heritage
Value &
Authenticity**

The Ips exemplify much of the early history of Sha Tou Kok, where many males went abroad to make a livelihood. The house is no doubt important to the village inhabitants as a visual reminder of their cultural identity and in their collective memory. Grading and subsequent publicity would increase its recognition by a wider public.

**Social Value
& Local
Interest**

Being a residence of members of the Ip Clan, the village house has group value with the residence of Ip Ting-sz (葉定仕故居) (Declared Monument) and the Ip Ancestral Hall (葉氏宗祠) (Grade 3) in the village. Other historic buildings nearby include the Old Bridge at Lin Ma Hang (蓮麻坑古橋) (Grade 3) and Koon Ancestral Hall (官氏宗祠) (Grade 3).

Group Value

Historic Building Appraisal
Village Houses, Nos. 35-37 Fung Wong Wu,
Ta Kwu Ling, N.T.

Fung Wong Wu (鳳凰湖) literally means "phoenix lake village" . *Historical Interest*
 Legend has it that once a group of villagers saw a pair of birds with colourful crowns and feathers flying and singing above the lake within the woodland of the village. The villagers believed that the coming of the beautiful birds symbolized the fortunate auspice of phoenix, therefore the village was then named "Fung Wong Wu" . This village was recorded in the Gazetteer of Xin'an County (新安縣志) compiled in the 27th year of the Kangxi reign (康熙 27 年; 1688) of the Qing dynasty. Although classified as a Hakka village (客家村) in the 1819 edition of Gazetteer of Xin'an County compiled later in the 24th year of the Jiaqing reign (嘉慶 24 年), Fung Wong Wu is a village with Puntis (本地) and Hakka inhabitants.

The **Yik** (易), **Yeung** (楊) and **Ng** (吳) clan groups lived here. The first settlers in the village are surnamed Yik (易). They are Puntis who originated from Taiyuan in Shanxi (山西太原). They lived in Yuen Long (元朗) about 200 years ago before they branched out to this area. Three families of the Yeungs (楊), who are Hakkas, originated from Huizhou in Guangdong (廣東惠州). They moved to Puji (布吉) and Henggang (橫崗) of Shenzhen (深圳), then So Lo Pun of Kat O Hoi (吉澳海鎖羅盆), and finally settled in this area in the Daoguang reign (道光; 1821-1850). The Ngs (吳), who are Hakkas, moved from Sha Lan Ha of Sha Tau Kok (沙頭角沙欄吓) to this area about the same time as the Yeungs.

The village of Fung Wong Wu is located on a flood plain by the Ping Yuen River (平原河) facing northwest. It is surrounded by hills and lies next to a woodland. In the past the villagers made their livelihood mainly by agriculture. The landlords would hire assistants, known as "cheung-keng" (長耕) to help with farm activities. Harvests were taken to the depot in Ta Kwu Ling (打鼓嶺菜站) for onward delivery to Yau Ma Tei Vegetables Market. In the 20th century, many villagers of the younger generation made their livelihood in overseas such as Britain, USA, Netherland, etc. Some others worked in the urban areas, for example, a member of the Ng clan (who graduated from Tsung Tsin College 崇真書院 in Kowloon) was a clerk in "Sang Kee" , an import and export firm in Wyndham Street, Central, during the 1950s.

Architectural Merit

Village houses at Nos. 35, 36 and 37 Fung Wong Wu are located at the

first row of buildings at the north of the village, facing north to northwest. In front of the houses, there is an open foreground which was used as a “wo-tong” (禾塘) for sun-drying grains (曬穀) and a venue for villagers’ gatherings, e.g. holding banquets (擺酒). The village houses are vernacular residence built of green bricks with pitched roofs of timber rafters, purlins and clay tiles supported on walls. No. 35 is owned by the Ngs while those at Nos. 36 and 37 are owned by the Yeungs.

No. 35 is a one-hall-one-courtyard plan house. It is divided equally into three bays, with an entrance at the centre for each bay. Externally, the front façade (facing north) and the west elevation keep their green brick fair-faced appearance, while the walls facing east and south are plastered. Each entrance has granite lintel and a pair of traditional wooden door, when the one at the west bay have a complete granite door casing.

A pair of Chinese couplets “延陵世澤” and “渤海家聲” is hung at the entrance of the west bay of No. 35, which is currently used as a family ancestral hall of Ng villagers. At the front of the hall is the altar with tablets of ancestors. Decoration inside the hall is minimal, with some coin patterns at the beam remained. Its central bay and east bay are for residential use and their layout are similar with each other. Cooking stove and a bath corner are at either side of the courtyard. At the front of the hall is the living room, with a bedroom behind it. A wood ladder at the hall leads to a cockloft above the bedroom. Extensive alternations have been done, such as paving of modern glazed tiles on the walls and on the floor, modern-equipped bathrooms and renovated kitchen.

Nos. 36 and 37 are adjacent to the one at No. 35, each having a one-hall-one-courtyard plan. Externally the walls facing north, east and south are plastered, with the front façade (the wall facing north) painted with brick line. Each house has an entrance with granite door casing and a pair of traditional wooden door. A cooking stove and a bath corner is respectively on the left and right of the courtyard, which was originally open but is now closed with a flat ceiling after alternation. At the front of the hall is the living room, with a bedroom behind it. A wood ladder at the hall leads to a cockloft above the bedroom. Photos of the house owners’ ancestors are hung at the living room. There is a window with burglar bars for each floor at the back of each house. More traditional features are kept at No. 36, e.g. the brick cooking stove, inlaid cabinet, bath corner, wooden staircase, wooden joints of the bedroom door and a grinder at the living room. Alterations have been done

inside No. 37, such as white-painted wall, modern-equipped bathroom and renovated kitchen.

For *fengshui* reason, the front façade of the west bay of No. 35 (i.e. the family ancestral hall) is not perpendicular to the plan of the building. Instead the alignment of the entrance and the wall immediate on its top is slightly tilted eastward, while the walls at the left and right of the door are slightly tilted westward. The front façades of Nos. 36 and 37, too, are not perpendicular to the plan of the building. Instead the alignment of the entrances and the walls immediate on their top are slightly tilted westward, while the walls at the left and right of the door are slightly tilted northward.

These residential houses witness the settlement in Fung Wong Wu. They are of built heritage value and are an important component of the rural atmosphere which is rare in Hong Kong. Although some alternations have been done to the interior of the houses (especially the centre and east bay of No. 35), the exterior authenticity is kept to a large extent.

***Rarity,
Built Heritage Value
& Authenticity***

The houses have been used as private residences, and they have relatively high social value to the local community. Surrounded by hills and lies next to a woodland, Fung Wong Wu is said by the local inhabitants to be sited in a fung-setting, having a “green dragon” (青龍) on the left and a “white tiger” (白虎) on the right.

***Social Value
& Local
Interest***

The houses have group value with other historic buildings in its environs, such as the Ng Ancestral Hall (吳氏宗祠) (Grade 3), Yeung Ancestral Hall (楊氏宗祠) (Grade 3) and the village houses at Nos. 24-27 Fung Wong Wu (鳳凰湖 24 至 27 號).

Group Value

Historic Building Appraisal
Sai Kung Lok Yuk Kindergarten,
No. 19E Po Tung Road, Sai Kung, N.T.

The present premises of Sai Kung Lok Yuk Kindergarten (西貢樂育幼稚園) *Historical Interest* at No. 19E Po Tung Road comprise a series of two-storey blocks which was built around 1940 for the residential use of a family surnamed Li. The original owner of this series of blocks was Li Shui-sang (李水生) otherwise also known as Li Sang (李生) who was a Hong Kong merchant with influential connections in Sai Kung Market. Li remained as the owner of this series of blocks, locally known as “Li Shui Sang Houses” until his death on 20 December 1946, when the blocks were possessed by his “kit-fat” (lawful) wife Lok Kang (駱庚), his first “tsip” (concubine) Wong Loi-kam (黃來金), his second “tsip” (concubine) Lai Shui (黎水) and their children.

After the fall of Hong Kong on Christmas Day, 1941, it took a while before the Japanese could establish themselves in Sai Kung where access was difficult. Early in 1943, after the opening of a road, the Japanese arrived at Sai Kung. The “Lee Shui Shang Houses” were in enemy hands and turned into a Kempeitai headquarters (日本憲兵隊總部). And so began almost four years of a rule of terror, when the Kempeitai headquarters’ hillsides became an army barrack and an interrogation ground. Unknown to the Kempeitai, a member of the Hong Kong and Kowloon Brigade of East River Guerrillas (東江縱隊港九大隊), whose name was given as Wong Siu-lin (黃少連), was disguised as a worker to spy on the Kempeitai inside their headquarters at Sai Kung.

Soon after Hirohito’s surrender broadcast on 15 August 1945, the Kempeitai at Sai Kung received a call for surrender from Deng Zhennan (鄧振南) of the Hong Kong and Kowloon Brigade of East River Guerrillas. After days of talks, the Japanese still refused to surrender. In one morning, the Guerrillas attempted to force their way into the Kempeitai headquarters at Sai Kung. There was an exchange of fires that resulted in casualties on both sides. Next day, the Japanese made a stealthy get-away from Sai Kung and made their way to urban Kowloon by boarding a junk before dawn, under cover of darkness. In the circumstances, the East River Guerrillas found themselves in effective control of Sai Kung.

At the war’s end in late 1945, the Guerrillas represented by Huang Guanfang (黃冠芳) agreed with the British military government under Rear Admiral Cecil Harcourt on preparing for the British return to Sai Kung. And, a handover ceremony was held at the “Li Shui Sang Houses” at which the guerrillas formally relinquished their hold of the district. Meanwhile, at the request of the British, the Guerrillas arranged *zi wei dui* (自衛隊, “defence corps”) to provide

constabulary duties, in view of the lack of government and police in the district. The British provided the defence corps with arms, salaries and supplies. The defence corps remained on duty until September 1946, when regular Hong Kong police and British soldiers took over.

As from and including 2 October 1946, “Li Shui Sang Houses” were requisitioned for use as Sai Kung Police Station (西貢警署) to accommodate two Europeans and 30-40 other ranks. This involved payment of rent, \$150, per month to the owner. The station began service after the carrying out of repairs, the installation of a generating unit to supply electricity, the fitting of a tank on the roof so that running water was available, and the provision of cell accommodation. For the duration of four years, “Li Shui Sang Houses” were used as a police station. On 10 October 1950, the Sai Kung Police Station moved to elsewhere and “Li Shui Sang Houses” were de-requisitioned and handed back to the owner.

Later in 1954 “Li Shui Sang Houses” were purchased by Tsung Tsin Mission of Hong Kong (基督教香港崇真會) for use as the site of Lok Yuk Theological Seminary (樂育神學院). The history of the Tsung Tsin Mission can be traced back to the 19th century when the Basel Mission (巴色傳道會) established their first seminary at Bao’an, Guangdong (廣東寶安). Due to political changes in China, the Tsung Tsin Mission of China (中華基督教崇真會, the official name of the Basel Mission in China since 1924) relocated themselves many times and renamed itself Tsung Tsin Mission of Hong Kong in 1951. Four years later, the seminary set foot in Sai Kung in 1955.

Lok Yuk Theological Seminary (樂育神學院) provided a hall, classrooms and dormitories for academic staff and students of the Mission. It also served as the new site of Sai Kung Church (西貢堂) of the Mission which provided a dormitory for its senior pastor, and the Church still remains at the site at the present moment. In 1967, Lok Yuk Theological Seminary was incorporated into Chung Chi Theological Seminary (崇基神學院) of the Chinese University of Hong Kong. Since then, the Sai Kung site at No. 19E Po Tung Road has been used as the campus of Sai Kung Lok Yuk Kindergarten (西貢樂育幼稚園).

The Kindergarten consists of three two-storey blocks comprising one main block and two annex blocks linked by a footbridge at first floor level. The main block has a flat roof and arched verandahs. It was built in about 1940 of grey bricks. Floors, stairs, balconies and landings are all of concrete. The two annex blocks have an appearance of watchtowers. There is an entrance gate made of masonry standing in front of the main building, with a name tablet on the top with the name of “西貢崇真堂” (Tsung Tsin Mission Sai Kung Church)

*Architectural
Merit*

moulded on it.

It is closely associated with significant events in Chinese and Hong Kong history. Apart from being the residence of a famed merchant, it was a Kempeitai headquarters during the war, a battleground of the Guerrillas and the Japanese in its immediate aftermath, a venue of the handover ceremony to mark the British return to Sai Kung, the site of a police station, a seminary, and a kindergarten. The exterior is considered to be largely original and authentic.

***Rarity,
Built Heritage
Value
& Authenticity***

The Houses are a rare piece of architecture with obvious social value and local interest. They are a religious and educational centre. The Sai Kung Church of the Mission has served as a gathering place of Sai Kung residents, especially Hakka people. The kindergarten has been providing pre-primary education to the community since 1967.

***Social Value
& Local
Interest***

Due to its distinctive style which is rare in the area, and also due to its prominent position near a main road and a bus terminal for over half a century, it is a well known local landmark deeply embedded in the collective memory of the local community.

It is one of several historic buildings in Sai Kung which are related to the activities of the East River Guerrilla, such as Rosary Mission Centre in Wong Mo Ying (Grade 2), Immaculate Conception Chapel in Tai Long (Grade 2), Tin Hau Temple Hip Tin Temple at Po Tung Road (Grade 2) as well as Lau Ancestral Hall and Shing Study Hall, both in Mang Kung Uk (Grade 3).

Group Value

Historic Building Appraisal
Yuk Yin Study Hall,
No. 1A Sha Kok Mei Second Lane, Sai Kung, N.T.

Yuk Yin Study Hall (育賢書室) which was completed in 1928 is located at Sha Kok Mei (沙角尾) which is a village to the north of Sai Kung market (西貢墟) on the east side of the New Territories. This village is inhabited by more than ten clans, the biggest ones are surnamed Wai (韋), Lau (劉) and Tse (謝) whose ancestors settled here 200 years ago. In 1928 the villagers established Yuk Yin Study Hall (hereafter, “Yuk Yin”) by subscription. The total cost of the study hall was \$10,000 Hong Kong dollars which were subscribed by emigrant home villagers who sent money back to Sha Kok Mei. The study hall was built on a piece of land donated by several villagers of the Wai clan. *Historical Interest*

During the pre-war times, “Yuk Yin” was a *bu bu zhai* (卜卜齋, the local term for old-style private school) relatively small in terms of scale, in which one could find an altar to Confucius (孔子壇). When the Japanese invaded and occupied Hong Kong in December 1941, a teenager whose name was given as Lau Kam-man (劉錦文) was in his home village, Sha Kok Mei, where he saw an aircraft crash into the sea of Sai Kung Hoi, but he had no idea whether the aircraft was British or Japanese. Imbued with patriotism, he became one of the local men who joined the Hong Kong and Kowloon Brigade of East River Guerrilla (東江縱隊港九大隊), along with fellow villagers such as Wai Muk-yau (韋木有) and Tse Shui-hing (謝水興), to name just two of them.

Shortly after hostilities began, the Hong Kong and Kowloon Brigade of East River Guerrilla used “Yuk Yin” as a base of operation. It was where they mobilized local people for the war effort and recruited supporters particularly among the youthful. In “Yuk Yin” the new recruits were taught the basics of guerrilla military tactics. This was also a venue for them to sing patriotic songs from the War of Resistance such as “On the Song Hua River” (松花江上), “The Eight Route Army Chorus” (八路軍進行曲) and “East River Guerrilla Chorus” (東江縱隊之歌). The following extract from the reminiscences of Lau Kam-man gives a glimpse of the activities of the East River Guerrillas:

“Our underground network enabled some internees in the prisoner-of-war camps to escape; our spies were able to pass information over enemy lines on to our headquarters in unoccupied China, and we also made limited, but successful, attacks on Japanese positions in Hong Kong. Our headquarters also worked hand in hand with the British Army Aid Group, also based in China.”

Toward the end of the war, when the Japanese soldiers at Sai Kung were short of many kinds of commodities, including not only food but also fuel, they forced many of the able-bodied local people to cut firewood for them on the hillsides of Sha Kok Mei. For a length of time, the Japanese lived in “Yuk Yin”. At the time, however, they were unaware that the guerrillas had a close watch on their activities. By the stroke of good luck there was a guerrilla agent (a local boy) living in a village house in opposite to Yuk Yin Study Hall, therefore, the boy was able to keep the guerrillas well informed of the strength and deployment of the Japanese forces in Sha Kok Mei.

At the war’s end in August 1945, a party of armed forces of East River Guerrillas including Wong Muk-fat (黃木發) and Tse Chow (謝就) from Sha Kok Mei and other villagers launched a military operation to try to disarm the Japanese. The next day the Japanese hurriedly made their way to urban Kowloon by sea at night, and the guerrillas took effective control of Sai Kung town. The arms and equipment left by the defeated Japanese forces were taken to Yuk Yin Study Hall for storage, and then sent to the Liaison Hong Kong Office of East River Guerrillas (東江縱隊駐港辦事處), the forerunner of the local branch of Xinhua News Agency (新華社).

Lau Kam-man (aforesaid) stood as the secretary-general of the guerrillas in Sai Kung (游擊隊西貢支部書記) in 1945. After the end of the war, it was on the Chinese Communist Party’s advice that Lau stayed on with Yuk Yin Study Hall which resumed operation in 1947, where he was a teacher of Chinese and Geography. The learning materials in use in “Yuk Yin” were the textbooks that were used by the majority of pupils in local schools. Lau abandoned the teaching job in late 1949 when he found his way into China and placed his services at the disposal of the new government. Lau went back to the village of his birth in 1979, when he retired in China as the head of the Public Security Bureau in Huizhou (惠州公安局局長).

In the immediate post-war period, “Yuk Yin” was aided by small subsidies from the Hong Kong government and was formally named as Yuk Yin Primary School (育賢小學) until 1966 when the school campus was relocated to a new building elsewhere in Sai Kung. Later on, Yuk Yin Primary School combined with four other village schools to become Sai Kung Central Lee Siu Yam Memorial School (西貢中心李少欽紀念學校). The Study Hall was converted into the Sai Kung branch of Chung Yip Middle School (中業中學西貢分校) in 1971-1976, to provide education at junior secondary level. During 1980s and 1990s the building was leased to three families for residential use. The building was recently renovated to become an activity centre for villagers.

Yuk Yin Study Hall is located at the northwest corner of the village, facing east to southeast with a forecourt and a backyard. It is a two-storey Chinese Eclectic building with western construction features. It is in rectangular plan, constructed of green bricks with its walls and columns to support its roof, which was originally a pitched one but was replaced by a reinforced concrete flat one several years ago. Externally it was plastered and painted in light brown. **Architectural Merit**

The front façade of the Study Hall is divided into three bays, with a recess door at the centre and two windows on either side, while at the 1/F there is a balcony supported by western-style round columns and arches, and parapet decorated with vase-shaped balustrades. Above the balcony is a parapet of a four-column and semicircle design having a pediment at the middle moulded with the year of construction “1928”.

The entrance at the G/F has a granite door casing, on its lintel engraved with Chinese “育賢書室” (Yuk Yin Study Hall) and “民國十七年建” (built in the 17th year of the Chinese Republic, that is, the year of 1928), and on both sides engraved with a Chinese couplet. Internally walls are plastered and painted in white. There is no partition at the G/F, but two Ionic Order columns at the centre support the beams and the ceiling, which was originally made of timbers and wood blocks but were replaced by reinforced concrete ones several years ago. The floor is paved with polished white tiles. Windows are installed at all sides, and an aluminium backdoor is at the back of the building.

Two staircases lead to the 1/F, both at the exterior of the building, one at the northwest corner and another at the south façade. The internal wall at the 1/F are also plastered and painted in white, with windows installed at all sides. There are three doors leading to the balcony. There is a restroom and a window at the centre of the ceiling.

The presence of both Chinese and western architectural elements of the study hall is a testimony of the western influence from villagers who went overseas to earn a living in the early 20th century. Although the Study hall’s historic interiors were largely dismantled, its exterior authenticity is retained to a large extent. **Rarity. Built Heritage Value & Authenticity**

Except those years between 1980s and 1990s when the building was for residential use, it has been used for public purpose, mostly as school and currently as a centre for villagers’ activities such as meetings and musical shows, for example, a show known as “育賢妙韻聚鄉情” (June 2011). Many villagers shared the memory of this building when they were children and therefore this building has important social value and local interest for them. Besides, its role at the anti-Japanese activities makes it have social value on the Hong Kong war **Social Value & Local Interest**

history.

Yuk Yin Study Hall is one of several historic buildings in Sai Kung where communist guerrillas and couriers had operated during the Japanese occupation. related to the activities of the East River Guerrilla, such as Rosary Mission Centre in Wong Mo Ying (Grade 2), Immaculate Conception Chapel in Tai Long (Grade 2), Tin Hau Temple Hip Tin Temple at Po Tung Road (Grade 2) as well as Lau Ancestral Hall and Shing Study Hall, both in Mang Kung Uk (Grade 3). ***Group Value***

Historic Building Appraisal
Entrance Gate of Sai Lam Temple,
No. 198 Sheung Wo Che, Sha Tin, N.T.

Set up in 1936, the Sai Lam Temple (西林寺) which is located in Sheung Wo Che, Sha Tin (沙田上禾輦) was once a famous venue for Buddhist practice from the 1930s. The Temple is geographically close to a railway station and it commands a scenic hillside environment. As it was also built with a restaurant serving vegetarian food as well as living quarters for the devotees of Buddhism, it was a famous place of the New Territories where people went for pilgrimage or for picnic. Most of the original structures of the Temple have been rebuilt or architecturally altered, but the existing Entrance Gate, which was built at the time of the construction of the Temple, still keeps its original outlook. *Historical Interest*

The Temple stands on Lots 63 & 296 in D.D. 185 and a certain amount of government land (including where the subject Entrance Gate stands). It was set up by a Buddhist monk bearing the title of Woon Ching (浣青和尚). The monk was a native of the district of Nanhai in Guangdong (廣東南海). His original name was Leung Ki (梁基) otherwise also known as Leung Chi-hang (梁志恆 *alias* 梁指行 *alias* 梁子衡). Before he chose to settle down at Sheung Wo Che, he had already been running two vegetarian restaurants, both bearing the Chinese name of “西鄉園素食館” which were located at No. 150 Portland Street in Mong Kok and a site near the Kai Tak Airport in Kowloon City.

In 1931 Leung Ki spent \$3,500 to buy up Lot 63 in D.D. 185 which he thought was a suitable site for setting up a Buddhist temple. Two years later, in 1933, he bought the adjacent Lot 296 in D.D. 185 which, when combined with the previous Lot, allowed the construction of a temple of a larger size. The construction of Sai Lam Temple commenced in 1933 and was completed in September 1936. The story goes that Leung Ki, in capacity as the owner of Sai Lam Temple, was well known for providing assistance to monks who came in from all over China, welcoming them with open arms and treating them with respect and honor.

After the Second World War, the Temple continued to be a well-known Buddhist institution as well as a place of leisure with landscape features such as water ponds planted with a variety of water lilies, bridges and pavilions which have been built in traditional Chinese architectural style. There were Buddhists who stayed there as a place of retreat. Following the change of the Temple's ownership in the late 1970s and the death of the monk Woon Ching in 1980, the Temple was left dilapidated subsequently. Years ago, it has been substantially renovated and run as a columbarium. The Entrance Gate remains as a local landmark, however.

The entrance gate, which shows traces of recent renovation, is of plain design consisting of a lintel supported by side columns. The columns have plain skirtings at the base and the jambs are splayed and moulded. The columns and lintel are painted white with calligraphy. On the lintel there is the name of the temple “西林” (Sai Lam) which is shown in Chinese calligraphy in protruding characters. On the columns there is a Chinese couplet with 14 characters “西樓灑苑宜脩灑 林集禪門要學禪”, which praises the Temple as a good place to study Buddhism. On the left-hand-side column is also the date when the entrance gate was erected, “中華民國第一丙子陽月” (October 1936). On the right-hand-side column is another ten characters “遍照金剛方” and “尤皇覺樓書”, probably the calligrapher’s name. All these characters are in relief format and painted in black.

**Architectural
Merit**

A pair of modern iron gate in so-called “cracked-ice” design is hung in the opening. The gateway is topped with a Chinese tiled hipped roof of glazed grey pan-and-roll tiles with Tang dynasty style geometric pattern ridge ends and upturned “cow’s horn” curly corners to the hips. The roof has two oversailing bands or courses at eaves level. The back of the Entrance Gate is plain without any decoration.

The gateway is not really a rare piece of architecture but it is known to be at least 60 years old, therefore, it is a reminder of the historical past of the site. Behind the temple is a range of hills full of lush that make an authentic historic setting, while in front is a large piece of land.

**Rarity,
Built Heritage
Value &
Authenticity**

Photographic records dating from the 1950s indicate that the Entrance Gate’s appearance has been retained so that it is still fairly authentic. The more notable architectural alterations that have taken place include: the replacement of the green tiled roof with black tiles, and that the original steps in front of the Entrance Gate have now disappeared into the ground because of re-paving of the footpath leading to the Temple. Despite the recent repainting, the pair of vertical couplets remains unchanged.

As the entrance to the Sai Lam Temple, the gateway has social value and local interest, especially to those who had visited the Temple for picnic or for pilgrimage before it turned into a commercially-run columbarium.

**Social Value
& Local
Interest**

The Entrance Gate is within a walking distance with a number of historic buildings, such as Nos. 5A, 5B, 5C and 6 Pai Tau (排頭 5A, 5B, 5C 和 6 號) (Grade 2), Lam Ancestral Hall (藍氏家祠) at Pai Tau Village (Grade 3) and Nos. 7-10 Sheung Wo Che (上禾輦 7-10 號) (Grade 3).

Group Value

Historic Building Appraisal

No. 62 Fuk Wing Street,
Sham Shui Po, Kowloon

The exact year of construction of the 4-storey building at No. 62 Fuk Wing Street (福榮街) cannot be ascertained, but from a review of land records, it is believed to have been built around 1933. The land lot on which the building stands (New Kowloon Inland Lot No. 1683) is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Convention respecting an extension of the Hong Kong territory (展拓香港界址專條) signed as a result of war under which the New Territories (including New Kowloon) was leased to Britain. *Historical Interest*

Sham Shui Po (深水埗) was originally a rural area with a few villages scattered around. There was once a pier nearby built close to rocky cliffs where the deep water allowed easy anchorage of boats. Thus the name Shum(deep) Shui(water) Po(pier). The earlier reclamations in Sham Shui Po were done at the expense of the owners of large lots. From 1912, the government started to develop the area by building new roads, reclaiming land and filling the water tunnel to link scattered flat lands together. A second reclamation scheme was begun in 1919, which attracted more people to move into the area.

Fuk Wing Street (福榮街) – that is, the street where this building stands – was formerly called Tin Liu Street (田寮街) and it had appeared as early as 1925 in *Annual Report of the Director of Public Works* that year. It was renamed Fuk Wing Street in August 1930. In December 1933, the government re-arranged the Fuk Wing Street house numbers and what had been previously “No. 159 Fuk Wing Street” had become “No. 62 Fuk Wing Street” – a house number that has been used ever since.

The first registered owner of the building is **Chan Kam Shee**, but the background of this person (e.g. trade or business, in any) is not known. Typical as other pre-World War II Tong Lau 唐樓 (Chinese residence, shophouse), this building has been used for commercial purpose at the ground floor and residential accommodation at the upper floors. The ground floor has long been occupied by a Hong Kong-style “cha chan ting” (茶餐廳) selling coffee and noodles.

No. 62 Fuk Wing Street is built on an elongated rectangular plan with narrow frontage facing southwest. It is in the form of **Verandah Shophouse**. *Architectural Merit*

The upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shop on the ground floor. It shares the partition wall with No. 64 at its northwest, and its southeast side is an alley leading to back alley of the building.

The building is painted in light brown. The building has retained some original classical features, such as the square-shaped columns on the ground floor and their capitals and plinths, the stylish and delicate motifs at the façade at the ground and first floors, a projecting cornice at the first floor, the parapet and decorative column heads at the roof, window hoods and quite a number of the original wooden framed windows at the alley side of the building. The wide projecting cornices with prominent dentils are in the **Italianate** style, whilst the decorative cartouches and tablets at the top of the columns recall the **eclectic design Mannerism of the Ecole des Beaux-Arts** style of architecture in the late 19th century and early 20th century.

This type of Tong Lau (唐樓) is now becoming rarer in Hong Kong due to redevelopment and urban renewal. No. 62 Fuk Wing Street is in fact the only remaining pre-World War II shophouse in the street. There are alterations and additions, for example, the balconies at the first and second floors have been enclosed by modern aluminium-framed windows, and there is an additional one-storey structure on the original roof; however, the architectural authenticity of the building is kept to a large extent.

**Rarity,
Built Heritage Value
& Authenticity**

The social value of the building lies in the fact that it is a typical pre-World War II Tong Lau (唐樓) where business was, and still is, being operated on the ground floors while residential accommodation is located on the upper floors, thus signifying the history of Sham Shui Po being an old district with mixed residential and commercial/ retail uses. Therefore, it has social value and local interest as well as being a part of Hong Kong's history.

**Social Value
& Local
Interest**

The building is within a walking distance with a number of other historic buildings, such as Sham Shui Po Police Station (深水埗警署) (Grade 2), Sam Tai Tsz Temple (三太子宮) (Grade 2), Mo Tai Temple (武帝廟) (Grade 2), Pak Tai Temple (北帝廟) (Grade 3) and a row of shophouses at Nos. 117-125 (odd numbers) Nam Cheong Street (南昌街 117-125 號的單數門牌號) (Grade 3).

Group Value

Historic Building Appraisal

No. 96 Apliu Street, Sham Shui Po, Kowloon

The building at No. 96 Apliu Street is a 3-storey Tong Lau 唐樓 *Historical Interest* (Chinese residence, shophouse) built between 1929 and 1936. It stands on Section B of N.K.I.L. No. 1215. According to the *Government Gazette* in 1929, the public auction for the sale of N.K.I.L. No. 1215 (the lot number before being sub-divided) was held in April 1929. In November 1936, the government re-arranged the house numbers of Apliu Street, to the effect that what was “No. 145 Apliu Street” has become “No. 96 Apliu Street” – a street number has since been adopted until now.

Sham Shui Po (深水埗) was originally a rural area. There was once a pier nearby built close to rocky cliffs where the deep water allowed easy anchorage of boats. Thus the name Shum(deep) Shui(water) Po(pier). The earlier reclamations were done at the expense of the owners of large lots. From 1912, the government started to develop the area by building new roads, reclaiming land and filling the water tunnel to link scattered flat lands together. A second reclamation scheme was begun in 1919, which attracted more people to move into the area. Apliu Street (鴨寮街) originates from a village having a cluster of duck sheds which was cleared in 1909 for the construction of the Street and the works was completed in 1920.

The earliest recorded owner of No. 96 Apliu Street was **Mr Wong Yiu Tung** (黃耀東) who was a well-known businessman and landowner in Sham Shui Po. **Mr Wong**, together with other residents, donated money to build **Sham Shui Po Public Dispensary** (深水埗公立醫局) (Grade 2 building) for the benefits of the locals. This property was re-registered under the names of two members of the Wong family, namely, Mr Wong Kam Pun (黃錦洋) and Mr Wong Kam Chu (黃錦儔) in 1942, when the Japanese authority set up the House Registration Office to re-register deeds which were registered by the British administration and to register subsequent transactions affecting land.

The building at No. 96 Apliu Street is also long associated with a traditional family-owned textile retail trade which is important to the social and economic development of Sham Shui Po. The existing retail shop, known as Maxington Textile Ltd. bearing Chinese characters “萬興泰紡織品有限公司” has been operating at the ground floor for many years, while the upper floors have been used as residence and store.

No. 96 Apliu Street is in the form of **Verandah Shophouse**. It was built *Architectural*

on an elongated rectangular plan with narrow frontage facing southwest. The upper floor verandahs project over the pavement supported on columns with column capitals to form a covered walkway in front of the shop on the ground floor. The construction is a reinforced concrete frame structure with brick partitions internally. The building is painted in white, with the Chinese name of the textile retail shop painted in red vertically on the columns at the ground floor. *Merit*

The front façade presents a rather elegant appearance in Neo-classical style with pseudo-classical or Mannerist type features replacing pure classical features. One of the special architectural features is **a pair of classical circular columns** at the balcony of the first floor, which is not usual for pre-war shophouses. Other original features include the square-shaped columns on the ground floor and their stylish-decorated capitals and plinths, the balustrades at the first floor balcony, and the parapet and decorative column heads at the roof.

This type of shophouse is now becoming rarer in Hong Kong due to redevelopment and urban renewal. There are alterations and addition, e.g. the balcony at the first floor and the roof are enclosed by modern metal-framed windows, but it is in fact one of the few remaining shophouses at this street kept in rather authentic condition, which makes it more worth preserving. *Rarity, Built Heritage Value & Authenticity*

This is a good example of a family-owned Tong Lau 唐樓 where a family business was, and still is, being operated on the ground floor while its store and residential accommodation are located on the upper floors, thus signifying the history of the area being an old district with mixed residential and commercial/ retail uses with many light industries which were set up in the area in the 1920s, and greatly expanded in the 1930s. *Social Value & Local Interest*

The building is within a walking distance with a number of other historic buildings, such as the Sam Tai Tsz Temple (三太子宮) (Grade 2), Mo Tai Temple (武帝廟) (Grade 2), Pak Tai Temple (北帝廟) (Grade 3) and the row of shophouses at Nos. 117-125 (odd numbers) Nam Cheong Street (南昌街 117-125 號的雙數門牌號) (Grade 3). *Group Value*

Historic Building Appraisal
Shek O Bus Terminus Building,
Shek O, Hong Kong

The building at Shek O Bus Terminus was constructed in 1955. It was formerly used by the China Motor Bus Company Limited (中華汽車有限公司, “CMB”) as a bus terminus, a watchman’s quarter and garage. The earliest bus service to Shek O commenced operation in the 1920s, when the Hong Kong and Shanghai Hotels Limited (香港上海大酒店) operated a bus route between the Hong Kong Hotel (香港大酒店) and Big Wave Bay (大浪灣) in Shek O. In June 1933, even though the CMB gained a franchise to operate bus service in Hong Kong Island, it did not takeover the said bus route.

*Historical
Interest*

Shortly after the Second World War, with the permission of Hong Kong government, the Shek O Residents Association started to operate a bus service by their own for Shek O villagers. This bus service was started in March 1947. At the time, the bus fare for regular passengers and students were \$30 per month and \$25 per month respectively. The fare for occasional passengers was \$0.5 per trip. This bus line, running between Shek O and Shau Kei Wan, continued to be operated by the Shek O Residents Association until the CMB extended their service to Shek O by operating a new bus route No. 9 in 1951.

The new bus route No. 9 was formally started on 16 April 1951. At the start, there were only 4-scheduled buses in weekdays and 9-scheduled buses in the weekends daily. The regular bus fare was \$0.7. More buses were arranged in summer time when a lot of residents would go to the beaches in Shek O. The New World First Bus Services Limited (NWFBS) took over the No. 9 bus route from 1 September 1998 until now. The Shek O Bus Terminus building serves as a terminus for one of Hong Kong’s last remaining rural bus routes, namely, the No. 9 bus route from Shau Kei Wan MTR station.

Shek O Bus Terminus is designed by Hsin Yieh Architects (興業建築師) which was founded by a well-known Chinese architect Su Gin Djih (徐敬直). It is a two-storey utilitarian building of reinforced concrete frame with beams and columns which support the first floor slab, the cantilevered balcony, and the mono-pitched flat roof. The use of RC framing allows hollowed-out spaces for the bus shelter, open balcony and stairwell creating the illusion of a floating box. A rear staircase provides access to the first floor from the car park. built in the Modernist or International Modern style. This style of architecture is generally accepted as having originated in Germany at the Bauhaus school of art in the 1920s.

*Architectural
Merit*

The elegantly composed volumes together with the cantilevered first floor slab and roof slab give the building a sticking elegance and lightness. The horizontal emphasis derives from the prevalent International Mannerist of the time. Natural organic materials are used in the masonry plinth, the end flanking walls and the stacked stonewall at the NW and the stack stone wall at the NW end which anchors the building to the ground. The use of stone cladding in this way possibly derived from so-called “organic architecture” that is visually and environmentally compatible and closely intergraded with the site. There are a number of examples of this style to be found in Hong Kong, but the most famous was Frank Lloyd Wright’s.

Fallingwater (Kahn House), built in 1935-39, has been described as arguably the most important twentieth-century house in the United States. The use of natural materials contrasts with the plain man-made concrete structure and is said to symbolize both the romance of nature and the triumph of man. The playful use of Art Deco lettering on the balcony fascia and the chevron shaped ventilation holes in the shelter wall of Shek O Bus Terminus Building are typical of 1950s decorative art and give the building a cheerful and appealing look. This unique character and appearance is a great reminder of a certain period of history in Hong Kong.

The small bus terminus is possibly unique in Hong Kong and should be considered to be a rare piece of iconic 1950s architecture with built heritage value. It has retained its authenticity although some windows and a doorway in the rear elevation have been blocked up and the staircase balustrading replaced. Doors and windows to the ticket office and quarters have also been replaced. These alterations are considered to be easily reversed.

Shek O Bus Terminus has been a landmark building in Shek O Village. It has served the community for over 50 years and therefore has considerable social value. Local residents and tourists have used it over the past decades and it is therefore has a great deal of local interest. The bus terminus also offers an opulent ambience of an outdoor wedding photography which takes place from time to time.

The social value of Shek O Bus Terminus will also lie in the role it plays in the film heritage and entertainment industry. For example, it will be featured in a Hollywood film titled “Contagion” conducted by Steven Soderbergh (史提芬蘇德堡) and starred by Matt Damon (麥特戴蒙), Jude Law (裘德·洛) and Josie Ho (何超儀). This example reflects the scenic character of the site.

**Rarity,
Built Heritage
Value &
Authenticity**

**Social Value
& Local
Interest**

Shek O Bus Terminus contributes to the visual quality of its vicinity and its modernist appearance blends in well with the neighbouring school and clinic built in early post-WWII times, that is, the nearby Shek O Man Sun School (石澳文新學校) and the Shek O Health Centre (石澳健康院) together with its memorial archway (*pai-fong* 牌坊) that is inscribed with the calligraphy of R.C. Lee (利銘澤) (1905-1983). Thus, Shek O Bus Terminus is one of a building cluster of harmonious design and style, exhibiting the development of modernist architecture in this part of Hong Kong Island. **Group Value**

The bus terminus building could possibly be converted into a small shop or tourist information office, but whatever use the building is put to, fitting out and alternation works must be controlled so as not to lose the unique character of the building. **Adaptive Re-use**

Historic Building Appraisal
Zonta White House,
No. 4010 Tai Po Road–Yuen Chau Tsai, Tai Po, N.T.

Zonta White House (崇德家福軒) is a western house standing on the summit of a hill overlooking Tai Po Road. It was constructed in **1906** for the accommodation of the managerial staff engaged on the construction of the **Kowloon-Canton Railway** (九廣鐵路). The house and the adjacent guest bungalow and servants' quarters sit in six acres of grounds close to the railway and some 167 steps lead up to the site from the old railway station of Tai Po Kau (大埔滘). After the completion of the Railway work, the house was no longer required for that original purpose and it was taken over by the Government to become quarters for civil servants. At first the house was named **White Cottage**. It was renamed as **White House** around 1935. *Historical Interest*

Contrary to its original use for accommodating the Kowloon and Canton Railway's managerial staff, in the early 1920s the house was used as quarters for the **Inspector of Vernacular Schools in Tai Po**. At one time during the pre-WWII times, it was leased to the **Bible Churchmen's Missionary Society** (BCMS, 聖經差會), an evangelical Protestant (Anglican) missionary society which was founded in 1922 and commenced work in the following year in China, including Tai Po in the New Territories. In the early 1930s, it became the mess for the accommodation of **private individuals** such as Henry Jemson Tebbutt (an architect with Palmer & Turner) and Ernest Oswald Schroeter (an assistant of H.K. Land investment & Agency Co. Ltd).

The White House was left vacant for many years in the late 1930s. In government records it was described as a "white elephant" as the repairing and maintenance caused financial burden. The government once tried to put it for auction in 1939 to get rid of this burden but no prospective buyer turned up and the auction failed. During the Japanese occupation (1941-45), the White House became a Japanese military police headquarters where interrogation and torture took place. And, as part of a policy of subjugation and control the Japanese would pick out villagers and execute them in the grounds of the site. It is believed that the White House suffered from looting or bombing and was in ruin during the wartime.

After World War II, the White House was renovated to become government staff quarters and since then many civil servants and their families have lived there. They included, chronologically from the 1950s to the 1980s: **Pat Dodge** (Assistant Director of Commerce & Industry Department), **Paddy Richardson** (Deputy Director of Urban Services), **Jack Cater** 姬達 (Chief Secretary),

Denis Bray 黎敦義 (Secretary of Home Affairs), **S. J. Chan** 陳瑞璋 (District Commissioner of Tsuen Wan), **Dennis Wraggett** (Land Surveyor for Shatin District office), **Peter Pelham** (Assistant District Commissioner of Tai Po) and **Toby Jenkyn-Jones** (Government barrister).

The White House is now no longer used as government quarters and for a number of years has been let to a non-governmental organisation (NGO) offering social services to the community. Since 1999, it has been used by the Hong Kong Family Welfare Society (香港家庭福利會) as a family retreat centre and given the name of “Zonta White House”.

Zonta White House is situated on a flat site formed on a hillside facing Tolo Harbour (吐露港). The house is surrounded by a lawn and trees. Access is via a footpath only. There is no vehicular access. The kitchen, utility areas, and servants’ quarters are detached from the main part of the house, which was the usual practice in those days to afford a certain degree of privacy during off-duty hours for both employer and employee alike.

*Architectural
Merit*

The House is an asymmetrical **two-storey detached villa** with white painted walls set off by a deep plinth and topped by a wide projecting cornice and parapet above. The tall transom windows are regularly spaced and protected from the weather by hood mouldings. The front entrance, which is protected by a simple porch, is situated in an angled or canted two-storey projecting bay, a typical architectural feature of English Victorian and Edwardian suburban villas. There is a front verandah at ground floor level which has been enclosed with security bars. The roof is partly pitched and partly flat with projecting chimney stacks. The architectural style may be described as a stripped neo-classical colonial style.

Internally the rooms have high ceilings, painted walls and ceilings, modest ceiling coves or cornices, tall windows, glazed and paneled doors, wood block floors and wooden skirting boards. The wooden staircase has kite-shaped winders at the turn. The walls are thick for warmth in winter and coolness in summer. Some of the rooms have simple blocky fireplace mantelpieces in the so-called modern Cubist style quite innovative for 1906 when the house was built.

This type of old colonial style house and its luxurious setting are now quite rare, not only for the New Territories but also for Hong Kong. It is certainly part of the built heritage of Tai Po. As far as can be seen, the house **remains authentic** in spite of the various interventions, which include an external fire escape, a cat ladder to the flat roof, security bars, and surface mounted conduits

*Rarity,
Built Heritage
Value &
Authenticity*

and cables on walls. It is suspected that the wood block floors, wooden staircase, and some doors and windows are replacements under war reparation works for items looted for firewood during the Japanese occupation. Bathroom and kitchen fittings are modern.

It has been well known as ‘Tai Po White House’ (大埔白屋) by the Tai Po residents, especially those who have long been living in nearby villages. The house was not only a place for the civil servants to live in, but also a venue for gatherings. In the early 1970s, B.B.Q. and meals after the Tuen Ng Festival dragon boat competitions were routinely held in the White House open grounds, where the villagers from Sze Heung (四鄉) – namely, Sheung Shui (上水), Fanling (粉嶺), Sha Tau Kok (沙頭角) and Ta Kwun Ling (打鼓嶺) - would be invited to join. Being a nice place for re-union, the White House was nicknamed by some of the guests as ‘Tai Po Hilton’.

***Social Value
& Local Interest***

Around the White House site, there are several Chinese graves which are unmarked and unattended and may be those of fishermen’s children as Tai Po Kau has always been a fishing village. As said, the house is associated with a grisly history of torture and execution during the wartime. Over the years there are old stories surrounding the house and the strange goings-on that are supposed to happen there. Therefore, the White House has also often been known locally as the ‘Ghost House of Tai Po’.

The White House is one of a group of buildings in the Tai Po area which made up the seat of colonial government administration in the New Territories, including two declared monuments, the Old District Office North (舊北區理民府) in Wan Tau Kok Lane and the Island House (前政務司官邸) in Yuen Chau Tsai, as well as graded buildings such as the Old Police Bungalow (舊警察宿舍) in Nos. 173 & 175 Kwong Fuk Road and the Tai Po Lookout (大埔瞭望台) in No. 11 Lookout Link,

Group Value

It has been used for a number of years by a NGO providing social services to the community. As a low-rise two-storey building within its own compound, it might be found an adaptive re-use such as a training centre, the only drawbacks being difficulty of access and shortage of car parking space.

Adaptive Re-use

Historic Building Appraisal
Ceramic kiln, Hin Fat Lane,
Castle Peak Road, Tuen Mun, N.T.

This kiln is located in Tuen Mun off the Castle Peak Road near the 19.5 mile-stone. It is locally called “Castle Peak Pottery Kiln” [青山陶窯] or “Dragon Kiln” [龍窯]). The kiln was itself constructed of bricks probably in about 1940. It was founded by an overseas Chinese named Szeto Nu Tao (司徒怒濤). The story goes that Szeto’s initial aim to build the kiln was to produce potteries for export to overseas market, but the kiln under his operation was not capable of producing pottery items fine enough for overseas customers; therefore, the kiln was used to produce village potteries and cooking utensils for domestic uses.

*Historical
Interest*

A pottery craftsman Leung Sum (梁森) took over the kiln in 1951. Having started making pottery in Shiwan, Guangdong province (廣東省石灣) since the age of 8, Mr Leung came to Hong Kong in 1949 when the pottery industry in Shiwan underwent a downsizing. He at first worked as a foreman at the kiln, but later, in 1951, he bought the kiln. He took over the kiln’s operation together with his native place compatriots and his wife (a native from Foshan 佛山, who married him in in 1947). The firewood for the fire chamber of the kiln was obtained from the hillside nearby.

Under the management of the Leung family, the kiln produced a variety of household ceramic items (缸瓦) such as cooking utensils, flower pots, small saucers for lighting oil (點油燈碟), traditional Chinese money boxes (古老錢罌) which were sold to Kowloon, Hong Kong Island and elsewhere in the territory. The items were sold in the style or firm name of “Tao Sing” (陶星), later “Kung Hop Pottery Kiln” (工合陶窯) and “Hong Kong Ceramic Arts Studio” (香港陶瓷藝術室). In its heyday, the kiln had more than 30 employees who engaged in firewood collection, packing of products and delivering products to city areas.

Later on, due to the competition from the cheaper products from other parts of Asia, the business gradually diminished. During the late 1970s the kiln was used only occasionally used by local artists to have their own pottery works be fired there for the special kiln effects on the glazes which were not readily accomplished in modern electric kilns. The kiln stopped operation in 1982 and the area has since then been used for residential and storage purpose.

The wood-fired brick kiln is of an old design known as “dragon kiln”, which had a lengthy history of at least two millennia in South China, especially popular during Song and Yuan dynasties. Its fire chamber is long in shape usually lying

*Architectural
Merit*

along an upward slope, which earns the name “dragon kiln”. This kiln in Tuen Mun was built following the Shiwan model. Constructed of bricks, it is vaulted, and has a length of about 20 meters. Two entrances at the south side lead into the fire chamber for the stacking of pots.

At the ceiling of the fire chamber there are rows of firing holes, with 5 holes at each row, from where workers can observe the firing inside the kiln and put the lighting woods into the chamber. An experienced operator can gauge temperatures by watching the fire through the holes at the roof. Firing temperatures normally range between 1200°C and 1300°C. The method is simple but relies on the experience of the workers. At the end of the fire chamber there is a chimney of about 7 metres high for emission of smoke during the process. At the outside along the fire chamber there are brick pillars for supporting an old roof covering the kiln in the past, which had been damaged and dismantled. There is also a slope at each side of the kiln as the path for workers to go up and down the kiln during the firing process.

The kiln in Tuen Mun is a rare example of dragon kiln, a type in early use in China, peculiar to Fujian Province and later adopted in Korea. It is probably the only remaining dragon kiln in Hong Kong with intact condition, although remains of dragon kiln were unearthed at Sheung Wun Yiu Village, Tai Po (大埔上碗窑村) during the archaeological investigations in the 1990s. ***Rarity, Built Heritage Value & Authenticity***

The fact that the Tuen Mun kiln was built following the Shiwan model signifies the connection of pottery technology between Hong Kong and mainland China. It is also a testimony of the entrepreneurship of Hong Kong’s immigrants. The kiln is still structurally sound and it remains its authentic appearance, though the area around the kiln is used for storage purpose.

The wood-fired “dragon” type kiln constructed of bricks is of certain social value and local interest in the past as it was used to produce village potteries and cooking utensils for domestic uses in all parts of the territory including Kowloon and Hong Kong Island. ***Social Value & Local Interest***

The kiln has group value with the other old buildings in its environs, such as Shing Miu at Sam Shing Hui (三聖墟聖廟) (Grade 2). ***Group Value***

Historic Building Appraisal
Former Perowne Barracks, Gurkha Temple,
No. 2 Castle Peak Road – Castle Peak Bay, Tuen Mun, N.T.

Constructed between 1961 and 1963, the Gurkha Temple was a place for the Gurkha regiment of the Royal Engineers to perform Hindu religious services. It is located in the former Perowne Barracks (寶龍軍營) which was built by the Gurkhas who stationed at the Barracks. The Perowne Barracks, originally called Tai Lam Military Camp, is a former British Army barracks in Hong Kong. It stood on War Department Lot (W.D. Lot) No. 26 which is a plot of 27.98 acres on the north of Castle Peak Road (青山道) and immediately west of a stream. The lot was transferred to the Military Authorities in 1931. *Historical Interest*

The Gurkhas came to Hong Kong in 1948, and gradually became a major component of the British Army in the territory, especially after Malaya declared independence from the United Kingdom in 1957. Tai Lam Military Camp was later renamed Perowne Barracks, which was named after Major General Lancelot Edgar Connop Mervyn Perowne (1902-1982), the first Colonel of the Gurkha Engineers (unit of the Royal Engineers) and later Major General of the Brigade of Gurkhas.

The Perowne Barracks was closed in 1994 as part of the scale-down scheme of military establishment prior to the handover of Hong Kong to Chinese sovereignty in 1997. During the 1990s, part of the Barracks site was used by Lingnan College (嶺南學院) as temporary student dormitory. The site has also been used as a training school of the Customs and Excise Department, and is now the office of a charity organization, Crossroads Foundation. The former barracks is also used as a checkpoint for the annual Trailwalker event along the MacLehose Trail.

The Gurkha Temple is a single storey building of north-south orientation, with its front façade facing south and the altar facing north. It stands at the northern end of an elongated open space, with a dozen other blocks on each side of the space in a rather symmetrical manner, which gives the Temple a prominent location as a central point of attention and an un-obstructed view to Castle Peak Road. *Architectural Merit*

The Temple is built in 1950s Post-Modernist style with a reinforced concrete structure featuring plain rendered painted walls, triple-pitched cantilevered entrance canopy, flat roof, portal frames, metal-framed windows, intertwining vine decorations to front entrance columns, and ornamental fretwork gable boards to canopy.

The Temple is built to a plan similar to the cross section of a mushroom. In front of the building is a forecourt surrounded by a low wall about two feet high enclosing the east, south and west, with an opening at the centre of the south side. There is thick plantation on both sides of the building. Externally it is painted in light brown. The front façade is equally divided into three sections, with each section a window door. Each section is topped with a pitched canopy on its top. There are motifs of intertwining vine both at the low wall and the front entrance columns as decoration.

The auditorium is wider at front façade side, and goes narrower when approaching the altar, like a stem of a mushroom. However the altar, like the top of a mushroom, is wider than the front façade. Internally it is simply painted in white and yellow, with the floor paved with brown floorboards.

Architecturally, the Temple is designed in a functional manner, which is in line with the purpose of a building inside a military base. However decorations of plant motif are made to distinguish its spiritual function as a temple.

There are only two Gurkha temples which still remain in Hong Kong. Apart from this one at the former Perowne Barracks, the other one is the Hindu Temple at Burma Lines, Fanling (粉嶺皇后山軍營印度廟). Therefore this building is a rare testimony of the lives of Gurkha soldiers in Hong Kong. ***Rarity, Built Heritage Value & Authenticity***

As Perowne Barracks was a military site and was not open to the public for most of the time, the use of the Temple was limited to the Gurkha soldiers and their families. However, given its historical background as a place of worship by the Gurkha community in Hong Kong, there is social value and local interest of the building. Its current use as office for charity organization gives rise to the chance of appreciation by the general public. ***Social Value & Local Interest***

There are several historic buildings nearby, such as Shing Miu at Sam Shing Hui (三聖墟聖廟) (Grade 2) at Ching Shan Wan, and Hum Ying Study Hall at So Kwun Wat Tsuen (掃管笏村含英書室) (Grade 3). ***Group Value***

Historic Building Appraisal
Former Perowne Barracks, Kesarbahadur Hall,
No. 2 Castle Peak Road – Castle Peak Bay, Tuen Mun, N.T.

Kesarbahadur Hall was named after Havildar Gurung Kesar Bahadur of 3rd Battalion of 6th Gurkha Rifles who lost his life in a battle in 1945. Built before 1956, it is believed to be the oldest existing building in the Perowne Barracks. It was used to hold recreational activities for soldiers who stationed at the Barracks such as film screening, performance and assembly. Sometimes training courses for young soldiers would also be conducted there. *Historical Interest*

The Perowne Barracks (寶龍軍營) was named after Major General Lancelot Edgar Connop Mervyn Perowne (1902-1982), the first Colonel of the Gurkha Engineers (unit of the Royal Engineers) and later Major General of the Brigade of Gurkhas. It was originally called Tai Lam Military Camp. The Barracks stood on War Department Lot (W.D. Lot) No. 26 which is a plot of 27.98 acres on the north of Castle Peak Road (青山道) and immediately west of a stream. The lot was transferred to the Military Authorities in 1931.

The Perowne Barracks was closed in 1994 as part of the scale-down scheme of military establishment prior to the handover of Hong Kong to Chinese sovereignty in 1997. During the 1990s, part of the Barracks site was used by Lingnan College (嶺南學院) as temporary student dormitory. The site has also been used as a training school of the Customs and Excise Department, and is now the office of a charity organization, Crossroads Foundation. The former barracks is also used as a checkpoint for the annual Trailwalker event along the MacLehose Trail.

Kesarbahadur Hall is simple and functional military building. The building form, in particular the profiled metal roof, appears to have been influenced by the “Nissen hut” and its variant “Quonset hut”, both designed as economical huts for the First and the Second World Wars respectively. *Architectural Merit*

Kesarbahadur Hall is a single storey, double height building of east-west orientation, with its front façade facing west and the stage facing east. It stands on a narrow flat piece of land between two slopes, next to a vehicular road accessed by a flight of steps. The west section has a flat roof two-storey structure with main entrance, foyer and box office at ground floor and projection room at the first floor. Externally the main entrance at the ground floor is decorated with stone cladding, while the name plate “SSVC” (Services Sound and Vision Corporation, a charity set up to entertain and inform Britain’s armed force) and the building name in capital letter “KESARBAHADUR HALL” are inscribed at

the First Floor.

At the southern and northern exterior walls of the projector tower the number “37” is painted to indicate the block number of this building. A concrete plaque is placed over a window at the north elevation inscribed possibly with details of the army unit constructing the Hall. The walls of the other three sides of the building are made of concrete to support the half cylindrical arched roof made of curved corrugated steel sheets.

Passing the main entrance there is entrance foyer and box office. Two doors, one at the left and another at the right, lead to the auditorium which had 150 seats in the past. The stage is at the eastern side. Other ancillary facilities include a plant room and a kiosk.

Many of the accessory facilities are original, such as the cast iron rainwater pipes and hoppers, timber doors with brass ironmongery at the main entrance, original signage, etc.

Kesarbahadur Hall is believed to be the oldest existing building in the Barracks. Its purpose of providing a multi-function space for recreation and training is to some extent a testimony of the British Army Gurkhas’ lives in Hong Kong. Although minor alterations or degradation may be evident, the Hall retains its architectural authenticity.

***Rarity,
Built Heritage
Value
& Authenticity***

As the Perowne Barracks was a military site and was not open to the public for most of the time, the use of the multi-functional hall was only limited to the soldiers and their families. However, the Hall is of social value and local interest as it displays a contribution to the overall historic cultural significance of the Barracks site. Its current use as office for charity organization gives rise to the chance of appreciation by the general public.

***Social Value
& Local
Interest***

There are several historic buildings nearby, such as Shing Miu at Sam Shing Hui (三聖墟聖廟) (Grade 2) at Ching Shan Wan, and Hum Ying Study Hall at So Kwun Wat Tsuen (掃管笏村含英書室) (Grade 3).

Group Value

Historic Building Appraisal

No. 23 Coombe Road,

The Peak, Hong Kong

The house now known as ‘Carrick’ at No. 23 Coombe Road (which falls on Rural Building Lot 731) was constructed in 1887. It was obviously designed as a private luxury house used for residential purpose. Its first owner was John Joseph Francis (1839-1901), or J.J. Francis, as he preferred to be known. J.J. Francis purchased the plot of land on No. 23 Coombe Road in March 1886. In the following year he had his house, which he called ‘Stonyhurst’, built on the site. The house was named after Stonyhurst College in Lancashire, England, where he had been educated and intended for the Roman Catholic priesthood. The house was renamed as ‘Glen Iris’ in 1919 and it was so called until 1972/73 when it was renamed as ‘Carrick’ – a name that has been adopted since then. *Historical Interest*

Born in Dublin (Ireland), J.J. Francis came to Hong Kong as a military officer in the 1860s. He was admitted as a solicitor in January 1869, then as a barrister in April 1877. Shortly after his own admission to the Hong Kong Bar, he signed an affidavit in support of the application of Ng Choy (伍才) (1842–1922), the first Chinese to be admitted to practise in Hong Kong. Ng Choy, otherwise known as Wu Ting-fang (伍廷芳), was the first unofficial Chinese member of the Legislative Council who later joined the Chinese administration as a diplomat. In April 1879, J.J. Francis was appointed Puisne Judge of the Supreme Court. In February 1886 he was appointed Queen’s Counsel (Q.C.) and became the third barrister on whom the honour had been conferred in Hong Kong.

J.J. Francis was prominent in civic affairs in a number of respects. In 1878 Governor Sir J.P. Hennessy appointed a committee of four (including C.V. Creagh, W.M. Deane, E.J. Eitel, J.J. Francis) to investigate the issue of *mui-tsai* (妹仔, indentured Chinese girls working as unpaid domestic servants). This committee recommended the constitution of a Chinese association for the protection of women and girls. As a leading barrister and Queen’s Counsel, J.J. Francis is remembered in the history of Hong Kong for drawing up the rules for enacting the formation of the said association (i.e. Po Leung Kuk Incorporation Ordinance). Set up in 1878, the said association adopted the Chinese name Po Leung Kuk (保良局) and is still active in Hong Kong today. J.J. Francis’ name was sinologised in the Po Leung Kuk Archives as 法蘭些士 or 佛蘭些士.

The best part of J.J. Francis’ life came after he purchased the plot of land on Coombe Road and built ‘Stonyhurst’. He served on the Finance Committee of the Alice Memorial Hospital (雅麗氏紀念醫院), founded by a prominent

Chinese, Dr. Ho Kai (何啟) (1859–1914) and opened in 1887. In the same year he was appointed as standing counsel for the Hong Kong College of Medicine (香港西醫書院, “the College”) where Dr Sun Yat-sen (孫逸仙) (1866–1925) took up his medical studies. J.J. Francis was on the platform at the first graduate ceremony of the College, held in the City Hall on 23 July 1892. On his death the Court of the College passed a resolution expressing appreciation for his services. When bubonic plague attacked Hong Kong in May 1894 the Sanitary Board (潔淨局) formed a committee of three, with J.J. Francis as chairman, to cope with the emergency. In 1895, the Governor Sir William Robinson sent him a silver inkstand as a commemoration for his services during the plague.

J.J. Francis added to his popularity with the community in general by lecturing on various subjects in the Chamber of Commerce and the City Hall, the topics of his lectures ranged from Jesuitism (in 1872) to the Crown Colonies (in 1889). He was, at one time, editor and proprietor of the English local newspaper *The China Mail* (德臣西報). His name was also identified with the Odd Volumes Society, the Navy League and the China Association, of which he was the local branch chairman at the time of his death. His funeral on 30 October 1901 took place at the Roman Catholic Cemetery at Happy Valley. The Right Rev. Bishop Piazzoli (和主教) conducted the funeral service, among those present being the then Colonial Secretary James Stewart Lockhart (駱克), Sir Thomas Jackson (昃臣), Hon. C.P Chater (遮打) and Dr. Ho Kai.

No. 23 Coombe Road changed hands a number of times in the past. Its owners were, in succession, J.J. Francis (1886-1901), The China Fire Insurance Co. Ltd. 中華火燭保險行 (1901-1903), Ahmet Rumjahn (1903-1910), J.J.B. (1910-1918), D.V. Falcorner (1918-1921), The Hongkong Electric Co. Ltd. 香港電燈有限公司 (1921-1976), Cavendish Property Development Ltd. (1976-1993) and then Juli May Ltd. The aforesaid Ahmet Rumjahn was a broker and estate agent conveying on business on Hong Kong Island; himself an Indian Muslim, he served as a member of the Sanitary Board in 1905 along with British board members and several Chinese.

The two-storey house at No. 23 Coombe was designed in classical style by an architectural firm called Danby & Leigh. When James Orange joined in 1890, the firm was renamed Danby, Leigh & Orange, which evolved into Leigh & Orange when William Danby left the firm in 1894. **Architectural Merit**

The house is built on a platform supported by a retaining wall topped by a classical style parapet. The first floor (*piano nobile*) level is accessed through a portico reached by a flight of external steps flanked by stepped planters, and there is a porch over the landing at the top of the steps. Though modest in scale,

the house has a traditional *piano nobile* at 1/F level and a service floor at G/F level with external ornamental classical features typical of Palladian villas. Palladianism became popular in England from the mid-17th century and in other parts of Europe, e.g. Ireland where the house's first owner came from. Later when the style was falling from favour in Europe, it had a surge in popularity throughout the British colonies.

The elevations of the house are divided into bays by rusticated piers or pilasters. The corners of the building have stucco groins. Moulded stucco bands run around the building. The ground floor windows are smaller than the first floor windows with curved heads and deep reveals. The wide first floor windows have plain segmental arches with central keystones. The walls are finished with painted rough cast rendering. A moulded cornice runs all around the house at eaves level.

'Stonyhurst' bears witness to a historical period when the coolies' labour was much needed in the construction of buildings in Hong Kong. In 1889, two years after the completed of 'Stonyhurst', the Governor Sir George William Des Vœux described the building of houses on the Peak in these words: "every brick, stone, timber, and other article used in construction, as well as the furniture on completion, requires to be carried on coolies' shoulders for distances varying from one to two miles to a height of 1,100 to 1,600 feet".

Before the construction of 'Stonyhurst' in 1887, J.J. Francis had lived at a number of Hong Kong addresses which included Mosque Street, Alexandra Terrace, Caine Road, Bonham Road and Seymour Terrace. At present, the only remaining building in which he lived is 'Stonyhurst', a piece of architecture with built heritage value. ***Rarity, Built Heritage Value & Authenticity***

No. 23 Coombe Road is one of the oldest surviving European houses on the Peak. It was built in 1887, when the Peak could boast of hardly more than a few houses. At the time the Peak Tramway was not yet opened for public. The Mid-Levels were then struggling to attract residents, May Road being but a footpath, and Caine Road considered fairly high up.

The social value of No. 23 Coombe Road partly lies in its association with J.J. Francis during the period 1886 to 1901, at a time when he did something for the historic development of Hong Kong that merits recognition. As the only remaining building in which J.J. Francis lived, it has interest for historians. ***Social Value & Local Interest***

Other historic items on the Peak include the Gate Lodge of the Former Mountain Lodge, Matilda Hospital, Former Peak School, The Peak Tramway ***Group Value***

Office, Peak Café, Peak Depot, and Peak Police Station. It is geographically very close to the Police Museum.

Historic Building Appraisal
Nos. 109 and 111 Lockhart Road,
Wan Chai, Hong Kong

The lease of the two Island Lots (IL 3521 S.A and IL 3521 RP) on which Nos. 109 and 111 stand, commenced in 1929. The first registered owner of No. 109 was **Mr Li Wing Tun**, whilst owner of No. 111 was **Mr Li Po Chun** (李寶椿) who was a prominent businessman and a major shareholder of The Bank of East Asia (東亞銀行). After the fall of Hong Kong in December 1941, **Mr Li Po Chun** stayed in Hong Kong and Nos. 109 and 111 were re-registered under his name as owner in 1942, when the occupying Japanese authority set up the House Registration Office to re-register deeds which were previously registered by the British administration and to register subsequent transactions affecting land. *Historical Interest*

Lockhart Road (駱克道) was constructed in the late 1920s as part of the Praya East Reclamation Scheme which was completed. The Road was gazetted on 14 June 1929, when its Chinese name was originally known as 駱客道. It is a long road commencing at the east boundary of the then Royal Naval Arsenal Yard (皇家海軍軍器廠) and terminating at its junction with Percival Street (波斯富街). Like other new roads in this part of Wan Chai, it was named after colonial government officials – in this case J.H. Stewart Lockhart, former Colonial Secretary and Registrar General.

Shortly after the Japanese takeover of Hong Kong, residents living around Lockhart Road were forced to move out to make way for the Japanese army to turn the area into a red-light area known as ‘entertainment area’ with brothels, singing stages, etc. After the war, Lockhart Road became a bar district where tourists and foreign soldiers on vacation came and enjoyed themselves. This part of Wan Chai is now a bar area with many restaurants, bars and pubs catered to the locals’ and tourists’ varied needs and wants. The area is also full of interior design houses and building materials shops.

The shophouses were built in the 1930s. The construction is a reinforced concrete frame structure with brick partitions internally. According to typical shophouse design, the plans are elongated rectangular with narrow frontages facing Lockhart Road. They are in the form of **Verandah Type Shophouse** having a projected verandah supported on granite columns over pavement. The façade features display a “**stripped neo-classical**” influence. There are balustrades on the upper floors and projected cornice on the roof parapet. At the common staircase entrance on the ground floor, there is a distinguished triangular shaped decorative pediment. *Architectural Merit*

The rapid redevelopment within the Wan Chai district caused demolition of large numbers of pre-war shophouses to make way for high-rise buildings. This pair of shophouses with its projected verandahs covering the public footpath is the last few reminders of the pre-World War II development in the Praya East reclamation which was undertaken in the 1930s. Nos. 109 & 111 Lockhart Road therefore are a rare piece of built heritage. Their architectural authenticity has been affected to some extent by enclosure of front verandahs and modern aluminum replacement windows but these alterations can be considered as reversible.

**Rarity,
Built Heritage
Value &
Authenticity**

The social value of the shophouse lies in the contribution it has made to urban development. It has evolved through several different types and this particular shophouse is part of the historical urban fabric.

**Social Value &
Local Interest**

Nos. 109 & 111 Lockhart Road, together with several other graded items in the area, form a group of very significant traditional shophouses in Wan Chai. They include those on No. 18 Ship Street (船街), Nos. 72, 72A, 74 and 74A Stone Nullah Lane (石水渠街), those on Nos. 6, 8, 10 and 12 Burrows Street (巴路士街), Nos. 2, 4, 6 and 8 Hing Wan Street (慶雲街), Nos. 1, 3, 5, 7, 9 & 11 Mallony Street (茂羅街) and Nos. 186, 188 & 190 Queens Road East (皇后大道東). Other physically close graded items include Hung Shing Temple (洪聖古廟) on Nos. 129-131 Queen's Road East and Wan Chai Market (灣仔街市) on No.264 Queen's Road East.

Group Value

Historic Building Appraisal
Pioneer Memorial Church of Seventh-day Adventists,
No. 17A Ventris Road, Happy Valley, Hong Kong

The construction of Pioneer Memorial Church of Seventh-day Adventists (基督復臨安息日會先導紀念堂) commenced in May 1938 and was completed in 1939. After that, it became the headquarters of the work of the South China Union Mission of Seventh-Day Adventists (基督復臨安息日會華安聯合會, hereafter “the Mission”). The foundation stone was laid on 27 October 1938 “to the glory of God and in memory of the Pioneers” (榮歸真神 紀念先導). *Historical Interest*

In 1936, the Mission carried out a campaign to raise funds among members for the erection of Pioneer Memorial Church (its first church in Hong Kong). Mr Larsen of the Mission had called on several occasions and discussed with the Superintendent of Crown Lands and Surveys the question of a site on which to build the Church and suggested various areas. Eventually, in 1937 the Mission acquired by auction the current site in Ventris Road which required cutting away, levelling and retaining wall preparatory to building.

The Church building was designed by Arthur Robert Fenton Raven, Esq. (an authorized architect in private practice) and built by Lam Woo & Co. (聯益公司). Established in 1895, Lam Woo & Co. was founded by Lam Woo (林護) who, together with Huang Mou-lin (黃茂林), Li Wei-zhen (李維楨) and the Rev. A.D. Stewart (史超域牧師) was instrumental to the setting up of St. Paul’s Church at Glenealy in 1911. Notable projects among the many completed by Lam Woo & Co. included St. Paul’s Church (aforesaid) and Fung Ping Shan Building at HKU, built in 1932, which remain standing today.

The local history of Pioneer Memorial Church of Seventh-day Adventists goes back to 1888 when Abram La Rue (亞伯蘭·拉路), First Adventist Missionary in Asia, arrived in Hong Kong to preach the Gospel. Initially, missionary work was mainly done on Hong Kong Island and gatherings were carried out in a rented place in Ice Street, Central. Later on, they commenced religious gatherings in Kowloon and the New Territories such as Shanghai Street (Yau Ma Tei), Hung Shui Kiu (Yuen Long) and Tai Po.

During World War II, the Church was used by the Japanese as a horse stable. After the War, Church services resumed and expanded to Shau Kei Wan, Siu Sai Wan, North Point, Sha Tin and Cheung Chau. The missionaries believe in advancing the philosophy of the Seventh-Day Adventists by educational development and medical care, and runs the Hong Kong Sam Yuk Secondary School (香港三育中學) next door as well as the Hong Kong Adventist Hospital (港安醫院).

The architectural style of the Church may be described as **Pseudo-Gothic**, *Architectural Merit* the distinguishing features being pointed windows with simple flowing tracery, coloured glazing, hood mouldings and buttresses. The three-storey Church has a pitched roof with gabled ends and is built on an east-west axis with a four-storey staircase tower on the north-west corner. The elevations are rendered or stuccoed and painted, except for the lower part of the front elevation facing Ventris Road which has been faced up with granite walling and painted.

The tower is square in plan with buttressed corners, a flat roof and battlemented parapet. Although the windows of the tower are pointed, the main entrance is rectangular in shape with wooden moulded and panelled double doors, and a fanlight of wooden tracery and coloured glazing. The doorway is flanked by lancet shaped panels with inscriptions in Chinese and has two inscribed and moulded name tablets above. Three wide granite steps lead up to the entrance from pavement level.

The top floor is used for worshipping. The nave has a centre aisle and seats arranged on each side for the congregation to sit during services. The chancel and sanctuary are situated at the east end separated from the nave by wide pointed arches. The roof construction is exposed and is particularly interesting featuring unusual hybrid scissor-trusses with braces and collars crossing and fixed to each other. The spaces between the truss components are filled with carved tracery in open trefoil and quatrefoil patterns. The walls are plain and painted white with rows of pointed windows and wall-mounted air-conditioners fitted at high level. Modern light fittings are suspended from the roof.

The front façade and elevations appear to have been little altered and therefore remains largely authentic. As mentioned above, the roof construction is very unusual and rarely found in Hong Kong. *Rarity, Built Heritage Value & Authenticity*

In addition to its religious role, the Mission has played an important role in educational development in Hong Kong, and therefore has social value and local interest. *Social Value & Local Interest*

Other religious buildings and school of historical value in the area include, *Group Value* for example, St. Margaret's Church at Broadwood Road, St. Paul's Primary Catholic School in Wong Nai Chung Road, and Tam Kung Temple in Blue Pool Road. Abram La Rue was buried in Hong Kong Cemetery, facing Pioneer Memorial Church in the distance.

The problem of adaptive re-use does not arise at present.

Adaptive Re-use

Historic Building Appraisal
Nga Tsin Wai Village, Entrance Gate,
Wong Tai Sin, Kowloon

The Nga Tsin Wai Entrance Gate was built in **1724**. Nga Tsin Wai (衙前圍) *Historical Interest* literally means “a walled village in front of a yamen [office of a local bureaucrat]”. This place name suggests that the village must have been in the vicinity of a yamen. Indeed, the Kowloon area has other place names referring to a yamen, for example, Nga Tsin Long (衙前壟, literally, “fields in front of a yamen”) immediately south of Kowloon City, and Nga Yau Tau (衙右頭, literally, “The right-hand side of a yamen”) in the upper end of Ma Tau Wai. Both of the places are very close to Nga Tsin Wai.

There is a saying that the village of Nga Tsin Wai was founded by three men who came to the area with the exiled Song Dynasty boy emperor Bing (宋帝昺) (1271-1279). One, Ng Shing-tat (吳成達) was a civil official, another, Chan Chiu-in (陳朝賢) was a military official, and the third, Li Shing-kwai (李成規) was also attached to the Song court in some capacity. When the boy emperor fell in 1279, the three men jointly established the village. The village was rebuilt in 1724 after the Coastal Evacuation in early Qing Dynasty.

Originally, the inhabitants lived scattered through the area, but, in 1724, a group of them built a walled village and came together to live inside the walls to defend themselves against bandits and pirate attack, whilst some preferred to settle elsewhere in the surrounding area. Later on, branches of the clans moved out of the area to Siu Lek Yuen in Sha Tin (沙田小瀝源), Tseung Kwan O (將軍澳) and Lamma Island (南丫島). Over time, most of the members of the Chan and Li clans moved out, and the village becomes almost entirely resided in by the Ngs.

Nga Tsin Wai was the head village of an inter-village alliance known as the Alliance of Seven in Kowloon (九龍七約) which was formed with the villages nearby for mutual defence against outside attack. This alliance in fact comprised nine villages, not seven. The reason for this is that originally the alliance was not of seven villages, but of seven *baojia* (保甲, a system of collective neighbourhood defence). Several of the villages included in the alliance are very tiny, and would certainly have been combined for *baojia* purposes with other, larger villages nearby. Nowadays, all the alliance member villages except Nga Tsin Wai had been cleared.

The construction of Nga Tsin Wai follows the traditional Chinese walled village layout. It consisted of a rectangular, almost square, walled enclosure with two-storied watchtowers at the four corners and an entrance facing the east. The walls, which stood about 12 feet high, were of bricks with stone foundations. The Entrance Gate and the Tin Hau Temple are located at the western and eastern end of the central axis of the village. Nga Tsin Wai was bordered by a wide moat (between 30 and 35 feet wide) spanned by a bridge leading to the single gate, but the Kai Tak Nullah (啟德明渠) built in 1942 came so close to the village that the moat had to go – it was filled in with the debris from the construction of the new nullah. **Architectural Merit**

The Entrance Gate is a one-hall two-storey structure with brick walls supporting its flat roofs of reinforced concrete. The doorway of the entrance is rectangular whilst its internal one is arched. The gate on top is embedded with a stone tablet with characters in Chinese “慶有餘” (Hing Yau Yu, literally, “celebration of over-abundance”). There is a niche housing the Earth God (土地) within the Entrance Gate. The original gun-chamber above the gate has been turned into the office of Nga Tsin Wai Rural Committee (衙前圍鄉事委員會).

The Entrance Gate is an item of built heritage value. There are other entrance gates in Hong Kong in this architectural style, but this one is unique in its history related to Nga Tsin Wai, which is the only remaining walled village in Hong Kong’s urban area. The original gun-chamber on the upper part of the Gate has undergone alterations. **Rarity, Built Heritage Value & Authenticity**

Presently, the original village layout of Nga Tsin Wai including the lane pattern is retained. However, the watchtowers were demolished and the moats were filled up. Most of the original village houses are gone and the remaining ones are dilapidated.

The Entrance Gate is of social value to the village dwellers. It was the only access to the village in the past and it provided protection to the village at times of crisis. The villagers closed and barred their gates against the attacks in 1854 and 1967 respectively, in the wake of the Taiping Rebellion and the leftist inspired riots. **Social Value & Local Interest**

The Entrance Gate has group value with other old buildings in its environs, such as the Tin Hau Temple of the village and the Ng Ancestral Hall. **Group Value**

Historic Building Appraisal
Nga Tsin Wai Village, Ng Ancestral Hall,
Wong Tai Sin, Kowloon

The Nga Tsin Wai Ng Ancestral Hall was built in **1962**. Nga Tsin Wai (衙前圍) literally means “a walled village in front of a yamen [office of a local bureaucrat]”. This place name suggests that the village must have been in the vicinity of a yamen. Indeed, the Kowloon area has other place names referring to a yamen, for example, Nga Tsin Long (衙前壟, literally, “fields in front of a yamen”) immediately south of Kowloon City, and Nga Yau Tau (衙右頭, literally, “The right-hand side of a yamen”) in the upper end of Ma Tau Wai. Both of the places are very close to Nga Tsin Wai. **Historical Interest**

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Originally, the inhabitants lived scattered through the area but, in 1724, a group of them built a walled village and came together to live inside the walls to defend themselves against bandits and pirate attack, whilst some preferred to settle elsewhere in the surrounding area. Later on, branches of the clans moved out of the area to Siu Lek Yuen in Sha Tin (沙田小瀝源), Tseung Kwan O (將軍澳) and Lamma Island (南丫島). Over time, most of the members of the Chan and Li clans moved out, and the village becomes almost entirely resided in by the Ngs.

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**Architectural
Merit**

At the western end of the old moat of Nga Tsin Wai which is long gone, there is a Ng Ancestral Hall managed by Ng Shing Tat Tso (吳成達祖), the ancestral trust of the Ng clan in Nga Tsin Wai. It was built in 1962 to replace an earlier ancestral hall which was taken down to make way for the construction of Tung Tau Estate (1960) and its access roads. The present ancestral hall is a traditional Chinese style vernacular building of a one-hall plan, fronted by a courtyard. It is constructed of concrete with its walls to support its pitched roof covered with green ceramic glazed tiles. The name board of the ancestral hall is above the doorway. The walls are plastered and painted yellow and white externally.

There are other ancestral halls in Hong Kong in this architectural style, but this Ancestral Hall is unique in its history related to Nga Tsin Wai, the last surviving example of the walled village in urban area. The Ng Ancestral Hall is a modern building built of traditional Chinese style.

**Rarity,
Built Heritage
Value &
Authenticity**

The building is a place of ancestral worship of the Ng clansmen of Nga Tsin Wai, who had donated funds for the construction of the Kowloon City Hau Wong Temple (九龍城侯王廟). They were also important in the foundation (1880) and early history of Lok Sin Tong (樂善堂), a charitable organization founded with enthusiastic support from the Sub-Magistrate, the local Military Commander and merchants in the Kowloon City Market. For example, the Ng clan donated the land on which Lok Sin Tong stood at its foundation and they were prominent among the Tong's early Directors.

**Social Value
& Local
Interest**

The Ancestral Hall has group value with other old buildings in its environs, such as the Entrance Gate and Tin Hau Temple of the village. It is also related to the nearby Chi Tak Public School (至德公立學校) which was opened in 1962.

Group Value

Historic Building Appraisal
Nga Tsin Wai Village, Tin Hau Temple,
Wong Tai Sin, Kowloon

The Nga Tsin Wai Tin Hau Temple was built **before 1732**. Nga Tsin Wai (衙前圍) literally means “a walled village in front of a yamen [office of a local bureaucrat]”. This place name suggests that the village must have been in the vicinity of a yamen. Indeed, the Kowloon area has other place names referring to a yamen, for example, Nga Tsin Long (衙前壟, literally, “fields in front of a yamen”) immediately south of Kowloon City, and Nga Yau Tau (衙右頭, literally, “The right-hand side of a yamen”) in the upper end of Ma Tau Wai. Both of the places are very close to Nga Tsin Wai. *Historical Interest*

There is a saying that the village of Nga Tsin Wai was founded by three men who came to the area with the exiled Song Dynasty boy emperor Bing (宋帝昺) (1271-1279). One, Ng Shing-tat (吳成達) was a civil official, another, Chan Chiu-in (陳朝賢) was a military official, and the third, Li Shing-kwai (李成規) was also attached to the Song court in some capacity. When the boy emperor fell in 1279, the three men jointly established the village. The village was rebuilt in 1724 after the Coastal Evacuation in early Qing Dynasty.

Originally, the inhabitants lived scattered through the area but, in 1724, a group of them built a walled village and came together to live inside the walls to defend themselves against bandits and pirate attack, whilst some preferred to settle elsewhere in the surrounding area. Later on, branches of the clans moved out of the area to Siu Lek Yuen in Sha Tin (沙田小瀝源), Tseung Kwan O (將軍澳) and Lamma Island (南丫島). Over time, most of the members of the Chan and Li clans moved out, and the village becomes almost entirely resided in by the Ngs.

Nga Tsin Wai was the head village of an inter-village alliance known as the Alliance of Seven in Kowloon (九龍七約) which was formed with the villages nearby for mutual defence against outside attack. This alliance in fact comprised nine villages, not seven. The reason for this is that originally the alliance was not of seven villages, but of seven *baojia* (保甲, a system of collective neighbourhood defence). Several of the villages included in the alliance are very tiny, and would certainly have been combined for *baojia* purposes with other, larger villages nearby. Nowadays, all the alliance member villages except Nga Tsin Wai had been cleared.

The construction of Nga Tsin Wai follows the traditional Chinese walled village layout. It consisted of a rectangular, almost square, walled enclosure with two-storied watchtowers at the four corners and an entrance facing the east. The walls, which stood about 12 feet high, were of bricks with stone foundations. The Entrance Gatehouse and the Tin Hau Temple are located at the western and eastern end of the central axis of the village. Nga Tsin Wai was bordered by a wide moat (between 30 and 35 feet wide) spanned by a bridge leading to the single gate, but the Kai Tak Nullah (啟德明渠) built in 1942 came so close to the village that the moat had to go – it was filled in with the debris from the construction of the new nullah.

The Tin Hau Temple was built before 1732 when a once-in-ten-year ritual called Dajiao (打醮) was held in Nga Tsin Wai. In 1948, the villagers undertook a full-scale renovation of this temple in thanksgiving for the favours shown them by the goddess during the years of wartime hardship. The temple is a small traditional Chinese style vernacular building of a one-hall plan. Its pitched roof is covered with yellow ceramic glazed tiles. The front wall façade is with yellow ceramic tiles and newly installed ceramic tile paintings of legendary story of the Eight Immortals (八仙). The main ridge is with vertical geometric mouldings topped with two aoyus (鰲魚) and a pearl in the middle. Above the doorway of the recessed entrance is the name board of the temple.

There are other Tin Hau temples in Hong Kong in this architectural style, but this one is unique in its history related to Nga Tsin Wai, which is the only remaining walled village in Hong Kong's urban area. Plastering, false brick patterns and concrete columns added have affected the authenticity of the historic building.

Presently, the original village layout of Nga Tsin Wai including the lane pattern is retained. However, the watchtowers were demolished and the moats were filled up. Most of the original village houses are gone and the remaining ones are dilapidated.

The Tin Hau Temple was owned by all three of the Nga Tsin Wai clans, and the temple manager, chosen by the elders of the three clans, is the village headman. The inhabitants of the Alliance of Seven in Kowloon (九龍七約) did worship the Nga Tsin Wai Tin Hau on her birthday each year: it is likely that this was the ritual focus of the Alliance. The Temple therefore performed the function of consolidating the three clans living in Ngai Tsin Wai and the nearby villages.

**Architectural
Merit**

**Rarity ,
Built Heritage
Value &
Authenticity**

**Social Value
& Local
Interest**

The Temple has group value with other old buildings in its environs, such *Group Value* as the Entrance Gate of the village and the Ng Ancestral Hall.

Historic Building Appraisal

No. 23 Argyle Street,

Mong Kok, Kowloon

*Historical
Interest*

Land records show that the lease on this landed property (which stands on Section E of Kowloon Inland Lot No. 2182) commenced in 1929 and the building was probably built in the 1930s. Argyle Street (亞皆老街), one of Mong Kok's busiest thoroughfares, was laid out in the early days of British takeover of Kowloon peninsula. It was being constructed by phases to connect Mong Kok with Kowloon City since the 1870s. In 1929, the government re-arranged the house numbers of Argyle Street and what had been "No. 12 Argyle Street" has become "No. 23 Argyle Street" – a street number which has been adopted ever since.

One of the earliest owners of the building was **Wong Chan Woon** (黃燦垣) who was being assigned the premises from a deceased **Liu Kai Luen** in 1930. The building was re-registered in 1942, when the occupying Japanese authority set up the House Registration Office to re-register deeds which were previously registered by the British administration and to register subsequent transactions affecting land. Typical as other pre-WWII shophouses, the ground floor is shops and the upper floors are residential flats. Once the ground floor was used as a cake shop, and now it is a shop selling buns and snacks.

The four-storey shophouse in No. 23 Argyle Street is built on an elongated rectangular plan with narrow frontage facing south. It is in the form of **Verandah Shophouse**. The upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shop on the ground floor. *Architectural Merit*

The façade is rather plain with hardly any architectural detail. The exterior is mainly painted in light brown and is kept at a rather good condition. The pair of columns, an important character defining element of the building, is painted in white. What makes the columns special is that they are combination of two shapes, with the sides facing the adjacent Nos. 21 and 25 in square-shaped while the side facing No. 23 in circular-shaped. There are string courses at the second and third floor levels and a projecting cornice at parapet level.

The front façade is not a particularly brilliant piece of architecture and the building is now the only remaining shophouse of the verandah type left on the street because the new buildings on either side have been set back behind the pavement. *Rarity, Built Heritage Value &*

This type of shophouse is now becoming rarer in Hong Kong due to redevelopment and urban renewal. The balconies from the first to third floors are enclosed with modern aluminum framed windows with air-conditioners installed on *Authenticity*

them. Although the building has undergone some additions and alterations, its authenticity is kept to some extent.

The social value of the building lies in the fact that it is a pre-World War II shophouse. This kind of shophouse is significant in the evolution of Kowloon's social and commercial development. It gives us a glimpse into the past, and its presence reminds us of the past and serves as an important counterpoint against future development. ***Social Value & Local Interest***

The building is within a walking distance with a number of other historic shophouses, such as the row of shophouses at Nos. 600-606, 612-614 and 620-626 (even numbers) Shanghai Street (上海街 600-606、612-614、620-626 號的雙數門牌號) (Grade 2), the shophouse at No. 729 Nathan Road, and the shophouse at No. 1235 Canton Road. ***Group Value***

Historic Building Appraisal

No. 24 Mong Kok Road,
Mong Kok, Kowloon

The land lot on which the building stands (Section B of Kowloon Inland Lot No. 2095) is located in Mong Kok. The name “Mong Kok” originated from a small village called “芒角” near Sai Yee Street (洗衣街) nowadays. The area was supported by vegetables cultivation and the rearing of chicken and pigs. Shortly after their takeover of Kowloon Peninsula, the British laid out Station Street (差館街), which was renamed Shanghai Street (上海街) in 1909, to connect Yau Ma Tei with Sham Shui Po running through Mong Kok. Mong Kok Road (旺角道) was built to facilitate the east-west communication of the area, which grew increasingly prosperous in the 20th century and was given the Chinese name “旺角” with a wish of prosperity.

*Historical
Interest*

According to *Government Gazette* in 1927, the public auction for the sale of K.I.L. No. 2095 (the lot number before being sub-divided) was held in December 1927, and the building on site is believed to have been built in 1928. One of the earliest registered owners of the building was **Ms Chan Hang Yuen** (陳杏苑), **Ms Tong Chan Shi** (唐陳氏) and **Ms Tong Po Ying** (唐寶英) but their personal background (e.g. trade or business, if any) is not known. A pawnshop called “元豐大押” used the building as office for many decades before its closure. The building is currently used as a sportswear shop.

No. 24 Mong Kok Road is built on an elongated rectangular plan with narrow frontage facing south. It is in the form of **Verandah Shophouse**. The construction is a reinforced concrete frame structure with brick partitions internally. The upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shop on the ground floor. The façade is now crudely covered over by commercial panels, and the original circular-shaped columns on ground floor have been replaced by a modern square-shaped pair with commercial panels on all sides. All architectural merits of the original building, such as the classical columns, the projecting cornice at the parapet level and the stylish motifs underneath, can no longer be observed.

*Architectural
Merit*

Although this type of shophouse is now becoming rarer in Hong Kong due to redevelopment, alterations and additions, the authenticity of this one at No. 24 Mong Kok Road has been severely undermined by unsympathetic building works.

*Rarity,
Built Heritage
Value &
Authenticity*

The social value of the building lies in the fact that it is a typical pre-World War II shophouse. This kind of shophouses is illustrative of the evolution of Kowloon's social, cultural and commercial development. It gives us a glimpse into the past, and its presence reminds us of the past and serves as an important counterpoint against future development. ***Social Value & Local Interest***

The building is within a walking distance with a number of other historic buildings, such as a row of shophouses at Nos. 600-606, 612-614 and 620-626 (even numbers) Shanghai Street (上海街 600-606、612-614、620-626 號的雙數門牌號) (Grade 2) and the shophouse at No. 729 Nathan Road (彌敦道 729 號) (Grade 3). ***Group Value***

Historic Building Appraisal
Nos. 1166 & 1168 Canton Road,
Mong Kok, Kowloon

The buildings at Nos. 1166 and 1168 Canton Road are a pair of 4-storey Tong Lau 唐樓 (Chinese residence, shophouse) probably built in the 1930s. Typical as other pre-WWII shophouses, they have been used for commercial purpose at the ground floors and residential flats at the upper floors. Nowadays both shops at the ground floor are occupied by a shop of construction materials, while the flats upstairs are for residential use. *Historical Interest*

The buildings are located in Mong Kok. The name “Mong Kok” originated from a small village called “芒角” near Sai Yee Street (洗衣街) nowadays. The area was supported by vegetables cultivation and the rearing of chicken and pigs. Shortly after their takeover of Kowloon Peninsula, the British laid out Station Street (差館街), renamed Shanghai Street (上海街) in 1909, to connect Yau Ma Tei with Sham Shui Po running through Mong Kok. The area grew increasingly prosperous in the 20th century, and it was given the Chinese name “旺角” with a wish of prosperity.

The construction of Canton Road (廣東道) commenced in 1870. This road runs through Tsim Sha Tsui, Yau Ma Tei, Mong Kok and Sham Shui Po. Canton Road was originally called MacDonnell Road, named after after Governor Sir Richard MacDonnell who was in office between March 1866 and April 1872. It was given a new name “Canton Road” in 1908 to distinguish it from another road – MacDonnell Road – on Hong Kong Island.

Nos. 1166 and 1168 Canton Road are built on an elongated rectangular plan with narrow frontage facing west. They are in the form of **Verandah Shophouse**. The upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shops on the ground floor. They share a common staircase. *Architectural Merit*

The exterior is painted mainly in white and partly in light brown at second and third floors, and is kept at a rather good condition. One distinctive feature of the buildings is the arched openings at the third floor, which was a decorative element of some pre-WWII shophouses in Mong Kok area but is now rarely seen. Other original features includes the three square-shaped columns at the ground floor and their capitals and plinths, the parapet and decorative column heads at the third floor, and the intertwining vine motifs at the ceiling above the covered walkway. The building’s architectural character judging from the remaining architectural features and the date of construction (c. 1930s) was “**stripped neo-classical**”.

This type of shophouse is now becoming rarer in Hong Kong due to redevelopment and urban renewal. Nos. 1166 and 1168 Canton Road are in fact the only remaining shophouses appeared in pair with arched openings on the topmost floor at the district, which makes them more worth preserving. There is evidence of recent repairs on the front façade and alterations such as the use of aluminium framed windows to enclose the balconies at the first and third floors. Although undergoing some alteration, their authenticity is kept at a large extent.

**Rarity,
Built Heritage
Value &
Authenticity**

The social value of this pair of buildings lies in the fact that it is a typical pre-World War II shophouse. This shophouses is significant in the evolution of Kowloon's social, cultural and commercial development. It gives us a glimpse into the past, and its presence reminds us of the past and serves as an important counterpoint against future development.

**Social Value
& Local
Interest**

The buildings are within a walking distance with a number of other historic buildings, such as Lui Seng Chun (雷生春) (Grade 1) and the shophouse in No. 1235 Canton Road (廣東道 1235 號) (Grade 3).

Group Value

Historic Building Appraisal
Nos. 130 and 132 Portland Street,
Mong Kok, Kowloon

The lease on this landed property (K.I.L. No. 8220, formerly K.I.L. No. 715 Section F; and K.I.L. No. 8582, formerly K.I.L. No. 715 Section H) was granted on 25 December 1887, but it is not known when the lots were first built on. Possibly, there may have been earlier buildings on site which the existing two buildings replaced. The construction of the two 3-storey shophouses was completed in 1920 as a part of two large blocks containing 33 residential flats. *Historical Interest*

No. 130 Portland Street was re-registered in 1942, when the occupying Japanese authority set up the House Registration Office to re-register deeds which were previously registered by the British administration and to register subsequent transactions affecting land. A property transaction took place on 12 May 1943 when Mr Ching Hei Kwong (程曦光) – who was living at No. 130 Portland Street – sold the lot and the premises thereon to Mr Fan Yan Po (范仁普) for M¥3,125 (軍票 3,125 圓).

Portland Street was mainly inhabited by Chinese and the shops there usually relate to traditional Chinese trades and livelihood. The pair of buildings at Nos. 130 and 132 are typical Tong Lau 唐樓 (Chinese residences, shophouses) with the ground floors mainly occupied by shops, and the upper floors used for residential use. Nos. 130 and 132 were once occupied by shops for collection of recycled metal and paper, and one of them was named 榮興五金廢紙, but they have been vacant in recent years.

Mong Kok (旺角) is an area in Yau Tsim Mong District in Kowloon. It was originally called 芒角村 or 望角村 with small fields (long built over). By the 1880s, the government constructed a new road (called Station Street 差館街, which was renamed Shanghai Street 上海街 around 1909) to connect Yau Ma Tei with Sham Shui Po through Mong Kok. In the 1930s, the area was renamed 旺角 in Chinese (meaning a point of prosperity), but the English name Mong Kok has been kept until today.

According to typical shophouse design, the plans are elongated rectangular with narrow frontages. The shophouses are open to the street through a small balcony, and at the back opening to a tiny yard accessible from a narrow back alley. They are in the form of **Verandah Type Shophouse** with the upper floor verandahs projecting over the pavement supported on columns to form a covered walkway in front of the ground floor shops. The buildings are designed in an “one-stair for two flats” type (一梯兩伙) of which two shophouses share a *Architectural Merit*

stairway in between as access to the upper floors.

The facades are rendered and painted. There are original verandahs and square-shaped granite columns with capitals and plinths preserved on the building façade. There are hexagonal pilasters which rise up the first and second floors of the buildings, a projecting cornice at parapet level, the parapet and decorative column heads at the roof, and some urn-shaped balustrades at the verandah on the first floor. These architectural features give the front façade a Neo-classical appearance which would be worthy of retention if sensitively and sympathetically restored.

This type of Tong Lau (shophouse) is becoming rarer in Mong Kok due to redevelopment and urban renewal, as many of the first-generation Tong Lau were demolished and rebuilt as 5 or 6 storeys, or, especially after the late 1950s and 1960s, 10 or 12 storeys tenement blocks. Nos. 130 and 132 are in fact one of the few remaining examples of typical pre-war Tong Lau once commonly existed in this long-established area. Some alterations have been made over the years such as enclosure of verandahs with windows and rooftop structures, but it seems to retain much of its original appearance.

**Rarity,
Built Heritage
Value &
Authenticity**

The buildings' social value lies in their historical role in the commercial development of Kowloon and for the residential accommodation they provided. The shophouse has evolved through several types. These particular shophouses are the early types and are part of the historical urban fabric of Kowloon. Their presence reminds us of the past and serves as an important counterpoint against future development. Although now dilapidated and run down, they give local interest to Portland Street.

**Social Value
& Local
Interest**

The surroundings, bustling with daily activities, include shops and residential blocks which match the shophouses. Historic buildings nearby are the Tung Wah Group of Hospitals Museum (東華三院文物館) (Declared Monument), the Former Pumping Station of Water Supplies Department (前水務署抽水站) (Grade 1), the Former Yau Ma Tei Theatre (前油麻地戲院) (Grade 2) and Yau Ma Tei Police Station (油麻地警署) (Grade 2).

Group Value

The shophouses probably could be restored to their former condition successfully, but upgrading of services such as electricity and water supplies and especially sanitary provisions would need to be undertaken. Adaptive re-use could be found, but the best use of the buildings is probably that for which they were originally used.

**Adaptive
Re-use**

Historic Building Appraisal
Nos. 2, 4, 6, 8, 10 and 12 Observatory Road
Tsim Sha Tsui, Kowloon

The buildings at Nos. 2, 4, 6, 8, 10 and 12 Observatory Road were built in 1955 to replace a row of colonial villas (known as “Observatory Villas” [Tin Man Toi Ok U.] 天文台屋宇) built around 1902. The ownership record of the site can be dated to around 1875 when lot K.I.L. 615 was sold to one of the famous Parsee merchant Framjee Hormusjee, who had operated in the opium trade in Canton (now Guangzhou) during the Qing Dynasty. Subsequently, a row of villas, i.e. “Observatory Villas”, were built and sold house by house. One of these houses was subsequently sold to Samuel Macomber Churn, the chairman of Hong Kong Motorcycle Association. **Historical Interest**

The 1955 buildings were inhabited both by Chinese and Westerners. One of the units was sold to Pansy Perritt, daughter of William Perritt - the captain of a marine merchant ship named “Tin Yat” (S.S. 942 Tons) who sacrificed his life for the protection of Hong Kong against Japanese attack in December 1941. The owners of other units were, *inter alia*, families surnamed Au (區), Chan (陳) and Hui (許). During the 1950s and 1960s, many British service personnel and their families lived in rented quarters here, as Observatory Road was very close to the former Chatham Road Camp (漆咸營, the site of the present Hong Kong Museum of History) then in use by the military.

The architecture of the 1955 buildings was related to Hong Kong’s social and physical needs at the time, when Hong Kong was regrouping and recovering from the Japanese occupation and witnessed rapid population increase and fast economic growth. The 1955 apartments were originally intended purely for ‘domestic’ purpose, but the ground floor levels were converted into shops around the late 1960s. Many of the G/F shops now seem to be closed up with roller shutters pulled down. A few shops are still open and used as small restaurants and service providers. The upper floors were intended as residential accommodation, but judging from the proliferation of signs they are or were also used for a variety of commercial purposes.

The 1955 buildings were designed by Robert Fan (Fan Wenzhao 范文照) (1893-1979), a well-known architect in China. After graduation from the University of Pennsylvania, where he took a degree in architecture, he returned to China in 1922 and started his own practice in 1927. Before he relocated his firm to Hong Kong after 1949, he became the first president of the Society of Chinese Architects (Zhongguo jianzhu xuehui 中國建築學會). Due to his training in the US, his early design showed clearly Western classical ideas

intermixing with Chinese decorative motifs, but since the 1930s he promoted and practised Modernism as shown in these houses.

Nos. 2, 4, 6, 8, 10 and 12 Observatory Road comprise a continuous block of structurally identical seven-storey units. The units are bonded together and erected on a land of six equal lots, forming a row of terraced houses fronted by the street and bounded at the sides and rear by narrow service lanes formerly called “scavenging lanes”. Each unit has a narrow frontage but extends back to the full extent of the building lot to the rear service lane. The street-façade is built straight up vertically at the building line at the back edge of the pavement. The side elevations feature many windows and a proliferation of plumbing. The rear elevations appear to have been altered in some cases to suit individual requirements. Projecting concrete typhoon canopies can be seen over many windows. A large tree is growing in one of the rear backyards.

***Architectural
Merit***

The units are built in pairs, each pair sharing a common stairway at the front and rear. The units are set back along their length to form internal courtyards to admit natural light and air, to provide a space to dry laundry, to allow ventilation to kitchens and bathrooms, and also to provide a useful backyard at ground floor level for the shops. The flat roofs have several rooftop structures of corrugated steel sheeting built on them, and penthouses or bulkheads over the main staircases.

The design incorporated features such as flower boxes on the external front wall, roof top water tank for flushing water, and elevator as a vertical transportation means. Other features include concrete window surrounds, iron balusters and wooden handrails on the main stairway, and imitation rusticated masonry quoins between pairs of units.

All the elevations are stuccoed or rendered and two of the units have been painted a deep red on the external front wall. According to one of the residents the original rendering was of red rubbed coarse sand which can be seen where flaking paint has fallen off. Most of the windows are aluminium framed and have replaced the original metal framed windows.

***Rarity,
Built Heritage
Value &
Authenticity***

The buildings not only provide much needed residential accommodation, and also accommodation for service providers such as air condition & electric water services (supplies), and community spaces for interest groups such as a boxing association.

***Social Value
& Local
Interest***

Historic buildings in the locality include the Hong Kong Observatory,

Group Value

Rosary Church, St. Mary's Canossian College, Gun Club Hill Barracks and Kowloon Bowling Green Club.

The problem of adaptive re-use does not arise at present.

*Adaptive
Re-use*

Historic Building Appraisal
Nos. 327 and 329 Portland Street,
Mong Kok, Kowloon

This pair of 4-storey buildings is located in Mong Kok. The name “Mong Kok” originated from a small village called “芒角” near Sai Yee Street (洗衣街) nowadays. The area was supported by vegetables cultivation and the rearing of chicken and pigs. Shortly after their takeover of Kowloon Peninsula, the British laid out Station Street (差館街), which was renamed Shanghai Street (上海街) in 1909, to connect Yau Ma Tei with Sham Shui Po running through Mong Kok. The area grew increasingly prosperous in the 20th century, and it was given the Chinese name “旺角” with a wish of prosperity. *Historical Interest*

The land lot on which Nos. 327 and 329 stand is held under Government Lease that was granted in 1921, but the present buildings were built after the Second World War to replace earlier buildings on site. The occupation permit for these buildings was obtained from the Buildings Department, suggesting that the buildings were completed in **1947**. The first registered owners were Chan Niu (陳鳥) and Lee Hung (李洪) but their personal background is not known. The ground floors were, and still are, used for commercial activities and the upper floors are residential flats.

Nos. 327 and 329 Portland Street are four-storey Tong Lau 唐樓 (Chinese residences, shophouses) of the later type of **shophouse** architecture. Their upper floors are cantilevered out to form open verandahs which have been enclosed with windows. The balustrade walls to the enclosed verandahs are solid and finished with stucco or render which has been ruled with recessed horizontal lines to give a streamlined effect. The two numbers share a common staircase, and windows for ventilation and light are provided on the half-landings. The walls of the two buildings are rendered and painted. *Architectural Merit*

This type of early post-Second World War shophouse is common in Mong Kok and Yau Ma Tei, that even at the section of Portland Street nearby there are several shophouses of this type in a row. The balconies from the first to third floors have enclosed by modern steel or aluminum framed windows, thus losing much of their authenticity. As a “second generation” shophouse with the upper part cantilevered over the pavement, it has a historical place in the development of Hong Kong shophouses, but it has to be said there are better examples. *Rarity, Built Heritage Value & Authenticity*

The social value of this pair of buildings lies in the contribution they have made to urban development. They have evolved through several different types and these *Social Value & Local*

particular shophouses are part of the historical urban fabric. Thus, they are of local ***Interest*** interest to architects and historians.

They are within a walking distance with a number of other historic buildings, ***Group Value*** such as the row of pre-World War shophouses at Nos. 600-606, 612-614 and 620-626 (even numbers) Shanghai Street (上海街 600-606、612-614、620-626 號的雙數門牌號) (Grade 2), Diocesan Boys' School (男拔萃書院), Old Kowloon Police Headquarters (舊九龍警察總部) and Lui Seng Chun (雷生春).

Historic Building Appraisal
Former Lau Fau Shan Police Station,
No. 1 Shan Tung Street, Yuen Long, N.T.

The Former Lau Fau Shan Police Station was built in 1962 to replace an earlier police station on the same site. Strategically located at the top of a small hill of Lau Fau Shan town, overlooking Ping Shan in the east and Deep Bay (后海湾) and Shenzhen (深圳) in the west, it was an outpost and operational base of the Hong Kong police to keep a watch on illegal immigration, a function that it had fulfilled for decades. Moreover, the Lau Fau Shan Automatic Weather Station was operated there during the 1980s to meet the growing demands for regional meteorological data for engineering projects in areas under development. In 2000 the squad stationed in this police station were incorporated into the manpower of Tin Shui Wai Police Station. Thereafter, this police station ceased operation. It is now an available site for location filming.

*Historical
Interest*

It is an utilitarian building of the 1960s. It is a three stories high concrete beamed split level building built to a U-shaped plan. The elevations consist of expressed reinforced concrete columns and beams with infill panels and bands of aluminium framed windows. The flat roofs are accessed by metal cat ladders. An external staircase flanked by masonry retaining walls leads up from the front yard of Lower G/F to the main entrance at G/F level. The site is enclosed by a chain link perimeter security fence with security lights all round the building. A path runs around the perimeter fence on the inside for patrols. Numerous cable pits, inspection chambers and manholes can be seen in the front yard.

*Architectural
Merit*

The Lower G/F has several parking spaces with open fronts and sides with grille block screen walls for ventilation. Accommodation consists of a generator room, document room, workman's room, equipment room, support office, Laundry room and two tiled washtubs. The Drying Area is at the southwest end of the building where there is also a small singled storey detached outhouse. The finishes are tiled and mosaic floors with plastered and painted walls and ceilings. The aluminium windows are fitted with burglar bars and all doors are wooden flush doors. An internal reinforced concrete staircase with a typical 1960s style metal balustrade leads up to the G/F level.

The staircase leads up to the main Reception Area which is fitted out with a low wooden counter. Behind the Reception Area there are offices, cells and toilets with iron grille doors and steel shutters to some of the windows. Outside the Main Entrance there is a Loading/Unloading Area for guns with rubber

safety matting and a metal-framed canopy. Above the G/F accommodation are situated a Mess and recreation room with a shrine of Kwan Tai (關帝), a kitchen, a kitchen storeroom, and male and female toilets. Other accommodation on the G/F includes a computer equipment room, general office, interpreter's office, barrack rooms, bathrooms and toilets. The finishes are tiled and wood parquet floors, plastered and painted walls, wooden flush doors, and aluminium-framed windows with wooden boards to cills.

The staircase continues up to the 1/F level which consists of barrack rooms or dormitories, bathrooms and toilets, as well as a PABX room, police radio station, instrument room, Briefing operation room, conference room, JPO changing room and night duty room. A fair sized balcony overlooks Deep Bay and has a flagpole and cat ladder to the upper flat roof. Finishes are the same as the other floors with white glazed tiles in bathrooms and toilets.

Windows and doors are sound (some doors removed), but the flat roofs are obviously leaking as damp patches and flaking paint are fairly widespread. Vegetation growing on the flat roofs was noted no doubt contributing to the leakages. Some damage was noted to floor tiles and to wash basins in toilets. The decorations in the interior are in a poor state with peeling and flaking paint in many places. In sum, this police station is purely functional with no architectural features or decorations of merit.

At the roof level are two circular structures, which are the signature feature of this building. The former staff of the police station called these two circular structures as 炮台 (literally, "gun batteries"). Facing southeast, the gun batteries presumably served a function for reaction to any hostile activities on the formerly British section of the New Territories. The gun batteries are accessed through a cat ladders at the male toilet and night duty room at the 1/F inside the building, therefore officers was not exposed to gun-fire threat when entering the gun battery.

It has undergone renovation such as installation of aluminium window and air-conditioner; however, its exterior has been maintained since its completion in 1962. An old photo taken around 1960s shows this police station without the two circular pillboxes, indicating that they are later additions on the building.

Built Heritage Value Authenticity Rarity

The police station played a role in maintaining law and order of Lau Fau Shan neighbourhood. It should be regarded as part of Lau Fau Shan's historic fabric. It is a landmark building of the district due to its prominent location on a hilltop. It also enjoys beautiful scenery of Deep Bay.

Social Value & Local Interest

The police station has distant group value with the base of operation of the *Group Value* late Qing revolutionaries in Ha Pak Na, Yuen Long (元朗下白泥) (Grade 1).

Historic Building Appraisal
No. 4 Cheung Shing Street
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market. *Historical Interest*

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 4 Cheung Shing Street is one of the surviving old buildings in the market. The building falls on Government Land and it is not known when it was built. The short wall on one half of the front entrance indicates that the ground floor of the building probably had a shop hall in its front portion for trading with a counter and shelves for displaying its commodities and a workshop, storage, processing area at the back.

The house at No. 4 Cheung Shing Street is an L-shaped building with its entrance facing the street. The building is connected to others along the street. It is a one-storey building of Qing vernacular style without a recessed front façade. It is constructed of green bricks with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are retained with fair-faced green bricks. Two windows, guarded by iron bars, are situated in the façade facing Cheung Shing Street. The entrance door, originally of wooden planks, has been replaced by metal gates. *Architectural Merit*

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood. **Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Although the building looks shabby and run-down, its authenticity is kept. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal
No. 26 Cheung Shing Street
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market. *Historical Interest*

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 26 Cheung Shing Street is one of the surviving residential buildings in Yuen Long Kau Hui. Land records show that it had been held by Hongkong & Shanghai Bank, in capacity as a trustee of the property of a deceased man surnamed Chan, before it was transferred to Yip Kut Yue and Cham Chung Ngan in 1976 and held by them since then. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history.

The house at No. 26 Cheung Shing Street is a long and narrow building with its entrance facing Cheung Shing Street and Chun Yuen Pawn House (晉源押) across the street on its right. It is connected to another building along the street and shares with the neighbouring building a common wall on one side. It is a two-storey building of Qing vernacular style. It is constructed of green bricks and concrete with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are retained with fair-faced green bricks. The house has an open space in front, enclosed by an ornamental brick *Architectural Merit*

wall.

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood. **Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Its authenticity has been largely retained. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value, & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal
No. 1A Lee Yick Street
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

***Historical
Interest***

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 1A Lee Yick Street is one of the surviving old buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The land lot on which the house stands is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (in Chinese: 展拓香港界址專條) under which the New Territories was leased to Britain. The first recorded owner of the lot was Tang Yat Wa, but his personal background (e.g. trade or business, if any) is not known.

Located at a corner site, the building at No. 1A Lee Yick Street shares a common wall with the shophouse at No. 47 Cheung Shing Street. It is a two-storey building of Qing vernacular style with a recessed front façade. The ground floor probably was a shop hall for trading with a counter and shelves for displaying its commodities. The upper storey was probably for living accommodation or purely storage purpose. It is constructed of green bricks with

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Merit***

its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are built of fair-faced green bricks. One air vent, with stylistic grille pattern, is situated on the ground floor of the façade facing Lee Yick Street. The interior has no partitions and its walls are painted. The doorframe is of concrete. A pair of wooden doors are installed at the entrance. The building appears to be vacant and its entrance is blocked up.

This building reminds people what the Yuen Long market town was like hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood. **Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Although the built structure is dilapidated and semi-derelict, its authenticity is kept. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal
No. 15 Lee Yick Street
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market. *Historical Interest*

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 15 Lee Yick Street is one of the surviving shop-cum-residence buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (in Chinese: 展拓香港界址專條) under which the New Territories was leased to Britain.

The site was originally of the Tangs (鄧), owned by a Tang Keng Kwong but later sold to a Mok (莫) family in 1956. The building is now owned by a person surnamed Tam (譚). Like other markets in the New Territories, the management and control of Yuen Long Kau Hui changed in the early 20th century, moving from domination by a single lineage to control by a corporation of shareholders.

The shophouse at No. 15 Lee Yick Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either *Architectural Merit*

side. It is a two-storey building of Qing vernacular style with a front façade of recessed ground floor entrance and a projected balcony above. The ground floor probably had a shop hall in its front portion for trading with a counter and shelves for displaying its commodities and a workshop, storage, processing area at the back. The upper storey with bedrooms and service facilities was for accommodation purpose. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. The attractive semi-circular balcony has an ornamental balustrade. The entrance on the ground floor is of ceiling-high wooden planks with ornamental ironwork grilles above.

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood. **Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. Its authenticity is kept. **Built Heritage Value & Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value, & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal
No. 30 Lee Yick Street
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market. *Historical Interest*

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 30 Lee Yick Street is one of the surviving old buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The land lot on which the house stands is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (展拓香港界址專條).

No. 30 Lee Yick Street was owned by a Li Ki Lei in 1898, when the New Territories was leased to Britain. Since the 1970s, the property has changed hands a number of times. Like other markets in the New Territories, the management and control of Yuen Long Kau Hui changed in the early 20th century, moving from domination by a single lineage to control by a corporation of shareholders.

The house at No. 30 Lee Yick Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either side. *Architectural Merit*

is a two-storey building of Qing vernacular style with a recessed front façade. The upper storey usually with bedrooms and service facilities was for living accommodation. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are built of fair-faced green bricks. Two windows are situated on the upper floor of the front façade. Wall frieze paintings of figures, flowers and calligraphy are under the eaves. The doorframe is of granite. A *tanglong* (趟籠, sliding wooden gates) is installed at the entrance.

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood. **Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Although air-conditioning has detracted from and spoiled the original design, the adaptation is reversible. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal
No. 32 Lee Yick Street
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market. *Historical Interest*

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 32 Lee Yick Street is one of the surviving old buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The land lot on which the house stands is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (in Chinese: 展拓香港界址專條) under which the New Territories was leased to Britain. The building had been used as the workshop of Mei Ka Garment Factory (美嘉製衣廠).

The building was owned by Lam Tat-wing (林達榮) in 1953. Himself a resident of Shan Pui Tsuen (山背村) in Yuen Long, Lam Tat-wing was a merchant and the founder and chairman of the Hong Kong New Territories Fish Culture Association (新界養魚協會). He was also a committee member of Pok Oi Hospital (博愛醫院) in 1951 and 1953 and served on the Board of Directors of Yuen Long Public Secondary School (元朗公立中學) and Ching Chung Koon (青松觀). He was involved in a number of services and affairs in

Yuen Long.

The house at No. 30 Lee Yick Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either side. It is a two-storey building of Qing vernacular style with a recessed front façade. The upper storey usually with bedrooms and service facilities was for living accommodation. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are built of fair-faced green bricks. Wall frieze paintings of figures, flowers and calligraphy are under the eaves. Two windows are situated on the upper floor of the front façade. The doorframe is of granite. A *tanglung* (趟籠, sliding wooden gates) is installed at the entrance.

***Architectural
Merit***

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood.

Rarity

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. Its authenticity is kept.

***Built Heritage
Value &
Authenticity***

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Group Value

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

***Social Value
& Local
Interest***

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal
No. 13 Wine Street,
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market. *Historical Interest*

Yuen Long Kau Hui was established in the 8th year of the reign of Kangxi emperor (康熙八年, 1669) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

The building on this site is perhaps the only remaining historic building in Wine Street, Yuen Long Kau Hui. The year of construction of the house is not known, but it is believed to have more than a hundred years' history. The site (which comprises Yun Long Lot No. 29A and 29B in D.D. 115) was jointly owned by a person named Tang Keng Kwong and a trustee named "Li Lin Un Tso" when the New Territories was leased to the British in 1898, but the ownership was transferred to a Mok family in 1956.

The building at No. 13 Wine Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either side. It is a two-storey building of Qing vernacular style with a front façade of recessed ground floor entrance and a projected balcony above. Two windows, guarded by tick iron bars, are situated on the ground floor of the front façade. The upper storey usually with bedrooms and service facilities was for living accommodation. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are plastered and painted. The balcony has interlocking *Architectural Merit*

coin-shaped ceramic balustrading.

This building reminds people what the Yuen Long market town was like hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood. **Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Although the building's green-brick surface has been painted over, its authenticity is kept. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value, & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal
Remnant of Nam Mun Hau (South Entrance Gate),
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market. *Historical Interest*

Yuen Long Kau Hui was established in the 8th year of the reign of Kangxi emperor (康熙八年, 1669) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

There were two entrances to the old market – eastern and southern. The southern entrance was the more popular one; on the left is Sai Pin Wai; on the right is Nam Pin Wai. The Shrine is cast in the wall of the South Entrance Gate (南門口). The year of construction of the entrance gate is not known, but it is believed to have more than a hundred years' history. A photo in 1935 shows that the South Entrance Gate was a green-brick structure with a pitched roof built of clay tiles and a plaque inscribed with two Chinese characters “朗元”.

The site of the South Entrance Gate was at the bank of a branch of Shan Pui River (山貝河) called Yuen Long Chung (元朗涌) or Shui Mun Tau (水門頭) where boats from nearby villages or far away anchored for the market-goers to do their trading at the old market. Thus, there was a bazaar at the nearby south entrance of the old market where people from all villages sold their poultry and other domestic fresh goods.

The Remnant of the South Entrance Gate was constructed of green brick probably with blocks of granite for its base. The brick bond is one header-course for several stretcher-courses. It is in a dilapidated condition, but the double-layer cavity wall (空斗牆) of the structure is still visible. The merits *Architectural Merit*

of the air cavity between the outer and the inner leaf of the wall construction are: noise insulation, thermal insulation in winter, and water proofing even in rainy season. Inside the gate entrance on the right wall is an Earth God (土地) shrine housing a tiny figurine of the deity for worship. An offering table is in its front.

The Remnant of the South Entrance Gate witnesses the history of the old market. Old houses of the market have been disappearing over time due to redevelopment, and although this structure is in a dilapidated condition it compliments the other old buildings in the neighborhood and has group value. **Rarity**

The South Entrance Gate is a brick structure with minimal ornamentation and it only remains in part, but it should be considered as having built heritage value. It witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Although the South Entrance Gate is dilapidated, its authenticity is kept. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value, & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal

Nos. 36A, 36B, 36C and 38 Nam Mun Hau (South Entrance Gate),
Yuen Long Kau Hui, Yuen Long, N.T.

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market. *Historical Interest*

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

Signboards indicate that the ground floors of the four connected buildings are occupied by a pharmacy named “龍華藥局” (at No.36A), a cutlery shop named “徐成利刀莊” (at No.36B), a clinic for medical care and acupuncture therapy named “利民新醫針灸診所” (at No.36C), and a shop producing floral paper banners known as “李炎記花店” (at No.38) which also occupies Nos. 27 and 28 Nam Mun Hau. The site was at the bank of a branch of Shan Pui River (山貝河) called Yuen Long Chung (元朗涌) or Shui Mun Tau (水門頭) where boats anchored for the market-goers to do their trading at the market. Thus, there was a bazaar at the nearby south entrance of the old market where people from all villages sold their poultry and other domestic fresh goods.

It is not known when the building was built. It probably has an age of over 100 years. The site has been (and still is) owned by the Kam Tin Tangs (鄧) under the management of a trust called Tang Kwong Yu Tong (鄧光裕堂), the branch of Tang Man-wai who had established the market in this area in 1669. Tang Kwong Yu (鄧光裕) was a descendent of the Song Dynasty princess who fled to the New Territories in the Song Dynasty and was married into the Kam

Tin Tang Clan.

The block is a two-storey shop-cum-residence building. The four units are connected to each other under one single roof. It is a two-storey building of Qing vernacular style with a pitched roof and a projected flat-roof balcony in front. The ground floor probably had a shop hall in its front portion for trading with a counter and shelves for displaying its commodities and a workshop, storage, processing area at the back. The upper storey was for living accommodation. It is constructed of green bricks with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. The external brick walls show irregular arrangement of header courses. A parapet is at the roof end of the front façade with a pediment in the middle. The parapet of the roof is of coin-shaped green glazed ceramic balustrades.

***Architectural
Merit***

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood.

Rarity

This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. Its authenticity has been largely retained.

***Built Heritage
Value &
Authenticity***

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Group Value

Market days fell on the 3rd, 6th and 9th days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

***Social Value,
& Local
Interest***

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20th century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

Historic Building Appraisal
No. 14 Tung Mun Hau (East Entrance Gate),
Yuen Long Kau Hui, Yuen Long

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

**Historical
Interest**

Yuen Long Kau Hui was established in the 8th year of the reign of Kangxi emperor (康熙八年, 1669) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23rd generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. During the 18th and 19th centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 14 Tung Mun Hau is one of the surviving old residential buildings at the eastern entrance to Yuen Long Kau Hui. Land records show that the lease on this landed property commenced in 1898 when the New Territories was leased to Britain. The year of construction of the building is not known; however, according to oral evidence the existing house was built in the 1940s by an immigrant who originated from Kaiping (開平) and had been living in Britain before he settled in Hong Kong.

The house is a two-storey Chinese Eclectic building with a front façade of recessed ground floor and a projected balcony above. The main part of the house is built of grey-green bricks with a pitched roof of Chinese tiles. The flat-roofed balcony has a balustrade of interlocking coin-shaped pattern grilles. It is probably constructed of green bricks and concrete with its walls and columns supporting its pitched roof of timber rafters, purlins and clay tiles. A parapet is at the roof end of the front façade with a semi-circular and right-angled base pediment in the middle. Two Chinese characters “” (literally, Residence of Happiness) are inscribed on the pediment. Original wooden windows and guard bars still exist. Internally, a straight flight wooden staircase connects the two

**Architectural
Merit**

floors. The construction of the first-floor is floor boarding laid on China fir pole joists.

This building reminds people what the Yuen Long market town was like hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood. **Rarity**

The front façade displays an eclectic vocabulary of architectural features showing Chinese and Western classical influence. It is a well preserved example of this style with built heritage value. **Built Heritage Value**

As far as can be seen it retains its authentic appearance, though the interior walls have been painted over, thus detracting from and spoiling the original look. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Group Value

The social value of the house lies in its mixed style of architecture which reflects cultural interaction in Yuen Long Kau Hui. Village houses combining Chinese and Western architectural features are uncommon in Yuen Long Kau Hui, so that No. 14 Tung Mun Hau is rare. The house with its unique style of architecture is not only of local interest, but has group value with village houses of Qing vernacular style. **Social Value, & Local Interest**

Historic Building Appraisal
Village School, No. 1 Tung Tau Tsuen,
Ha Tsuen, Yuen Long, N.T.

The building at No. 1 Tung Tau Tsuen, Ha Tsuen (廈村東頭村) is a village *Historical Interest* school for the poor set up in the 1930s. Funds for the construction of the school were donated by five brothers of a family who were 25th generation descendants of the Ha Tsuen Tang Clan. The brothers were born into a family which belonged to Yau Kung Tong (友恭堂, “Hall of Fraternal Reverence”) – a descent group with its own corporate ancestral estates through which large scale economic activities were undertaken. The five brother were, in the sequence of their years of birth, Tang Pui-cheong (鄧培昌) (1883-1962), Tang Sui-cheong (鄧瑞昌) (1888-1960), Tang Yee-cheong (鄧懿昌) (b. 1892), Tang Hin-cheong (鄧鏗昌) (b. 1894) and Tang Yi-cheong (鄧彝昌) (b. 1902).

The five brothers belonged to Ha Tsuen’s landlord-merchant elite. The eldest one, Tang Pui-cheong (鄧培昌), engaged in oyster farming in Deep Bay, which was an important business of the Ha Tsuen Tangs for centuries. His brother, Tang Sui-cheong (鄧瑞昌) entered on mercantile life by opening a number of grocery shops in urban Kowloon. He also owned a factory for the manufacture of fodder for livestock and two industrial workshops, namely, Sui Luen Weaving Mill (瑞麟織造廠) near Boundary Street and Sui Luen Towel Mill (瑞麟毛巾廠) in Fuk Wing Street, Sham Shui Po. Tang Hin-cheong (鄧鏗昌) was a teacher of the school at No. 1 Tung Tau Tsuen for a period of time after the war. Tang Yi-cheong (鄧彝昌) was the owner of Tung On Cheong Bakery (同安祥餅家) in Yuen Long town.

The village school stands on a trustee lot owned by Tang Mi Kai Tso (鄧湄溪祖) named in commemoration of Tang Mi Kai (鄧湄溪), 13th generation descendent. It was named after a well-respected ancestor of the Ha Tsuen Tang Clan, namely, Tang Fong-chun (鄧芳春) (1805-1889), 22nd generation descendant, who was the great grandfather of the aforesaid five brothers. Before and shortly after the Pacific War, a wooden plaque bearing the Chinese name of the school (as follows, reading from right to left, 校學費免民貧春芳) was hung on the top of the main doorway of the school. This wooden plaque was salvaged when the school ceased operation several decades ago. It is carefully stored in the home of a local villager as a tangible reminder of the village’s history.

The village school was mainly for students of both sexes in Tung Tau Tsuen (東頭村) and the nearby villages such as Lo Uk Tsuen (羅屋村) and Hong Mei Tsuen (巷尾村) who share a common genealogical relationship to the same founding Tang ancestor. The books studied were the Chinese classical texts such

as *Three Character Classic* (三字經) and *Thousand-Character Writing* (千字文) as well as Chinese textbooks written on modern lines were used for instruction. The building has two floors. The upper floor was classrooms and the lower floor was classroom, kitchen, washroom and the living room of teachers who came from Tung Tau Tsuen or neighbouring villages.

When the Japanese swept through South China in the late 1930s, the village school began to provide accommodation for the war refugees. After Hong Kong fell to the Japanese at the end of 1941, nearly all children ceased to attend school for a few years. After the war, the school resumed operation for a short while and then closed down in 1947/48. Afterwards, for about a decade, the building was used as residence and inhabited by three refugee families. One of the three refugee families was surnamed Fong (方) whilst further information on the other two families is unknown. Still later, it became a small factory. Afterwards, the factory moved out and the building has since become a place to store trash.

This two-storey house is a typical vernacular construction built in a square plan adjacent to the entrance gate of Tung Tau Tsuen, with its front façade facing northeast. It is constructed of green bricks with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Purlins are used to support timber slabs as ground floor's ceiling. For the upper floor, part of the external wall at the back are painted in light blue, and internally the rooms are subdivided by partitions.

***Architectural
Merit***

As the house stands on a land lot with little gradient, part of the ground floor is below the level of its adjacent road. The front façade has four windows, two at the ground floor and two at the upper floor. The main door is at the southeast façade, together with one window for each floor. The back (southwest) façade has a backdoor below the ground level, and a raised platform leads to doors for rooms at upper floor.

The house has no ornament and architectural merit. Besides, it seems that the house has been dilapidated for a long time. The wooden ceiling of the ground floor is suffering erosion, and the rooms are stuffed with trash and miscellaneous materials. At the upper floor some wooden pillars have been erected to provide temporary support to the wall and roofs.

This type of vernacular house is common at the rural village in the New Territories. As it had been used for residential and industrial purposes, there have been alterations of the interiors such as latter-day partition and painting; however, the external appearance has kept its architectural authenticity to a large extent.

***Rarity,
Built Heritage
Value &
Authenticity***

The house has considerable social value and local interest. It had been used as the School at Tung Tau Tsuen. The founding ancestor of the Ha Tsuen Tang clan was Tang Hung-chih (鄧洪贄), the 9th generation descendant of the Kam Tin Tangs who moved from Kam Tin to Ha Tsuen in the 14th century. Tung Tau Tsuen was formerly inhabited by households of five other clans, namely, Siu (蕭), Wu (胡), Wong (黃), Yip (葉) and Yung (翁) who have migrated to elsewhere. Today, all inhabitants belong to the clan of Tang. ***Social Value & Local Interest***

The building is close to some historic buildings, such as a declared monument known as Yeung Hau Temple at Tung Tau Tsuen (東頭村楊侯宮) and Shi Wang Study Hall (士宏書室) (Grade 3) at San Wai Tsuen. ***Group Value***

Historic Building Appraisal

Tseuk Yuen,

No. 338 Tan Kwai Tsuen, Hung Shui Kiu, Ping Shan, Yuen Long, N.T.

The residence known as Tseuk Yuen (灼園) was built around 1939 by a local villager named Wong Tseuk (王灼). Wong Tseuk was not an indigenous inhabitant of the New Territories, as he originated from Shilong (石龍) in Dongguan (東莞). Although a non-indigenous inhabitant, he became a village representative of Tan Kwai Tsuen (丹桂村) and established good relationship with the influential Tang Clan in Ping Shan (屏山鄧族). **Historical Interest**

Wong Tseuk was a staff of the Hong Kong police force who held a team leader type post in the Old Ping Shan Police Station before the Second World War. He eventually amassed a vast fortune and gained the reputation as the *shou-fu* (首富, “wealthiest person”) of Tan Kwai Tsuen. In the late 1930s, he purchased a piece of land in Tan Kwai Tsuen from the Ping Shan Tangs for the construction of Tseuk Yuen as his residence.

Shortly after the Japanese occupation of the New Territories in December 1941, Tseuk Yuen was taken over by the Japanese and used by them as quarters for Japanese army. Shortly after the War, it remained the residence of the Wong family. Still later, it was sublet to different tenants. The variety of decorations and furniture indicate that the house has been divided up into flats rather than used as a single residence in recent years.

Tseuk Yuen is a detached three-storey residence built in Qing Vernacular style with Western influence. The house is northwesterly orientated and can be reached from a lane which diverts from Tan Kwai Tsuen Road (丹桂村路). **Architectural Merit**

The main part of the house has a pitched roof but the front part of the house has a flat roof with a decorative parapet wall. The front façade is finished with green bricks with transomed wooden casement windows and a simple porch over the entrance door. The window grille under the pediment in the middle of the front wall is designed at auspicious patterns representing “longevity” (壽) and “double happiness” (囍). Moreover, a plum relief is found on the apex of the gable wall. The door frame covered with coloured terrazzo moulding is decorated with geometrical and plant patterns. Old metal rainwater pipes are found at both comers of the front wall. The side elevations are finished in Shanghai plaster grooved to imitate stonework. The windows match the front elevation. Internally, each floor has a symmetrical layout and seems to be laid out according to *fung shui* principles. The living rooms and dining room are probably located at the ground floor whilst the bedrooms at the upper floor

of the main building. The annex block might be used as a kitchen or servants' quarters.

The residence is situated in a compound with an entrance gateway and a pavilion. The entrance gate is made of red bricks. It is decorated with a pitched roof with corbel gable eaves. The ridge end is of "end of straw" (禾末) design. The geometric carvings of circular and triangular patterns at the lintel add a Western element to the entrance gate. Placed on both sides of the gateway are two phrases written as calligraphy, as follows, which is engraved with the name of the residence "Tseuk Yuen" (灼園):

灼簾竹氣靜
園榻菊香濃

The pavilion is located in the centre of the garden in front of the main door of the residence. The pavilion is octagonal in shape and supported by eight metal poles on circular tapered columns which sit on two semi-circular concrete plinths at the base. Timber planks supported by metal frames formed by I-beams extending from the metal poles are connected at the centre. The planks are covered by concrete topped by a red moulding in the shape of a gourd (葫蘆). The ridge ends of the hipped roof are decorated with rolling patterns. The pavilion is further embellished with iron tendrils forming a nice pattern between the metal poles.

The house and compound form an interesting complex with rarity and built heritage value. The installation of metal window frames and tracery, and replacement of wooden doors by metal doors were carried out, but the house does not appear to have been altered since it was built. Although many of the rooms have been redecorated, there is still evidence of 1930s style decorations which enable us to imagine the original décor.

**Rarity,
Built Heritage
Value &
Authenticity**

The social value of the house lies in the way it illustrates how a rich man and his family lived in a rural village years ago. The *fung shui* features in the entrance lobby are particularly interesting, and are visible evidence of the superstitions and beliefs of village people.

**Social Value
& Local
Interest**

The old house has potential for conversion into a clubhouse for adaptive re-use.

**Adaptive
Re-use**

Historic Building Appraisal
Former building of Yuen Long Public Middle School,
No. 3 Yau Shin Street, Au Tau, Yuen Long, N.T.

A milestone in Hong Kong's educational annals was marked in September 1950 when Yuen Long Public Middle School (元朗公立中學) was officially opened as the *first* government secondary school in the New Territories. Witnessing the ceremony was a gathering of VIPs, including T.R. Rowell, Director of Education, Sir Christopher Cox, Advisor on Education to the Secretary of State for the Colonies, Mr Kenneth Keen, District Commissioner, Dr Irene Cheng (何艾齡), Inspector of Vernacular Schools, Mr C.K. Chau (周湛光), Chairman of the TWGHs, and many others. The Yuen Long Public Middle School stood from 1949 to 1989 on the site now occupied by TWGHs C.Y. Ma Memorial College (東華三院馬振玉紀念中學). *Historical Interest*

A plan to set up a middle school in Yuen Long had emerged in 1936 but it was disrupted due to the Japanese occupation. Shortly after World War II, the village elders expressed their concern at the lack of good secondary education in the form of middle schools in their district. At that time, Government was in a short supply of funding to erect new school buildings. To show in a practical manner their great desire that their children would have better opportunities, the village elders took the lead to subscribe funds to form a school under difficult circumstances, which they did in 1946. The school during its infancy was set up in temporary premises in what is now the Pok Oi Hospital (博愛醫院).

After discussion with villagers such as Tang Pak-kau (鄧伯裘) and Chiu Lut-sau (趙聿修), the government officials were impressed with the keenness and enthusiasm for educational provision which the villagers showed, and the sincerity with which they put forward their claims for a permanent campus. In consequence, Government approved provision of a junior middle (vernacular secondary) school to be paid for on a 'dollar-to-dollar' basis. The *kaifongs* of Yuen Long subscribed \$100,000 towards the provision of the School building, whilst Government provided ground (i.e. the land of the former Au Tau Police Station with a size of 200,000 square metres) and a further \$100,000 which was almost half of the cost of HK\$210,000.

Yuen Long Public Middle School is proud to have set the precedent of the 'dollar-for-dollar' subsidy basis for erecting schools at the other villages. Recalling the many difficulties encountered before the School project was approved, Mr T.R. Rowell (Director of Education) regarded the efforts leading to the foundation of the School as an example of "co-operative spirit" between Government and the people of Yuen Long. This succeeded in stimulating other areas to follow the example set in Yuen Long, and, up to September 1950 at least five schools were being erected on a 'dollar-for-dollar' basis.

When the construction of the School was completed in late 1949, the Education Department took over the School, but in view of the plea from the community and the public support to the ‘dollar-for-dollar’ subsidy basis for erecting the permanent campus, the School was allowed to retain its original name “Public School” (公立學校) and to form a board of directors responsible for its management, which was unprecedented and unique for a government school. The board of directors was formed by community leaders who were in the forefront of the drive for funds to erect the School, who also played their part on the School Advisory Committee and on the Parent-teacher Association.

Original plans had 14 classrooms for the School, but lack of funds enabled only eight to be started. When the School was opened, it was a T-shaped building. The initial enrolment was 160 and classes were all in the Junior Middle Section. In early 1952, plan for two extensions at the north and south of the campus, with three classrooms each side, was approved by the Education Department, and their construction started in November 1952 and was completed in April 1953. The funding was half supported by the Government and half supported by donation. By October 1952 it became a fully middle school with all six levels from Junior Middle 1 to Senior Middle 3, with the number of students more than 200.

The School was proud of the fact that it has been serving the community in many other ways besides fulfilling its normal function as a school. Indeed, the School’s fortunate possession of a hall and a large playground made it a popular choice of other schools and groups to hold their activities. Its premises were always available for scouting activities and the inter-school art exhibitions (聯校藝術品展覽會). Since its inception in the 1950s, the annual Agricultural Shows (農展會) was held in the grounds of the School. A big and carnival event for the Hong Kong farmers, the Agricultural Show was officially opened by the Hong Kong Governor. To give one more example, the Police Department in conjunction with the District Office (Yuen Long) and the Social Welfare Department held a party for the under-privileged children of the New Territories at the school premises in the afternoon of 4 March 1962.

In 1989, Yuen Long Public Middle School was relocated to its new campus at Town Park Road South. The campus in Au Tau was allocated to Tin Shui Wai Government Secondary School (天水圍官立中學) from 1990 to 1993 as its temporary campus before it moved to a permanent campus at Tin Yiu Estate. In 1994 the campus was granted to T.W.G.Hs. C.Y. Ma Charity Fund Practical School (東華三院馬振玉慈善基金實用學校), renamed as T.W.G.Hs. C.Y. Ma Memorial College (東華三院馬振玉紀念中學) in 2001.

The School campus was designed by Chau & Lee Architects (周李建築師樓) and it took two years for its construction. The original plan of the school

Architectural Merit

was T-shaped, but with the addition of the north and south extensions in 1953 the plan was changed to an E-shaped and more collegiate in character. The school is a series of single-story colonnaded spatial enclosures around open courtyards. The entrance frontage is in Chinese temple style flanked by colonnaded classroom wings also in Chinese style. The original School Hall now houses the library, music room, study room and social worker room. This part of the school is also in Chinese style. Chinese architectural features include vermilion coloured columns, beams, lintels, architraves, brackets, geometric patterned friezes, octagonal shaped windows, Chinese tiled roofs and open balustrade verandahs.

At the lintel of the front entrance is a marble plaque erected in autumn 1949 to commemorate the school building's completion. Engraved on the plaque are Chinese characters “百年樹人” (meaning “It takes 100 years to rear people”) written by a famous calligrapher and intellectual Shum Kwong-yuet (岑光樾) (1876-1960), who was one of those Qing officials promoted from the last Imperial Civil Examination in 1904.

The School is the first government secondary school in the New Territories. Its architectural style is quite rare for schools in Hong Kong. Inevitably, over the years, there have been alterations, e.g. the original tiled roofs have been replaced with modern profiled metal sheeting, toilets have been modernized, and windows replaced with aluminum units, but in spite of this the School retains its basic footprint and its essentially Chinese appearance.

**Rarity,
Built Heritage
Value &
Authenticity**

The School fulfilled an important function in the education of girls; in the financial year 1950-51, 107 boys and 66 girls were enrolled. It has maintained a high standard of achievement, academically and otherwise. It put as much stress on teaching English although it took Chinese as the language of instruction. It records, not without pride, that in the 1960 Inter-School Story Telling Contest sponsored by the Rotary Club of H.K. Island West and Chinese YMCA, a senior middle I student from it won the Second Prize (English Section).

**Social Value
& Local
Interest**

After graduation, many students pursued post-secondary studies abroad or in Hong Kong. Exemplary alumnus of the earlier years who have filled leading positions in the community include Dr Tang Siu-tong (鄧兆棠) who needs no introduction to anybody in Hong Kong who is at all interested in public affairs.

The School campus is near to Pun Uk (潘屋) (Grade 1) at Au Tau. With a short driving distance to the west, one can arrive at the historic Yuen Long Old Market (元朗舊墟). With a short driving distance to the east, one can arrive at Kat Hing Wai (吉慶圍) (Grade 1) and many other Kam Tin heritage items.

Group Value

Historic Building Appraisal
The Clubhouse, Hong Kong Golf Club Fanling Golf Course,
Fan Kam Road, Fanling, N.T.

The Fanling Golf Course had been laid out by 1911 and the **Clubhouse** *Historical Interest* was built in **1914**, after the Kowloon-Canton Railway pushed through in 1910. The Hong Kong Golf Club was set up in 1889 with its first course at infield of the racecourse in Happy Valley. At that time the racecourse had to be shared with the navy, army and other recreational clubs for their activities such as drills, polo, football, hockey, etc. The shared use of the ground caused much inconvenience to the golf players, for example, they could not drill holes on the grassland. Therefore, they had long been call for a new location specifically for golf playing.

The year of 1898 marked the signing of the Convention for the Extension of Hong Kong Territory (展拓香港界址專條) whereby a large land later known as the New Territories (N.T.) was put under the British control. The British acquisition of the N.T. gave those living in the urban areas a chance to extend their livelihood northward. Later on, the Hong Kong Golf Club acquired from the N.T. villagers a large section of land near Kam Tsin (金錢) of Fanling as the new golf course in view of its vicinity to the Kowloon-Canton Railway.

Before the construction of the Clubhouse, a matshed was erected at the 9th hole where a half-way house (小食亭) (Grade 3) is now on the golf course, which allowed the golfers to take a rickshaw to the 1st tee and then send it on with lunch and drinks to the 9th. In 1912, an additional 55.62 acres were added to the Club's land and in 1913 another matshed was erected as a gathering point for the golfers. The Clubhouse was completed in 1914 to provide a resting and socializing place for the male members of the golf club. The first floor was equipped with accommodation facilities of a changing room, cubicle bathrooms fitted with Shanghai tub and a dormitory with cots covered by mosquito nets.

During the period 1941-45 the golf course was taken over by the Japanese. Trees were cut down for fuel, and most of the greens were used for vegetables cultivation. After the war the Clubhouse was handed back to the Golf Club, and fully restored in the 1950s, during which a new doorway was opened from the changing room to the car park. During the 1970s and 1990s, two extensions were built adjacent to the original Clubhouse in order to provide space for a new caddie shelter, shop, club storage room, bedrooms, dining room, bar and changing rooms for both sexes.

The 'Dormie House' – as it was originally known – was designed by E. J. *Architectural*

Ram of **Messrs. Dennison, Ram & Gibbs**, an architectural practice which later evolved into **Messrs. Leigh & Orange** – which was also responsible for the design of the historic Ohel Leah Synagogue (1902) (Grade 1). The Clubhouse is a two-storey structure built to a symmetrical T-shaped plan of north-south orientation with the front façade facing south. *Merit*

In front of the Clubhouse is the spacious lawn of putting green. A small flight of steps leads to the porch at the front of the Clubhouse. The façade is supported by six **classical columns** of Doric plinths and capitals, providing a shadow area for a rest. Above the porch there is a balcony for the first floor, with windows and doors regularly arranged. Other external features include the horizontal strip of **dentil ornament** at the cornice and the two **chimney stacks** on the roof. Externally the building is painted in bright white.

Architectural alterations to the Clubhouse were carried out in the past. For example, the small extension on the left hand side was built in 1992 and the large extension on the right hand side was built in 1970. Externally, the original wooden casement windows have been replaced by the metal-framed ones. The original ceramic tiles at the roof have been replaced by corrugated sheets. Internally, a re-modelling of its interiors (designed by Messrs. Leigh & Orange) was carried out in 1958. The Clubhouse's interiors are painted in light white and light brown. There is a large lobby at the ground floor, with bar and chairs nicely arranged. A fireplace can also be found there. At the end of the lobby there is an arch leading to the staircase to the first floor.

This Clubhouse, having existed for almost one century, certainly has built heritage value. Despite the alterations and extensions, the original Clubhouse remains as the facility building which has been serving the Club members for nearly a century. Externally the six classical columns, two chimney stacks and the pitched roof have kept their authenticity to a large extent. *Rarity, Built Heritage Value & Authenticity*

The Fanling Golf Course is dubbed one of Asia's most scenic and historic courses. It is also the playing field of the Hong Kong Open champion since its inception in 1959, which means that it is historically important. Many ancestral graves of the nearby villagers are scattered on the golf course. *Social Value & Local Interest*

The Clubhouse has group value with the half-way house (小食亭) (Grade 3) and the Fanling Lodge. Nearby there are two declared monuments: Hau Ku Shek Ancestral Hall (居石侯公祠) and Liu Man Shek Tong Ancestral Hall (廖萬石堂) as well as Hau Mei Fung Ancestral Hall (味峰侯公祠) (Grade 1), and a number of historic buildings at Tsung Pak Long (松柏塱) such as Hakka Wai *Group Value*

(客家圍) (Grade 1).

Historic Building Appraisal
Kowloon City Vehicular Ferry Pier,
To Kwa Wan, Kowloon

Along the coastline of To Kwa Wan (土瓜灣), Vehicular Pier (汽車渡輪碼頭) of the Kowloon City Ferry Piers (九龍城碼頭) were completed in 1965. The pier bears witness to the development of Hong Kong's transport and the development of eastern Kowloon in the second half of the 20th century. *Historical Interest*

A vehicular ferry service between Kowloon City and North Point was launched in the 1960s, so as to ease the demand of cross harbour vehicular ferry service in Central. The franchise was awarded to HKYFC, and the vehicular ferry service was started in January 1965, serving from 6:30 am to 2 am. The vehicle gangway was two-lane wide to speed up the loading and unloading of vehicles. When this service was launched, it took up one-third of the cross-harbour vehicular ferry service demand. The pier was later enhanced to double decking, which was formally opened in January 1971. This pier was operated until 30 June 1974, suspended for two years, re-launched on 30 September 1976 and continued through 27 January 1998.

The Vehicular Pier was built to the typical design of vehicular ferry piers in the 1950s. It is a utilitarian building with little ornamentation and is built in the Modernist or International Modern style, featuring flat roofs, smooth flat plain undecorated surfaces often painted white, the complete elimination of all mouldings and ornament, and the adoption of reinforced concrete post-and-slab construction with flat slab floors and a flat roof-slab carried on concrete columns or posts. *Architectural Merit*

The main feature of the pier is a large concrete portal consisting of two rectangular towers connected by an enclosed bridge. Vehicles drove on and off the ferry by means of double-decker two-lane wide gangways. On the seaward side of the portal there is a steel gantry crane with chains attached to hinged ramps connected to the ends of the gangways. The crane operator in the adjacent concrete control cabin could raise or lower the ramps to suit the level of the decks on the ferry boat. The ferry boat docked alongside a cranked jetty arm built on concrete piles.

There are currently four vehicular ferry piers remaining in Hong Kong, located at Kowloon City, North Point, Kwun Tong and Mui Wo. Except the one in Kowloon City, the other three are still in service. The Vehicular Pier was enhanced to double decking in 1970.

***Rarity, Built
Heritage Value
& Authenticity***

The Vehicular Pier had provided cross harbour vehicular ferry service for more than thirty years. It is no doubt that there is social value and local interest attached to the pier.

***Social Value
& Local
Interest***

Together with the historic buildings nearby, such as Ma Tau Kok Animal Quarantine Depot (馬頭角牲畜檢疫站) (Grade 2), Tin Hau Temple in Ha Heung Road (下鄉道天后古廟) (Grade 3) and Eastern Cotton Mills (東方紗廠) (Grade 3), the Pier bears witness to the historical development of Kowloon City.

Group Value

Historic Building Appraisal
No. 118 Wellington Street,
Central, Hong Kong

Wellington Street was laid out in the early days of British colonial rule. It was in the core of the commercial-cum-residential area of the City of Victoria. There have been various trades here, and shops can be found in the adjacent lanes. No. 118 Wellington Street stands on Inland Lot 173 s.A ss.1 s.A. The lease on this landed property commenced in 1844 and this must have been one of the earliest lots to be sold. It is not known when the lot was first built on. Possibly, there was an earlier building which the present building replaced. *Historical Interest*

No. 118 Wellington Street has been used as the main offices of two Chinese-run shops over the past 90 years. It was the site of Ching Loong Bakery (正隆餅家) since at least 1923. There was a change of user of the site in 1952, when the Bakery moved out to make way for Nam Wah Ink Company (南華油墨公司). During the change-of-use process A&A (alterations & additions) works were carried out to the pre-war building.

Ching Loong Bakery (正隆餅家) (1923 - 1952)

No. 118 Wellington Street was the main office of a bakery which was founded in 1889 and operated under the firm name of “Ching Loong” (正隆). In July 1923, Mr Ho Hong Po (何康甫), in co-partnership with Mr Ng Min Sau (吳勉修) bought Inland Lot No. 173 s.A ss.1 s.A from a Chinese woman at the price of \$45,000, where they set up the bakery office.

On 20 January 1925, Mr Ho Hong Po (何康甫) filed an application for the registration of a trade mark for “the Ching Loong Bakery, of No. 118, Wellington Street, Victoria, Hongkong”. With its strict adherence to quality, the “Sunflower” Brand (葵花牌麵飽餅干中西餅食) gradually gained a reputation and became synonymous with quality. Founded in 1889, Ching Loong Bakery grew from a small shop to a household name renowned for its products such as moon cakes and bread freshly made daily to clients. The Bakery was carrying out business in four premises in HK Island and Kowloon by 1939.

During the period of Japanese rule (1941-1945), Ching Loong Bakery at No. 118 Wellington Street was re-registered by the House Registration Office set up by the Japanese to re-register deeds which were previously registered by the British administration before 1941. Its owners, which comprised members of the Ho (何) and Ng (吳) families, stayed in Hong Kong. One of them, Mr Ng Iu-sai (吳曜西) was described in Japanese archives as “正隆果子店支配人”.

The Japanese surrender in August 1945 brought to an end almost 4 years of war and utter misery in Hong Kong, and the beginning of an interim military

administration that lasted until 1 May 1946. After more than half a century of development, in June 1947 Ching Loong Bakery was incorporated under the Hong Kong Companies Ordinance, 1932, and became a limited company. In December 1952, the head office of the Bakery was removed from No. 118 to No. 62 Wellington Street, ground floor.

A managing director of Ching Loong Bakery, Ltd., Mr Ng Iu-cheung (吳曜章) was a distinguished old boy of Queen's College (皇仁書院) with which the Ng Iu Cheung Memorial Scholarship was endowed and named after him. In July 1947, the owners of Ching Loong Bakery participated in a territory-wide fund raising campaign in response to the urgency of relief work in aid of the victims who suffered from torrential rains in Guangdong (廣東). Through a charity sale of biscuits, a total of \$1,105 was raised and all went to the relief fund. The story was headlined in Wah Kiu Yat Po (華僑日報).

Nam Wah Ink Company (南華油墨公司) (1952 - nowadays)

The ink company was founded Mr Tsui Woon (徐 榘). Proficient in both Chinese and English, Mr Tsui had worked for a law firm, Johnson Stokes & Master (孖士打律師行) as a clerical staff before he set up a printing house at No. 134 Hollywood Road as a sole proprietorship by the 1930s. In the 1940s he focused his business on the provision of ink (raw materials) for printing. Like his father, Mr Tsui thought highly of the education of his sons, who studied in Wah Yan College (華仁書院) and eventually took up the baton of his business.

When the ink company first opened for business, its office was located in No. 27 Cochrane Street (閣麟街). After he acquired the Wellington Street site, Mr Tsui engaged an architect to convert the pre-war building into the present office of the Nam Wah Ink Company. The A&A works (dated 1955) involved the replacement of timber joists and floor boards by reinforced concrete ones and the addition of upper-floor balconies which are bonded into old in cement mortar. A new staircase is provided for accessing to the upper floors.

In its heyday, the ink company had business dealings with publishing houses such as Chung Hwa Book Store (中華書局) and Commercial Press (商務印書館). The other customers included Hong Kong newspaper offices such as Wah Kiu Yat Po (華僑日報) in Hollywood Road, Kung Sheung Daily News (工商日報) in Des Voeux Road Central, Hsin Sheng Wen Po (新生晚報) in Li Yuen Street East, and Heung Kong Sze Po (香港時報) in Gloucester Road.

The proprietor of Nam Wah Ink Company was full of benevolence towards the community. To take one example, Mr Tsui Woon (徐 榘) donated HK\$500 on behalf of the ink company in response to a fund-raising campaign in 1969 to promote poor children's education in Hong Kong. The other fund contributor which also donated \$500 was Sik Sik Yuen (嗇色園), the managing body of Wong Tai Sin Temple. These were headlined in Wah Kiu Yat Po (華僑日報).

This 4-storey shophouse is built on an elongated rectangular plan with narrow frontage facing Wellington Street. It is in the form of Verandah Shophouse that the upper floor balconies project over the pavement, but unlike conventional shophouses there is no covered walkway and no vertical columns in front of the shop on the ground floor. One of its distinctive features is that the 1/F and 2/F are cantilevered out to form open air balconies. There is a circular porthole window at the rear elevation on 2/F. The side staircase with its green and yellow polished terrazzo handrail and skirting has survived. Some old features and relics of the ink company are retained, such as floor tiles of 1955 and a glass mirror presented as a gift by Dainippon Printing Ink Manufacturing Co., Ltd. (大日本油墨公司) when the ink company first opened for business.

**Architectural
Merit**

The shop front is characterized by calligraphy featuring the Chinese name of the ink company “南華油墨公司” and the main businesses of the company “專辦各國名廠油墨洋紙印刷材料”. They were handwritten by Mr. Su Shi-jie (蘇世傑) (1883-1975) who joined the revolutionary league of Tung Meng Hui (同盟會) in his youth and eventually became a republican politician (1910s to 1930s) and then a great calligrapher. In 1975, the Hong Kong Art and Museum Gallery (香港美術博物館) organized an exhibition titled 《蘇世傑書法展》.

Its particular design is probably unique as it involves a blending of pre-war high ceiling plan and post-war architectural elements including the upper-floor open air balconies cantilevered over the pavement, and there is nothing in the vicinity of the same type. Few alterations appear to have been carried out since 1955. The authentic building materials and artifacts of the ink company remind us of the old charm of shophouse and the character of the building as it was.

**Rarity,
Built Heritage
Value &
Authenticity**

The old bakery and ink company are owned and managed by local Chinese elites who were trained in English education. Being more receptive to western culture and values than most fellows of their times, they were examples of a new social group that emerged in early 20th century Hong Kong and inclined for innovations and new commitments.

**Social Value
& Local
Interest**

The Nam Wah Ink Company has been operating for about 60 years and it is recorded in a 2013 publication《守下留情 — 中西區老店扎記》issued by the Conservancy Association Centre for Heritage (長春社文化古蹟資源中心) in collaboration with the Central and Western District Council (中西區區議會).

No. 118 Wellington Street stands tightly adjacent to another shop known as Wing Woo Grocery (永和雜貨舖) in the midst of a street market. It has group value with the old shophouse at No. 99F Wellington Street (Proposed Grade 2) which form a group of tangible cultural links with the past in Central.

Group Value

Historic Building Appraisal
Nos. 86 and 88 Stanley Main Street,
Stanley, Hong Kong

Stanley – named in 1845 in honour of Lord Stanley, the British Secretary of State for the Colonies at that time – was a prosperous place long before the arrival of the British. Archaeological remains have shown that the area is likely one of the earliest inhabited places in Hong Kong. Its name was Chek Chue (赤柱) – and still is to the Chinese community. A legend goes that the origin of the name lies in its early notoriety as a base for pirates. The local people began to call the place ‘Chark Chu’ (賊住) – ‘Robbers’ Lair’ – and the pronunciation eventually evolved to become Chek Chu. When the British first came to Hong Kong in 1841 Stanley was already a thriving village with a population of 2,000 having a good bazaar with shops of various kinds well stocked to supply the wants of Chinese seafaring people. *Historical Interest*

For many years, Stanley has been a scenic and holiday resort for local and overseas visitors. Nos. 86 and 88 Stanley Main Street is situated in one of the busiest economic centres of Stanley. It is the site of a landmark restaurant now known as The Boathouse. The first restaurant operator named Stanley French Restaurant has been around since 1979 and discontinued operations in 1999. It comprises in fact two semi-detached houses before being converted into the present restaurant. The two houses combine to each other at different levels to keep the restaurant operating. The corner house at No. 86 accommodates the main dining area and the bar of the restaurant, whilst the house at No. 88 is the kitchen and outdoor dining area.

The corner site No. 86 Stanley Main Street (with an area of 992 square feet based on crown lease) was sold by public auction on 27 May 1940 to Ms Cheung Yue (張如) at the realized premium of \$1,650. When she bought the Stanley Main Street site, she was residing with her husband, She Tat-cheong (佘達昌), in Seymour Road, Mid-Levels. Mr She was a merchant and manager of the Hong Kong & Shanghai Taxicab Co. Ltd. When Mr She died aged 72 at Hong Kong Sanatorium & Hospital in 1953, he bequeathed an estate in the amount of \$228,600 – a big sum in those days. At one time, the house was given the name of 泳廬 (literally, Wing’s Villa). Decades later, in June 1987, Ms Cheung assigned the house at No. 86 Stanley Main Street to several descendants of the family, who, like their forebear, succeeded in business.

No. 88, which had a different owner, is held under Government Lease which commenced on 26 January 1841, so this must be one of the earliest lots

sold by the British on Hong Kong Island. The earliest recorded lessee of the lot was a married woman named Chan Lau Shi (陳劉氏) who sold the lot in April 1938 to Ms Kwan Shuk-ye (關淑儀), then living in Shouson Hill Road. Ms Kwan Shuk-ye owned the property until April 1972, when she sold it to Mr Ching King-sing (程景聲), a teacher of St. Teresa's School (聖德蘭學校) in Stanley, and Ms Gloria Chu Wing-ngah (朱詠雅), married woman. Mr Ching and Ms Chu kept the property until June 1985 when they sold it to a company.

No. 88 Stanley Main Street had been built on pre-war: when it was re-registered by the House Registration Office set up by the Japanese military government it was described as a Chinese-style, tiled-roofed residence owned by Ms Kwan Shuk-ye (關淑儀). The existing house at No. 88 Stanley Main Street was built in 1948 (architect C. T. Wong) to replace the pre-war house. The corner house at No. 86 Stanley Main Street was built in 1951 and designed by Chau & Lee Architects (周李建築工程師事務所).

The two houses are built to an L-shaped plan on a roughly north-south axis. They are of RCC frame with slabs and beams. The external walls are rendered and painted in yellow in 2015. A distinctive feature on the façade is the horizontal lineal façades. The roofs of both houses are flat with safety panels around the parapet. The other features as found now include circular porthole windows on the walls of both houses.

*Architectural
Merit*

There are two separate door entrances to the house in No. 86. Tall narrow transomed windows and ventilation openings are provided in bands protected from the weather by continuous horizontal projections (typhoon canopies) with white trim to the edges, which give the house a cheerful and appealing look. There is a chimney above roof level. The house at No. 88 is smaller and its west side is an alley leading to back alley of a high-rise tower. On no. 88, the restaurant's kitchen is located. The outdoor dining areas are located in No. 88 and the rooftop of No. 86.

Internally, the houses are simple in the minimalist style of the 1950s, without superfluous ornamentation or decoration. In the 1970s, works were carried out to convert them into a restaurant, including G/F reception, manager's office, bar areas, dining areas, kitchen and food preparation areas, and an escape stair passage. No. 86 has a staircase and balustraded landing at first floor level, modest ceiling coves or cornices, and a combination of ceramic tiles and parquet wood flooring. Plumbing and a small garage opening are confined to the rear elevation.

This type of early post-war house is becoming rare now as Stanley Main Street is largely developed with high-rise structures.

**Rarity,
Built Heritage
Value &
Authenticity**

The houses retain their authenticity as structures built in the early 1950s in spite of the various interventions, which include the bricking up of 1/F windows at front and side elevations, the relocation of 1/F east elevation window, and the bricking up of 2/F window. The 2/F aluminum sliding door and the surface mounted conduits and cables on walls are later additions. The interiors, e.g. toilet and kitchen fittings, are modern and most of the original designs and styles has been demolished and replaced by the features brought about by the various theme restaurants. The Art Deco style staircase with old handrails has largely survived, but the fitting out of tread, riser and landing of staircase has been replaced by new tiles. Originally built as residence and then converted into restaurant, the houses demonstrate their adaptability.

The restaurant at Nos. 86 and 88 Stanley Main Street is an ideal locality to appreciate the beautiful sceneries of the coastline of Stanley Bay, the panoramic sea view and the sunset from there. It is situated at a roundabout at the end of Stanley Main Street which is famed for its bars, thus its nickname *jiu-ba-jie* (酒吧街) ('bars street') which has become firmly part of the local tourist itinerary for many years. The Boathouse is a recommended spot in a number of tourist guides.

**Social Value
& Local
Interest**

It is an iconic building of Stanley Main Street. It has been used as a set in TV shows and films, for example, the film *Alan and Eric: Between Hello and Goodbye* (雙城故事) which was the directorial debut of a famed director Peter Chan Ho-sun (陳可辛). The film is well-received in the Chinese community both local and overseas. It was crowned best film at the Hong Kong Film Directors' Guild in 1991 and it won best actor at the Hong Kong Film Awards for Eric Tsang (曾志偉).

Stanley has often been seen as somewhat out-of-the-way and seemingly remote from the city, but it retains enough of its appeal as a main tourist destination. The Boathouse is within easy walking distance from the Murray Building, the Blake Pier, and the local Tin Hau Temple across the street which attract an unending stream of visitors.

Group Value