

LEGISLATIVE COUNCIL BRIEF

Antiquities and Monuments Ordinance (Cap. 53) Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) (Amendment) Notice 2015

INTRODUCTION

After consultation with the Antiquities Advisory Board (“AAB”)¹ and with the approval of the Chief Executive, the Secretary for Development (“SDEV”), in his capacity as the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) (the “Ordinance”), has decided to declare the following places to be historical buildings (“historical building” is one type of “monument” as defined under the Ordinance) under section 3(1) of the Ordinance:

- (a) Signal Tower (訊號塔) at Blackhead Point, Tsim Sha Tsui;
- (b) Race Course Fire Memorial (馬場先難友紀念碑) at So Kon Po;
and
- (c) façade of the Old Mental Hospital (舊精神病院立面) at High Street, Sai Ying Pun.

2. The declaration is made by the Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) (Amendment) Notice 2015 (the “Notice”) (**Annex A**), which will be published in the Gazette on 23 October 2015.

A

¹ AAB is a statutory body established under section 17 of the Antiquities and Monuments Ordinance to advise the Antiquities Authority on any matters relating to antiquities, proposed monuments or monuments or referred to it for consultation under section 2A(1), section 3(1) or section 6(4) of the Ordinance.

JUSTIFICATIONS

Heritage Significance

3. The Antiquities and Monuments Office (“AMO”)² of the Leisure and Cultural Services Department has carried out research on and assessed the heritage significance of the three buildings set out in paragraph 1 above (the “Buildings”). AMO recommends to the Antiquities Authority that the Buildings have high heritage value that meets the threshold required for declaration as historical buildings under section 3(1) of the Ordinance. The heritage value of the Buildings is summarised in paragraphs 4 to 10 below and elaborated in **Annex B**.

B

(a) Signal Tower in Tsim Sha Tsui

4. The Signal Tower in the Signal Hill Garden at Blackhead Point was built in 1907 by the Hong Kong Observatory to house a time-ball apparatus that was previously located in the nearby Round House of the Former Marine Police Headquarters. It was one of the two buildings constructed in Hong Kong for the purpose of signalling accurate time to mariners and the public. The time-ball service at the Signal Tower commenced on 8 January 1908. It subsequently ceased on 30 June 1933. During the Second World War, the Signal Tower was used as a temporary ammunition store but was later gradually abandoned. In the 1980s, the Signal Tower was opened to the public after restoration and became a landmark feature of the Signal Hill Garden.

5. The Signal Tower was originally 42 feet high with three storeys, and a storey of about 20 feet was added in 1927 to enhance the Signal Tower’s visibility. It was built to a heavy Classical Baroque design incorporating popular Edwardian decorative features of the time, which combined red brickwork with contrasting lighter colour stone architectural features. It is also a square-shaped building with elegant chamfered corners, as compared to the usual square corners. The brickwork is in “English

² AMO is the executive arm of the Antiquities Authority dealing with matters, among others, relating to research, examination and preservation of any place, building, site or structure which is of historical, archaeological or palaeontological value.

Bond” of specially made red bricks, while the stonework is of carved local granite. Architectural features include granite plinth, band course, moulded cornices and windows with “Gibbs surrounds”.

(b) Race Course Fire Memorial at So Kon Po

6. The Race Course Fire Memorial (the “Memorial”) was erected in 1922 to pay respect to those who died in the tragic Race Course Fire which broke out on 26 February 1918 (the second day of the annual “Derby Day” races) at the Racecourse in Happy Valley. The Memorial, which is situated at the hillside above the present Hong Kong Stadium at So Kon Po, is the only memorial in Hong Kong dedicated to the victims who died in this disastrous fire.

7. Construction of the Memorial was led by Tong Yat-chuen (唐溢川), the then Chairman of the Tung Wah Hospital. It demonstrated the generous and immediate response to such a major disaster relief project from the public, Tung Wah Hospital and the Government in contributing their resources to taking care of the dead, injured and the affected families.

8. The Memorial comprises two Pavilions on the topmost terrace, then the central Memorial Arch on the next lower terrace and finally a pair of Pagodas built on the lowest terrace. Each terrace is paved with granite slabs and includes balustraded parapets, which is connected by flights of granite steps. The front retaining granite wall which supports the lowest terrace is curved in the traditional shape of a Chinese grave. The whole composition shows great architectural talent in cleverly combining both Western classical as well as traditional Chinese architectural elements.

(c) Façade of the Old Mental Hospital in Sai Ying Pun

9. Completed in 1892, the Old Mental Hospital at 2 High Street was originally constructed as Medical Staff Quarters of the Government Civil Hospital. To relieve the crowdedness of the Mental Hospital at 45 Eastern Street (currently the Eastern Street Methadone Clinic), it was converted into wards for the mentally-ill female patients in 1939. Being the additional wards of the Mental Hospital at 45 Eastern Street from 1939 to 1961, the

building also became known as the Mental Hospital. After the opening of the Castle Peak Hospital in 1961, the Old Mental Hospital was converted into an out-patient clinic for the mentally-ill until 1971. It was then left vacant. In 1998, works commenced to redevelop the site into the Sai Ying Pun Community Complex, with the exceptional granite façade of the building preserved intact. The façade is one of the oldest surviving structures testifying the development of the mental care services in Hong Kong.

10. The existing façade of the Mental Hospital is L-shaped in plan, and comprises a wide verandah along the long side facing High Street, and its short side elevation facing Eastern Street. The heavy Early-Baroque features, including wide arched verandah and lower level of rusticated granite blocks, together create an appearance of strength and impregnability. This style of Early-Baroque architecture is also rare in Hong Kong, particularly as it is so accurately constructed, using local materials.

Declaration as Monuments

11. The Buildings have been accorded with Grade 1 status by the AAB having regard to the recommendations of an independent assessment panel³ under the existing administrative grading mechanism⁴. AAB advised in November 2008 that all Grade 1 historic buildings should, given their outstanding heritage value, form a pool of potential candidates for the Antiquities Authority to consider monument declaration. With the recommendation of AMO as set out in paragraph 3 above, the support of the AAB and the approval of the Chief Executive, SDEV, as the Antiquities Authority, has decided to declare the Buildings as monuments under the

³ The assessment panel comprises experts from the fields of town planning, architecture, engineering as well as history.

⁴ The grading system is an administrative arrangement to provide an objective basis for determining the heritage value, and hence the preservation need, of historic buildings in Hong Kong. Under the grading system:

- Grade 1 status refers to buildings of outstanding merit, which every effort should be made to preserve if possible.
- Grade 2 status refers to buildings of special merit; efforts should be made to selectively preserve.
- Grade 3 status refers to buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

Ordinance. In addition to reflecting the outstanding heritage value of the Buildings, the declaration will provide the Buildings with statutory protection⁵.

12. Since the Memorial is currently situated on a private lot owned by the Tung Wah Group of Hospitals (“TWGHs”), the procedure of serving a notice to the owner of the Memorial of the intended declaration is required under section 4 of the Ordinance. Such notice was served on the TWGHs on 9 July 2015. No objection was received by the AMO during the one-month notice period. Explicit agreement of the TWGHs to the declaration proposal has also been obtained.

13. The declaration of the Buildings will be made by the Notice published in the Gazette on 23 October 2015. Copies of plans showing the locations of the Buildings declared by the Antiquities Authority as historical buildings and deposited in the Land Registry are at **Annex C**. The Notice will take immediate effect and will be tabled in the Legislative Council for negative vetting on 28 October 2015.

C

IMPLICATIONS OF THE PROPOSAL

14. The declaration is in conformity with the Basic Law, including the provisions concerning human rights. It has no financial, civil service, economic, productivity, environmental, family or gender implications. As far as sustainability implications are concerned, the declaration is conducive to upholding the sustainability principle of protecting Hong Kong’s heritage assets.

15. Upon the declaration of the Signal Tower and the façade of the Old Mental Hospital as monuments, the Government will continue to provide financial and technical assistance for their maintenance, with the relevant

⁵ Section 6(1) of the Ordinance provides –

“6(1) Subject to subsection (4), no person shall –

- (a) excavate, carry on building or other works, plant or fell trees or deposit earth or refuse on or in a proposed monument or monument; or
- (b) demolish, remove, obstruct, deface or interfere with a proposed monument or monument,

except in accordance with a permit granted by the Authority.”

departments meeting the maintenance costs concerned under the prevailing practice. As regards the declaration of the Memorial as a monument, its repair and maintenance works will continue to be undertaken by the TWGHs as before. If one-off funding for the conservation works to the Memorial is considered necessary in future, the AMO will bid for the resources according to the normal procedure.

PUBLIC CONSULTATION

16. AAB was consulted on the proposed declaration as required under section 3(1) of the Ordinance on 4 June 2015 and rendered its support.

PUBLICITY

17. A press release on the declaration will be issued on the date of declaration (i.e. 23 October 2015). A spokesman will be available to answer media and public enquiries.

ENQUIRIES

18. For any enquiries on this brief, please contact Mr. José YAM, Commissioner for Heritage of the Development Bureau, on 3509 8270.

Development Bureau

20 October 2015

Antiquities and Monuments (Declaration of Monuments and Historical Buildings)
(Consolidation) (Amendment) Notice 2015

Section 1

1

**Antiquities and Monuments (Declaration of Monuments
and Historical Buildings) (Consolidation) (Amendment)
Notice 2015**

(Made by the Secretary for Development under section 3(1) of the Antiquities and Monuments Ordinance (Cap. 53) after consultation with the Antiquities Advisory Board and with the approval of the Chief Executive)

1. Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) Notice amended

The Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) Notice (Cap. 53 sub. leg. B) is amended as set out in section 2.

2. Paragraph 3 amended (declaration of historical buildings)

(1) Paragraph 3(bw)—

Repeal the full stop

Substitute a semicolon.

(2) After paragraph 3(bw)—

Add

“(bx) the Signal Tower at Blackhead Point, Tsim Sha Tsui, Kowloon, as delineated and shown edged red on the plan marked Plan No. KM9364 signed and deposited in the Land Registry under section 3(4) of the Ordinance by the Secretary for Development;

(by) the Race Course Fire Memorial and its adjoining land within Inland Lot No. 2384, So Kon Po, Hong Kong, together with all structures erected on that lot, as delineated and shown edged red on the plan marked Plan

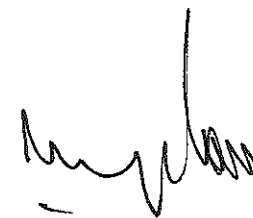
Antiquities and Monuments (Declaration of Monuments and Historical Buildings)
(Consolidation) (Amendment) Notice 2015

Section 2

2

No. HKM9905 signed and deposited in the Land Registry under section 3(4) of the Ordinance by the Secretary for Development;

(bz) the facade of the Old Mental Hospital at 2 High Street, Sai Ying Pun, Hong Kong, as delineated and shown edged red on the plan marked Plan No. HKM9895 signed and deposited in the Land Registry under section 3(4) of the Ordinance by the Secretary for Development.”.



Secretary for Development

18 October 2015

Antiquities and Monuments (Declaration of Monuments and Historical Buildings)
(Consolidation) (Amendment) Notice 2015

Explanatory Note
Paragraph 1

3

Explanatory Note

This Notice declares the following places to be historical buildings for the purposes of the Antiquities and Monuments Ordinance (Cap. 53)—

- (a) the Signal Tower at Blackhead Point, Tsim Sha Tsui, Kowloon;
- (b) the Race Course Fire Memorial and its adjoining land within Inland Lot No. 2384, So Kon Po, Hong Kong, together with all structures erected on that lot; and
- (c) the facade of the Old Mental Hospital at 2 High Street, Sai Ying Pun, Hong Kong.

Signal Tower in Tsim Sha Tsui

The Signal Tower (訊號塔) in the Signal Hill Garden at Blackhead Point¹ (Tai Pau Mai 大包米²) was built in 1907 by the Hong Kong Observatory (香港天文台), to house a time-ball apparatus that was previously located in the nearby Round House of the Former Marine Police Headquarters (前水警總部). The Signal Tower was one of the two buildings which were constructed in Hong Kong for the purpose of signalling accurate time to mariners and the public.

***Historical
Interest***

In Hong Kong, the time-ball service can trace its history back to the establishment of the Hong Kong Observatory in 1883. Such a service was crucial to mariners for the purpose of setting their chronometers before the advent of reliable radio broadcasting. The first time-ball apparatus was installed in the Round House of the Former Marine Police Headquarters, Tsim Sha Tsui, with its first official use on 1 January 1885. Because of development around the building, a new Signal Tower was required at a higher location and Blackhead Point was chosen, reusing the existing time-ball apparatus and resuming the service on 8 January 1908.

Blackhead's Hill (as it was then known) was a strategic high point owned by the British Military, originally as the site for the Kowloon East Battery, which complemented the existing Kowloon West Battery (near the Former Marine Police Headquarters), as a harbour defence. The British Military retained ownership of the site until 1958, when it was then handed over to the Colonial Government.

From 1908 to 1920, the time ball at Signal Tower dropped once daily. Shortly before 1 pm every day, the 6 feet diameter hollow copper ball was raised by hand-winch to the top of the mast, then at exactly 1 pm it was automatically released and dropped to

¹ Blackhead Point was a name assigned by the British upon their official arrival in Kowloon after the Convention of Peking in 1860. The name was derived from the German merchant B. Schwarzkopf who operated a sail making, soap manufacturing and coal shipment business in Hong Kong from 1855 until the beginning of the First World War. As Schwarzkopf's godowns were close to the site, the Hill was named after him. "Blackhead" is the English translation of "Schwarzkopf".

² The name "Tai Pau Mai" was coined by local residents since the Blackhead Point resembled a large bag of rice.

the foot of the mast. From 1920 onwards, the time ball dropped twice a day at 10 am and 4 pm until 1933.

The Signal Tower was originally 42 feet high with three storeys. The ground floor served as a store room for the typhoon signals, the first floor contained the air cylinder to check the fall of the ball, and the upper floor was installed with hoisting machinery and an electric clock. In 1927, a storey was added to raise its height by 20 feet, in order to enhance the Signal Tower's visibility, which was affected by the continuous development of surrounding high buildings.

The time-ball service ceased on 30 June 1933, with the approval of the Naval Authorities and the Hong Kong General Chamber of Commerce, the opinion being that the method had become obsolete with the use of radio-telegraphy and telephony. By then, regular radio time signals were being broadcast and many buildings prominently displayed large clocks.

During the Second World War, the Signal Tower was used as a temporary ammunition store but was later gradually abandoned. In the 1980s, the Signal Tower was opened to the public after restoration and became a landmark feature of the Signal Hill Garden.

The Signal Tower was built to a heavy Classical Baroque design incorporating popular Edwardian decorative features of the time, which combined red brickwork with contrasting lighter colour stone architectural features. It is also a square-shaped building with elegant chamfered corners, as compared to the usual square corners. The brickwork is in "English Bond" (i.e. alternating courses of headers and stretchers) of specially made red bricks, while the stonework is of carved local granite. Architectural features include granite plinth, band course and moulded cornices; the granite surrounds to the window frames are known as "Gibbs surrounds".

*Architectural
Merit*

The ground floor features a set of "blank windows", which keep the symmetry of the design, without the necessity of actual window openings. The additional storey, constructed in 1927, was designed to closely harmonise with the existing Baroque

building style, with its bulls-eye windows, arched window heads and similar treatment of red brickwork; it is surmounted with a domed concrete roof.

The interior of the building is simple and functional. The walls are plain, plastered and white-washed. The floors are constructed of reinforced concrete. The main internal architectural feature is the elegant concrete spiral staircase, built around a cast-iron central post, with a wrought-iron handrail that serves G/F to 2/F; the 3/F added in 1927 is accessible by a steel cat-ladder from the 2/F.

Although the Signal Tower underwent a major alteration in 1927 with the addition of a third floor, very few other alterations have taken place since its original construction. Virtually all the original significant architectural heritage assets and decorative masonry features are still intact, including moulded cornices, pedimented entrance, windows with “Gibbs surrounds”, etc. *Authenticity*

The Signal Tower at Blackhead Point and the Round House of the Former Marine Police Headquarters are the only two purpose-built structures ever equipped with a time-ball device in Hong Kong. The Signal Tower constitutes a rare example of fine designed and constructed Edwardian Baroque architecture in Hong Kong. *Rarity*

Apart from providing an essential navigational aid for mariners for over 20 years, the Signal Tower had an important significance in the daily life of the public and businesses by giving a precise time signal to all those within sight of the Tower. Situated in a prominent position overlooking Victoria Harbour for more than a century, the Signal Tower is a testimony of the evolution of the Hong Kong Observatory and its time service. The Signal Tower is now opened for public viewing at set times. *Social Value & Local Interest*

The Signal Tower is functionally and historically closely connected with two nearby declared monuments, the Round House of the Former Marine Police Headquarters Compound and the Hong Kong Observatory, which both testify the time service history of Hong Kong in the 19th century. In addition, there are *Group Value*

also other nearby historic buildings which recall the historical and socio-cultural development of the Tsim Sha Tsui area, including the Former Kowloon-Canton Railway Clock Tower (前九廣鐵路鐘樓) (Declared Monument), Former Kowloon British School (前九龍英童學校) (Declared Monument), Peninsula Hotel (半島酒店) (Grade 1), Rosary Church (玫瑰堂) (Grade 1), St. Mary's Canossian College (嘉諾撒聖瑪利書院) (Grade 1) and the Main Block of Old Kowloon Fire Station (舊九龍消防局主樓) (Grade 2).



Front elevation



Large window with carved granite surround and decorative keystone



Decorative entrance with segmental arch, pediment, key stone and pilasters



Domed roof and bull-eye windows



Concrete and steel spiral staircase on 1/F

Race Course Fire Memorial at So Kon Po

The Race Course Fire Memorial (the “Memorial”) (馬場先難友紀念碑) was erected in 1922 to pay respect to those who died in the tragic Race Course Fire which broke out on 26 February 1918 (the second day of the annual “Derby Day” races) at the Racecourse in Happy Valley. The Memorial, which is situated on the hillside above the present Hong Kong Stadium at So Kon Po (掃桿埔), is the only memorial in Hong Kong dedicated to the victims who died in this disastrous fire. ***Historical Interest***

The Race Course Fire on 26 February 1918 was one of the worst catastrophes in Hong Kong history, claiming more than 600 lives of various nationalities. After the calamity, the Tung Wah Hospital was prompt to offer assistance and arranged for labourers to collect the dead bodies. Meanwhile, the then Governor of Hong Kong, Sir Francis Henry May, requested that all bodies should be buried in the same resting place and a suitable large unoccupied site on the other side of Wong Nai Chung (黃泥涌) was chosen, in an area known as Coffee Garden (咖啡園)³. In March 1918, the then Secretary for Chinese Affairs requested the Tung Wah Hospital to arrange a traditional *jiao* (醮) ceremony to appease the spirits of the victims and this ceremony was held in Happy Valley. The Tung Wah Hospital, under its Chairman, Tong Yat-chuen (唐溢川), then organized an architectural competition for a permanent and suitable monument to be erected close to the burial site and they eventually selected the design from Ho Sheung (何想)⁴. Also, a *fung shui* master, Lee Yiu-chuen (李耀村), provided advice on the orientation of the proposed site. With the benefit of public donations, construction of the Memorial started in 1922. Several memorial plaques were also installed in the Memorial, including an inscription recording the site selection and construction processes of the Memorial. Other memorial plaques commemorate those who perished in the calamity.

The Memorial is sited on a steeply sloping area of wooded ***Architectural***

³ The place is named as Coffee Garden as it was used for planting coffee in 1916.
Source: 夏歷：《香港東區街道故事》，香港：三聯書店（香港）有限公司，1995年，頁145。

⁴ Ho Sheung worked for the Public Works Department.

hillside planted with bamboo groves, which faces northwest in the general direction of Happy Valley Racecourse and is constructed on a series of terraces climbing up the hill. *Merit*

The Memorial comprises two Pavilions on the topmost terrace, then the central Memorial Arch on the next lower terrace and finally a pair of Pagodas built on the lowest terrace. Each terrace is paved with granite slabs and includes balustraded parapets, which is connected by flights of granite steps. The front retaining granite wall which supports the lowest terrace is curved in the traditional shape of a Chinese grave.

Two octagonal Pavilions on the top terrace of the site, are of two-storey construction and supported by eight slender columns of reinforced concrete. The roofs are covered by Chinese green glazed tiles; fixed tables and stools constructed of granite and concrete are placed inside for the benefit of visitors.

The Memorial Arch is constructed of granite columns and beams which form three archways, each with its traditional hipped roof of Chinese green glazed tiles; the ridges are attractively decorated with glazed ceramic ornaments with dragon-fish and celestial pearls. The main central archway is inscribed with the characters “福” (fortune), “祿” (riches) and “壽” (long life). Each bay consists of a Classical Italianate granite niche, containing marble memorial plaques. Below the right-hand side plaque is an Earth God shrine (后土).

A pair of traditional Pagodas is constructed on the next lower terrace; the Pagodas are octagonal with three storeys. The characters, “寶塔” (precious pagoda) are inscribed on their front elevations. The Pagodas have also been constructed for use as furnaces for visitors to burn paper offerings.

The whole composition shows great architectural talent in cleverly combining both Western Classical as well as traditional Chinese architectural elements.

The Memorial site and structures have received regular repair and maintenance in 1974, 1983 and 1993 respectively, but no *Authenticity*

Annex B

major alterations have taken place and it can, therefore, be considered as virtually being in its original condition. Likewise, the immediate wooded surroundings appear not to have changed much since the construction of the Memorial.

The Memorial is the only one in Hong Kong commemorating this major Hong Kong disaster. It is also a rare example of a monument site designed in such a skilled manner combining both Chinese and Western elements by a local architect. In addition, its original tranquil and wooded hillside location is retained intact.

Rarity

The Memorial is an impressive reminder of a major tragedy in Hong Kong that directly resulted in the improvement of fire safety standards throughout the territory. It also demonstrated the generous and immediate response to such a major disaster relief project from both the public, Tung Wah Hospital and the Government in contributing their resources to taking care of the dead, injured and the affected families. Even at the present day, the Tung Wah Group of Hospitals still pays homage visit to the Memorial during the Ching Ming Festival.

***Social Value
& Local
Interest***

The Race Course Fire Memorial naturally has a strong historical and social connection with the Happy Valley Racecourse and the nearby Tung Wah Eastern Hospital (東華東院) (Grade 2). The Memorial is also situated close to some graded historic buildings in Wanchai District namely St. Paul's Convent Church (聖保祿修院) (Grade 1), St. Mary's Church (聖馬利亞堂) (Grade 1), St. Margaret's Church (聖瑪加利大堂) (Grade 1), Haw Par Mansion (虎豹別墅) (Grade 1), Po Leung Kuk Main Building (保良局主樓) (Grade 2), Shing Kwong Church (聖光堂) (Grade 2), etc.

Group Value

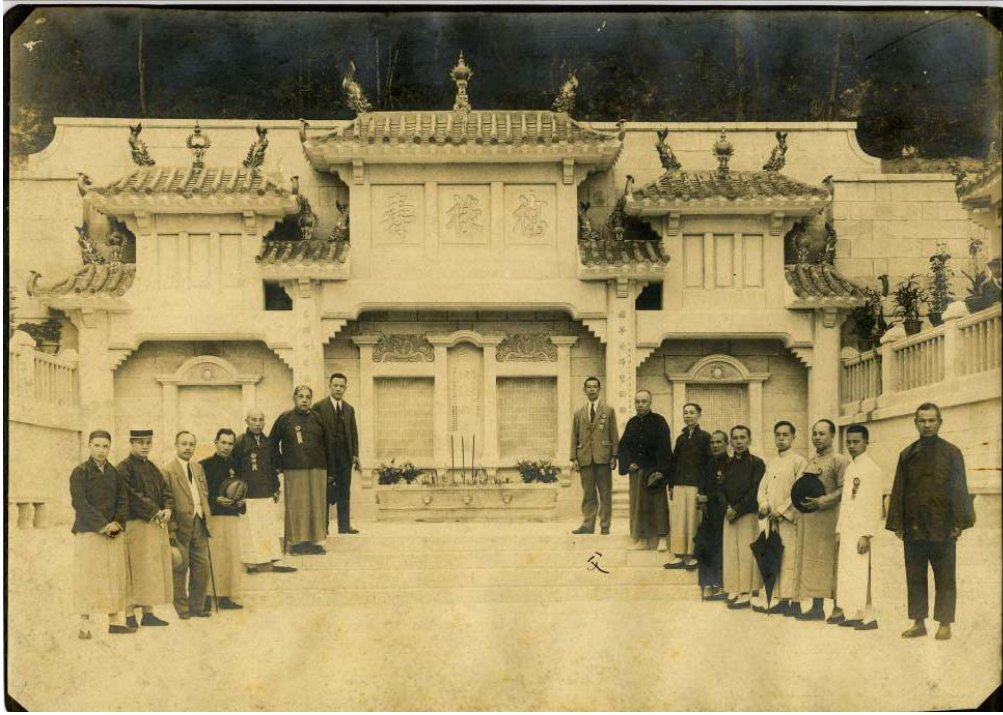


Photo taken during the opening ceremony of the Memorial in 1923.
Ninth from the right is Ho Sheung.
(Courtesy of Tung Wah Museum and Mr. Ho Cham)



Race Course Fire Memorial, 2015.
The Memorial Arch and the two Pavilions
express the beauty of symmetrical layout.



Topped with traditional hipped roofs, green glazed tiles and ceramic ornaments; the central archway is inscribed with the characters for “fortune” (福), “richness” (祿) and “long life” (壽).



Commemorative Plaque in the left side bay of the Memorial Arch is fitted inside a Classical Italianate style granite niche, which records the history of the fire as well as the site selection and construction processes of the Memorial.



The plaques in the centre bay of the Memorial Arch are set in Classical Italianate framing, memorializing those who perished in the disaster.



The plaque in the right side bay of the Memorial Arch, with an Earth God shrine below.

Façade of the Old Mental Hospital in Sai Ying Pun

Completed in 1892, the Old Mental Hospital (舊精神病院) at 2 High Street (referred to as the “Building” hereafter) was originally designed and constructed as Medical Staff Quarters of the Government Civil Hospital (國家醫院人員住所) to house the Assistant Superintendent, Government Analyst and Apothecary and European nurses. Accommodation consisted of ten bedrooms, five sitting rooms, an office and a dining room with servants’ quarters, bath and lavatory. The site was chosen because of its isolation and quietness away from the noisy thoroughfare of Queen’s Road on which the temporary quarters in the Government Civil Hospital abutted, which was considered good for the health of the medical staff. A contract for construction works was signed in November 1889. The Building was completed and occupied in June 1892. *Historical Interest*

In 1906, an extension was constructed to the east end of the original building to accommodate additional nurses (i.e. by extending eastwards up High Street). The extension comprised a dining room, a sitting room, six bedrooms, three bathrooms, a box room, pantry and four rooms for servants. It was faced with granite dressings carefully designed to match the classical style of the original adjoining façade. In 1908 another two-storey extension, comprising four bedrooms and two bathrooms, was further added to the east end to accommodate additional staff from the Hong Kong Nursing Institute after the Institute was taken over by the Government. The Building remained as the Medical Staff Quarters of the Government Civil Hospital until 1939.

Prior to the outbreak of the Sino-Japanese War in 1937, many mentally-ill Chinese patients were transferred from Hong Kong to the John Kerr Refuge for the Insane (惠愛醫院) in Guangzhou for treatment as the Chinese Lunatic Asylum (華人精神病院) at 45 Eastern Street (opposite the Building), which was originally expected to give temporary accommodation to patients waiting for transfer to Guangzhou, had a limited capacity. However, the transfer ceased with the occupation of Guangzhou by the Japanese in October 1938. Chinese patients then had to be kept in very

overcrowded condition in the Mental Hospital⁵. To relieve the overcrowding, the Government endorsed the conversion of the Building into the wards for the mentally-ill female patients in 1938. Conversion works commenced in March 1939 and were completed in August in the same year. Being the additional wards of the Mental Hospital in its vicinity, the Building on High Street became known as the Mental Hospital as well.

Later in 1939, the Japanese Military Authorities, according to the Hong Kong Administration Report for that year, permitted the transfer of Chinese patients to Guangzhou and the overcrowding of the Mental Hospital was further relieved. However, there is no accurate record of the use of the Building during the Japanese Occupation (1941-1945).

The transfer of Chinese patients to Guangzhou was terminated in 1949. Moreover, with the increasing demand for local psychiatric service, the provision of a new, large purpose-built institution was necessary. Therefore, the Castle Peak Hospital was constructed. It was officially opened by Sir Robert Black, the then Governor of Hong Kong, in 1961.

In 1961, the Building was converted into an out-patient clinic for the mentally-ill (日間精神科門診部) and provided some limited day hospital accommodation until 1971. From 1971 to 1998, the Building was left vacant. In 1998, works commenced to redevelop the site into the Sai Ying Pun Community Complex (西營盤社區綜合大樓), with the exceptional granite façade of the Building preserved intact.

The existing façade of the Building is L-shaped in plan, and comprises a wide verandah along the long side facing High Street, and its short side elevation facing Eastern Street. The heavy Early-Baroque features, including wide arched verandah and lower level of rusticated granite blocks which together create an appearance of strength and impregnability, would have been a valuable asset for a new hospital (it is estimated that the façade

*Architectural
Merit*

⁵ According to the Hong Kong Government Gazette, the Chinese Lunatic Asylum on Eastern Street and the European Lunatic Asylum next to it (now demolished) were united in 1906 and renamed as Mental Hospital in 1929.

Annex B

alone cost nearly two-thirds of the total expenditure for the Building). The fine dressed ashlar mouldings, cornices, quoins and band courses provide an elegant contrast to the heavy rusticated granite blocks. Further graceful effects are achieved by the use of pediments, pinnacles, decorative parapets and ornamental wrought-ironwork balustrading to the verandahs.

The granite façade remains authentic, although of course the inside face of the façade has been modified to “tie in” with the new structure of the Sai Ying Pun Community Complex behind. The later extensions at the east end in 1906 and 1908 were deliberately designed to blend into the original adjoining façade.

Authenticity

Serving as a mental hospital from 1939 to 1961 and then as an out-patient clinic for the mentally-ill from 1961 to 1971, the façade of the Building is one of the oldest surviving structures testifying the development of mental care services in Hong Kong. This style of monumental Early-Baroque architecture is also rare in Hong Kong, particularly as it is so accurately constructed, using local materials.

Rarity

Having served as a mental hospital from 1939 to 1961, the Building has been locally known as the “Old Mental Hospital” (舊精神病院) and has continued to be a well-known and recognized landmark in Western District, as well as a popular historical feature on the Central and Western Heritage Trail. It is also affectionately known as the “High Street Haunted House” (高街鬼屋) and has been featured in films such as “The Supernormal” (大迷信) (1992) and “Triad Underworld” (江湖) (2004). Although the preservation of the façade may be criticized for being an example of “façadism”, it also demonstrates a successful and valuable practical compromise, by retaining the most important character-defining elements of the original construction, and preserving an historic landmark that blends well with the urban streetscape.

***Social Value
& Local
Interest***

The façade of the Building provides an attractive architectural and historic grouping with the Old Chinese Lunatic Asylum (舊華人精神病院) which is located at Eastern Street

Group Value

(Grade 2) (currently the Eastern Street Methadone Clinic). The low-rise construction of the façade harmonises very well with the character of the low-medium rise buildings along High Street. It also remains as a key element in the historic Sai Ying Pun hospital ensemble, which extends along Hospital Road, Eastern Street and High Street. The façade is also within walking distance to the Old Upper Levels Police Station (舊半山區警署) on 1F High Street (Grade 3) (currently David Trench Rehabilitation Centre), 4 Hospital Road (Grade 2), CCC Hop Yat Church (Hong Kong Church) (中華基督教會合一堂香港堂) at 2 Bonham Road (Grade 1) and the Old Pathological Institute (舊病理學院) at 2 Caine Lane (Declared Monument).



General view of the elevation facing High Street showing the impressive rusticated granite blocks of the façade.



Close up showing random pattern of granite blocks on lowest level and the rusticated treatment of the granite blocks to the two upper storeys.



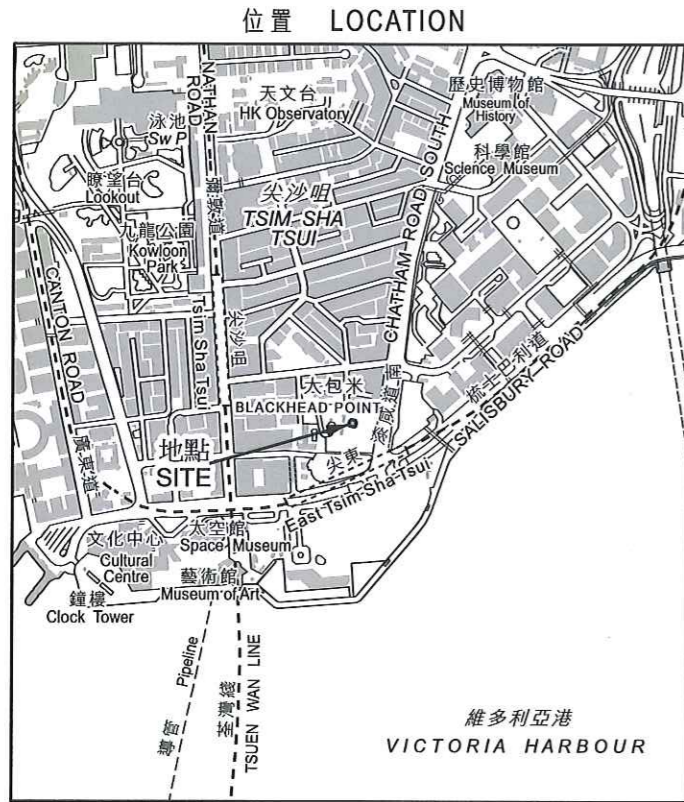
Eastern Street elevation
from the corner of High Street.



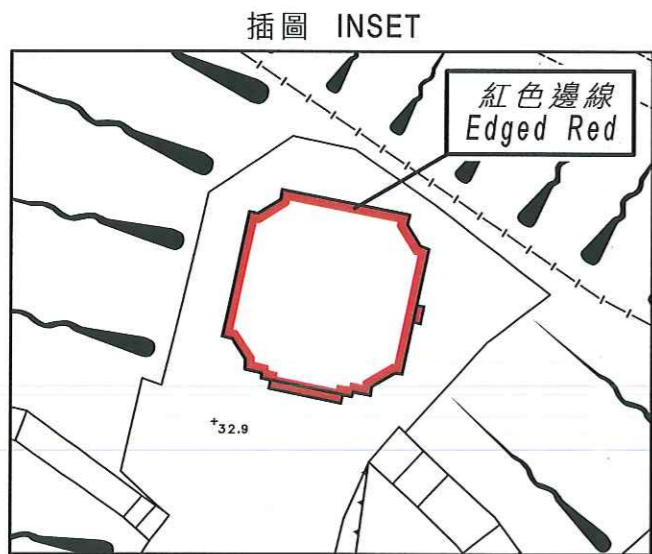
Open verandah, with pendant lights, boarded ceiling and timber shutter doors added during the 2002 renovation.



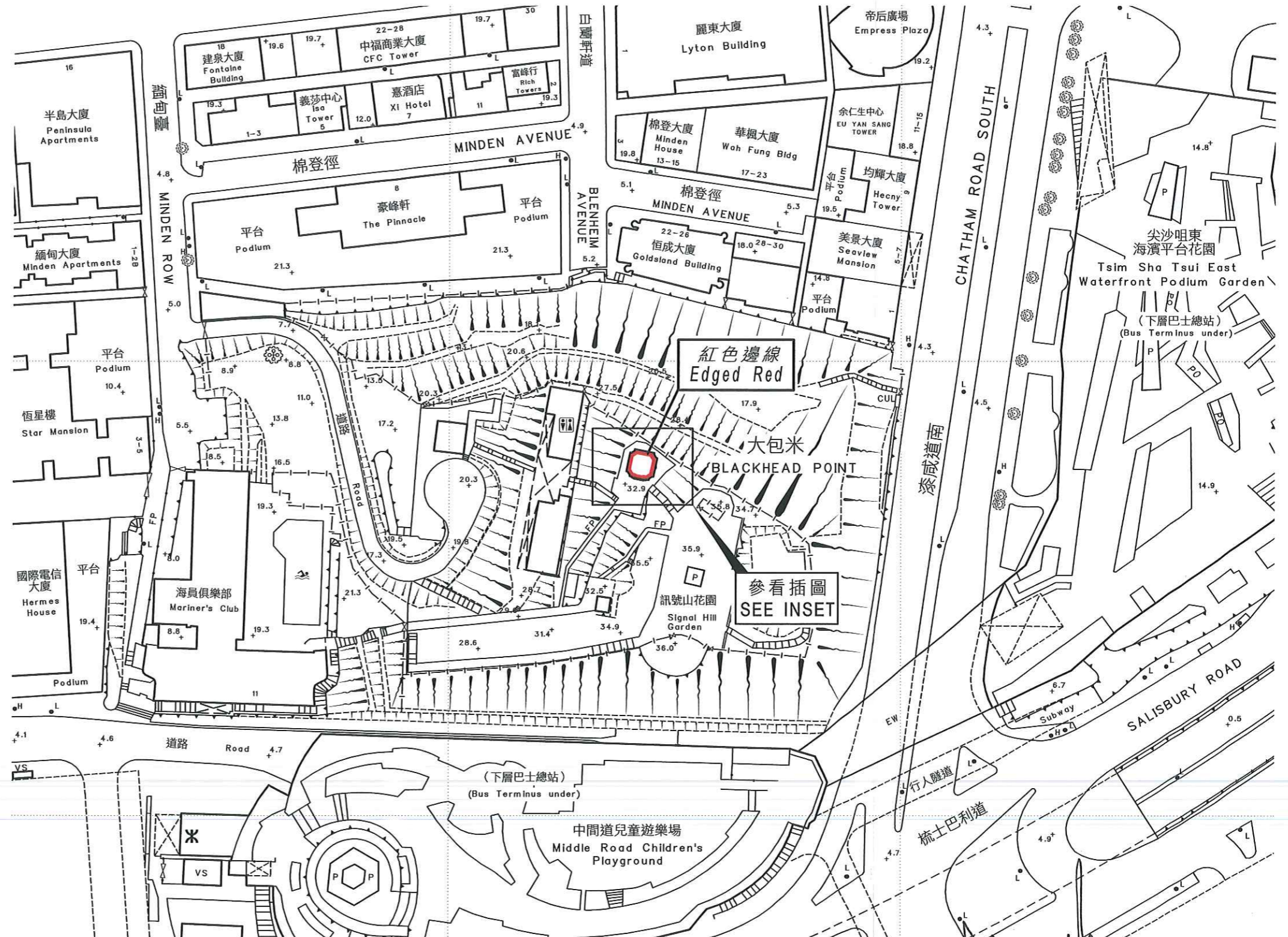
View behind the façade showing the inner skin of the old wall on the left, with the original window openings still intact.



比例 SCALE 1:15 000



不依比例 NOT TO SCALE



以紅色邊線標示的面積約為 36 平方米 EDGED RED AREA 36 SQUARE METRES (ABOUT)



(陳茂波 Paul M P Chan)

發展局局長 Secretary for Development

日期 Date 18 October 2012

只作識別用 FOR IDENTIFICATION PURPOSES ONLY

地政總署 九龍測量處
District Survey Office, Kowloon
Lands Department

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古物及古蹟條例(第53章)
根據第3(4)條存放於土地註冊處的九龍尖沙咀大包米訊號塔圖則
ANTIQUITIES AND MONUMENTS ORDINANCE (CAP. 53)
PLAN OF SIGNAL TOWER AT BLACKHEAD POINT, TSIM SHA TSUI, KOWLOON
DEPOSITED IN THE LAND REGISTRY UNDER SECTION 3(4)

檔案編號 File No. LD DSO/K 045/2012

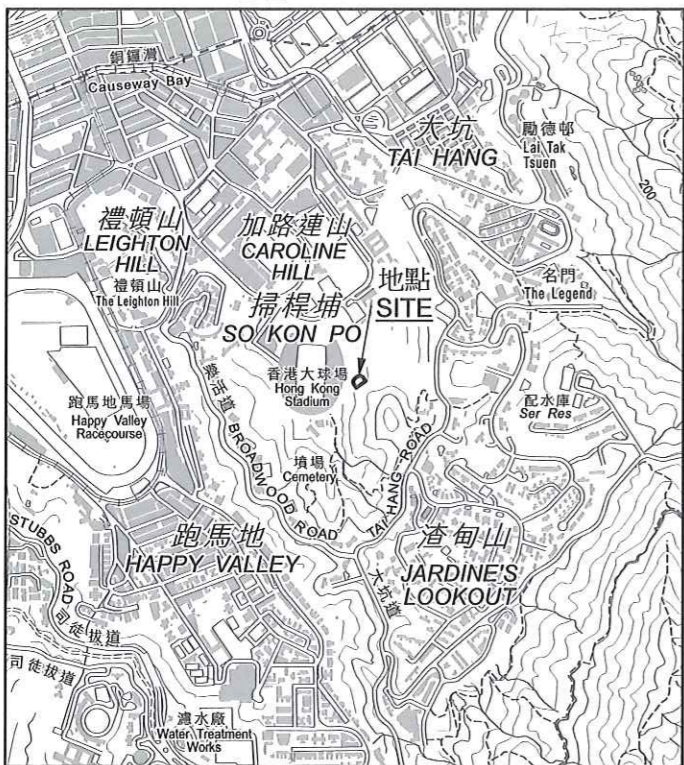
測量圖編號 Survey Sheet No. 11-NW-5A

發展藍圖編號 Layout Plan No. -----

參考圖編號 Reference Plan No. -----

圖則編號 PLAN No. KM9364

位置 LOCATION

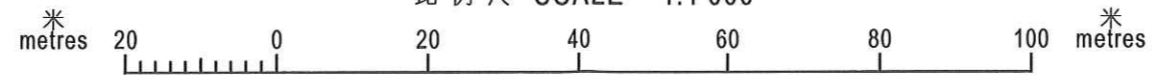


比例 SCALE 1:20 000



以紅色邊線標示的面積約為 640 平方米
 EDGED RED AREA 640 SQUARE METRES (ABOUT)

比例尺 SCALE 1:1 000



(陳茂波 Paul M P Chan)
 發展局局長 Secretary for Development
 日期 Date 19 October 2015

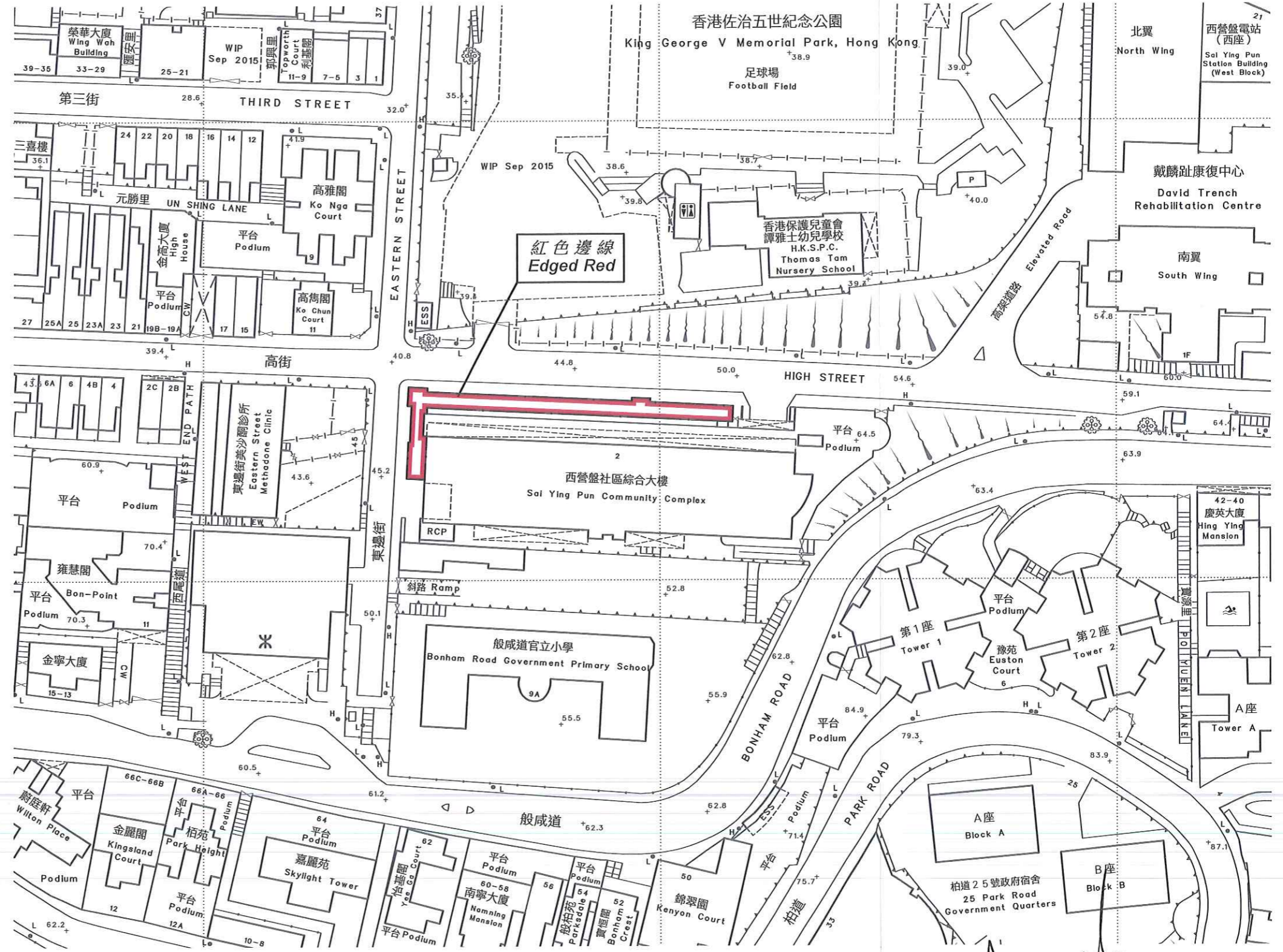
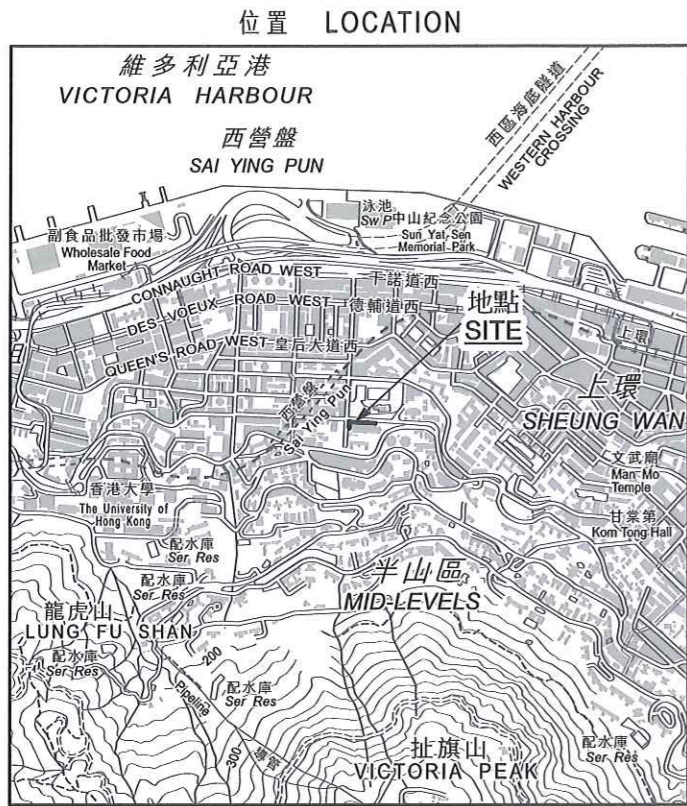
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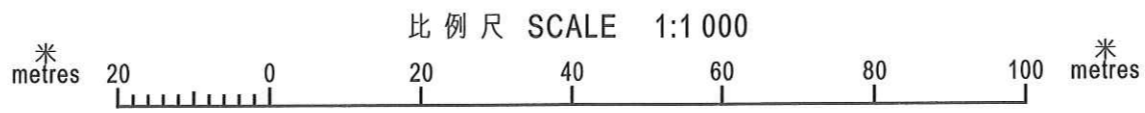
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古物及古蹟條例 (第53章)
 根據第3(4)條存放於土地註冊處的香港掃桿埔
 內地段2384號之內的馬場先難友紀念碑及其鄰接土地
 連同建立於該地段上的所有構築物圖則
 ANTIQUITIES AND MONUMENTS ORDINANCE (CAP. 53)
 PLAN OF RACE COURSE FIRE MEMORIAL AND ITS ADJOINING LAND WITHIN
 INLAND LOT No. 2384, SO KON PO, HONG KONG, TOGETHER WITH ALL STRUCTURES ERECTED ON THAT LOT
 DEPOSITED IN THE LAND REGISTRY UNDER SECTION 3(4)

檔案編號 File No. DSO/HK 14/2/5/2 & DSO/HK W2284
 測量圖編號 Survey Sheet No. 11-SE-11C
 發展藍圖編號 Layout Plan No. --
 參考圖編號 Reference Plan No. --
 圖則編號 PLAN No. HKM9905



以紅色邊線標示的面積約為 307 平方米
EDGED RED AREA 307 SQUARE METRES (ABOUT)



(陳茂波 Paul M P Chan)
發展局局長 Secretary for Development
日期 Date 18 October 2015

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古物及古蹟條例 (第53章)
根據第3(4)條存放於土地註冊處的香港西營盤高街2號
舊精神病院立面圖則
ANTIQUITIES AND MONUMENTS ORDINANCE (CAP. 53)
PLAN OF THE FACADE OF THE OLD MENTAL HOSPITAL
AT 2 HIGH STREET, SAI YING PUN, HONG KONG
DEPOSITED IN THE LAND REGISTRY UNDER SECTION 3(4)

檔案編號 File No. DSO/HK 14/2/5/2, DSO/HK W0279
測量圖編號 Survey Sheet No. 11-SW-7B
發展藍圖編號 Layout Plan No. --
參考圖編號 Reference Plan No. --
圖則編號 PLAN No. HKM9895