

From:

活化@Heritage

活化歷史建築通訊
A Newsletter on Revitalisation

To: Our friends

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活化 彰顯歷史建築上上策

「千里之行，始於足下」，再好的活化計劃，也得良好的文物保育評級和法定古蹟宣佈機制配合，才能確保有價值的建築不會被棄置，讓我們有機會「用得著」。

當了6年古物諮詢委員會主席的何承天，心願是期望委員會與政府，就歷史建築的評級及被列法定古蹟制度，能達致一套更暢順運作的機制，不會再出現具一級價值的歷史建築，竟難逃清拆命運。

委員會終於在11月底決定，將兩套制度掛鉤。凡被評為一級歷史建築，均視為列入候選古蹟的「備用名單」，深入研究是否符合法定古蹟的要求。現時，委員會正密鑼緊鼓為全港約1,440幢建築評級，預計明年初完成。

文物保育新里程碑 建築歷史+社會價值

何承天在回顧近年本港對文物保育變遷時坦言，迄今坊間對文物價值仍未有定論，但他肯定社會的討論及關注，把保育推進新里程碑，為釐定文物價值作出重大啟發。

AAB Chairman: revitalisation brings out best of historic buildings

Sound revitalisation plans and a comprehensive system of heritage grading go hand in hand to bring out the best of historic buildings of our times.

Having been Chairman of the Antiquities Advisory Board (AAB) for six years, Edward Ho had worked towards establishing a connection between the grading of historic buildings and monument declaration, so as to ensure historically significant Grade I buildings would be spared from demolition.

Ho's hard work paid off with AAB announcing in late November to link up the two systems. From now on, historic buildings with Grade I status would serve as a pool of buildings for consideration to be put under statutory protection. At present, the AAB is working in full swing on the grading assessment of the 1,440 buildings in the territory. The work is expected to finish by early next year.

於2008年宣佈為法定古蹟的部份歷史建築

Some of the buildings which have been declared monuments in 2008



瑪利諾修院學校 Maryknoll Convent School



景賢里 King Yin Lei



發展局文物保育專員辦事處

Commissioner for Heritage's Office
Development Bureau

「過往是以建築年代，罕有性或建築美學為評定標準；這兩年，社會價值備受關注，當中包括集體回憶，亦成為我們評審時的其中一個考量點。」

對民間聲音的重視，由該委員會會議近年開放性提高略見端倪，遇上部份重大議題如皇后碼頭清拆，更主動舉辦公聽會，讓社會人士表達意見。何承天認為這為公眾提供積極關注文物保育的途徑，達致互動效應。

與群眾的接觸增多，讓何承天體會到公眾參與的重要性，他說若政府在工程規劃初階，把文物保育列為基本要求，釐清保育方向，相信有助減少日後衝突。所以，發展局年初推出文物評估機制，他立時舉手贊同。

誰說建築師一味追求興建又高又摩登建築？這位從事文物保育工作多年的建築師何承天，就將發展及保育視如銚銚，在規劃社會發展時，還得回看歷史。「香港人對身份認同確實存在矛盾。我們不像歐洲或澳門，一味懷舊。香港是一個世界性發展的城市，必需兼容發展與保育，可惜目前仍未找到這個平衡點。」

大膽提議 創新活化

何承天堅持歷史建築必需「用得著」，活化一來提供經濟支持，二來市民可享用。怎樣用？他如數家珍地說：「羅馬一家教堂做了商店，新加坡一家中式廟宇，更活化為酒吧哩！」

「可能有人會不認同，但難道又做博物館？這實在難以吸引人。比方要保留20幢建築，豈不是出現20家博物館？」

將於兩年後完成復修工程的景賢里，稍後將會就其活化計劃展開諮詢，何承天建議不要墨守成規，不妨大膽提議。

Architectural History + Social Value = New Milestone in Heritage Conservation

When Edward Ho reviewed Hong Kong's recent changes in heritage conservation, he recognised that the community has yet to come up with an agreed view on what is significant in heritage conservation. Yet he said that discussions and concerns expressed in recent years by the community had propelled heritage conservation to a new milestone and had greatly inspired on the heritage significance.

"The assessment standard used to be based on age, rarity or architectural aesthetics, but in recent years, social value attached to the building being part of our collective memory has also become one of the yardsticks in our assessment."

The increasing openness of AAB meetings is an indication that views of the community are valued. When dealing with major issues such as the demolition of the Queen's Pier, AAB took the initiative to hold public forums. Ho believed the forums had provided a channel for the community to get involved in caring for heritage conservation.

Having had more contact with the community, Ho has come to appreciate the importance of public engagement. He said it was critical to consider any capital works project from the angle of heritage conservation at the planning stage so as to avert possible clashes. In this regard, he expressed strong support for Government's introduction of the heritage impact assessment mechanism early this year.

何承天最喜愛的文物景點 Edward Ho's Favourite Heritage Spots

1. 立法會大樓

立法會議員生涯，讓他有機會在大樓渡過十多個寒暑，加上翻看舊照，赫見爸媽在大樓外拍攝婚紗照，男的穿上燕尾服，女的披上雪白婚紗，特有一份親切感。

LegCo Building

He spent more than 10 years as a legislative councillor. His affection is compounded after he found an old photograph of his parents posing in their wedding attire outside the LegCo Building.



立法會大樓 LegCo Building

2. 香港大學陸佑堂

自小酷愛音樂，60年代初在香港大學求學時，曾擔任音樂會主席，更曾在陸佑堂表演。

Loke Yew Hall, the University of Hong Kong

Ho has always been a music lover. He was the chairman of the music club when he was studying in the University Of Hong Kong in the 1960's, when he would regularly perform in Loke Yew Hall.



何承天(左一) Edward Ho (L)

If anyone was to say that architects care only about putting up big and modern buildings, Ho is there to contradict. Despite being a professional architect, Ho has always held the belief that development and heritage conservation complimented each other. He is convinced that history must not be ignored in the planning of social development.

“There exists contradictions in Hong Kong people’s perception of their identity. We are not totally nostalgic like people in Europe and Macau. Hong Kong is a world major city, it is hoped that development and conservation can co-exist. At the moment, we still have not found the equilibrium,” he told 活化@Heritage in a recent interview.

Bold ideas hold key to success in revitalisation

Ho maintained that historic buildings must be put to good use in order to be extended with a new lease of life. Revitalisation would help buildings to stay sustainable financially, and ensure public access. He cited examples in Rome where a church has been turned into shops and in Singapore where a Chinese temple is converted into a bar!

“These may not be everyone’s cup of tea, but would you want another museum? It’s not always appealing. If there are 20 buildings to conserve, do we then build 20 museums?”

With the restoration of King Yin Lei due for completion in under two years, consultation for its revitalisation will soon commence. Ho encouraged interested parties in coming up with bold suggestions, and not be limited by stereotypes.

3. 堅尼地道聖約瑟英文書院

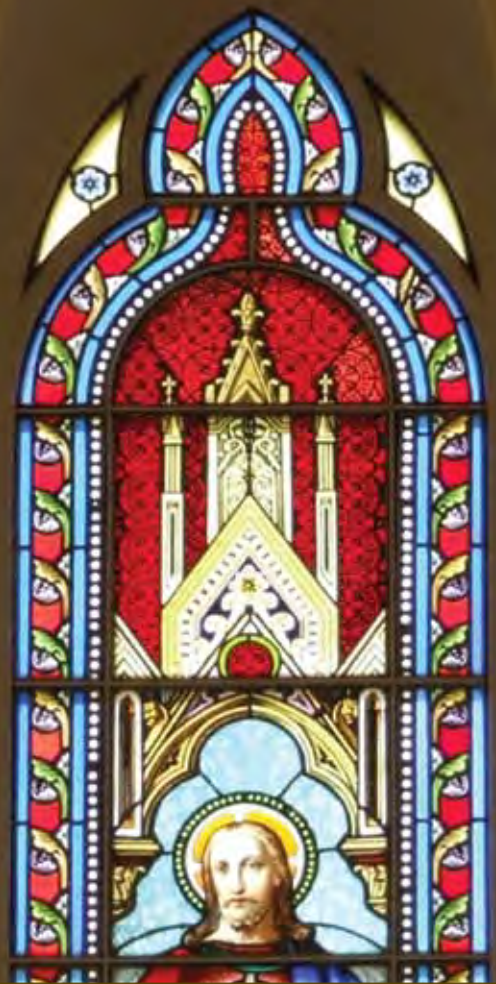
中學時代在那兒渡過，有良多回憶。書院建於1920年，其中兩座大樓更於早年被列為法定古蹟。

St Joseph’s College on Kennedy Road

This place brings back a lot of fond memories of his days as a “Josephian”. Built in 1920, two of the college blocks have been declared monument.



何承天(中) Edward Ho (front row, m)



不會結束的故事...

2003年，政府為建於薄扶林，原為巴黎外方傳教會療養院的伯大尼尋找合適的租戶。香港演藝學院爭取機會，將伯大尼連同已關閉的前牛奶公司牛棚，活化成為學院轄下的電影電視學院。

坐落於薄扶林道隱蔽小山丘的伯大尼本來甚少曝光，直到今年獲得聯合國教科文組織亞太文化遺產保護獎的榮譽獎，才有較多人知道她的存在。

And the search continues...

In 2003, when Government began searching for a suitable tenant for Béthanie – a former French Mission sanatorium in Pokfulam – the Hong Kong Academy for Performing Arts leapt at the chance and took up the offer. Combined with the adjacent obsolete cowshed, the site became the home to the Academy’s School of Film and Television.

Sitting on a discreetly scenic hilltop along Pokfulam Road, Béthanie was one of Hong Kong’s best-kept secrets, until earlier this year when it was named an Honourable Mention in the UNESCO Asia-Pacific Heritage Awards for Culture Heritage Conservation.

這座由巴黎外方傳教會於1875年建成的大樓，由演藝學院換上新裝。在項目總監兼學院副校長(常務)蘇迪基先生的領導下，伯大尼的大規模修復和翻新工程於2006年完成。

蘇迪基相信項目獲獎的最重要原因，是他憑著對這座二級歷史建築的熱愛，對過去的尊重及對她所標誌的無形價值的了解，而轉化成對復修工程的熱忱。在屢獲殊榮的香港建築師廖宜康的精心設計下，活化後的伯大尼光芒更勝從前。

伯大尼的存在其實並非必然。她於70年代中期被出售時曾面臨被拆除的命運，政府於1975年取得業權，並於1978至1997年交由香港大學出版社使用。

業權的改變令不少文物散失。蘇迪基為了確保修復工程的歷史準確性，如偵探般開展了持續不斷探尋失蹤文物的過程。

他接受活化@Heritage訪問時表示：「最大的挑戰是尋找文物，以及活化歷史建築，使伯大尼成為符合非常精確技術規格和要求的電影電視學院。」

修復工程包括重新建造建築物原來的金字尖頂。廖宜康選擇以玻璃為物料取代瓦片，以便營造開揚廣闊的多功能用途室。

廖宜康說：「要在不破壞古跡的建築美學下，加設如空調等現代化設施，還要配合防火及安全條例，並同時兼顧演藝學院在教學及演出上，對隔音和高科技設施配套等需要，這一切考慮為工程增添難度，但當中的趣味性和滿足感遠勝興建新的建築物。」



被重新發現及還原的祭台，現放置於小教堂前中央
The altar recovered and reassembled in the chapel

尋找失落的文物

伯大尼中心的新哥德式小教堂內，有很多重要組件包括彩繪玻璃窗、雕像和祭壇，都在建築物於1974年售給發展商時被分送到香港以至世界的不同角落。在缺乏檔案記錄的情況下，團隊肩負艱鉅的任務，不放過任何有關文物下落的線索，追尋它們的蹤跡。

其中一個尋寶過程發生在共濟會的會址堅尼地道的雍仁會館。蘇迪基於館中發現了小教堂內原有的7面彩繪玻璃窗。原來主理雍仁會館工程的建築師在80年代於置富花園(距離伯大尼僅幾百米)發現了這些玻璃窗、雕像和祭壇，並交予政府儲存。在重修會館時，向政府申請使用。

蘇迪基說：「我們委託歷史學家從外方傳教會位於巴黎的檔案館帶來了小教堂的歷史照片，證實了我們的假設。」這些玻璃窗，連同從政府存倉內找到的其餘兩面，都已被修復和重新安裝在小教堂內。

曾經放在小教堂內的精緻祭壇，在伯大尼出售時被送予香港天主教教區。及後它被發現存放在荃灣一所教堂的停車場內，雖然被拆散了，整體狀況仍然保持良好。祭壇現在被借予放回小教堂。

修復後的伯大尼，運作至今已經有3年，而從今年起，政府只向學院收取象徵式租金。縱使修復工程早已完成，但是尋寶過程仍然未結束。

蘇迪基繼續尋找原放在祭台周圍的12門徒雕像。在得到外方傳教會前會長、年邁的法籍神父的幫助下，4座雕像的下落終於水落石出。

不過，追尋餘下8座雕像和其他文物的蹤跡肯定會延續下去。



小教堂內的原裝彩繪玻璃窗現已被重置
The recovered and restored stained glass in the chapel

復修前後的伯大尼
Béthanie – “Before” and “After”



復修前 Before restoration

Built in 1875 by the Mission Étrangères de Paris (MEP), Béthanie received a complete makeover after the Academy took over the property. Its new look was unveiled in 2006 after extensive restoration and renovation works under the persistent and dedicated leadership of the Project Director, Philip Soden, who is also the Academy's Associate Director (Operation).

Soden believes his love for the Grade II listed building, a respect for the past and an understanding of its intangible asset motivated him to oversee the restoration process with uncompromised enthusiasm. Together with the brilliance of the award-winning Hong Kong-based architect, Philip Liao, Béthanie was reborn to surpass its former glory.

The survival of Béthanie has not always been assured. The building was under threat of demolition when it was sold to a developer in 1974. The Government resumed the site in 1975 and it was subsequently used by HKU Press from 1978 to 1997.

Detective's search for missing artifacts

These changes in possession rights resulted in dispersion of vital artifacts. Soden set out to strive for a high degree of historic accuracy in the building's restoration and found himself engaging in an on-going detective's search for the building's missing artifacts.

“The biggest challenge was finding things, as well as revitalising the place as a film and television school which has very precise technical specifications and requirements”, Mr. Soden told 活化@Heritage during a recent interview.

The renovation included reinstatement of the original pitched roof, although tiles were replaced by glass to create an airy multifunction studio.



復修後現貌 After restoration

“Retro-fitting air-conditioning, fire services, electrics and lighting into this historic building without destroying its aesthetic appeal was easier said than done, not to mention satisfying the acoustic and technological specifications of the film and television facilities”, said Liao.

At the heart of Béthanie is a neo-gothic chapel, where important components including the original stained glass windows, statues and altar were all given away when Béthanie was sold in 1974. The absence of proper archival records posed a tough task for Soden's team to pick up clues of the whereabouts of these pieces in order to complete the 130-year-old jigsaw puzzle.

One of Soden's treasure hunts ended in Zetland Hall, the Freemason's Lodge on Kennedy Road where he successfully tracked down seven of the 19 original stained glass panels of the chapel. It was later found out that Colin Stagg, the architect responsible for the refurbishment of Zetland Hall, found these panels in Chi Fu Fa Yuen (just a few hundred metres from Béthanie) and decided to use them in his project after seeking Government's permission.

“Our commissioned historian Alain de Pichon brings back historic photographs of the chapel from the French Mission Archives in Paris which confirms our postulations”, said Soden. With two other panels located in Government storage, nine original stained glass windows were returned to where they belong.

The magnificent altar which once stood in the chapel was donated to the Catholic Diocese by the MEP in Hong Kong. It was subsequently found in the garage of a church in Tseun Wan in good conditions but dissembled. The altar is now returned to the chapel on loan.

Béthanie has entered into its third year in operation, and starting this year, Government has agreed to grant the Academy nominal rent. The restoration project may be complete, the searches are by no means over.

Ongoingly, Soden has been trying to hunt down 12 apostle statues originally mounted on corbels surrounding the altar. With the help of an elderly French priest who was the Head of MEP in Hong Kong at the time Béthanie was sold, four have been found.

And the search will, no doubt, continue, for the statues, and for other missing pieces.

聯合國教科文組織亞太區文物古蹟保護獎

從2000年獎項設立至今，香港共有11個獲獎項目，包括伯大尼(2008)、前威菲路軍營(2007)、前中央軍械火藥倉庫的小香港(2007)、聖安德烈堂(2006)、應龍廖公家塾(2006)、聖若瑟小堂(2005)、東華義莊(2005)、聖母無原罪主教座堂(2003)、敬羅家塾(2001)、洪聖廟(2000)及猶太教莉亞堂(2000)。這個年度獎項旨在表揚區內私人或公私營合作項目在恢復建築物文化遺產價值的成就。除了傑出獎(Award of Excellence)之外，還設有優異項目獎(Award of Distinction)、優秀項目獎(Award of Merit)、榮譽獎(Honorable Mention)和評判團嘉許獎(Jury Commendation)(以2009年參選細則為準)。符合參選資格的項目必須為超過50年歷史的建築物，且於最近10年內完成。至今參選項目已超過250個，涵蓋亞太區多個國家和地區。

(資料來源：<http://www.unesco.org>)

UNESCO Asia-Pacific Heritage Awards for Culture Heritage Conservation:

Eleven projects from Hong Kong have been awarded since the Award's inception in 2000 including *Béthanie* (2008), *Whitfield Barracks* (2007), *Little Hong Kong at the former Central Ordinance Munitions Depot* (2007), *St. Andrew's Church* (2006), *Liu Ying Lung Study Hall* (2006), *St. Joseph's Chapel* (2005), *Tung Wah Coffin Home* (2005), *Catholic Cathedral of Immaculate Conception* (2003), *King Law Ka Suk Study Hall* (2001), *Hung Shing Temple* (2000) and *Ohel Leah Synagogue* (2000). The annual awards recognise the achievement of individuals and organisations within the private sector and the public-private initiatives in successfully restoring structures of heritage value in the region. Awards are categorised into *Award of Excellence*, *Award of Distinction*, *Award of Merit*, *Honorable Mention*, and *Jury Commendation* (as of entries for 2009). Projects involving buildings more than 50 years old which were completed within the last ten years are eligible. To date, more than 250 entries have been received from across the region.

(Source: <http://www.unesco.org>)

C for H's Blog

百年抽水站 可有咩搞作？

除了抽水，香港現存仍運作的最古老抽水站大潭篤抽水站，在秋風送爽夜空下，搖身為經典名錶Piaget伯爵錶慶祝晚宴場地！

發掘這「另類用途」的伯爵錶亞太區傳訊總監蔡碧瑩說：「我們經常要尋覓獨特場地舉辦活動，某周末來到，就對這兒『一見鍾情』；唯一卻步是政府會否讓我們使用。」

政府不獨大開綠燈，喜出望外是更獲文物保育專員辦事處及水務處，提供抽水站古建築圖，相片及舊儀器，以供展示在會場，為這名錶品牌活動增添不少傳奇，又讓逾百位嘉賓有緣欣賞這具歷史性的抽水站。一夜間，這座以實用見稱，建於1904年，目前每年有8個月為市民作出貢獻的抽水站，轉化為奪目明星。抽水站於1994年被列為一級歷史建築。

文物保育專員陳積志在一次事前視察中表示：「對活化歷史建築的創意構思無任歡迎。活動得以進行，顯示政府已準備就緒與私人機構，攜手發揮歷史文物的潛能，期望未來與更多夥伴合作。」





變身後的大潭篤抽水站
The "transformed" Tai Tam Tuk Pumping Station

平日的抽水站
The pumping station on an ordinary day



Hong Kong's oldest pumping station receives dazzling make-over

Glitz and glamour married fine architecture at Hong Kong's oldest functioning pumping station in Tai Tam Tuk when world-famous watch maker, Piaget, held its prestigious gala dinner in this Grade I historic building in mid November.

"We are always on the look out for unique venues for events. I stumbled across this place when I was in Tai Tam one weekend, and immediately fell in love with it, but I never thought Government would agree to let us use it!" said the Asia-Pacific Communication Director of Piaget, Peggy Choi.

To Choi's surprise, Government not only gave the go-ahead to the party, but offered support through Commissioner for Heritage's Office and Water Supplies Department by providing old architectural drawings, photographs and other decommissioned equipment for display during a cocktail reception which took place inside the pumping station for over 100 guests.

For just one night, the utilitarian structure — which is still in use around 8 out of 12 months a year — transformed into a dazzling beauty.

"We welcome all creative ideas which would revitalise our historic buildings. The Piaget event demonstrates Government's readiness to work with the private sector in bringing out the potential of heritage places. We look forward to working with other partners in the future," said the Commissioner for Heritage, Jack Chan, during a site inspection at the pumping station ahead of the gala dinner.

Built in 1904, the Tai Tam Tuk Pumping Station was awarded Grade I status by the Antiquities Advisory Board in 1994. It is the oldest functioning pumping facility in Hong Kong's water supply history.



文物保育專員歡迎山頂小學學生參觀前中央警署
Commissioner for Heritage welcomes students from Peak School at CPS

文物保育專員陳積志歡迎山頂小學，於12月12日參觀前中央警署。古物古蹟辦事處當日為約50名學生提供近2小時導賞，增加學生對中央警署的認識。是項活動為文物保育專員辦事處，向青少年推廣文物保育活動的其中一項。2009年將會推出更多精彩活動，頭炮是將於3月在歷史建築內舉辦繪畫比賽。

The Commissioner for Heritage, Jack Chan, welcomed students from Peak School on a visit to the Central Police Station (CPS) on December 12. The group of some 50 students was given a guided tour by the Antiquities and Monuments Office lasting around two hours. The tour is part of a campaign by the Commissioner for Heritage's Office to promote awareness of heritage conservation among the youth. Other activities will follow in 2009 including a drawing competition to be held in March.

News Flash

行政長官參觀青洲燈塔

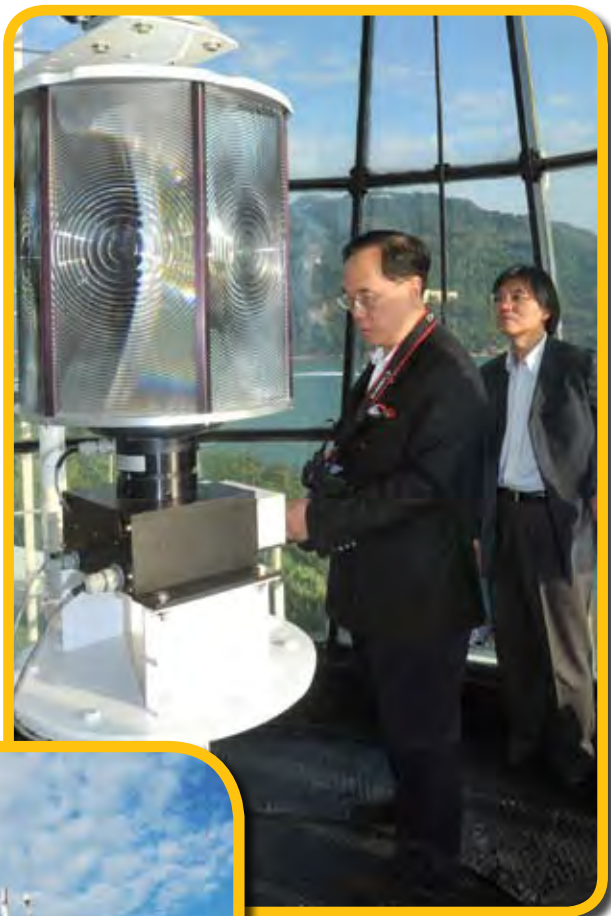
行政長官曾蔭權在本月初參觀剛於本年11月被列為法定古蹟的青洲燈塔建築群。文物保育專員陳積志向行政長官介紹燈塔的悠久歷史，並一同參觀其中兩幢房舍及其四周範圍。這些房舍由2001年起已成功活化為基督教互愛中心轄下的青少年戒毒治療及康復中心，為青年人作人生領航。

青洲燈塔建築群包括分別於1875年和1905年興建的舊燈塔和新燈塔，以及兩幢建於19世紀末及1930年代的歐藉職員宿舍及看守員房舍。數十年來，新舊青洲燈塔為數以萬計從西面進入香港的船隻輔航，在香港海事史上佔有重要的地位。

Chief Executive visits Green Island Lighthouse Compound

The Chief Executive Donald Tsang visited the Green Island Lighthouse Compound earlier this month. Accompanied by the Commissioner for Heritage, Jack Chan, they toured the lighthouses and the two former staff quarters, and were briefed on the glorious history of the compound, which was declared a monument in early November this year. The staff quarters and the surround facilities have been revitalised as a drug treatment and rehabilitation centre for youth under the care of Wu Oi Christian Centre since 2001.

The Green Island Lighthouse Compound comprises an old lighthouse built in 1875 and a new lighthouse built in 1905, as well as a former European quarters and a former keeper's house built in the end 19th century and 1930s respectively. Both the lighthouses have served thousands of vessels from the west approach to Hong Kong for many decades and have played an important role in the maritime history of Hong Kong.



行政長官曾蔭權了解燈塔運作情況
The Chief Executive, Donald Tsang, receives a guided tour at the Green Island Lighthouse



燈塔建築群
The Green Island Lighthouse Compound

Fun @ Heritage



圖中那座建築已活化為藝術創意中心

Which building has been revitalised into a creative arts centre

相片鳴謝：賽馬會藝術創意中心
Photo courtesy of the Jockey Club Creative Arts Centre

答案在本刊中
Please find answer in inside pages

歡迎意見

We welcome your comments

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