

ANTIQUITIES ADVISORY BOARD

Minutes of the 189th Meeting
on Thursday, 11 June 2020 at 2:30 pm
at Conference Room, Hong Kong Heritage Discovery Centre,
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon

Present: Mr Douglas SO Cheung-tak, JP (Chairman)
Ms Vanessa CHEUNG Tih-lin
Prof CHING May-bo
Prof CHIU Yu-lok
Prof CHU Hoi-shan
Mr HO Kui-yip, JP
Mr Tony IP Chung-man
Mr Peter LAU Man-pong
Mr Christopher LAW Kin-chung, JP
Dr Jane LEE Ching-yee, JP
Mr LEE Ping-kuen, JP
Ms Phyllis LI Chi-miu, BBS
Dr Annissa LUI Wai-ling, JP
Ms Theresa NG Choi-yuk, JP
Mr SHUM Ho-kit, JP
Mr Rex WONG Siu-han
Dr Sharon WONG Wai-yee
Prof YAU Chi-on
Miss Theresa YEUNG Wing-shan
Ms Alice YIP Ka-ming

Ms Shirley YEUNG (Secretary)
Senior Executive Officer (Antiquities and Monuments) 2
Antiquities and Monuments Office

Absent with Apologies: Mr Ronald LIANG

In Attendance: Development Bureau

Mr José YAM
Commissioner for Heritage [C for H]

Mr Ben LO*
Chief Assistant Secretary (Works) 2 [CAS(W)2]

Ms Joey LEE*
Assistant Secretary (Heritage Conservation) 3
[AS(HC)3]

Ms Angela LEE*
Assistant Secretary (Heritage Conservation) 4
[AS(HC)4]

Miss Connie WONG*
Secretariat Press Officer (Development) [SPO(DEV)]

Mr Eddie WONG*
Senior Executive Manager (Heritage Conservation)
[SEM(HC)]

Ms Catherine WONG*
Architect (Heritage Conservation) 1 [Arch(HC)1]

Mr Mike TANG*
Engineer (Heritage Conservation) 3 [E(HC)3]

Ms Lorraine LAW*
Management Services Officer (Heritage Conservation)
[MSO(HC)]

Antiquities and Monuments Office

Ms Susanna SIU
Executive Secretary (Antiquities and Monuments)
[ES(AM)]

Mr Vincent LEE*
Senior Architect (Antiquities & Monuments) 1
[SA(AM)1]

Ms Janice CHOW*
Acting Senior Architect (Antiquities & Monuments) 2
[Atg. SA(AM)2]

Mr NG Chi-wo
Curator (Historical Buildings) 2 [C(HB)2]

Miss Pauline POON*
Assistant Curator I (Building Survey) 1 [ACI(BS)1]

Architectural Services Department

Mr Alan SIN
Assistant Director (Property Services) [AD(PS)]

Ms CHAN Mei-kuen*
Senior Maintenance Surveyor / Heritage [SMS/H]

Leisure and Cultural Services Department

Miss Eve TAM
Assistant Director (Heritage & Museum) [AD(H&M)]

Planning Department

Ms Sally FONG
Assistant Director / Metro [AD/M]

(Note: Government officers who were seated in the Lecture Hall of the Hong Kong Heritage Discovery Centre (“HDC”) to view live broadcasting of the meeting held at the Conference Room of HDC to facilitate social distancing due to the COVID-19 pandemic.)*

Opening Remarks

The Chairman welcomed Members and government representatives to the meeting, in particular, Miss Eve TAM, Assistant Director (Heritage & Museum) of the Leisure and Cultural Services Department (“LCSD”), and Mr Alan SIN, Assistant Director (Property Services) of the Architectural Services Department (“ArchSD”), who attended the Antiquities Advisory Board (the “Board”) meeting for the first time.

Item 1 Confirmation of Minutes of the 188th Meeting held on 12 December 2019 (Board Minutes AAB/4/2019-20)

2. The minutes of the 188th Meeting held on 12 December 2019 were confirmed with the proposed amendments to paragraph 6 suggested by the Chairman, as well as paragraphs 16, 28 and 70 suggested by Ms Phyllis LI, as attached at Annex.

Item 2 Matters Arising and Progress Reports (Board Papers AAB/16/2019-20 and AAB/19/2019-20)

3. The Chairman said that having regard to the local epidemic situation, the Board meeting originally scheduled for March 2020 had been cancelled. To keep Members abreast of the development, the Board paper AAB/16/2019-20 covering the progress of major heritage conservation projects and initiatives from 1 November 2019 to 15 February 2020 was circulated to Members by way of e-mail on 5 March 2020.

4. ES(AM) briefed Members on the progress of major heritage conservation projects and initiatives covered in both the Board papers AAB/16/2019-20 and AAB/19/2019-20 during the period from 1 November 2019 to 15 May 2020, including declaration of monuments, preservation, restoration and maintenance of historic buildings and structures, archaeological work, and educational and publicity activities.

5. Mr HO Kui-yip suggested making use of the Board meetings to share with the public the valuable information collected and experience gained in the

course of heritage preservation as well as the conduct of restoration and maintenance works for enhancing academic exchange. The Chairman thanked Mr HO for his suggestion, adding that the updates on the restoration works in respect of the Duddell Street Steps and Gas Lamps (a declared monument) in the next agenda item would be one of the good examples to illustrate and share with the public the hard work done.

6. Dr Sharon WONG was impressed by the exhibition “Treasures from Sacred Hill: Song-Yuan Period Archaeological Discoveries from Kai Tak” curated by the Antiquities and Monuments Office (“AMO”) and staged at the HDC earlier. Unfortunately, its patronage might have been affected by the pandemic. She suggested using “Google Arts & Culture” online platform for future exhibitions to allow virtual exhibition tour and better record of exhibits. ES(AM) replied that virtual tours for further exhibitions were being actively considered. In the meantime, significant exhibits of the said exhibition had been selected and displayed at the permanent exhibition at HDC for public viewing.

7. The Chairman encouraged Members to visit the “Heritage Over a Century: Tung Wah Museum and Heritage Conservation” exhibition currently being staged at HDC. The exhibition showcased valuable exhibits and shared with the public the history and architectural merits of the Tung Wah Museum and other historic buildings declared as monuments, as well as the efforts of the Tung Wah Group of Hospitals (“TWGHs”) in conserving its built heritage and relics.

8. Mr SHUM Ho-kit enquired about the plans for resuming the educational activities and guided tours in view of the improving local situation of COVID-19. He also asked if there were any impacts, such as vandalism, on built heritage when mass public activities took place in Hong Kong since June 2019, and the measures taken to restore them. ES(AM) replied that a series of guided tours and seminars would be launched shortly depending on the latest development of COVID-19. Regarding the impacts and restoration measures taken on built heritage arising from vandalism, ES(AM) would provide more details separately.

9. Ms Phyllis LI enquired about the progress of the preparatory work for the assessment of post-1950 buildings as she noted an enquiry on the subject matter had been submitted to AMO recently. ES(AM) reported that the said e-mail enquiry was forwarded to Members for information on 5 June 2020. She briefed Members that a task force had been set up under AMO in 2019 to carry out

preparatory work for the assessment of post-1950 buildings. The task force reported to Members the work progress at the Board meeting on 12 September 2019. Subsequently, the Development Bureau (“DEVB”) reported the work progress of the subject matter to the Panel on Development of the Legislative Council (“LegCo”) in April 2020 during the annual briefing on the progress on heritage conservation initiatives. Detailed study on the assessment criteria and arrangements was under way by making reference to the practices of the Mainland, overseas and international heritage organisations, and extending the study to cover Australia and Malaysia with a view to obtaining more pertinent information on assessment and conservation approaches on post-war buildings. In parallel, the task force was compiling information on the types, numbers and location distribution of post-1950 buildings in Hong Kong. According to the latest findings, the number of buildings (including New Territories small houses) built between 1950 and 1979 was about 23,400, amongst which, 2,300 were built between 1950 and 1959; 5,900 between 1960 and 1969; and over 15,100 between 1970 and 1979. It was planned that the Board would hold a brainstorming session in the second half of 2020 to explore the way forward of the grading assessment for post-1950 buildings.

Item 3 Updates on the Restoration of Duddell Street Steps and Gas Lamps (Verbal Presentation)

10. The Chairman thanked Members for joining the site visit to the Duddell Street Steps and Gas Lamps on 3 June 2020 to inspect the restoration works in respect of this declared monument which had been seriously damaged by a fallen tree when Super Typhoon Mangkhut hit Hong Kong on 16 September 2018.

11. At the invitation of the Chairman, ES(AM) gave an account of the incident. She recalled that colleagues of AMO, who arrived at the scene right after the Tropical Cyclone Warning Signal No. 8 was lowered to conduct preliminary inspection and recording, were totally shocked by the devastation, i.e. at least a flight of granite balustrades, including almost half of the urn-shaped cement balusters, as well as three of the four historic gas lamps on Duddell Street were seriously damaged by the fallen tree. AMO promptly identified, collected and accessioned about 250 fragments of the monument scattered on site and moved them to storage for safekeeping and subsequent detailed investigation and examination. Fortunately, the monument was three-dimensionally (“3D”)

scanned in early 2018. After the incident, another 3D scanning was conducted on site to ascertain the damages and compare the damaged parts with the survey data collected in early 2018 to facilitate restoration. ES(AM) expressed that one of the biggest challenges of the restoration works was the lack of historical information of the century-old gas lamps and craftsmanship in Hong Kong as the gas lamps had been the only surviving historic street lamps of their kind since the 1960s. Fortunately, after much effort, AMO managed to contact the original gas lamp supplier in the United Kingdom (“UK”) and invited an expert from it to Hong Kong to conduct a detailed inspection of the damaged gas lamps. Through the application of traditional craftsmanship in parallel with the advanced 3D technology, the entire monument, including the gas lamps and the steps, was successfully restored with the joint efforts of AMO, the Highways Department, The Hong Kong and China Gas Company Limited (“Towngas”) and the experts of the original supplier in the UK. The monument, including both the steps and gas lamps, was reopened / relit on 23 December 2019. She supplemented that in order to pass on the restoration skills and knowledge, AMO was pleased to share with Towngas, government departments and related institutes the technology and craftsmanship used and the experience gained. QR code check points would also be installed at the site to facilitate visitors to obtain more information about the restoration process. Lastly, she invited Members to view the Secretary for Development’s “My Blog” column as published in the website of DEVB to understand more about the details of the restoration process in respect of this monument.

12. C(HB)2 then explained in detail to Members the different restoration techniques involved and challenges encountered in restoring the gas lamps and steps. He also showed Members a six-minute video clip depicting the restoration process.

13. Dr Sharon WONG, being an archaeologist pursuing research study of Angkor, the capital city of the Khmer Empire, praised that the restoration works for the Duddell Street Steps and Gas Lamps were utterly expeditious, comparing with the restoration projects of the archeological sites in Angkor which usually took five to 20 years for completion. She opined that members of the public, in particular those who considered the restoration progress slow, did not understand the restoration principles behind. Besides, she also appreciated the blending of the historic and new components in the context of heritage conservation when reassembling the balusters by marking numerals “2019” at the bottom of the new balusters for identification purpose. In view of the extensive damage caused by

Super Typhoon Mangkhut to Hong Kong, the Philippines and South China, she suggested the Government compiling the valuable information collected, such as the video clip, the full set of 3D scanning data of the steps, and the information about the original craftsmanship and materials from the UK, for documentation or as working papers or reports to be presented at international conferences or to the United Nations Educational, Scientific and Cultural Organisation (“UNESCO”) for sharing with people worldwide. Lastly, she remarked that given climate change might bring about different natural disasters in future and cause extensive damage to heritage, the restoration strategy to be adopted should take into consideration the risk management approach suggested by UNESCO.

14. Prof CHIU Yu-lok, Ms Theresa NG, Miss Theresa YEUNG and Ms Phyllis LI were grateful for the dedication and concerted efforts made by all parties concerned during the restoration process notwithstanding the unprecedented difficulties encountered. Prof CHIU Yu-lok suggested that it would be educational to share with the public on Radio Television Hong Kong (“RTHK”) about the amazing restoration project of the Duddell Street Steps and Gas Lamps. He also agreed with Dr Sharon WONG that natural disaster was a concern as it might bring similar impact to the site again. Mr Tony IP echoed and asked whether 3D scanning had been conducted on all declared monuments in Hong Kong.

15. Prof CHING May-bo enquired whether similar kinds of trees were also found at other built heritage sites, having regard to the serious damage to a historic item by the adjacent fallen large wall-growing tree as illustrated in the present case. She stressed that the restoration of the Duddell Street Steps and Gas Lamps served as a very good example highlighting the importance of heritage conservation. Ms Theresa NG, Miss Theresa YEUNG and Ms Phyllis LI shared the same view. Ms Theresa NG wished that the Government could review other similar sites, for example, the steps near the former French Mission Building on Battery Path in Central. Miss Theresa YEUNG opined that it would be worthwhile to consider placing a display panel with QR code at the site providing details on the painstaking restoration process so that the community could understand the story behind and cherish the value of heritage items. She also asked where the 3D model of Duddell Street Steps and Gas Lamps would be placed.

16. ES(AM) thanked Members for their comments and suggestions. She replied that 3D scanning was first conducted on a trial basis in early 2018 on some selected declared monuments, including the Duddell Street Steps and Gas Lamps,

with a view to completing the scanning of all building-typed monuments and then graded historic buildings, by phases. She further informed Members that inspections for all declared monuments and graded historic buildings were carried out annually so as to monitor their conditions. AMO would make use of different channels to share the valuable experience learnt during the restoration process. On the educational front, AMO would prepare a restoration report to be placed in the Reference Library of HDC and uploaded it onto AMO's website. AMO also aimed to write a bilingual academic paper to be published in international journals, and to organise seminars for Towngas staff and the public. The 3D model of the monument would be placed at the exhibition gallery of HDC for appreciation by the public as well. Regarding Members' concerns on the trees at other built heritage sites, AMO would keep in view the condition of the trees around and alert relevant government departments, where necessary.

17. The Chairman praised the successful completion of the restoration project together with the efforts made by the Government and all professional experts involved. He concluded that more educational and promotional work could be initiated by AMO so that the public would get to know more about the restored monument and thus cherish and preserve it. Also, proper documentation of the conservation work done would become valuable assets inherited by future generations. AMO should also consider sharing the valuable restoration experience with UNESCO.

Item 4 Declaration of Three Historic Items as Monuments (Board Paper AAB/17/2019-20)

18. The Chairman said that owing to the cancellation of the Board meeting originally scheduled for March 2020, the Board paper AAB/17/2019-20 setting out the intended declaration of three historic items as monuments was circulated to Members for consideration via e-mail on 4 March 2020. He recapped that Members unanimously supported the proposed declaration for the following three items:

- (i) Masonry Bridge of Pok Fu Lam Reservoir, Pok Fu Lam, Hong Kong (Serial No. N132);
- (ii) Tung Wah Coffin Home, Sandy Bay Road, Pok Fu Lam, Hong Kong (Serial No. 401); and

- (iii) Tin Hau Temple and the adjoining buildings, Yau Ma Tei, Kowloon (Serial No. 17).

Subsequently, upon approval by the Chief Executive, the declaration of the above three items was gazetted on 22 May 2020. The subsidiary legislation to this effect was tabled for negative vetting at the LegCo sitting on 27 May 2020.

19. The Chairman thanked Members for attending the site visits to Tin Hau Temple and the adjoining buildings in Yau Ma Tei and Tung Wah Coffin Home in Pok Fu Lam on 2 and 3 June 2020 respectively. As for the Masonry Bridge of Pok Fu Lam Reservoir, Members paid a visit to this item on 7 March 2019 prior to deliberating its heritage value (proposed Grade 1 status) at the meeting held on 14 March 2019.

20. At the invitation of the Chairman, C(HB)2 briefed Members on the heritage value of the three items with the aid of photos.

21. Given that the Grade 1 status of the three items were confirmed at different times (i.e. the Masonry Bridge of Pok Fu Lam Reservoir was confirmed in 2019 and the other two were confirmed in 2010), Ms Alice YIP enquired about the factors in determining the proposed items for monument declaration. Also, she considered that social media platforms might be an alternative way to share the heritage value of historic items with the public in addition to QR code check points.

22. Prof YAU Chi-on opined that it would be worthwhile for the Government to consider collaborating with television stations to make a special television programme to publicise the stories of restoration projects and preservation of heritage items, such as the Tung Wah Coffin Home and the Duddell Street Steps and Gas Lamps. He quoted the example of “Hong Kong Heritage” (《吾土吾情》), which was a television programme produced by RTHK with the support of AMO to feature a range of aspects of social, cultural, architectural and artistic heritage in Hong Kong.

23. Ms Vanessa CHEUNG suggested that the Government might also join hands with schools to organise different campaigns, such as documentary filming, games and puzzles competitions, so that the campaigns would attract students who

not only could form a group of “fans” inside schools, but also help spreading the campaigns to external parties. Furthermore, she shared with Members the “Architecture” series of The LEGO Group (“LEGO”), which offered iconic buildings from around the world. It would be fun and interesting to collaborate with LEGO for children to build bricks of historic buildings, such as the Duddell Street Steps and Gas Lamps.

24. Dr Annissa LUI said that Tin Hau Temple was once a well-known landmark for busking, which formed the cultural history of the Temple. She recalled that Ms Anita MUI Yim-fong, the deceased popular Cantopop star, had performed there before. She enquired how this cultural history could be conveyed to the public.

25. ES(AM) explained that all proposed items for monument declaration were selected from the pool of Grade 1 historic buildings / structures, and had to meet the “high threshold” requirements for consideration of declaration as monuments by the Antiquities Authority (i.e. the Secretary for Development). The Government would discuss with the owners on the intention to declare the latter’s Grade 1 historic buildings / structures as monuments. She thanked Members for their comments, and would take all suggestions into account when organising educational programmes and promotional activities. In response to Dr Jane LEE’s enquiry about the conduct of oral history, ES(AM) supplemented that all oral history research was conducted by AMO and recorded properly after verification. Regarding Prof CHING May-bo’s concern on the preservation of movable objects inside the monuments, ES(AM) said that all movable objects related to declared monuments had been recorded as well.

26. The Chairman took the opportunity to express his gratitude to TWGHs for its continuous support in heritage conservation. So far, there were five declared monuments and six graded historic buildings / structures owned / managed by TWGHs. He also drew Members’ attention to TWGHs’ recent publication (two volumes) entitled “Fallen Leaves Returning to Their Roots” (《落葉歸根》), which was a selection of archives on the bone repatriation service of Tung Wah Coffin Home for overseas Chinese, and might be of interest to Members and the public.

Item 5 Heritage Impact Assessment in respect of the Yau Ma Tei Theatre Phase 2 at Yau Ma Tei, Kowloon (Board Paper AAB/20/2019-20)

27. The Chairman welcomed the following representatives of LCSD, ArchSD and the conservation consultant to the meeting to present the heritage impact assessment of the proposed works on the to-be-vacated land (the “Project Site”) adjacent to the Yau Ma Tei Theatre (“YMTT”), a Grade 2 historic building, for development of YMTT Phase 2 to support the development of traditional Chinese performing arts, in particular, Cantonese Opera, an item inscribed on UNESCO’s Representative List of Cultural Heritage of Humanity, proposed by LCSD:

- (i) Ms Fionn YEUNG
Chief Manager, Performance Venues Management Section
Leisure and Cultural Services Department
- (ii) Mr Jacen LO
Senior Architect, Architectural Branch
Architectural Services Department
- (iii) Mr Henry LO
Conservation Consultant
Ptah Heritage Limited

(Note: Ms Bibiana YUEN, Senior Health Inspector (Cleansing & Pest Control) Yau Tsim 2, Food and Environmental Hygiene Department sat behind the presentation team to provide support.)

28. Ms Fionn YEUNG briefed Members the background of the completed conversion project of YMTT into a centre for traditional Chinese performing arts (subsequently known as YMTT Phase 1) and LCSD’s current development proposal on the Project Site (i.e. YMTT Phase 2) as expansion and provision of auxiliary facilities for YMTT. With the aid of photos and layout plans, Mr Henry LO showed the location of the Project Site, which would be vacated after the demolition of the three existing public facilities, i.e. Shanghai Street Refuse Collection Point, public toilets and street sleepers’ services units adjacent to YMTT, and briefed Members on the historical, architectural and social significance of YMTT. Mr Jacen LO continued to elaborate on the proposed construction works of YMTT Phase 2, the possible impacts on YMTT and the

vicinity, including the former pumping station of Water Supplies Department (Grade 1) and Yau Ma Tei Wholesale Fruit Market (Grade 2), and the mitigation measures proposed.

29. Mr Christopher LAW considered that the proposal had taken into account the principles of minimal intervention to YMTT, in particular setting back the proposed high block from Waterloo Road and locating at the rear portion of the Project Site could minimise the visual impact to the main façade of YMTT, which was the prominent feature of YMTT.

30. In response to Miss Theresa YEUNG's enquiry on the opening hours of the landscaped open space on the roof of the proposed low block, Miss Fionn YEUNG replied that it would open between 13:00 and 20:00 to the public and guided tours would be arranged for schools and organisations in the morning. Miss Theresa YEUNG suggested that educational information could be displayed at YMTT Phases 1 and 2 to publicise the background of the new and historic structures.

31. Dr Sharon WONG suggested including in the design the transformation elements of YMTT from staging Western silent movies during its early days to the present days a venue for traditional Chinese performing arts, in particular Cantonese Opera. Besides, the architectural changes of YMTT before and after World War II, and the linkage significance of Crédit Foncier d'Extrême-Orient (C.F.E.O.), the owner of YMTT, and its past Catholic missionaries could also be reflected in the development proposal of YMTT Phase 2. Mr Henry LO supplemented the background information of C.F.E.O., elaborating its multi-faceted business operations.

32. Mr HO Kui-yip had reservation on the proposed low block which would be along the pedestrian line of Waterloo Road and thus would block the view of a front corner of YMTT. Besides, he suggested narrowing the proposed spatial connection between the main stage of YMTT and the side stage of YMTT Phase 2 so as to reveal the east elevation of YMTT as much as possible. The use of glass curtain walls should be kept to a minimum so as to avoid too much sunlight reflection which would affect the overall ambience of YMTT. Future maintenance of the pitched roof and the elevations of YMTT as well as energy saving should be taken into consideration in the development proposal of YMTT Phase 2.

33. Prof CHU Hoi-shan opined that the lobby area and the ramp around the lobby entrance at the Project Site would allow the public to appreciate the east elevation of YMTT. However, he expressed concern on housing public toilets at the backstage on the ground floor and on the basement floor of the Project Site, having considered that they (including supplementary facilities such as stair boxes) would use up a large area of space on the ground floor and would hinder the appreciation of the east elevation of YMTT. Moreover, the presence of public toilets was not compatible with YMTT Phases 1 and 2 as they would likely affect the cultural ambience and limit the public in their appreciation of the elevations of YMTT.

34. Mr Tony IP doubted the need to have a low block as without which the front portion of the Project Site could be opened up as breathing space for appreciation of the east elevation of YMTT. He remarked that the dispensed low block could be compensated by adding two more storeys to the high block.

35. Regarding the concerns on housing public toilets at the Project Site, Ms Fionn YEUNG explained that it was agreed at the Yau Tsim Mong District Council (“YTMDC”) meeting in 2009 to re-provide the public toilets at the Project Site to accommodate the needs of the public and the users of Yau Ma Tei Wholesale Fruit Market. Mr Jacen LO supplemented that the “scissor stairs” design was adopted in the proposal in order to save up spaces to connect ground floor and the public toilets at the basement.

36. Having considered the structure, function of the entrance foyer and its connectivity with YMTT as well as end users’ requirements, Mr Jacen LO responded that the low block was necessary and suitable to enhance the operation of YMTT. The visibility of the east elevation of YMTT could be enhanced by increasing the transparency of the low block with the use of glass curtain walls. He also remarked that the relevant Outline Zoning Plan (“OZP”) restricted the height of the proposed high block to a maximum of six storeys.

37. Prof CHIU Yu-Lok pointed out that the future planning and features of Yau Ma Tei Wholesale Fruit Market should be taken into consideration when drawing up the development proposal on the Project Site. He also expressed concern on the seating capacity of YMTT Phase 2. Mr Jacen LO clarified that all the audience would be seated in YMTT Phase 1. YMTT Phase 2 would only provide auxiliary facilities to Phase 1.

38. In response to Mr Rex Wong's enquiry on the design of courtyard, Mr Jacen LO replied that the courtyard was an open space without cover which would be able to provide access for future maintenance of the pitched roof.

39. Prof CHU Hoi-shan opined that the decision made by the YTMDC to re-provide public toilets at the Project Site some ten years ago might no longer be applicable nowadays as there were other "Government, Institution or Community" sites in Yau Tsim Mong District, and not a strong reason to have public toilets at YMTT Phase 2 that would be right next to a Grade 2 historic building. Mr HO Kui-yip echoed and preferred to have the courtyard placed in the front portion of the Project Site. He also stressed the importance of preserving the street corner view for the main façade and the east elevation of YMTT. Ms Phyllis LI proposed to reduce the volume of the low block by including it in the high block through applying for minor relaxation of restriction on building height of six storeys with respect to the OZP.

40. The Chairman thanked the project team and concluded that a revised design for YMTT Phase 2, taking into account Members' comments, should be submitted to the Board for further consideration.

Item 6 Assessment of Historic Buildings (Board Paper AAB/21/2019-20)

Confirmation of Proposed Grading for New Items

41. C(HB)2 recapped that the Board had endorsed the proposed grading of the following two items at the meeting on 12 December 2019:

- (i) Confucius Hall, No. 77 Caroline Hill Road, Causeway Bay, Hong Kong, Proposed Grade 1 (Serial No. N349); and
- (ii) Former The Salvation Army Kwai Chung Girls' Home (the main building, the garage and the corps hall), No. 1 Lei Muk Road, Kwai Chung, New Territories, Proposed Grade 2 (Serial No. N203).

In line with the established practice, a one-month public consultation on the proposed grading of the above two items was conducted from 19 December 2019 to 19 January 2020.

42. C(HB)2 reported that no written submission had been received on the proposed Grade 1 and Grade 2 status of Confucius Hall, and the main building, the garage and the corps hall of the Former The Salvation Army Kwai Chung Girls' Home respectively.

43. Members had no further view and agreed to confirm the proposed grading for the two items set out in paragraph 41 above.

Confirmation of Proposed Grading for Items with Objections

44. C(HB)2 briefed Members that among the 1 444 buildings considered by the Board in 2009, the proposed grading of some of them had not yet been confirmed due to objections received during public consultation earlier. Since December 2016, the Board had been invited to confirm the proposed grading of these buildings by batches. For this meeting, Members were invited to confirm the proposed grading of the following three items:

- (i) No. 54 Village Road, Happy Valley, Wan Chai, Hong Kong, Proposed Grade 3 (Serial No. 687);
- (ii) No. 9 Ching Lin Terrace, Kennedy Town, Hong Kong, Proposed Grade 3 (Serial No. 975); and
- (iii) Nos. 49 & 50 Shui Hau, Lantau Island, Proposed Grade 3 (Serial No. 1057).

The objection letters and replies in respect of the above three items had been provided to Members before the meeting.

45. With the aid of photos, C(HB)2 recapped the heritage value and the latest condition of the above items. Examples of similar types of graded buildings were also shown for Members' reference.

No. 54 Village Road, Happy Valley, Wan Chai, Hong Kong, Proposed Grade 3 (Serial No. 687)

46. C(HB)2 reported that the former owners of No. 54 Village Road objected to the proposed Grade 3 status, considering the building remained half of

a semi-detached house with no historical value. The independent Historic Buildings Assessment Panel (the “Assessment Panel”), after reviewing the written objection and the information provided by the former owners, upheld the proposed grading of No. 54 Village Road as no new information on the heritage value of the building had been received.

47. Mr Rex Wong noticed that the ownership of No. 54 Village Road had been changed over the years since the objection letter dated in 2009. He asked whether consent of the current owner had been sought for grading the building. C(HB)2 replied that the current owner had been informed prior to the meeting that the Board would consider confirming the proposed grading of his building at this meeting, and he did not provide any views or information on the proposed grading of the building.

48. With no further view, Members agreed to confirm the proposed Grade 3 status for No. 54 Village Road, Happy Valley, Wan Chai, Hong Kong (Serial No. 687).

No. 9 Ching Lin Terrace, Kennedy Town, Hong Kong, Proposed Grade 3 (Serial No. 975)

49. C(HB)2 reported that the owner of No. 9 Ching Lin Terrace objected to the proposed Grade 3 status, considering that the authenticity of the building had been compromised by previous repair works (such as the replacement of metal balustrades) and hence it had no heritage value. The Assessment Panel, after reviewing the written objection and the information provided by the owner, upheld the proposed grading of No. 9 Ching Lin Terrace as no new information on the heritage value of the building had been provided.

50. Members had no comment on the proposed grading and agreed to confirm the proposed Grade 3 status for No. 9 Ching Lin Terrace, Kennedy Town, Hong Kong (Serial No. 975).

Nos. 49 & 50 Shui Hau, Lantau Island, Proposed Grade 3 (Serial No. 1057)

51. C(HB)2 reported that the owners of No. 49 & 50 Shui Hau objected to the proposed Grade 3 status as they considered that the grading might hinder the future redevelopment of the property. The Assessment Panel, after reviewing the

written objections and the information provided by the owners, upheld the proposed grading of No. 49 & 50 Shui Hau as the objection had not put forth new information to object the proposed grading.

52. Members had no comment on the proposed grading and agreed to confirm the proposed Grade 3 status for Nos. 49 & 50 Shui Hau, Lantau Island (Serial No. 1057).

New Items for Grading Assessment

53. The Chairman thanked Members for attending the site visit on 3 June 2020 to Bonham Road Government Primary School (“BRGPS”) at No. 9A Bonham Road, Sai Ying Pun (Proposed Grade 1, Serial No. N6) to assess the item.

54. With the aid of photos, C(HB)2 briefed Members on the heritage value of BRGPS and its proposed grading.

55. Ms Phyllis LI considered the historical linkage between the morning session of the Northcote Training College Primary School at No. 119 High Street (subsequently became a full-time day school and renamed as Li Sing Primary School) and its afternoon session re-opened at No. 9A Bonham Road as another full-time day school named BRGPS also contributed to the heritage value of this building. She added that the historical interest of BRGPS was associated with the history of the secondary section of the Diocesan Boys’ School, later on a place for tertiary education and currently a school dedicated to primary education.

56. Mr SHUM Ho-kit supported the proposed Grade 1 status for BRGPS having regard to its historical interest, architectural merit and rich educational history. He asked if BRGPS would arrange guided tours for members of the public. C(HB)2 replied that the public could visit BRGPS on its open day organised in November every year. Upon the finalisation of the grading status, AMO would further liaise with BRGPS to explore possibilities of promoting its heritage value to the public.

57. With no further view, Members agreed to endorse the proposed Grade 1 status for Bonham Road Government Primary School, No. 9A Bonham Road, Sai Ying Pun, Hong Kong (Serial No. N6).

Item 7 Any Other Business

Public Views Received since Last Meeting

58. ES(AM) reported that three enquiries had been received since the last meeting on 12 December 2019, among which, the e-mail from Walk in Hong Kong of 2 June 2020 enquiring about the progress of the preparatory work for the assessment of post-1950 buildings was provided to Members on 5 June 2020 as mentioned in paragraph 9. The other two e-mails, including one from Kei Yan Primary School Alumni Concern Group in relation to grading review and request for Hong Kong Sheng Kung Hui's Compound in Central received on 19 December 2019, and the other one from Hide and Seek Tour regarding grading assessment for Tai Om Old Brick Kiln in Tai Om, Tai Po received on 11 March 2020, had been responded and were provided to Members on 7 February 2020 and 13 May 2020 respectively.

Visit to No. 179 Prince Edward Road West, Mong Kok

59. The Chairman would like to take the opportunity to express his gratitude to Tai Hung Fai Enterprise Company Limited ("THF"), the owner of Hotel 1936, for arranging a visit for Members to the hotel on 2 June 2020. He appreciated the efforts made by THF, the Town Planning Board and the Government in the past years in revitalising No. 179 Prince Edward Road West, a Grade 3 historic building, into Hotel 1936, which set a notable and successful example of the "preservation-cum-development" approach.

60. There being no other business, the meeting was adjourned at 6:19 pm.

Antiquities and Monuments Office

September 2020

Ref: AMO/22-3/1

Antiquities Advisory Board (“AAB”)
Proposed Amendments to Minutes of the 188th AAB Meeting
held on 12 December 2019

Item	Proposed by	Amendment
1	Mr. Douglas So Cheung-tak, JP	<p>To add a post-meeting note to paragraph 6 as follows:</p> <p>6. <u>The Chairman</u> enquired about the progress of the restoration of Duddell Street Steps and Gas Lamps (a declared monument), which was seriously damaged by a fallen tree when Super Typhoon Mangkhut hit Hong Kong on 16 September 2018. <u>ES(AM)</u> reported that the Commissioner for Heritage’s Office (“CHO”) and the Antiquities and Monuments Office (“AMO”), together with the Highways Department (“HyD”) and The Hong Kong and China Gas Company Limited, inspected the site immediately after typhoon signal no. 8 was lowered. A flight of granite steps and balustrades, as well as three of the four gas lamps on Duddell Street were seriously damaged by the fallen tree. AMO conducted 3D scanning for the damaged parts and collected, accessioned and stored the broken pieces for restoration. The 3D scanning record would be used to compare with the archive version done before the accident to facilitate the restoration of the monument. Meanwhile, HyD had commissioned a heritage consultant to draw up restoration proposal for the steps and balustrades. As for the gas lamps, AMO was able to identify the original supplier in the UK after conducting research, and the supplier had been engaged to examine the damaged parts and propose restoration proposals. The restoration work was in good progress and targeted to be completed before Christmas. AMO would brief the Board on the restoration work in detail at the next meeting.</p> <p><i>[Post-meeting note: the restoration of the Duddell Street Steps and Gas Lamps was completed on 23 December 2019, and since has been reopened to the public.]</i></p>

2	Ms Phyllis Li Chi-miu, BBS	<p>To revise paragraphs 16, 28 and 70 as follows:</p> <p>16. <u>Ms Phyllis LI</u> opined that the design of the new bay windows on the second floor of Block 4 seemed not compatible with the historic context and the overall ambience of the CPS Compound, in particular that of the cluster of historic buildings enclosing the Parade Ground. She highlighted the significance of group value and suggested a modest replication of the balcony. <u>Ms Theresa NG</u> wished that the new bay windows could increase the transparency of the building and allow the appreciation of the interior historic fabrics from the Parade Ground. <u>Mr CHEUNG Leong</u> replied that he would reflect Members' views to the architect.</p> <p>28. <u>Ms Phyllis LI</u> commented that mitigation measures such as in enhancing the overall landscape setting should be taken, considering that the three graded structures would stand up as a group with the bored pile wall and retaining walls to be built adjacent to the Paddock which would result in changing the future setting of the graded structures. <u>Ms Julie BERGH</u> replied that this view would be conveyed to the Housing Department and the Transport and Housing Bureau.</p> <p>70. <u>Miss Theresa YEUNG</u> supported grading the site as a whole instead of grading the three buildings individually so as to preserve the overall context which made the whole site stand out from the high-rise industrial buildings within the district. <u>Ms Phyllis LI</u> agreed and supplemented that historically both the upper and lower hillsides were functionally and spatially related as one entity. She regarded the main building, as the Girls' Home, served the core function whereas the other buildings in the more accessible foothills served ancillary functions or other purposes for the community. Grading the site as a whole would minimise the risk of substantial site formation and development works undermining the overall historic context of the site. <u>Dr Sharon WONG</u> supported grading the site Grade 2 as a whole, considering that the site was temporarily operated as a social centre which merited high social value while the exterior of the buildings had reflected the Art Deco influences.</p>
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