

**For discussion
on 8 December 2016**

**BOARD PAPER
AAB/38/2015-16**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

ASSESSMENT OF HISTORIC BUILDINGS

PURPOSE

This paper invites Members to consider the grading proposal of the five items set out in paragraphs 3 to 9 below.

BACKGROUND

2. As at the meeting held on 8 September 2016, Members have endorsed the grading of 1 340 buildings, as follows:

- (a) 171 buildings with Grade 1 status;
- (b) 363 buildings with Grade 2 status;
- (c) 494 buildings with Grade 3 status;
- (d) 294 buildings with no grading; and
- (e) 18 buildings with no further processing due to their demolition or substantial alteration.

ITEMS FOR CONSIDERATION

Building Remains at the Site of Cochrane Street (first item listed at Annex A)

3. At the meeting on 8 September 2016, the Board decided that grading assessment should be carried out for the building remains at the site of Cochrane Street. The Historic Buildings Assessment Panel (the “Assessment Panel”) has subsequently completed the heritage assessment and proposed a Nil

Grade for the item.

Former State Theatre (second item listed at Annex A)

4. At the meeting on 18 April 2016, given further information from the public was received on the date of the meeting, Members agreed to defer the discussion of the proposed grading of the former State Theatre, and requested the Antiquities and Monuments Office (“AMO”) to conduct further study on the newly received information as well as the alterations to the building, and re-submit the grading proposal to the Board for consideration. At the subsequent meeting on 8 September 2016, AMO briefed the Board on the updated research findings of the former State Theatre. Given still further information from the public was received on the date of the meeting, and with a view to facilitating the Board to have a better understanding on the physical condition of the former State Theatre, the Board requested AMO to arrange a site visit to the building before further discussion on the grading assessment. The site visit for Members was subsequently conducted on 12 October 2016.

5. After examining all the newly available information, the Assessment Panel has reviewed the grading assessment of the former State Theatre and recommended to upgrade its proposed grading to Grade 2.

No. 6 Stewart Road, Wan Chai (first item listed at Annex B)

6. Under the list of 1 444 historic buildings, there are around 110 buildings of which proposed grading has been endorsed by the Board but not yet confirmed due to objection(s) received during the public consultation period. The grading system is administrative in nature and it will not affect the ownership, usage, management and development rights of the owners. With a view to better recognising the heritage value of these historic buildings, and wrapping up the grading of the 1 444 historic buildings by dealing with outstanding grading proposals, AMO will start inviting the Board to review the proposed grading of these buildings, having regard to the circumstances of individual cases.

7. No. 6 Stewart Road was proposed a Grade 3 status by the Board in

March 2009. However, objection from the owner was received during public consultation. The relevant objection letter and AMO's reply have been passed to Members before the meeting for the Board's information. In the light of recent news report which suggests that there may be demolition threat, Members are invited to confirm the proposed grading of No. 6 Stewart Road.

Maryknoll House at No. 44 Stanley Village, Stanley (second item listed at Annex B)

8. Maryknoll House at No. 44 Stanley Village, Stanley was proposed a Grade 1 status by the Board in March 2009. Similar to No. 6 Stewart Road, objection from the then owner was received during public consultation. The relevant objection letter and AMO's reply have been passed to Members before the meeting for the Board's information. Given the heritage significance of the building, Members are invited to confirm the proposed grading of Maryknoll House.

No. 27 Lugard Road, The Peak (item listed at Annex C)

9. As per the prevailing practice, when there is new information in respect of the heritage value of a building, the Board may review the grading status of the building and accord a new grading where appropriate. Recently, AMO received new information from the owner of No. 27 Lugard Road, The Peak, which was accorded a Grade 2 status by the Board in September 2013. The Assessment Panel has examined the new information based on the six prevailing assessment criteria, namely historical interest, architectural merit, group value, social value and local interest, and authenticity and rarity. After deliberation, the Assessment Panel proposed to adjust the Grade 2 status of the building to Grade 1.

ADVICE SOUGHT

10. Members are invited to:

- (a) consider endorsing the proposed grading of the building remains at

the site of Cochrane Street and the former State Theatre as detailed in paragraphs 3 to 5 above;

- (b) consider confirming the proposed grading of No. 6 Stewart Road and Maryknoll House as set out in paragraphs 6 to 8 above; and
- (c) consider adjusting the grading of No. 27 Lugard Road to Grade 1 as set out in paragraph 9 above.

11. Subject to Members' views, AMO will upload the proposed/updated grading of the building remains at the site of Cochrane Street, the former State Theatre, and No. 27 Lugard Road to the website of the Board for a one-month public consultation as per the usual practice. We will report to Members on the information or views received for further consideration before finalising their grading.

Antiquities and Monuments Office
Leisure and Cultural Services Department
December 2016

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