

Historic Building Appraisal

Bishop's House

No. 1, Lower Albert Road, Central, Hong Kong

Located on a commanding site in Central District, formerly known as Tit Kong (鐵崗) or Iron Mound, the Bishop's House (會督府) is one of the most remarkable symbols of the development of the Anglican Church of Hong Kong (also known as Hong Kong Sheng Kung Hui 香港聖公會). The first building on the site appears to have been a boys' school constructed in 1845-1848. Alterations and additions were made to the school building in **1851** in "collegiate style". The building then housed St. Paul's College (聖保羅書院) and also the Residence of the first appointed Bishop, **George Smith**, who was Warden of the College. The College nurtured many figures, including Wu Ting-fang (伍廷芳), a well known diplomat and the first unofficial Chinese member of the Hong Kong Legislative Council in 1880. In 1951 St. Paul's College moved to Bonham Road, and the old college building became the residence and office of the Bishop of Hong Kong. Today the stone plaque inscribed with 聖保羅書院 (St Paul's College) is still visible near the main entrance of the Bishop's House.

**Historical
Interest**

The style of the building, which is quite unusual for Hong Kong, is the **Tudor Revival** style. The building is two-storey with a semi-basement and an octagonal tower at the north-east corner which has an additional storey. Tudor style elements include an oriel window, flat head and pointed windows, label mouldings over the windows, buttresses, and imitation cross-shaped loopholes to the top of the tower. Classical elements are also apparent in the use of quoins, rusticated granite stonework to the G/F storey on the north-east façade, the regularly spaced windows and the glazing bar patterns. A local adaptation is the use of red painted Chinese roof tiles. Overall the impression is castle-like and imposing. Internally, the building is believed to have undergone extensive modernization, but the exterior is considered to be largely original and authentic. It is a rare piece of architecture with obvious built heritage value and local interest.

**Architectural
Merit**

**Built Heritage
Value &
Authenticity**

**Rarity, Social
Value & Local
Interest**

The Bishop's House is the heart of the Diocese of Hong Kong Island. Together with other historic buildings in its neighbourhood, such as St. Paul's Church (聖保羅堂) and Old S.K.H. Kei Yan Primary School (舊聖公會基恩小學, now Kong Kit Building, originally the south wing of St. Paul's College), the Bishop's House also has group value and social value. Other historic buildings around the area include the Old Dairy Farm Depot (舊牛奶公司倉庫) and the Former Victoria Barracks (舊域多利軍營).

Group Value

It is unlikely that adaptive re-use will need to be found for this building in the foreseeable future.

*Adaptive
Re-use*

Historic Building Appraisal
St. Paul's Church,
No. 76 Glenealy, Central, Hong Kong

St. Paul's Church (聖保羅堂) in Hong Kong was built in 1911 to serve the spiritual needs of expatriate residents and visitors of the Anglican faith. Its founding emanated from the joint efforts of four individuals: Lam Woo (林護), Huang Mou-lin (黃茂林), Li Wei-zhen (李維楨) and the Rev. A.D. Stewart (史超域牧師). It has evolved from a small church for the expatriates living in Hong Kong since those early days into one that accommodates a wide range of churchgoers. In 1938, St. Paul's Church Parish was put under the direct control of the Anglican Church of Hong Kong. During the Japanese Occupation, the building was used as a training school for gendarmes. In the post-war years of reconstruction, St. Paul's Church expanded its activities and established the Sheng Kung Hui Kindergarten.

***Historical
Interest***

There is a saying that the Church's greatest asset is its talented personnel, as evidenced by the fact that six out of the thirty-five bishops produced by the Church have become archbishops in Hong Kong and overseas. It is indeed a "cradle of church leaders."

Architecturally the church is an interesting mix of styles, predominantly **Neo-Gothic** with features and motifs drawn from **Tudor**, **Dutch** and **Classical Revival** styles. The colour scheme externally consists of crisp white stuccoed walls accentuated by the blue-painted roof and mouldings. A Dutch gable and canted bay adorn one end of the Church and a Gothic tower dominates the other end. A variety of different window shapes contribute to the interesting architectural composition. Overall the effect is rather pleasing and makes the Church a rarity of its kind with obvious built heritage value.

***Architectural
Merit***

In order to keep the building in good condition, renovations would take place regularly in the St. Paul's Church. For example, the church has undergone a renovation process in mid 1980s, mainly in repairing works like re-painting of walls and repairs of furnishings. The Church is believed to have retained much of its original appearance and is therefore considered to be authentic.

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

Administering to spiritual needs means that the Church has obvious social value to the community. The Church occupies a prominent position at the lower end of Glenealy in Central and together with the Bishop's House (會督

***Social Value &
Local Interest***

府) form important religious landmarks of local and historical interest.

Together with Bishop's House (會督府), Church Guest House (教堂禮賓樓) and Old S.K.H. Kei Yan Primary School (舊聖公會基恩小學, now Kong Kit Building, originally the south wing of St. Paul's College) in its neighbourhood, the integrity of the Diocese is very strong. Other historic buildings around the area include the Old Dairy Farm Depot (舊牛奶公司倉庫) and the Former Victoria Barracks (舊域多利軍營). **Group Value**

It is considered that the question of adaptive re-use does not arise as the Church will certainly continue to be used for its present purpose for many more years to come. **Adaptive Reuse**

Historic Building Appraisal
Church Guest House
No. 1 Upper Albert Road, Central, H.K.

Church Guest House (教堂禮賓樓), also known as Martin House, was built in 1919. It is a three-storey building owned by the Bishop of Victoria, Hong Kong. The main function of this building is residential use. It was purposely built and first used as the hostel of St. Paul's College (聖保羅書院), a school with a long history since the 19th century and was formerly situated on Glenealy Road. Shortly after the Second World War, Ms Han Suyin (韓素音), the author of a famous novel titled *A many-splendoured thing*, has once resided there. In fact, many missionaries who moved to Hong Kong also stayed there in that period. Han Suyin's novel was subsequently produced into a Hollywood film known as "Love is a many-splendored thing" (生死戀) (1955) starring William Holden (威廉荷頓) and Jennifer Jones (珍妮佛鐘斯).

***Historical
Interest***

The front façade of the Church Guest House facing Upper Albert Road is obscured by trees so that its architectural qualities cannot really be appreciated. The style has been described as **Neo-Classical** with **Baroque** influence although the stylised classical features are more akin to **Art Deco**. The main entrance porch is formed by square columns, arches, brackets and a flat roof with a parapet wall in a heavy blocky geometric style. The columns are very unusual and do not conform to any formal classical order. The glazing pattern of the entrance doors shows definite **Art Deco** influence although this style did not come into vogue until the 1920s and only was given its name in the 1960s.

***Architectural
Merit***

The elevations follow classical principles with giant pilasters, string courses, entablatures, cornices and ornamental parapets, but like the porch do not conform to any formal classical order. There appears to have been an open arched verandah at first floor level but this has been enclosed with windows. The central portion of the roof is pitched and covered with aluminum sheeting. The two side wings have flat roofs. Several ornate chimney stacks can be seen. The front parapet wall has a very distinctive pattern and matches the boundary wall. The building is rendered or stuccoed and tastefully painted in grey and white. The interior of the building retains many original features such as arches, doors, cornices, etc.

This style of architecture is rarely seen and the Church Guest House may be unique in Hong Kong. It has obvious built heritage value and great architectural interest. Some alterations have been made which are fairly obvious but the building retains much of its authentic appearance.

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

The social value of Church Guest House lies in the historical role it has played as a hostel to St. Paul's College, and also as a hostel for missionaries, etc. Its distinctive architecture makes it a well known building in Upper Albert Road.

***Social Value
& Local
Interest***

The Church Guest House has historical and local interest and also group value being situated alongside Bishop's House (會督府) and St. Paul's Church (聖保羅堂) and Old S.K.H. Kei Yan Primary School (舊聖公會基恩小學, now Kong Kit Building, originally the south wing of St. Paul's College).

Group Value

As the internal layout of the building is not known it is difficult to suggest an alternative adaptive re-use. Possibly the best use is for it to continue to be used for residential purposes.

***Adaptive
Re-use***

Historic Building Appraisal
Old S.K.H. Kei Yan Primary School (alias, Kong Kit Building)
Glenealy Road, Central, H.K.

Built in 1851, this building was originally the south wing of St. Paul's College (聖保羅書院) which provided English classes to the Chinese and nurtured many figures, including Wu Ting-fang (伍廷芳), a well known diplomat and the first unofficial member of the Hong Kong Legislative Council. The first building on the site appears to have been a boys' school built in 1845-1848. The building was ordered to be rebuilt in a more "Collegiate Style" by the newly appointed Bishop, the Rev. George Smith. The top floor was added in 1937 and the open verandahs of the old building enclosed giving it a modern appearance. In 1953 the building was taken over by Kei Yan Primary School (基恩小學).

**Historical
Interest**

With a new school campus available in the summer of 1996, Kei Yan Primary School was then evacuated from Glenealy and moved to the new site at Hollywood Road. After that, Sheung Kung Hui Ming Hua Theological College (聖公會明華神學院) occupied one of the two buildings of the school premises. Another former school building has been used as an office of *Echo* (教聲), journal of Sheung Kung Hui. This building is now named as Kong Kit Building.

The building was originally two storeys high and built in a restrained **Tudor Revival** style with a pitched roof of Chinese tiles, gables, and open colonnaded verandahs. The work carried out in 1937 drastically altered the appearance and height of the old building giving it a **Modernist** look. The southwest elevation has cantilevered balconies running the full length of the façade with a projecting wide eaves or typhoon canopy at roof level. Only one arched opening survives on this elevation. The southeast elevation also has a modern look, but Tudor style arches and buttresses still survive at ground floor level. Moulded string courses and cornices run along the full length of the façade. Windows to the upper two (first and second) floors are rectangular in shape. The roof of the building is flat with an indented or battlemented parapet. Ornamental brackets, hood mouldings, and period style joinery still exist internally and externally.

**Architectural
Merit**

Because of the alterations to the building, it has lost its authenticity. However the original structure appears to be still there so that the building does have historical and built heritage value. Although the premises of Old S.K.H. Kei Yan Primary School experienced several refurbishment works, its old appearance can still be traced from its stone foundation, remaining buttress at ground level and arched doorway. Tudor Revival architecture is rare in Hong Kong and it is fortunate that some features still survive.

**Rarity,
Built Heritage
Value &
Authenticity**

The social value of the school lies in the role it has played in the fields of education and religion.

Social Value & Local Interest

The building is very important as an integral component forming up both the Anglican heartland in Glenealy and the Heritage Trail–Central Route. It has historical and local interest and also group value being situated between the Bishop’s House (會督府) and St. Paul’s Church (聖保羅堂) within the Sheng Kung Hui complex, and opposite the Old Dairy Farm Depot (舊牛奶公司倉庫).

Group Value

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

Adaptive Re-use