

Historic Building Appraisal
Villa of Tsan San
Pak Sha Tsuen, Shap Pat Heung, Yuen Long

Pak Sha Tsuen (白沙村) is in the southeast of Shap Pat Heung (十八鄉) of **Historical Interest** Yuen Long. It is a multi-clan village first established in the Kangxi (康熙, 1622-1722) reign of the Qing (清) dynasty by the Chows (周) and later settled by other ten clans including the Laus (劉), the Tams (譚) with the Chows from Dongguan (東莞), the Yicks (易) from Heshan (鶴山), the Kwans (關), the Taos (陶), the Lees (李) and others. The village was a walled village but the walls have been removed. The Yicks moved to the village from Heshan and some to Fung Wong Wu (鳳凰湖) of Ta Kwu Ling (打鼓嶺) later around 1900. Yick Tsan-san (易贊臣) was a *gongsheng* (貢生) candidate in the late Qing dynasty. He was a teacher and a geomancer, conducting many wedding and funeral activities and involved in many village affairs. He was also involved in many temple works in Yuen Long and one of the developers of the Yuen Long Hop Yik Company (元朗合益公司). He was one of the villagers to fund and to establish the Ng Fui Study Hall (五奎書室) in the village. The Villa of Tsan San (贊臣別墅) was built by Yick Hung (易鴻), his only son, in the early 20th century. The villa was named after him.

The Villa was a medium-sized two-storey building in the village. It was connected to two one-storey buildings on its left. It is a Qing design vernacular **Architectural Merit** building having a living room on the ground floor and bedrooms on the upper floor. It is constructed of green bricks with its walls to support its pitched roof of timber rafters, purlins and clay tiles. The walls are plastered and the floors cement-screeded. The name of the Villa is moulded on the wall above the lintel of the recessed entrance. Two smaller buildings were later added to its right front and one at its back.

It is a residential building to witness the settlement of the Yicks and **Rarity** inhabitation of Yick Tsan-san in Pak Sha Tsuen.

It has little built heritage value.

Built Heritage Value

The added buildings in its front and back are obstructive to the villa building. **Authenticity** The authenticity of the building is kept.

It has group value with the Ng Fui Study Hall in the village.

Group Value

Tsan-san resided in the Villa until the 1930s. His daughter stayed in the Villa with her descendents until the 1970s. Since then it has been left vacated. Tsan-san was a teacher teaching in the Ng Fui Study Hall and so was his son Hung. Hung's son Wai-san (易為三) was a teacher having modern training of teaching. He taught at the Ng Fui School (五奎學校) which was the previous Study Hall renamed in 1944. The Yicks were farmers engaged in rice growing. They hired workers to work for them. Many of the Yicks moved to work in Britain in the 1960s leaving a few in the village.

*Social Value,
& Local
Interest*