

**Historic Building Appraisal**  
**Row of Shops under Ramp,**  
**Nos. 10, 12, 14, 16, 18 and 20 Kennedy Road, Central, H.K.**

Built in the 1920s, these structures are a row of shops built under a ramp which forms the driveway to Kennedy Heights, a block of flats on the terrace above. Originally these shops were garages for well-to-do families who lived at Nos. 2-20 Kennedy Terrace, a residential terrace of Neo-Classical houses built in the 1920s. Only two of these old terrace houses (Nos. 6 & 8) now survive due to redevelopment. Originally there were ten garages under the ramp. During the late 1930s, the garages were changed into storerooms for storage of coal and firewood. During the Japanese Occupation, the storerooms were changed into a mixed use with shops on the ground floor and living spaces in the cocklofts. At present three shops are occupied by a property agency, one by a dry cleaners, and the remainder by shops providing lunch boxes and snacks.

***Historical  
Interest***

The stone retaining wall and the ramp to Kennedy Heights (formerly Kennedy Terrace) were built in the 1920s. The walls are formed of rubble masonry blocks strengthened with horizontal concrete beams. The original classical balustrading still exists to the parapet of the retaining wall, but the parapet to the ramp is a solid wall. The parapet projects from the face of the ramp wall and is supported on shaped stone brackets.

***Architectural  
Merit***

Some of the shops have cocklofts built over them with wooden floors and staircases. Unfortunately the front façade of the row of shops is marred by an unsightly conglomeration of signs, shop blinds, corrugated iron sheet canopies, air-conditioners and other paraphernalia which present a hideous uncoordinated visual chaos.

Garages-cum-shops are quite rare in Hong Kong (another example can be found at Nos. 1 and 1A Kotewall Road) so that this particular row has rarity and built heritage value. The authenticity has been affected by conversion to shop use and stricter controls are needed in the treatment of the shop facades.

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

As shops, these structures have social value to the community. They are fairly well known and provide a local landmark.

***Social Value  
& Local  
Interest***

The row of shops is physically close to a number of historic buildings, namely, St. Paul's Co-educational College (聖保羅男女中學), First Church of Christ Scientist (基督科學教會香港第一分會), Ex-Commodore's House (前准

***Group Value***

將官邸), Sebourne Villas No.1 and The Union Church (香港佑寧堂). Many Declared Monuments are also nearby; for example, Helena May (梅夫人婦女會), St. Joseph's College (聖若瑟書院), and Government House (香港禮賓府).