

## Historic Building Appraisal

### No. 2 Jordan Road, Yau Ma Tei, Kowloon

Following the building of the Kowloon Union Church (KUC, 九龍佑寧堂) in 1927, the Manse at No. 2 Jordan Road was constructed adjacent to KUC in 1931 as accommodation for the Pastor. The Manse was badly damaged during the Japanese Occupation (1941-1945) and was renovated in 1947. After the War, the Manse was rented out as the office of social enterprises, such as Christian Action (基督教勵行會) providing free legal advice, guidance and counseling services for domestic helpers and migrant workers. The plan to redevelop the building was abandoned around 2007. Later, the building was renovated by KUC. It is now known as KUCspace, and can be rented by organisations to hold activities. From 2012, it is partly open to the public from 12 noon through 2 p.m. on weekdays, while the other part of it, as observed in 2020, again housed the office of a social enterprise.

***Historical  
Interest***

The Manse is an elegant two-storey building with Neo-Classical style influence. There are two separate front entrances side by side, so that the building originally probably was divided into two flats, one at ground floor level and one at first floor level. The external walls are rendered and painted white. The front facade has three projecting bays and regularly spaced tall narrow wooden transomed windows (some replaced with aluminium units). There is a central Art Deco style pediment, a wide projecting cornice topped by a parapet wall and two chimney stacks, one on either side of the pediment. The two side bays have stylised columns and capitals and verandahs which have been enclosed with glazing. An extended staircase serves the first floor. There is a small garage opening on to Cox's Road. An ornamental boundary wall and railings separate the front garden from the street. Internally, nice timber doors, timber floor boarding, picture railings and skirtings are retained.

***Architectural  
Merit***

The Manse and KUC form an interesting little group of heritage buildings. Although the Manse has undergone renovation, the architectural features of the facades and some historic fabric in the interior have been retained.

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

The social value of the Manse lies in the role it played first as the Pastor's residence and later the office of social enterprises. It is now also open to the public and attracts media coverage. Situated on the prominent corner of Cox's Road and Jordan Road it is a well known local landmark.

***Social Value  
& Local  
Interest***

Apart from KUC, the Manse is also within walking distance of other historic buildings, including Kowloon Cricket Club (九龍木球會), the

***Group Value***

ex-Portuguese Community School, also known as “Escola Camões” (前賈梅氏學校) (both Grade 2), Kowloon Bowling Green Club (九龍草地滾球會, Grade 3), the St. Andrew’s Church compound (聖安德烈堂, Grade 1) and the former Kowloon British School (前九龍英童學校, Declared Monument).