

Historic Building Appraisal
Nos. 245 and 247 Tsz Tin Tsuen
Tuen Mun, New Territories

Tsz Tin Tsuen (紫田村) in the west of Tuen Mun River (屯門河) was first settled by the Lius (廖氏) in the Ming (明, 1368-1644) dynasty and later by the Tangs (鄧氏), the Chans (陳氏) and the Maks (麥氏). The village was officially recorded as Tsz Tuen Wai (子屯圍) or Tsz Tuen Wai Tsuen (子屯圍村) in the 1688 and the 1819 versions of *Xin'an Gazetteer* (新安縣志). The present name of the village, Tsz Tin Tsuen has probably been in use since 1911. Two brothers of the Tang clan including Tang Siu-lung (鄧兆瀧) and Tang Siu-wai (鄧兆渭) of the 16th generation, from Ha Tsuen (廈村) of Yuen Long, settled in the village during the Wanli (萬曆, 1573-1620) period of Ming Dynasty. The two brothers were the descendents of Tang Ying-jo (鄧應佐, 1435-1495) of the third branch of the Ha Tsuen Tangs.

*Historical
Interest*

The house at **Nos. 245 and 247 Tsz Tin Tsuen** was built by **Tang Lun-kwai** (鄧聯桂, 1843-1918), a 24th generation member of the Tangs. He acquired the honorific title of *buguo xuesheng* (補國學生, literally meaning “student of the Imperial Academy”). The house was built for use as a grocery selling wine and grains in the early 20th century before his death. A sugar refinery was built at the back of the house. The house was used as a residence by the family of Tang Tso-fat (鄧祖發, c.1870-1960s), his second son. It has been left vacated since the 1980s.

The two-storey building is in the southwest of the village. It is a detached building but connected to a house on its right and another at its back. It is a Qing (清) vernacular building of one bay with its entrance in the middle of the façade. It is constructed of green bricks with its walls to support its pitched roof of timber rafters, purlins and clay tiles. The ground floor façade is recessed whilst its upper floor is not. A pediment is at the roof end of the front façade. The plastered relief moulding depicting the traditional title “雙鳳朝陽” (Two Phoenixes Adoring the Sun) with a circle painted red in the middle and a circular pattern with trees, flowers and a phoenix on either side. The pediment was added in a renovation in the 1930s. The ground floor of the building is the living room and the upper floor is with two bedrooms.

*Architectural
Merit*

It is a residential building of the Tangs to witness their settlement in Tsz Tin Village.

Rarity

It has some built heritage value.

***Built Heritage
Value***

Its authenticity is basically kept.

Authenticity

Tang Lun-kwai was a trustee of Chung Yee Tong (忠義堂), a security organization of Tuen Mun. He competed with the Tangs of Ping Shan (屏山) on the security and patrol services of the Tong. He was the first village representative of the village in 1899 when the New Territories was under the British rule. Tang Tso-fat was one of the founders of the Tuen Mun School (屯門學校) established in 1947 and he contributed three thousand dollars for its establishment. The Tangs still have their ancestral worship done at the Tang Ancestral Hall (鄧氏宗祠) of Ha Tsuen and take part in the Tai Ping Ching Chiu (太平清醮) organized by the Ha Tsuen Tangs.

***Social Value,
& Local Interest***

It has group value with the shrine, a historic well and other Qing vernacular houses in the village.

Group Value

It is considered that the question of adaptive re-use does not arise at the present time.

***Adaptive
Re-use***