

**Historic Building Appraisal**  
**No. 62 Hollywood Road,**  
**Central, H.K.**

Land records show that the leases on all three landed properties (Nos. 60, 62 and 64 Hollywood Road) commenced in the 1850s, but it is not known when the lots were first built on. Possibly, there may have been earlier buildings on site which they replaced. Judging from their appearance, it is believed that No. 60 Hollywood Road was built in the **1920s** which may also be the period when the other two shophouses (i.e. Nos. 62 and 64) were built. *Historical Interest*

For more than six decades, **No. 60** on the corner of Hollywood Road and Peel Street has been a herbal tea shop which also sells tortoise jelly (龜零膏) and sugar cane juice (竹蔗水). The shop had its own sugar cane fields in the Ping Shan area of Yuen Long, New Territories. **No. 62** is now used as a café, and old shop signs in terrazzo finish on the pillars at its shop front, bearing Chinese characters “振隆白米生油” and “振隆白米生油柴炭”, indicate that the shop was once a grocery store named “振隆” which ceased operation in 2005. On the other hand, a commercial book titled *Leb's Trade & Shopping Guide of Hong Kong* shows that **No. 64** was a famous traditional herbal shop Tin Hee Tong (天喜堂) selling medicinal oils and pills (膏丹丸散) in 1928.

**No. 60** on the corner of Hollywood Road and Peel Street is the most interesting of the three shophouses. It appears to have architectural merit skillfully combining classical design with geometric Art Deco motifs. Its appearance is however massed by the modern shop front and the side stall facing Peel Street. The upper part of the front façade facing Hollywood Road is in the Neo-Classical style of the 1920s with Art Deco style railings to balconies, Doric order columns, Art Deco style moulded cornices, and glazed and paneled folding doors and fanlights to balconies. The shop front on the ground floor is unfortunately in an unsympathetic modern design. The side elevation facing Peel Street has windows in the upper storeys regularly spaced with cills and hood mouldings. The windows are side hung casements divided into squares by glazing bars. Horizontal cornices with Art Deco stepped ends mark the storey heights. A temporary stall is attached to the side wall of the shop which has several oddly spaced windows and a side entrance with an ornamental hood over it. The rear elevation facing the back alley or scavenging lane is plain and unremarkable. The whole building has been rendered or stuccoed and painted pale cream. *Architectural Merit*

**No. 62** is the middle one of the three shophouses. The upper part of the façade appears to have been modernized in pseudo-classical style with very

unsuitable mullioned and transomed windows where the balconies should be. The original parapet and cornice appear to have survived. The shop front is modern and unsympathetic in design. The rear elevation is unremarkable and is fitted with modern style windows. There is another small shop at ground floor level. The walls back and front are rendered and painted.

The front façade of **No. 64** has also been modernized in pseudo-classical style with unsuitable modern windows and mosaic tiled apron panels. The shop front is also modern in design. The rear elevation is rather scruffy and has been fitted with modern windows. The front wall is finished with mosaic tiles and the rear wall is rendered and painted.

What is particularly interesting in the way in which the frontages of the shops are stepped back from the building line to show returns, and also built on stepped or benched foundations to follow the incline of the street.

Old shophouses are now becoming quite rare due to redevelopment, and although two of these shophouses have been altered they still compliment each other and have group value. This type of building is becoming very rare now as older property makes way for redevelopment.

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

Nos. 62 and 64 have been drastically altered and the shopfronts on all three buildings are modern. Restoration to their original appearance could only be conjectural unless historic photographic evidence becomes available.

The three shophouses are significant in the evolution of Hong Kong's social, cultural and commercial development. Their presence reminds us of the past and serves as an important counterpoint against future development.

***Social Value  
& Local Interest***

There is nothing in the vicinity of the same type. Other old shophouses in the area include, for example, Nos. 172, 174 and 176 Queen's Road Central.

***Group Value***

The best use is probably that for which they are being used at present.

***Adaptive Re-use***