Historic Building Appraisal

No. 34 Lugard Road, The Peak, H.K.

Historical Interest

No. 34 Lugard Road, which is shown as "Westerag" on map, is believed to have been built by its first owner, **Fredrick Percy Franklin**, between 1933 and 1935. During the Japanese Occupation, the mansion was severely damaged. It was rehabilitated into two self-contained flats in 1947 and was further converted into three self-continued flats in 1952. Since 1978, the mansion has been jointly owned by **Kam Wah Investment Company Limited** (錦華置業有限公司), Skyhorse Limited and Y.W. Fong Continuation Limited. The Managing Director of **Kam Wah Investment Company Limited**, **Fong Yun-wah** (方潤華), is a successful entrepreneur and the son of **Fong Shu-chuen** (方樹泉), also a prominent businessman and leader in the Hong Kong community.

Architectural Merit

The building is a typical example of the **International Modern** style. Except for one curved corner, the building is rectilinear with an L-shaped extension at the rear which is probably servants' quarters. The walls are plain and unadorned, rendered and painted white. The front façade is symmetrical with a central flat-topped portico, and large rectangular windows protected from the weather by wide overhanging typhoon canopies. The roof is flat with railings around the parapet. Internally the rooms are plain and simple with plain painted walls, parquet wood block flooring and ornamental period style fireplaces. The house is set in a large private garden with trees, shrubs and lawns, and a heated swimming pool.

Rarity, Built Heritage Value & Authenticity

The house is a good representative example of 1930s International style which is becoming rarer and rarer in Hong Kong due to redevelopment. It therefore has built heritage value. It has undergone several renovations over the years but its distinctive features which are hallmarks of the International style are still retained.

Social Value & Local Interest

The social value of the house to the community is not very great as it has only been used for private residential purposes. It is however representative of the upper class style of living on the Peak. Together with other historical buildings nearby, it has local interest as well as group value.

Group Value

The building at No. 34 Lugard Road is located among many parks and mountains where many people go hiking, such as Victoria Peak (扯旗山) and Victoria Peak Garden (山頂公園) in the east, Pok Fu Lam Country Park (薄扶

林郊野公園) in the north and south, Lung Fu Shan (龍虎山) and Lung Fu Shan Country Park (龍虎山郊野公園) in the west and High West (西高山) in the south. Other historic buildings located nearby and graded by the Antiquities and Advisory Board include the Old Peak Café (舊山頂餐廳), Peak Police Station (山頂警署) and the Peak Depot (山頂倉庫).

Adaptive Re-use

First built as a single residence and then converted into self-contained flats the house has effectively demonstrated its adaptability. As the floor plans are not available it is difficult to suggest an adaptive re-use other than residential.