

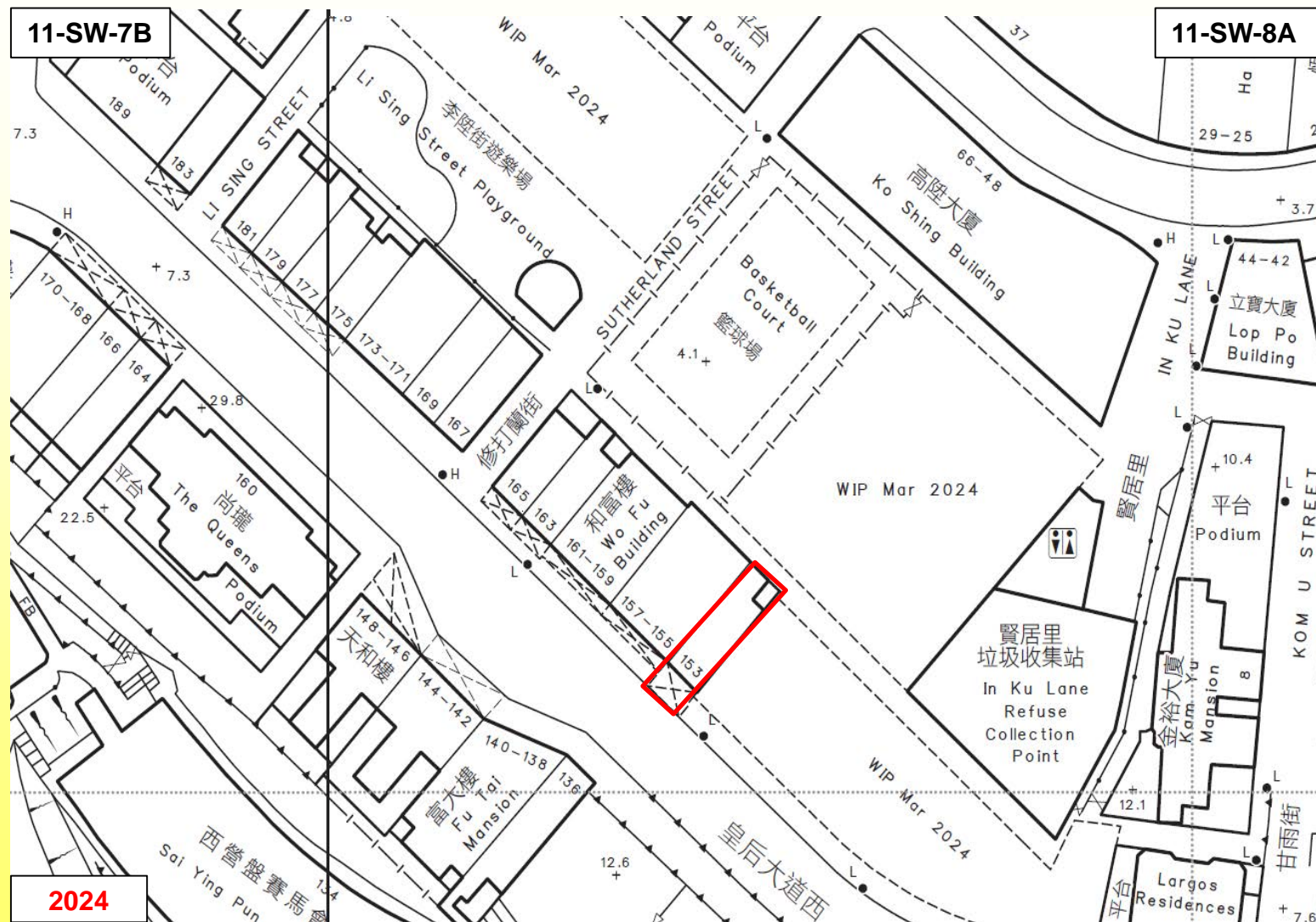
N436

香港皇后大道西153號
No. 153 Queen's Road West, Hong Kong

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擬議三級歷史建築
Proposed Grade 3

約建於1936年
Built around 1936



擬議評級範圍
Proposed grading
boundary

只用於識別位置，並非確實範圍 For identification of location only, not exact boundary

香港皇后大道西153號
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正立面
Front elevation



屋頂矮牆
Parapet at roof



位於店舖門口的半圓形通風口
Semi-circular air vent at shop entrance

Historic Building Appraisal

No. 153 Queen's Road West, Hong Kong

Situated on Inland Lot no. 4166, the building at No. 153 Queen's Road West is a pre-war verandah shophouse that has housed a second-hand shop, "Hop Tack Hong" (合德行)¹ since 1941, dealing in pawned items that have not been redeemed. It had previously operated as a shop named "華興昌" that sold umbrellas or hats.² Aerial photos taken as early as 1924³ reveal a building on the plot of land now known as No. 153 Queen's Road West, but it is not the current shophouse. The land records are incomplete, only documenting that a government lease was signed for the lot by Tang Lai Wo (鄧禮和), Tang Lai Chuen (鄧禮全) and Tang Woo Shi (鄧胡氏) in the 1930s.⁴ They later signed a verandah undertaking in June 1936, which suggests that a building had been erected on the site by that time.⁵ As no subsequent undertakings have been recorded, it is believed that the construction of the current building at No. 153 Queen's Road West was completed in 1936.

*Historical
Interest*

A mortgage document from June 1936 shows that Tang Lai Wo and Tang Lai Chuen were also known as Tang Man Tin (鄧文田) and Tang Man Chiu (鄧文釗).⁶ Their great-grandfathers, 鄧元昌 (also known as 鄧阿六) and Tsang Koon-man (曾貫萬), were both renowned stonecutters. Tang made his fortune through major government contracts, including the construction of Tai Tam Reservoir,⁷ while Tsang founded the walled village of Tsang Tai Uk in Sha Tin and owned several other properties. The brothers Tang Man Tin and Tang Man Chiu, along with the widow of their elder brother Tang Woo Shi, inherited the family fortune after their grandmother passed away in 1927.⁸

As one of the founding committee members of the China Defense League

¹ Business card of Hop Tack Hong obtained by the Antiquities and Monuments Office ("AMO") on 24 December 2024.

² 《香港九龍商業分類行名錄》(香港：香港九龍商業分類行名錄出版社，1939年)，頁167；《香港工商通訊錄》(上海：龍文，1940年)，頁90。華興昌 situated at No. 153 Queen's Road West, is categorised under 'Umbrellas & Hats' (傘帽類) in both directories.

³ Survey and Mapping Office, Lands Department. Aerial Photo dated 13 November 1924 (Photo Ref.: H19-0009).

⁴ The Land Registry. Government Lease of I.L. No. 4166, 1930s.

⁵ The Land Registry. Memorial No. UB150712, 10 June 1936.

⁶ The Land Registry. Memorial No. UB150695, 9 June 1936.

⁷ 鄧廣殷：《我的父親鄧文釗》(中國：中國文史出版社，1996年)，頁7。

⁸ 鄧廣殷：《我的父親鄧文釗》(中國：中國文史出版社，1996年)，頁13、100。

(保衛中國同盟) established by Soong Ching-ling (宋慶齡),⁹ Tang Man Chiu went on to set up the resistance newspaper *Hua Shiang Pao* (華商報) in April 1941.¹⁰ It has been confirmed by various sources that Tang provided most of the funding for the paper in its early days.¹¹ In June 1941, No. 153 Queen's Road West was sold to Tak Shing Investment Company Limited,¹² a company formed by Ko Ho Ning (高可寧), who had been dubbed “the king of pawnbrokers”, in 1939.¹³ The inscription “1941” in red on the roof parapet is therefore thought to indicate the year that the current shop, Hop Tack Hong, opened for business.

The pawnbroking business and the second-hand industry are closely intertwined: when pawned items go unredeemed, pawnbrokers will send them to second-hand shops for sale. These stores often collaborate with several pawnbrokers to maintain a steady inventory,¹⁴ but Hop Tack Hong relies solely on the pawn shops owned by Ko Ho Ning for its merchandise.¹⁵ The period of the Japanese occupation of Hong Kong proved to be the heyday for second-hand shops, as many people could not afford to reclaim their pawned items. The odd-numbered side of Queen's Road West was lined with second-hand shops at least until the late 1960s.¹⁶ In the past, items like clothes and cotton duvets were commonly pawned off, but only more expensive (and smaller) items such as jewellery and watches are accepted these days. This shift is reflected in the change of Hop Tack Hong's Chinese name from 合德故衣行, which can be translated as “Hop Tack Hong Second-hand Clothes Shop”, to 合德金飾珠寶鐘錶行, literally “Hop Tack Gold,

⁹ 〈甲子回望：宋慶齡與香港抗日活動〉，《香港文匯報》，2005年4月29日，<http://paper.wenweipo.com/2005/04/29/WH0504290002.htm> (accessed on 17 January 2025)；鄧廣殷：《我的父親鄧文釗》（中國：中國文史出版社，1996年），頁35。

¹⁰ 南方日報社、廣東《華商報》史學會：《白首記者話華商：香港《華商報》創刊四十五周年紀念文集》（中國：廣東人民出版社，1987年）。

¹¹ 鄧廣殷：《我的父親鄧文釗》（中國：中國文史出版社，1996年），頁29；譚元亨、敖葉湘瓊：《肝膽相照—鄧文釗與饒彰風合傳》（中國：中央編譯出版社，2013年），第8章。

¹² The Land Registry. Land Register of I.L. No. 4166, 17 December 2024.

¹³ “Company Overview”, *Tak Shing Investment Co., LTD.*, <https://takshing.com/> (accessed on 17 January 2025).

¹⁴ 徐振邦：《香港當舖遊蹤》（香港：三聯書店（香港）有限公司，2020年），頁101。

¹⁵ Oral history interview with the staff of Hop Tack Hong, conducted by the Antiquities and Monuments Office on 14 January 2025.

¹⁶ 徐振邦：《香港當舖遊蹤》（香港：三聯書店（香港）有限公司，2020年），頁102；香港華僑日報編：《香港年鑑》，第一回至第十五回（香港：香港華僑日報，1948-1962年），下卷〈工商名錄〉。

Jewellery and Watches Shop”, as it is known today.

The building at No. 153 Queen’s Road West stands four storeys high when viewed from the front elevation, with a basement visible from the back lane. Each storey of the building is slightly set back from the one below. Two columns covered in brown cladding tiles and bearing the shop’s name support the verandah on the first floor, which projects over the street and is now enclosed by steel windows. The columns extend upwards to join the solid walls covered in metal casing that form the sides of the first and second-floor verandahs. The third-floor verandah is half-enclosed by a recessed wall on either side, while the second and third-floor verandahs are enclosed by grilles to prevent burglaries. Three plaques featuring the shop’s former name 合德故衣行 inscribed in red on a white background with a green border can be seen on the façade of each floor. The roof features a stepped parapet inscribed with the year “1941” and the Chinese character “囍” (“double happiness”), both in red, while a chimney stack can be seen from the rear elevation.

***Architectural
Merit***

A semi-circular air vent for the basement can be found outside the shop entrance at street level. The floor of the shop is laid with colourful mosaic tiles and red tiles forming the characters “歡迎” (“welcome”) at the entrance. The inside of the shop has metal bars above the glass showcases for security purposes. A wooden plaque featuring the name of the shop is mounted on the wall behind these bars.

A comparison with old maps and aerial photos suggests that the building footprint has remained the same over the years. A major alteration can be observed in the verandah columns on the ground floor. As shown in an old photo¹⁷, each of the verandah columns used to be composed of two separate columns, the outer columns are thought to have supported the verandahs of the buildings that once stood on either side of No. 153 Queen’s Road West but were later rebuilt or demolished, leaving their columns behind. Besides, another photo reveals that the metal casing currently enclosing either side of the upper floors verandahs were added in the late 1990s.¹⁸ The upper floors, which once served as staff quarters and storage space in the past,¹⁹ are now no longer in use.

***Authenticity &
Rarity***

¹⁷ A photo taken by AMO in March 1997.

¹⁸ Survey and Mapping Office, Lands Department. Aerial Photo dated 20 December 2000 (Photo Ref.: CW84263).

¹⁹ Oral history interview with the staff of Hop Tack Hong, conducted by the Antiquities and Monuments Office on 14 January 2025.

The building at No. 153 Queen's Road West is notable for being the last remaining second-hand clothes shop on a street once bustling with similar establishments. It is among the few standalone shops that continue to exclusively offer unredeemed items from pawn shops. It represents a rare example of a pre-war verandah shophouse, and also of a second-hand store that occupies the entire building.

As a shop exclusively selling second-hand items, the building at No. 153 Queen's Road West was an important part of daily life for many locals in the 1940s, as few people were able to afford new clothing or seasonal items such as thick winter blankets at that time. Second-hand shops were very popular, and sales boomed when the seasons changed.²⁰ People would also send second-hand clothing to Mainland China for their relatives. By the 1970s, however, the trade had dwindled as the economy improved and a ban was imposed on the import of second-hand clothing into Mainland China.²¹ Shops like Hop Tack Hong then changed their business model and started selling higher-priced items such as jewellery and watches instead, and they are still frequented by people looking for discounted luxury items.

***Social Value
& Local
Interest***

No. 153 Queen's Road West is located within walking distance of numerous Declared Monuments and graded historic buildings that provide insight into the daily lives of local residents before the Second World War, including Western Market, the façade of the Old Mental Hospital, the Old Pathological Institute and the Chinese YMCA of Hong Kong (all Declared Monuments) as well as Tung Wah Hospital (Grade 1) and the Main Building of Old Tsan Yuk Maternity Hospital (Grade 1), while it is also directly opposite to "Birds Bridge" (Grade 2).

Group Value

²⁰ 〈寒冬已至 故衣市場 當舖生意亦旺盛〉，《工商晚報》，一九五四年十一月二十日。

²¹ 〈港人生活齊提高 典當業不景氣 青年愛時髦不喜歡穿舊衣 大陸禁入口故衣無去處〉，《新報人》，一九七三年十二月八日。

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