

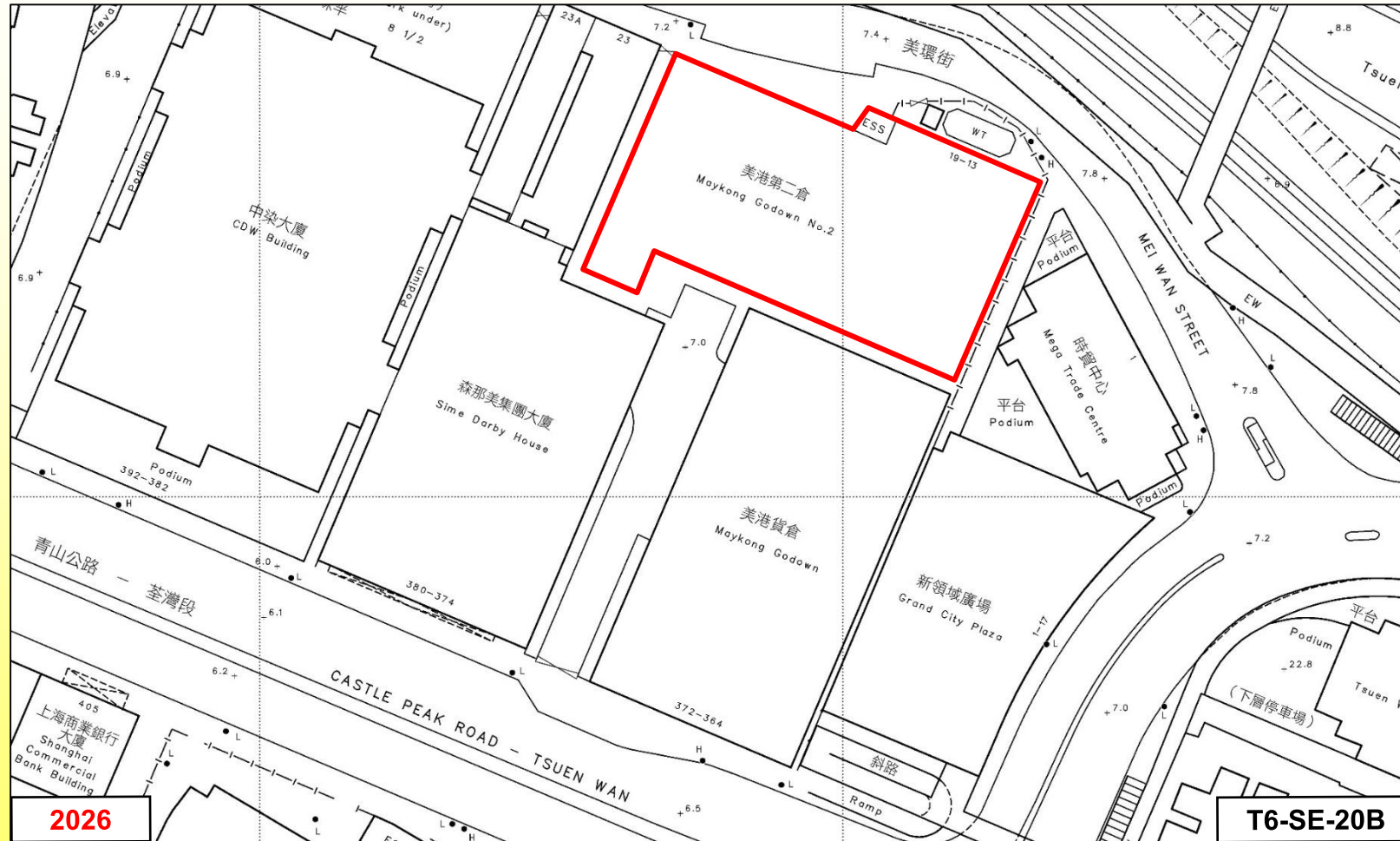
N446

新界荃灣美環街13-19號美亞織綢廠

Mayar Silk Mills

**Nos. 13-19 Mei Wan Street,
Tsuen Wan, New Territories**

擬議沒有評級
Proposed
No Grading



現為美港第二倉
Currently known as
Maykong Godown No. 2

建於1964年
Built in 1964

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

N446

新界荃灣美環街13-19號美亞織綢廠

Mayar Silk Mills, Nos. 13-19 Mei Wan Street, Tsuen Wan, New Territories



正立面（面向美環街）
Front elevation (facing Mei Wan Street)



東側立面
East side elevation

2026
(Source: AMO)

Historic Building Appraisal

Mayar Silk Mills

Nos. 13-19 Mei Wan Street, Tsuen Wan, New Territories

Mayar Silk Mills (美亞織綢廠), currently known as Maykong Godown No.2 (美港第二倉), at Nos. 13-19 Mei Wan Street was completed in 1964.¹ It is located on a plot of land registered as the Remaining Portion of Lot No. 1222 in D.D. 453 formerly owned by Mayar Silk Mills (Hong Kong) Limited (美亞織綢廠(香港)有限公司).² *Historical Interest*

The history of Mayar Silk Mills (Hong Kong) Limited is closely intertwined with its parent company, Mayar Silk Mills, which was founded in Shanghai in 1920 by Moh Shangqing (莫觴清),³ whose contributions to the field earned him the title “King of the Silk Industry” (絲業大王).⁴ In 1921, Moh appointed his son-in-law, Tsai Shengbai (蔡聲白), as the general manager of Mayar Silk Mills in Shanghai.⁵ Under Tsai’s management, Mayar Silk Mills had become one of Shanghai’s largest Chinese manufacturers of silk goods by the early 1930s.⁶ Following the Japanese full-scale invasion of China in 1937, the factories were forced to halt operations and

¹ Occupation Permit of No. 23 Mei Wan Street (No. NT34/64), 25 March 1964.

² *Ibid.*

³ Moh Shangqing (莫觴清) was an influential silk tycoon in Shanghai. In 1917, he partnered with Chinese businessman Wang Fuqing (汪輔卿) and American businessman Robert Lang to establish a weaving factory named Mayar (美亞), symbolising the cooperation between America and Asia. However, disagreements among the partners led to its closing down within just three years. In May 1920, Moh invested his own capital to set up independently a new factory, retaining the Mayar name. See 楊敏德編：《蔡聲白》(香港：Cosmos Point Limited, 2008年), 頁24、28-29.

⁴ 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉, 1970年2月；楊敏德編：《蔡聲白》(香港：Cosmos Point Limited, 2008年), 頁29。

⁵ Tsai Shengbai (蔡聲白) was among the students sponsored by the Chinese government to study at Phillips Academy (Andover) in the United States in 1914. He further pursued his education at Lehigh University from 1915 to 1919. In May 1920, he married Moh Pearl (莫懷珠), the daughter of Moh Shangqing. While studying abroad, Tsai was deeply influenced by modern industrial practices and innovations, which later inspired him to introduce advanced management techniques and install modern machinery at the Mayar Silk Mills in Shanghai, where he was appointed general manager in 1921. Tsai played a pivotal role in driving the company’s success in the competitive silk market. Over time, he became an iconic figure in the industry, eventually serving as chairman of Mayar Silk Mills in Shanghai after his father-in-law’s death. See “Epitome: Yearbook 1920”, *Lehigh University*, <https://preserve.lehigh.edu/digital-special-collections/university-publications/epitome-yearbooks/epitome-yearbook-1920> (20 January 2026 accessed); 楊敏德編：《蔡聲白》(香港：Cosmos Point Limited, 2008年), 頁8-37、71；美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉, 1970年2月。

⁶ “SILK EXHIBITION: Mayar Fabrics Fashion Show in Sincere’s MANNEQUIN PARADE”, *South China Morning Post*, 17 June 1932.

more than half of them were later destroyed.⁷ Tsai responded decisively to this setback by relocating machinery and equipment to several cities, including Hankou, Chongqing, Guangzhou and Hong Kong, and established branch factories there in quick succession to continue production.⁸

The Hong Kong branch of Mayar Silk Mills was established in the late 1930s.⁹ Production was initially carried out in an abandoned canned food factory in Tsuen Wan.¹⁰ With the Japanese invasion of Hong Kong in December 1941, the factory was compelled to shut down.¹¹ Although it was permitted to resume operations during the Japanese occupation, its overall output declined significantly.¹² After Japan's surrender in 1945, Tsai gradually redirected the company's focus to Hong Kong and stepped up its expansion into overseas markets such as Southeast Asia and America.¹³ In April 1948, the Hong Kong branch was officially incorporated as Mayar Silk Mills (Hong Kong) Limited (the "Company").¹⁴

In September 1963, likely due to new town development in Tsuen Wan, the Government began resuming large parcels of land in the area, including those owned by the Company.¹⁵ As compensation, the Government granted the Company portions of Lot Nos. 1221 and 1222 in D.D. 453 in Tsuen Wan, on the condition that they be used exclusively for factory purposes.¹⁶ In 1964, a new four-storey factory

⁷ 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月；楊敏德編：《蔡聲白》（香港：Cosmos Point Limited，2008年），頁70。

⁸ 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月。

⁹ 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月；邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁372；楊敏德編：《蔡聲白》（香港：Cosmos Point Limited，2008年），頁70。

¹⁰ 邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁373；*The Directory & Chronicle of China, Japan, Straits Settlements, Malaya, Borneo, Siam, the Philippines, Korea, Indo-China, Netherlands Indies, etc. for the Year 1940* (Hong Kong: The Hong Kong Daily Press, Ltd., 1940), p. 1025.

¹¹ 邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁376。

¹² 邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁392。

¹³ 楊敏德編：《蔡聲白》（香港：Cosmos Point Limited，2008年），頁81；邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁414-415。

¹⁴ 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月；Memorial No. 22110900190015, 24 October 2022.

¹⁵ Memorial No. TW74487, 2 September 1963.

¹⁶ Memorial No. TW74487, 2 September 1963; Conditions of Exchange of New Grant No. TW3889, 8 September 1961.

building, Mayar Silk Mills, was completed on the current site.¹⁷ Not long after, due to the decline in market demand for pure silk products,¹⁸ the building was converted for storage use¹⁹ and it was renamed Maykong Godown No. 2. Beginning in 1967, only one floor was retained for the Company's own use, while the upper three floors were rented out to other companies²⁰ so as to generate an additional source of revenue as a means to sustain the Company.²¹ In 1974, the Company was unable to stem the downturn in its business and ceased operations. It subsequently sold its machinery and equipment,²² marking the complete end to its silk-weaving business, and the building no longer functioned as a silk mill. From 1975 onwards, the Company, which still owned the building, leased it entirely for use as warehouses until 2002, when it ceased operating as a warehouse and has remained vacant ever since.²³ The building, constructed in the later years of Tsai Shengbai's life, during a time when he no longer played an active role in the Company and when the glorious era of Hong Kong's silk weaving industry had already passed, served its original purpose as a silk mill for only about a decade, which was a rather short-lived span.

Designed by I. J. Campbell of Palmer and Turner Architects and Engineers (Hong Kong),²⁴ Mayar Silk Mills is a four-storey concrete building with a flat roof in a rectilinear form. Its elevation facing Mei Wan Street is characterised by a horizontal emphasis defined by long metal windows and infill panes that span the full width of the building. The building's plain, unadorned and modernist design reflects the functional approach commonly adopted for industrial blocks of this type and was common for contemporary low-rise buildings at the time. *Architectural Merit*

The overall exterior of the silk mill appears to remain largely intact, but some alterations have been observed. Its original name "MAYAR SILK MILLS HONG KONG LTD. 美亞織綢廠香港有限公司" was removed from the exterior wall facing Mei Wan Street, likely due to a change in the building's use a few years after its *Authenticity & Rarity*

¹⁷ Occupation Permit of No. 23 Mei Wan Street (No. NT34/64), 25 March 1964;

¹⁸ 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月。

¹⁹ The grant conditions for the remaining portion of Lot No. 1222 were modified in 1965, permitting its use as a godown in addition to factory purposes. See Memorial No. TW78627, 29 July 1965.

²⁰ Property Particulars of the Remaining Portion of Lot No. 1222 in D.D. 453, 16 January 2026.

²¹ 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月。

²² Memorial No. 22110900190015, 24 October 2022.

²³ Memorial No. 22110900190015, 24 October 2022; Memorial No. TW128730, 31 December 1975; Memorial No. TW129132, 10 February 1976; Memorial No. TW129766, 8 March 1976.

²⁴ Building records accessed and viewed on-line, Buildings Department. "Isometric View, Calculations, Schedules", "Plan of No. 23 Mei Wan Street" (File Ref No. 2/9040/62), 1962-1963.

completion. Some broken windows have also been boarded up.²⁵ The building plans from 1962-1963 indicate that the ground floor contains a partition wall, while the upper floors (first floor to third floor) were originally open-plan, providing large unobstructed spaces on each level.²⁶ At present, however, a new floor-to-ceiling wall has been added on the second floor, dividing the space into two large sections. Besides, the restrooms and lavatories originally located on the northern side of each floor have all been removed. Overall, the design of Mayar Silk Mills is very typical of the period in which it was built and lacks any distinctive architectural features.

Mayar Silk Mills was purposely built as a factory for the production of silk products, but operated for only a decade before fully converted into storage. Hence, its social value as a workplace for textile workers is limited, leaving only a brief reminder of the textile industry in the area during the 1960s. In the subsequent decades, the building was used solely as a warehouse and no longer served its original function, further diminishing its social value as it was not accessible to the public.

***Social Value
& Local
Interest***

Geographically, Mayar Silk Mills is within walking distance of several built heritage sites, including Sam Tung Uk Walled Village (Declared Monument), the Old House of Hoi Pa Village (Declared Monument), Tin Hau Temple (Tsuen Wan) (Grade 2), Chan Yi Cheung Ancestral Hall (Grade 3) and the Old House of former Hoi Pa Tsuen (Grade 3). There are also other industrial buildings in Hong Kong, including Chai Wan Factory Estate (Grade 2) and the Building of The Garden Company Limited (Sham Shui Po) (Grade 2), both of which made noteworthy contributions to Hong Kong's post-war economy.

Group Value

²⁵ Building records accessed and viewed on-line, Buildings Department. "New Road Elevation, Elevation", "Plan of No. 23 Mei Wan Street" (File Ref No. 2/9040/62), 1962-1963.

²⁶ Building records accessed and viewed on-line, Buildings Department. "Ground Floor Plan", "First Floor Plan", "Second Floor Plan" and "Third Floor Plan", "Plan of No. 23 Mei Wan Street" (File Ref No. 2/9040/62), 1962-1963.

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