

N365

九龍深水埗荔枝角道386及388號
**Nos. 386 and 388 Lai Chi Kok Road,
Sham Shui Po, Kowloon**

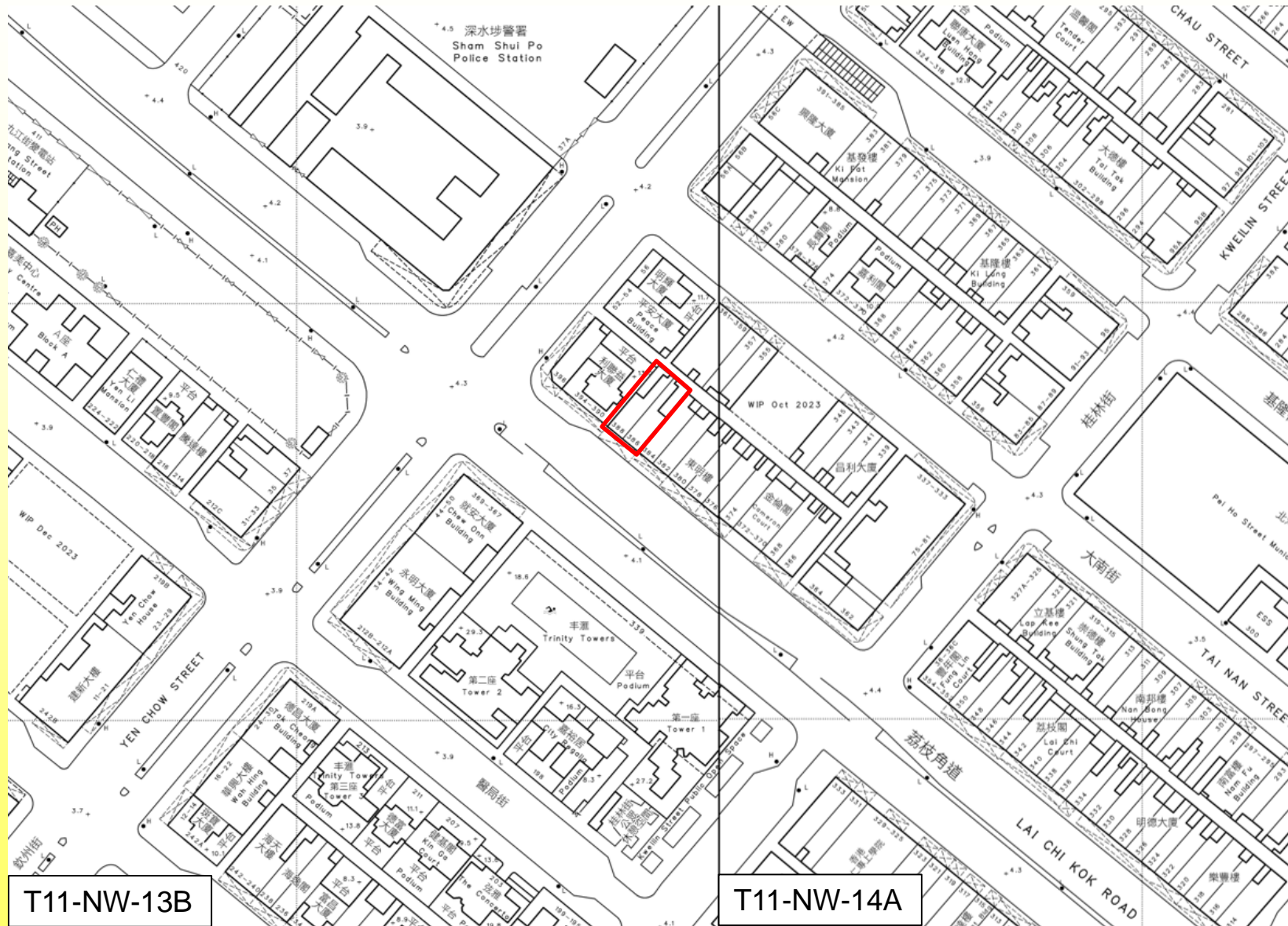
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九龍深水埗荔枝角道386及388號

Nos. 386 and 388 Lai Chi Kok Road, Sham Shui Po, Kowloon

擬議三級歷史建築
Proposed Grade 3

建於1931年
Built in 1931



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



荔枝角道386及388號正立面
Front elevation of Nos. 386 and 388 Lai Chi Kok Road



荔枝角道386號背立面
Rear elevation of No. 386 Lai Chi Kok Road



荔枝角道388號背立面
Rear elevation of No. 388 Lai Chi Kok Road

Historic Building Appraisal
Nos. 386 and 388 Lai Chi Kok Road,
Sham Shui Po, Kowloon

The buildings at Nos. 386 and 388 Lai Chi Kok Road are located on *Historical Interest* New Kowloon Inland Lot (N.K.I.L.) 176 in Sham Shui Po. As the name of the land lot indicates, the area is situated in what was known as “New Kowloon” in the early 20th century,¹ which lay north of Boundary Street and was originally considered part of the New Territories. Sham Shui Po at that time was still a relatively rural area with a few small villages. Large-scale development in Sham Shui Po only began in 1912.² An indenture drawn up in 1918 records that the plot of land known as N.K.I.L. 176 was sold to Li Ping (李炳, also known as 李瑞琴) in that year.³ Li Ping was pivotal in Sham Shui Po’s early development, investing in a large number of plots of land, building widely in the otherwise underdeveloped area.

The buildings at Nos. 386 and 388 Lai Chi Kok Road were completed as a pair in 1931.⁴ Ownership of the buildings changed over the years, and transactions were made even during the Japanese Occupation.⁵

Nos. 386 and 388 Lai Chi Kok Road is a pair of buildings having a *Architectural Merit* symmetrical design and elongated plans, with a shared staircase in the middle. The verandahs on the first and second floors that project over the street are supported by three square columns.

Although the buildings appear to be three storeys high from the front elevation, with shops on the ground floor and two more residential floors with verandahs, the title deeds of the House Registration Office of the Japanese Military Government from 1943 record that the buildings are in fact four

¹ James Hayes, *The Great Difference: Hong Kong’s New Territories and its People 1898–2004* (Hong Kong: Hong Kong University Press, 2006), pp. 26–27.

² Carl T. Smith, “Sham Shui Po: From Proprietary Village to Industrial-Urban Complex”, in Carl T. Smith, *A Sense of History: Studies in the Social and Urban History of Hong Kong* (Hong Kong: Hong Kong Educational Publishing, 1995), pp.185–186.

³ Land Registry Office, Indenture of N.K.I.L 176, 4 January 1918 and Property Particulars of N.K.I.L. 176.

⁴ Land Registry Office. Memorial No. 127006, 4 September 1931.

⁵ Public Records Office, HKRS57-6-13020. “N.K.I.L. 176, S.G., S.S. 2”, 25 August 1942 to 15 November 1944 and HKRS57-6-13021. “N.K.I.L. 176, S.G., S.S. 2”, 22 August 1942 to 15 November 1944.

storeys high.⁶ From inspection of the buildings' present rear elevation and reference to old photos,⁷ it appears that the buildings do in fact have four storeys, but the top floor is recessed and cannot be seen from the front.

Even though they are *tong laus* (Chinese tenement buildings), the geometric motifs adopted in the design of their façade probably reflect the influence of Art Deco prevailing in the 1930s. There are also other western decorative features observed on the façade, including the two decorative urns on either side of the roof from the front elevation, the cylindrical columns on either side of the verandahs and the three laurel wreath motifs below the projecting cornice, which correspond to the location of the three columns supporting the verandahs. On the inside, there are some decorative metal grilles and simple mouldings on the ceiling of the staircase. Some old floor tiles featuring a flower motif can be seen on various landings, however many of them have already faded from daily use.

Based on old maps and aerial photos, it is believed that there were originally four pairs of buildings (Nos. 382 and 384 Lai Chi Kok Road, Nos. 386 and 388 Lai Chi Kok Road, Nos. 390 and 392 Lai Chi Kok Road, and Nos. 394 and 396 Lai Chi Kok Road) that were constructed at a similar time and in a similar style.⁸ However, only Nos. 386 and 388 Lai Chi Kok Road are still standing. Remains of the cylindrical columns on the exterior wall of No. 388 Lai Chi Kok Road that mirror the columns framing the verandahs of No. 388 can be seen, and were probably part of the verandah decorations of No. 390 Lai Chi Kok Road. The buildings at Nos. 386 and 388 Lai Chi Kok Road are examples of pre-war shophouses with verandah.

***Authenticity &
Rarity***

As observed from the exterior, the verandah, old timber French doors, metal railings and a decorative flower motif in the middle of the railings can be seen in the second-floor flat of No. 388 Lai Chi Kok Road. Save for that, the verandahs of other flats of Nos. 386 and 388 Lai Chi Kok Road have been enclosed and without their original railings. The layout of the interior has also

⁶ Public Records Office, HKRS57-6-13020, "N.K.I.L. 176, S.G., S.S. 2", 25 August 1942 to 15 November 1944 and HKRS57-6-13021, "N.K.I.L. 176, S.G., S.S. 2", 22 August 1942 to 15 November 1944.

⁷ "1930s Sham Shui Po Police Station", *Gwulo*, uploaded on 11 December 2020, <https://gwulo.com/media/38206> (6 February 2024 accessed) and Survey and Mapping Office, Lands Department, Aerial Photo dated 1969 (Photo Ref: 69_1386).

⁸ Survey and Mapping Office, Lands Department, Topographic Map, 1:600, Map ref.: 179-NW-3, April 1963; Topographic Map, 1:600, Map ref.: 179-NW-7, May 1963 and Aerial Photo dated 1969 (Photo Ref: 69_1386).

changed considerably as some of the flats have been subdivided into smaller flats. In 2005, a truck crashed into the left-most column supporting the verandahs, causing the whole column to break off.⁹ The current column at this location is presumably a new one built to replace the original support.

The buildings at Nos. 386 and 388 Lai Chi Kok Road were built during a period when Sham Shui Po was transforming from a rural into an urban area, and they bear witness to the changing landscape of the district. Although the usage of the shops on the ground floor have been changed with the passage of time, they continue to serve the local community today.¹⁰

***Social Value
& Local
Interest***

There are a number of historic buildings in the vicinity of Nos. 386 and 388 Lai Chi Kok Road, which include Nos. 51 and 53 Yen Chow Street (Grade 1), No. 189 Apliu Street, No. 170 Yee Kuk Street, Sham Shui Po Police Station, Sham Shui Po Public Dispensary, Sam Tai Tsz Temple, Mo Tai Temple (all Grade 2), No. 75 Un Chau Street, No. 62 Fuk Wing Street, Nos. 269 and 271 Yu Chau Street, Nos. 117, 119, 121, 123, 125 Nam Cheong Street, Pak Tai Temple and Tin Hau Temple (all Grade 3).

Group Value

⁹ 〈舊樓支柱遭撞斷封閉維修〉，《商報》，2005年2月13日，A03。

¹⁰ No. 386 Lai Chi Kok Road was a textile factory from the 1970s to 2010s (see 香港華僑日報編：《香港年鑑》，第三十回（香港：香港華僑日報，1977年），下卷〈工商名錄〉，頁90), witnessing the golden age of Hong Kong's textile industry, while No. 388 was occupied by a rattan ware company from the late 1940s to 1970s (See 香港華僑日報編：《香港年鑑》，第二回（香港：香港華僑日報，1949年），下卷〈工商名錄〉，頁104 and 《香港年鑑》，第二十九回（香港：香港華僑日報，1976年），下卷〈工商名錄〉，頁292), a time when rattan products were one of the territory's main exports. The premises now house a shop selling edible bird's nests (No. 386) and a hair salon (No. 388).

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