

# Conservation Guidelines

## for the Adaptive Re-use of the Blue House and its Immediate Surrounding Area



(Photo source: Lee Ho Yin)

by

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A Resource Paper for the  
Antiquities and Monuments Office and Commissioner for Heritage's Office

Second revised and updated version, 30 March 2010  
First revised and updated version, 25 October 2009  
Original version, 1 July 2002

## **Introduction**

“Conservation Guidelines for the Adaptive Re-use of the ‘Blue House’ and its Immediate Surrounding Area” was originally a report undertaken in 2002 by Drs. Lee Ho Yin and Lynne DiStefano of the Architectural Conservation Programme (ACP) in the Faculty of Architecture, The University of Hong Kong, to facilitate the Architectural Services Department’s feasibility study on the adaptive reuse of the Blue House and its immediate surroundings. Subsequently, in 2008 and 2010, the report has been substantially revised and updated by the same authors.

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**NOTE:**

This report complements the document *Conservation Study for No. 72-74A Stone Nullah Lane, Wan Chai and No. 2-8 Hing Wan Street, Wan Chai*, prepared by Vigers Hong Kong Ltd. and commissioned by the Special Projects Division, Property Services Branch, Architectural Services Department, in February 2000.

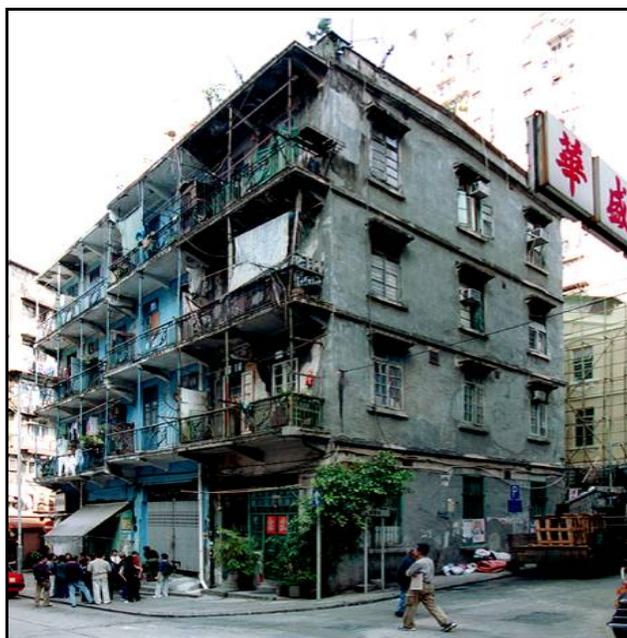
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# **PART I**

## **ESTABLISHING THE CULTURAL HERITAGE VALUES AND CHARACTER-DEFINING ELEMENTS**

## 1.0 Description of the Place



**Fig. 1** The Blue House as it appeared in 2002. (Source: Lee Ho Yin)

Popular name: The Blue House (藍屋) (**Fig. 1**)

Year completed: c1922

Address: Nos. 72, 72A, 74 and 74A Stone Nullah Lane, Wan Chai, Hong Kong (**Fig. 2**)

Lot No.: Inland Lot 556, divided into Section A (No.72), Section B (No. 72A), Section C (No. 74) and Remainder Portion (No. 74A)

Usage: Four units of shops on ground floor; living quarters on three upper floors

Ownership: Nos. 72, 72A, 74 and 74A government owned, as of 2009

Heritage Grade: Grade 1 Historic Building (graded in December 2000)



**Fig. 2** Location map of the Blue House. (Source: Centamap)

## **2.0 Contextual Background: Chronological Development of Wan Chai and Stone Nullah Lane**

### **Before 1841**

The area of Wan Chai south of Johnston Road and up to Kennedy Road is the oldest part of the district. There was a small Chinese settlement near the present Hung Shing Temple on Queen's Road East before the British arrived in 1841.

### **1845**

By 1845, after the first land sales in 1841 and subsequent development, the Wan Chai area, then known as Spring Garden (named after the villa of opium merchant John Dent), was an exclusive residential area for many European tycoons. Spring Garden Lane marks the boundary of one of the old properties.

Early maps show that a stone nullah existed from Queens Road to the harbour. No buildings had been built south of Queen's Road at this time.

The military gradually bought and occupied much of the area between Central District and Wan Chai and the two districts, as a consequence, were separated. Spring Garden lost most of its commercial activity due to this separation as well as the trade depression of the 1850s.

### **1847**

By 1847, there was a great need for housing as Chinese squatters settled on both the western and eastern fringes of Victoria, now known as the Central District. The Government put up for sale a range of lots at the foot of Hospital Hill along the present Wan Chai Road. These were developed into small shops, trading facilities and family residences.

South Wan Chai had scattered groups of European houses and the foreigners were mostly policemen, sanitary inspectors, gaol warders, naval yard workers and a few smaller merchants. However, it was a primarily Chinese area.

### **1851**

In 1851, additional land was sold to the public for housing in the area of Ship Street. Stone Nullah Lane ran alongside the stream that ran below Hospital Hill, and because there was still sufficient space between it and the hill, a range of small lots was laid out and sold to Chinese buyers. To gain access to these lots, Wan Chai Road was formed.

### **1855**

By 1855, the large marine lots to the east of Spring Garden Lane were divided into smaller lots that were easier to sell and road access was provided. Sampan Street, Macgregor Street, Tai Yueng Street, Stone Nullah Lane, Tai Wo Street and Triangle Street were all laid out around 1855. At this time, the purchasers of lots along Albany Street and Stone Nullah Lane redeveloped the land with Chinese houses.

**1857**

In 1857, Stone Nullah Lane was included in one of the districts in which brothels could be licensed. There were several dairies on Stone Nullah Lane, and two goat-keepers. The cows were kept in cowsheds and the goats roamed on the hillside above Kennedy Road.

**1877**

In 1877, the goats were prohibited from grazing along the hillside above Kennedy Road between Central and Happy Valley as they were eating the trees newly planted by the Botanical Department.

**1862**

On the west side of the stone nullah, there was room for only a single range of lots when the land was first put up for sale by the government. There was a broader area for lots on the east side of the nullah, and Kong Sing, Wan On and Lung On Streets were then laid out parallel to Queen's Road. A larger number of building lots along the Stone Nullah valley were offered for sale to the public. Stone Nullah Lane was extended south of Queen's Road.

**1867**

Inland Lot 556 was purchased by Leung King Ham, a government school teacher, for the purposes of a hospital to be named Wah To Hospital (also called the Wan Chai Kai Fong Hospital).

**1872**

The operators of Wah To Hospital, Leung King Ham and Leung Shan Ng, petitioned the then newly created Tung Wah Hospital for a merger.

**1886**

Wah To Hospital closed.

**1910**

In the 1910s, large private lots on the hillside below Kennedy Road were sold and developed for European-style houses. One of these, known as Nam Koo Terrace (Inland Lot 2140), still exists in a ruined state above Ship Street.

**1922**

Nos. 72, 74, 76, 78 and 80, the original street numbering of the Blue House site, were listed in the Street Index by this time (this was the original numbering system of the street). The Blue House would therefore have been under construction or newly built by this time. In 1934, the street number for the site would be renumbered as 72, 72A, 74 and 74A, corresponding to Sections A, B, C and RP (Remainder Portion).

## 3.0 History of the Site and the Building

### 3.1 Outside the Blue House

In 1867, government school teacher Leung King Ham bought Inland Lot 556 (the Blue House site) with the intention of developing the site for community use. The resultant building was listed in the 1872 Rate Book as Wah To Hospital (most likely 華陀醫院), and it was also known as Wan Chai Kai Fong Hospital (灣仔街坊醫院). This was probably not a hospital in the true sense of the word, but a kaifong clinic (街坊醫館), a building that provided medical services to the neighbourhood community.

A building of a similar nature was the building that housed the Central District Kai-fong Welfare Association (**Fig. 3**), which once stood at No. 3 Aberdeen Street. This was a late 19th century or very early 20th century building that served as the office of the *kaifong* (街坊, Cantonese for “neighbourhood”) welfare organization and housed a number of traditional Chinese medical practices. The building was neither graded nor listed for conservation and it was demolished in May 2001 to make way for the development of Lan Kwai Fong Hotel.



**Fig. 3** The Central District Kai-fong Welfare Association, located at the corner of Aberdeen Street and Kau U Fong, was demolished in 2001 to make way for today’s Lan Kwai Fong Hotel. (Source: Lee Ho Yin)

The ‘hospital’ was said to be the first Chinese medical facility that made use of Western medicine.<sup>1</sup> By the 1870s, it probably ran into financial and management difficulties as, in 1872, the operators, Leung King Ham and Leung Shan Ng, petitioned Tung Wah Hospital for a merger. Whether the Leungs’ petition for a merger was successful or not, the medical facility closed in 1886.

Most sources indicate that with the demise of its medical role, the building turned into a temple dedicated to the God of Medicine, Wah To (華陀, *Hua Tua* in Pinyin romanization), a Chinese herbalist and surgeon who lived from AD 110 to 207. This is probably not entirely accurate, as

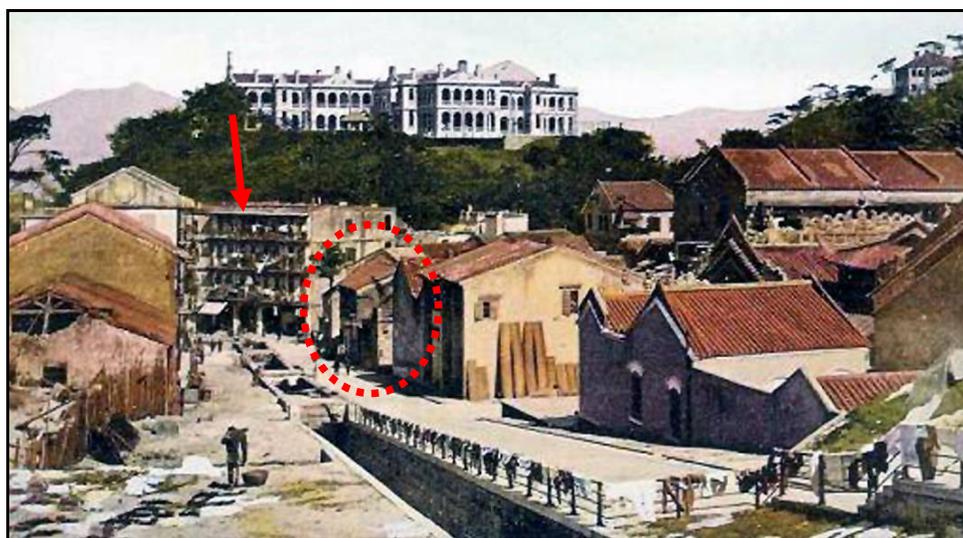
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<sup>1</sup> Tung Wah Hospital (now the Tung Wah Group of Hospitals) is generally acknowledged to be the first hospital founded by Chinese that exclusively practises Western medicine.

it suggests a major change in the building's usage. When the medical facility was in operation, the building was probably also a part-temple for Wah To, the patron deity of Chinese medical practitioners, whose worship was part and parcel of Chinese medical practice. When the medical role of the building ceased, the remaining religious role naturally became the main use of the premises.

By 1890, Leung King Ham only owned the Remainder Portion of Inland Lot 556, the ownership of which was transferred to Leung Hui Shui in March 1895, following the death of Leung King Ham. Some time in the late 1910s or early 1920s, the two-storey building was demolished and the site redeveloped into the present property—the Blue House.

The building that presently stands on Inland Lot 556, and which has come to be known as the “Blue House,” was probably completed in 1922, the year in which the building's street numbers first appear in the Street Index. At one time, some sources point to photographic evidence that suggests that the building could have been completed in as early as 1910. This is probably due to a misinterpretation of a 1910 photograph (**Fig. 4**) that shows a building of a very similar appearance located in close proximity to the site of the Blue House. A careful examination of the photograph will reveal that the Blue House lookalike building (indicated by the red arrow) actually stands on the site of Nos. 64-70A, while the future Blue House site is still occupied by the two-storey Wah To Hospital (circled in red).



**Fig. 4** A colourized photograph of Stone Nullah Lane in 1910. The street name is derived from the granite-faced open nullah in the middle of the street, which is visible in this photo. Pak Tai Temple, extant, is in the right foreground. At the time of this photo, the site of the Blue House was still occupied by Wah To Hospital, a two-storey building (circled in red). (Source: Cheng Po-hung)

### 3.2 Inside the Blue House

The Blue House lot is a block of four house units, all of which, according to records, were first sold in 1923. They remained private properties until 1978, when Nos. 72, 72A and 74 were surrendered to government, leaving only No. 74A in private ownership.

The existing street numbering of the Blue House first came into use in 1934. Prior to this, the lot was numbered Nos. 72, 74, 76, 78 and 80. In 1934, the four shop units on the ground floor were fully occupied (, but only shop No. 72 remains in commercial use today. According to the last

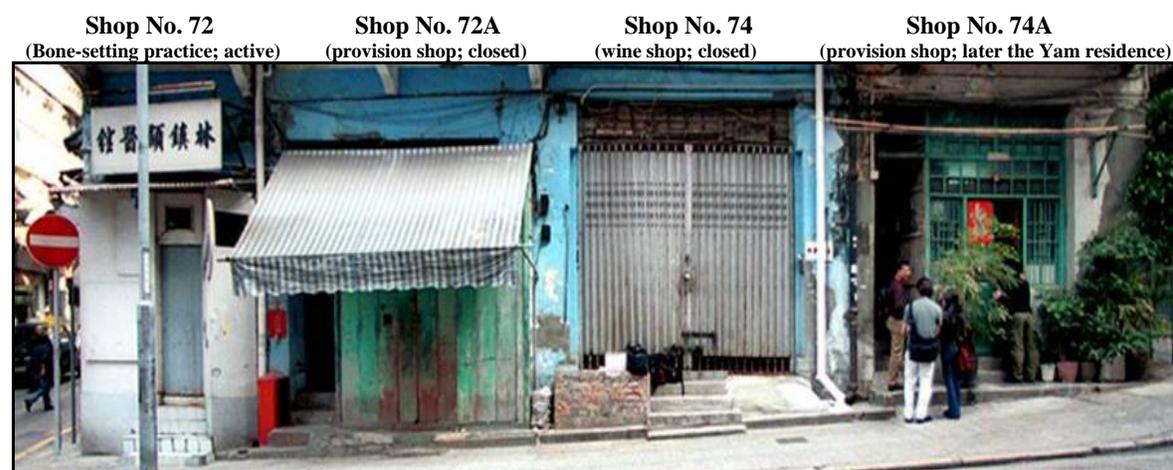
tenant of shop No. 74, Mr. Yam Kwok Chu (任國柱),<sup>2</sup> it was originally a provision shop but was converted to residential use after the Pacific War (1941-45) when Mr. Yam and his family moved into the unit (**Fig. 7** and **Fig. 8**). According to Mr. Yam, when his family moved into the unit over half-a-century ago, at a time when the average monthly salary for a white-collar worker was HK\$ 60, the rent was HK\$ 70 per month. Before the unit was acquired by the government in 2009, he paid a monthly rent of around HK\$3,000.

Shop Unit	No. 72	No. 72A	No. 72A	No. 74A
First sold	24 Sep. 1923	24 Sep. 1923	24 Sep. 1923	24 Sep. 1923
Original owner	U Hang Shing	Leung Kam Tong	Leung Kam Wing	Unknown, passed on to Lau Cheuk Wan on 13 July 1939
Current status	Acquired by the government in 1978	Acquired by the government in 1978	Acquired by the government in 1978	Acquired by the government in 2009

Shop Unit	No. 72	No. 72A	No. 72A	No. 74A
Usage in the 1930s	Leased to Ho Wing Chiu for a Chinese bone-setting practice	Kwong Wo Shop [authors' English translation] (廣和號), a provision shop	Len Hing Chinese Wine Spirit Shop (聯興酒莊)	Provision shop
Usage in the 2000s	Bone-setting practice continued under the name of Lam Chun Hin Clinic [authors' English translation] (林鎮顯醫館)	Shop closed in 1978 (?)	Shop closed in 1978 (?)	Shop closed after W.W.II (?); used as a residence by Mr. Yam Kwok Chu and his wife until 2009

**Fig. 6** Chart showing the ownership of the shop units in the Blue House, and their usage in the 1930s and the 2000s.



**Fig. 7** The ground-floor shop units of the Blue House as appeared in 2002. (Source: Lee Ho Yin)

<sup>2</sup> Mr. Yam Kwok Chu passed away in early 2010; he was in his 90s.



**Fig. 8** The living room of No. 74A as appeared in 2002. This was the residence of the Yam family from after World War II to 2009. (Source: Lee Ho Yin)

Although the upper floors of the Blue House were nominally meant for residential use, a number of units had been used for education and commercial purposes (**Fig. 9**). Today, in 2010, only the ground-floor shop in unit No. 72 remains in operation, while all the upper-floor units are used exclusively for rental housing.

House Unit	No. 72	No. 72A	No. 72A	No. 74A
<b>1st Floor</b>	Kiang Ham Free School [authors' English translation] (鏡涵義學), a charitable school that provided free education to children in the neighbourhood	Unknown, presumably private residence used for tenement housing	Unknown, presumably private residence used for tenement housing	Unknown, presumably private residence used for tenement housing
<b>2nd Floor</b>	Yat Chung College [authors' English translation] (一中書院), the only English school in the locality before W.W.II		Fresh Fish Trade Association [authors' translation] (鮮魚商會)	
<b>3rd Floor</b>			Meeting room for the Fresh Fish Trade Association	

**Fig. 9** Chart showing the usage of the ground-floor shops and upper-floor units in the 1930s.

The below photograph of the Blue House dating back to the 1960s (**Fig. 10**) shows the signboard bearing the name of the provision shop 廣和號 (arrowed) in No. 72A. The Chinese character for “college” (書院, a term often applies to English schools in Hong Kong) can just be made out on the wall of the 2nd floor unit of No. 72 (circled). The 2nd and 3rd floors of No. 72 had been used by Yat Chung College [authors’ English translation] (一中書院) before World War II, and it was the only English medium school in the locality at the time.



**Fig. 10** The Blue House in the 1960s. (Information Services Department)

### 3.3 Legend of the Blue House

According to records given in Rate Books, the Wah To temple was maintained in the ground-floor shop No. 72 until 1929. In 1934, the premises were leased to Ho Wing Chiu, who revived the temple in 1945, the year World War II ended. In the 1950s, the premises were taken over by a Chinese martial artist of Hung Kuen (洪拳, also referred to in the West as Hung Ga 洪家, abbreviated from Hung Ga Kuen 洪家拳), Lam Chun Hin (林鎮顯), who operated a martial arts school in the premises. In the 1960s, the martial arts school became a full-fledged traditional Chinese bone-setting practice (跌打醫館). Chinese martial arts are often complemented by the traditional medical practice in treating muscular aches, bruises and bone fractures, commonly referred to as “bone-setting.” After Lam passed away in the 1980s, his widow and daughter-in-

law continue to operate the practice to this day (Fig. 11).



**Fig. 11** The traditional Chinese “bone-setting” practice in shop No. 72, founded by Lam Chun Hin, a nephew of the legendary kung-fu master Lam Sai Wing. (Source: Lee Ho Yin)

As an interesting side-story, the Chinese bone-setting practice in shop No. 72 has been mistakenly attributed to Lam Sai Wing (林世榮 1861-1943) (Fig. 12). Lam Sai Wing was a legendary kung-fu master from Guangzhou; he was the most senior student of the even more legendary kung-fu master Wong Fei Hung (黃飛鴻 1847-1924). Lam Sai Wing had served as the chief martial-arts instructor of the Guangzhou-based Fifth Army of the National Revolutionary Army (國民革命軍第五軍) of the newly established Republic of China before he retired to Hong Kong, where he lived until his death in 1943. The current Chinese bone-setting practice in shop No. 72 bears the name of the founder, Lam Chun Hin (林鎮顯), who was a nephew of Lam Sai Wing. Hence, the shop has an indirect association with Lam Sai Wing.



**Fig. 12** The legendary kung-fu master Lam Sai Wing (left) and his students at the Happy Valley Playground in 1931 (right). (Sources: [www.hungga.org](http://www.hungga.org) and [www.hungkuen.com](http://www.hungkuen.com))

### **3.4 Socio-historical Value and Associated Character-defining Elements**

#### **Socio-historical Value**

The historical aspect of the Blue House and its site cannot be separated from their social aspect, and, as such, the historical value must be considered together with social value.

The socio-historical value of the site, Inland Lot 556, lies in it being one of the earliest sites in Hong Kong developed by a local Chinese, Leung King Ham, as a place for medical and community services for the local Chinese. The site is unique as being possibly the only place in Hong Kong where there is a continual spiritual connection to the deity Wah To, the Chinese God of Medicine.

The socio-historical value of the Blue House lies in the building's continual association with the traditional Chinese bone-setting practice. The still active bone-setting clinic in shop No. 72 is probably the oldest traditional Chinese bone-setting practice that has been continuously in business at the same address in Hong Kong. It is also unique in being associated with a legendary Cantonese martial artist, and for being used as a temple for the medical deity Wah To.

#### **Character-defining Elements Associated with Socio-Historical Value**

The following are key character-defining elements that should be retained in order to protect the established socio-historical value of the Blue House:

- The traditional Chinese bone-setting practice in shop No. 72.
- The shop operator's connection with the legendary Cantonese martial artist Lam Sai Wing.
- The site's spiritual connection to Wah To, the Chinese God of Medicine, and the building's usage as a temple dedicated to Wah To.

## 4.0 Architecture of the Blue House

### 4.1 When was the Blue House First Painted Blue?

The essential character of the Blue House is emphasized by the bright blue painted exterior finish that gave rise to its popular name. Interestingly, this distinctive blue finish appeared quite recently. Two colour photographs posted on the Internet show that the Blue House was not painted blue in the 1980s.<sup>3</sup> One shows that it was left in an unpainted grey, similar to the condition of No. 74A when it was still in private ownership, while the other photograph shows that it was painted white. One of the authors (Lee) of this paper lived in Wan Chai from 1992 to 2000, and he remembers that the building was in an unpainted grey in the early 1990s and painted blue at the end of the 1990s.

As the story goes, during maintenance work carried out around 1997, Sections A, B and C (Nos. 72, 72A and 74) were repainted with surplus blue paint leftover from the Water Supplies Department. Since Section RP (No. 74A) was under private ownership, it was left unpainted. Since then, the building has been affectionately referred to as the “Blue House.” In Hong Kong, blue is an uncommon colour for buildings, as the local Cantonese people consider it an inauspicious colour associated with the funeral. Hence, the iconic colour of the Blue House has made the building distinctive if not unique.

### 4.2 The *Tong Lau* Typology and the Blue House

The Blue House is an early 20th century *tong lau*, or Chinese shophouse, consisting of a row of four attached house units, each of which consists of a shop on the ground floor and residential quarters on upper floors. The characteristic form of this typology reflects a number of influencing factors: from exposure to Western architectural aesthetics in a British colony, to local building regulations, high land and property prices, and an ever-increasing population. All these factors combined to give rise to the characteristic narrow width of the *tong lau*, typically of 13-16 feet, dictated by the most economic length of Chinese fir poles used as floor and roof beams. The narrow-front of the *tong lau* is not apparent in the Blue House because the four similarly designed units are easily confused as a single building.

A description of the architecture of the Blue House is as follows:

Construction date: The Blue House was completed in 1922; its design therefore complies with the building regulations under the *Public Health and Buildings Ordinance 1903* (the next revision to the ordinance was in 1935).

Ordinance highlight: Relevant regulations derived from the 1903 ordinance include:

- (i) Provision of open space and a scavenging lane of at least 6 feet wide (about 1.8 m) behind buildings (Clause 179). This means that rows of *Tong Lau* facing parallel streets could no longer be built back to back, and the back lane helped improve sanitary conditions by providing natural lighting and ventilation, as well as for waste disposal.
- (ii) Building height limited to the width of the fronting street, and not

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<sup>3</sup> The Internet sources of these photographs are: <http://www.flickr.com/photos/kkfung20462046/3170065245/> and [http://i1.hk/u/attachments/day\\_080428/20080428\\_6a5e6ec037dae0ccd5d4V4CVWmgVxEbj.jpg](http://i1.hk/u/attachments/day_080428/20080428_6a5e6ec037dae0ccd5d4V4CVWmgVxEbj.jpg). The former photo shows the Blue House in a state of unpainted grey, and the latter shows it painted white.

more than four storeys, or higher than 76 ft (about 23 m) (Clause 188 (4) and (5)). This controlled the building volume to ensure that public areas, in particular the surrounding streets, would receive adequate natural lighting and ventilation.

- (iii) Building depth limited to 40ft (about 12 m) (Clause 151 (1)). This was an attempt to curb the number of under lit and badly ventilated tenement cubicles in a long narrow building.

Structure: 1½ ft (about 0.5 m) load bearing brick party wall with round fir floor beam; balcony of reinforced concrete strengthened by wrought iron posts suspended from the cantilevered roof eaves.

Staircase: A common staircase is shared between two units. The staircases are usually straight flights with landings only at each floor.

Frontage: 15-16 ft (4.6-4.9 m)

Height: 3 to 4 storeys.

Floor area: 450 to 700 sq ft (about 40 to 65 m<sup>2</sup>) per floor.

- Features (Fig. 13):
- (i) Narrow cantilevered balcony of about 2 ft deep.
  - (ii) Kitchen takes up half the width of the back of the building, and opens onto the back lane and open space at the back of the building.
  - (iii) Not equipped with toilet.

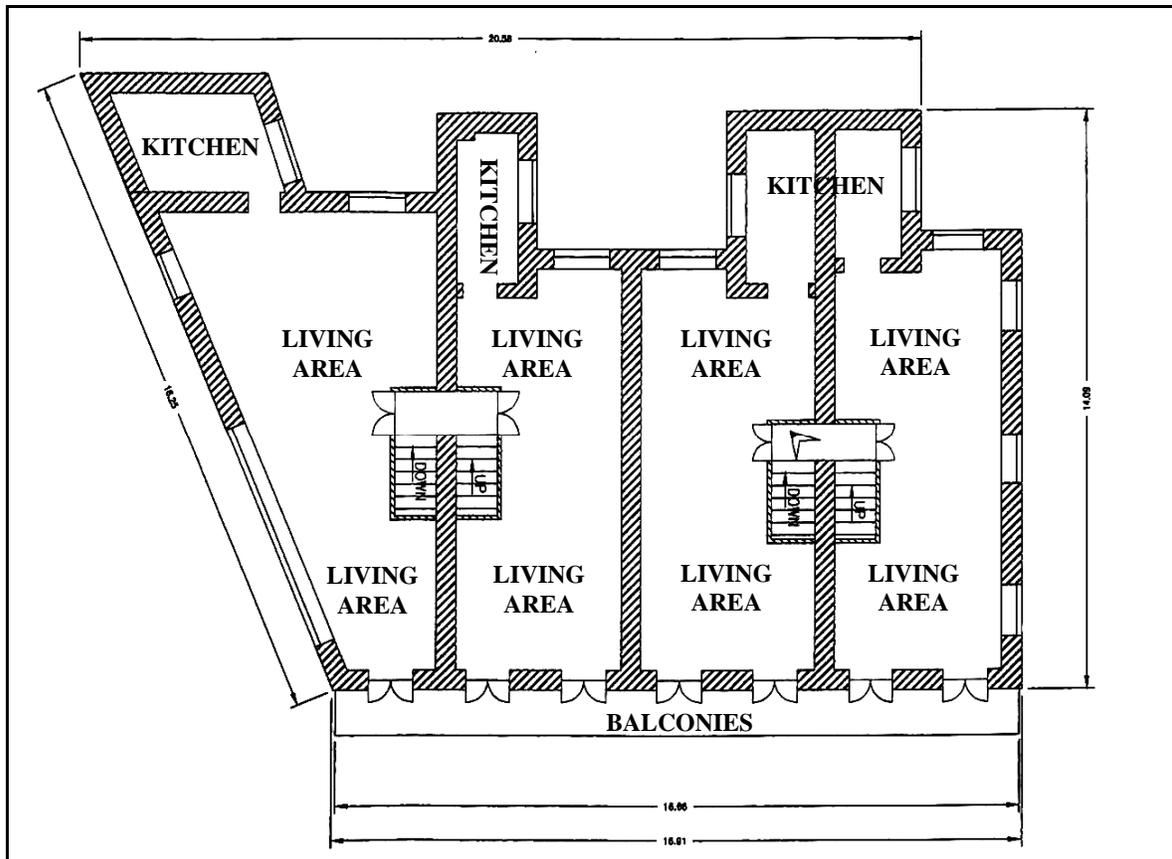


Fig. 13 First-floor Plan of the Blue House, showing the layout of spaces. (Source: Architectural Services Department)

### 4.3 Architectural Value and Associated Character-defining Elements

#### Architectural Value

It is difficult to identify the Blue House with any formal architectural style, as it is a typical *tong lau* of its time, built by a developer with little aesthetic considerations. The architectural value of the Blue House lies in its rarity – it is one of the few of its kind still extant in Hong Kong. The main features of this *tong lau* design of the 1920s period are the cantilevered balcony of reinforced concrete and wrought iron posts. Such a construction represents the early use of reinforced concrete in building construction in Hong Kong. *Tong lau* of a design similar to that of the Blue House were once very common in the district of Wan Chai as well as other urban areas in Hong Kong (Fig. 14), but they were gradually replaced by high-rise buildings from the 1960s onwards. Today, the Blue House is among the last of its kind in Wan Chai, and it is also one of the last surviving examples in the whole of Hong Kong. Similar examples can be found on Mallory Street (called the Green House; Fig 15) and Burrows Street.

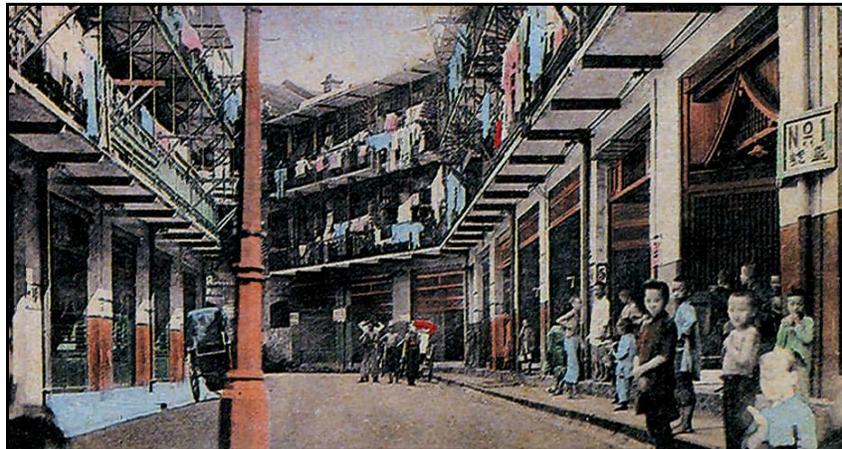


Fig. 14 A 1920s postcard photo of Spring Garden Lane showing rows of *tong lau* of similar design to the Blue House. (Source: Cheng Po-hung)



Fig. 15 The Green House, a row of *tong lau* on Mallory Street of a similar design to the Blue House. (Source: Lee Ho Yin)

In terms of aesthetic value, one of the most significant aesthetic aspects of the Blue House is the bright blue paint finish on its exterior walls. Although the choice of the paint colour was not by design but by expedience, it has nevertheless given the otherwise drab and dilapidated building much charm and character. The unusual use of a normally taboo colour on the building has created a distinctive and unique identity that gives rise to its name—the Blue House.

### Character-defining Elements Associated with Architectural Value

The following are key character-defining elements that must be retained in order to protect the established architectural value of the Blue House:

- All external features that identify the building as a 1920s tong lau, in particular the balconies (Fig. 16).
- The blue-colour paintwork applied on the external walls of the building.



**Fig. 16** Front elevation (facing Stone Nullah Lane) of the Blue House. (Source: Architectural Services Department)

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**PART II**  
**CONSERVATION GUIDELINES**

## 6.0 Conservation Strategies

### 6.1 Guiding Principles: Exterior

The following **guiding principles** shall apply to the **exterior** of the Blue House:

- a) Maximum reversibility  
Any new addition or installation to the exterior should be removable with minimal damage to the existing building fabric.
- b) Minimum intervention  
The original physical fabric of the exterior should be retained as much as possible, while new materials should be introduced only when necessary.
- c) Acceptance of historical changes  
Some parts of the exterior may not need to be restored to their original state (please refer to items **7.2-7.4 Conservation Guidelines** for details).

### 6.2 Guiding Principles: Interior

The following **guiding principles** shall apply to the **interior** of the Blue House:

- a) The interior may be altered for installing modern building services and, when appropriate, for accommodating new uses.
- b) Alterations to the interior should not affect the external appearance or structural integrity of the building, except as allowed in the **Conservation Guidelines**.

## 7.0 Assessing the Degree of Importance of the Building Fabric

### 7.1 Assessment Methodology

In the tables found on the following pages, there is a column titled “Degree of Importance;” this is for assessing the relative importance of various elements of the building fabric on a scale of 1 to 4:

**4 = High Importance**

This part of the building fabric **must** be conserved as much as possible in order to maintain the significance of the building. However, if any elements are damaged or missing, new compatible materials may be used for repair or reproduction.

**3 = Medium Importance**

This part of the building fabric **should** be conserved as much as possible in order to maintain the significance of the building. However, if any elements are damaged or missing, new compatible materials may be used for repair or reproduction.

**2 = Low Importance**

This part of the building fabric may be repaired using new compatible materials. New construction may be introduced.

**1 = No Importance**

This part of the building fabric may be changed, or removed, if necessary.

## 7.2 Conservation Guidelines: Building Envelope

Major Surfaces				
Location	Degree of Significance	Appearance	Materials	Colour
Front elevation facing Stone Nullah Lane ( <b>excluding</b> the four shopfronts, which are considered separately) 	4	Return to original appearance. Reproduce building elements when necessary. Modern building services should not be exposed on this elevation.	Retain original materials, and repair as necessary with compatible new materials.	Retain the existing blue colour scheme. Apply the blue colour scheme to No. 74A.
Side elevation facing Hing Wan Street 	4	Return to original appearance. Reproduce building elements when necessary. Modern building services should not be exposed on this elevation.	Retain original materials, and repair as necessary with compatible new materials.	Apply blue colour scheme.
Side elevation facing King Sing Street ( <b>excluding</b> the shopfront, which is considered separately) 	4	Return to original appearance. Reproduce building elements when necessary. Modern building services should not be exposed on this elevation.	Retain original materials, and repair as necessary with compatible new materials.	Retain existing the blue colour scheme.
Back elevation 	2	Change permissible; building services may be exposed on this elevation.	Compatible new materials may be used.	Retain the existing blue colour scheme.  Apply the blue colour scheme to No. 74A.
Roof deck 	2	Change permissible, but should not be visible from street level.	New materials may be used; priority should be given to waterproofing performance.	Not applicable.

### 7.3 Conservation Guidelines: Shopfronts

Shopfronts				
Location	Degree of Significance	Appearance	Materials	Colour
Shopfront of No. 72 facing King Sing Street 	4	Remove modern signage made of metal and plastic. Reveal original signage obscured by more recent signage.	Retain original materials where appropriate, and repair or reproduce as necessary with compatible new materials.	Retain existing blue colour scheme. Colour scheme of original signage should be determined by research.
Shopfront of No. 72, facing Stone Nullah Lane 	2	Reconstruct original shopfront based on sound documentation; otherwise, shopfront should be based on the design of documented local shopfronts of the 1920s period.	Retain original materials where appropriate, and repair or reconstruct as necessary with compatible new materials.	Choice of colour should be compatible with the blue colour scheme.
Shopfront of No. 72A, facing Stone Nullah Lane 	2	Reconstruct original shopfront based on sound documentation; otherwise, shopfront should be based on the design of documented local shopfronts of the 1920s period.	Retain original materials where appropriate, and repair or reconstruct as necessary with compatible new materials.	Choice of colour should be compatible with the blue colour scheme.
Shopfront of No. 74, facing Stone Nullah Lane 	2	Reconstruct original shopfront based on sound documentation; otherwise, shopfront should be based on the design of documented local shopfront of the 1920s period.	Retain original materials where appropriate, and repair or reconstruct as necessary with compatible new materials.	Choice of colour should be compatible with the blue colour scheme.
Shopfront of No. 74A, facing Stone Nullah Lane 	<b>To be determined.</b>	Existing shopfront is not original, but further studies should be made before making a decision as to whether or not to remove or retain it. If removal is chosen, follow guideline for other shopfronts facing Stone Nullah Lane.	Retain original materials where appropriate, and repair or reconstruct as necessary with compatible new materials.	Choice of colour should be compatible with the blue colour scheme.

## 7.4 Conservation Guidelines: Architectural Character-defining Elements

Key Architectural Character-defining Elements				
Location	Degree of Significance	Appearance	Materials	Colour
Balconies (including railings and French doors) 	4	Return to original appearance; reproduce building elements with compatible new materials when necessary.	Retain original materials and repair as necessary with compatible new materials.	Apply the original colour scheme (green painted timber frame).
Windows on upper floors 	4	Return to original appearance; reproduce building elements with compatible new materials when necessary.	Retain original materials and repair as necessary with compatible new materials.	Apply the original colour scheme (green painted timber frame).
Windows on ground floor 	4	Return to original appearance; reproduce building elements with compatible new materials when necessary.	Retain original materials and repair as necessary with compatible new materials.	Apply the original colour scheme (green painted timber frame).
Artefacts in Shop No. 74A (the Yam residence) 	<b>To be determined.</b>	Subject to further study, if the interior and its contents are found to be of heritage significance, it could be conserved and put into public use.	Retain original materials and repair as necessary with compatible new materials.	Not applicable.