

SHANGHAI HISTORICAL BUILDINGS (PHASE 1)

上海  
外滩源  
历史建筑  
(一期)



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# AFTERWORD

The name Waitanyuan has been quite notable in Shanghai during recent years. If Waitanyuan — a place at the confluence of the Huangpu River and Suzhou Creek — is a historical block with the richest historical deposit and representative of Shanghai's historical changes since it became a treaty port, then the plot at Waitanyuan Phase 1, Block 174, girdled by what is today's Beijing Road (E), South Suzhou Road, Huqiu Road and Yuanmingyuan Road, deserves to be called the most spectacular and most connotative part of Waitanyuan.

In 2005, we had the honor of undertaking the project of surveying, mapping, and historical investigating the extant historical buildings within this block. Since taking on the project, we have been wishing to publish the final investigative report in book form, so as to display to our wide readers the fruitful results of our effort.

In the process of compiling the report, we did a great amount of work in investigation and research, survey and mapping, and material collection. At Shanghai Urban Construction Archives Bureau we leafed through numerous source materials related to construction projects in Shanghai during the 1920s through the 1930s. At Shanghai Library, we found several business directories (hong lists). By comparing relevant historical maps, we located every building that correspond with that which is within the land block, and subsequently made detailed citations of the organizations that at one time set office in the buildings concerned. Our own collection of books relating to the historical protective repairs of buildings over the many years, and even network resources, also contributed much to our investigation and research work. As to the on-site survey and mapping, they were progressively conducted by our dozen colleagues in the course of nearly half a year. On the strength of textual research of the literature and archives materials, and on-site surveys, we were enabled to gain clearer insight of the architectures themselves. In addition, with the pursuance and deepening of investigations, more and more discoveries were made, which better and better enhanced our understanding not only of the buildings but also of the entire block. All these gradually concreted into this book now unfolded before our readers' eyes.

The book first macroscopically relates the formation and changes of the entire plot of Waitanyuan; then, mesoscopically, it employs maps and historical pictures to depict the changes of Waitanyuan Phase I; and, then again, by microscopically making detailed survey, mapping and historical investigation of every historical building within the plot, it tries, within a compact space, to give readers a general idea the plot, from its historical background to the singly-architected buildings.

In view of a comparatively wide overseas readership due to the significance of the plot in Waitanyuan, we make the book a Chinese-English bilingual version. To the writings are attached many tables, whose content comes from some directories. It has to be mentioned that such directories were published in different years, so that some of the Chinese names for the organizations on the lists do not have their exact English equivalents, and neither have the English names their Chinese. In some directories, the Chinese names are absent, while in others, the English names cannot be found. To respect history, instead of doing assumptive translations, we leave the omissions as they are.

Lastly, we thank Shanghai Bund de Rockefeller Group Master Development Co. Ltd. for supporting the publishing of this book. We also thank Ms Lu Lian and Mr. Huang Songlin of Shanghai Far East Publishers, and Mr. Yuan Yinchang and Ms Li Jing of Yuan Yinchang Studio for their assiduous effort. And, at Shanghai Zhang Ming Architectural Design Firm, to all colleagues taking part in the project, thanks are given for their contributions to this book.

The Compilers

# 后记

外滩源的名称在近几年的上海已经颇响亮了,如果说,外滩源是黄浦江和苏州河交汇处最有历史积淀的、能够代表上海从开埠以来的历史变迁的历史街区的话,那么,位于今天的北京东路、南苏州路、虎丘路和圆明园路之间的外滩源一期 174 街坊地块,则可以称得上是外滩源最精彩、最有内涵的部分。

2005 年,我们很荣幸地获得了对这块地几乎所有现存历史建筑测绘和历史调查项目。从承接到该项目起,我们就有心想将最后的调查报告以书籍的形式出版,从而将测绘和调查的丰富成果向广大读者展现。

在报告的编撰过程中,我们对街坊进行了大量调研、测绘、资料搜集工作,我们到上海城市建设档案馆翻阅了大量 20 世纪 20—30 年代的工程建设档案。我们在上海图书馆找到了好多本行号录,通过对比历史地图,找到行号录内对应于本地块内的每幢建筑,对曾经入驻其内的单位作了详细的摘录。此外,公司本身的多年历史保护修复相关书籍的积累,甚至网络的资源,都对我们的调查研究工作有很大的促进作用。现场的测绘工作,是由十几位同事延续将近半年时间内陆续完成的。结合文献档案资料的考证与现场的测绘、踏勘,我们对建筑的认识也逐步清晰。随着调查的展开和不断深入,我们的发现越来越多,对建筑和整个地块的了解也越来越深刻,从而渐渐凝聚为今天展现于读者眼前的这本书。

这本书从宏观讲述整个外滩地区的形成、演变,到中观通过地图和历史照片描述外滩源一期地块的变迁,再到微观对地块内的每幢历史建筑的详细测绘和历史调查,试图在不长的篇幅内使读者能对该地块的历史背景到单体建筑有大致地了解。

考虑到外滩源地块的重要性,此书将有相当多的境外读者,因此我们采取了中英文对照。文中有大量的表格,表格中的内容来自于几本行号名录。由于不同年代的行号名录中,对行号的中英文未必一一对应,有的缺失中文,有的缺失英文。本书为了尊重历史,因此保持其缺失状况,不作臆断翻译。

最后,在此感谢上海洛克菲勒集团外滩源综合开发有限公司对本书出版的支持,感谢远东出版社的卢莲老师、黄崧林老师,感谢袁银昌工作室的袁银昌老师、李静小姐为本书作出的辛勤努力,感谢陈柏荣老师为我们提供专业的现场照片。同时也感谢上海章明建筑设计事务所参与该项目的各位同仁对本书所作的贡献。

编者

2007 年 3 月 21 日

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(一期)

**SHANGHAI WAITANYUAN  
HISTORICAL BUILDINGS ( PHASE 1 )**

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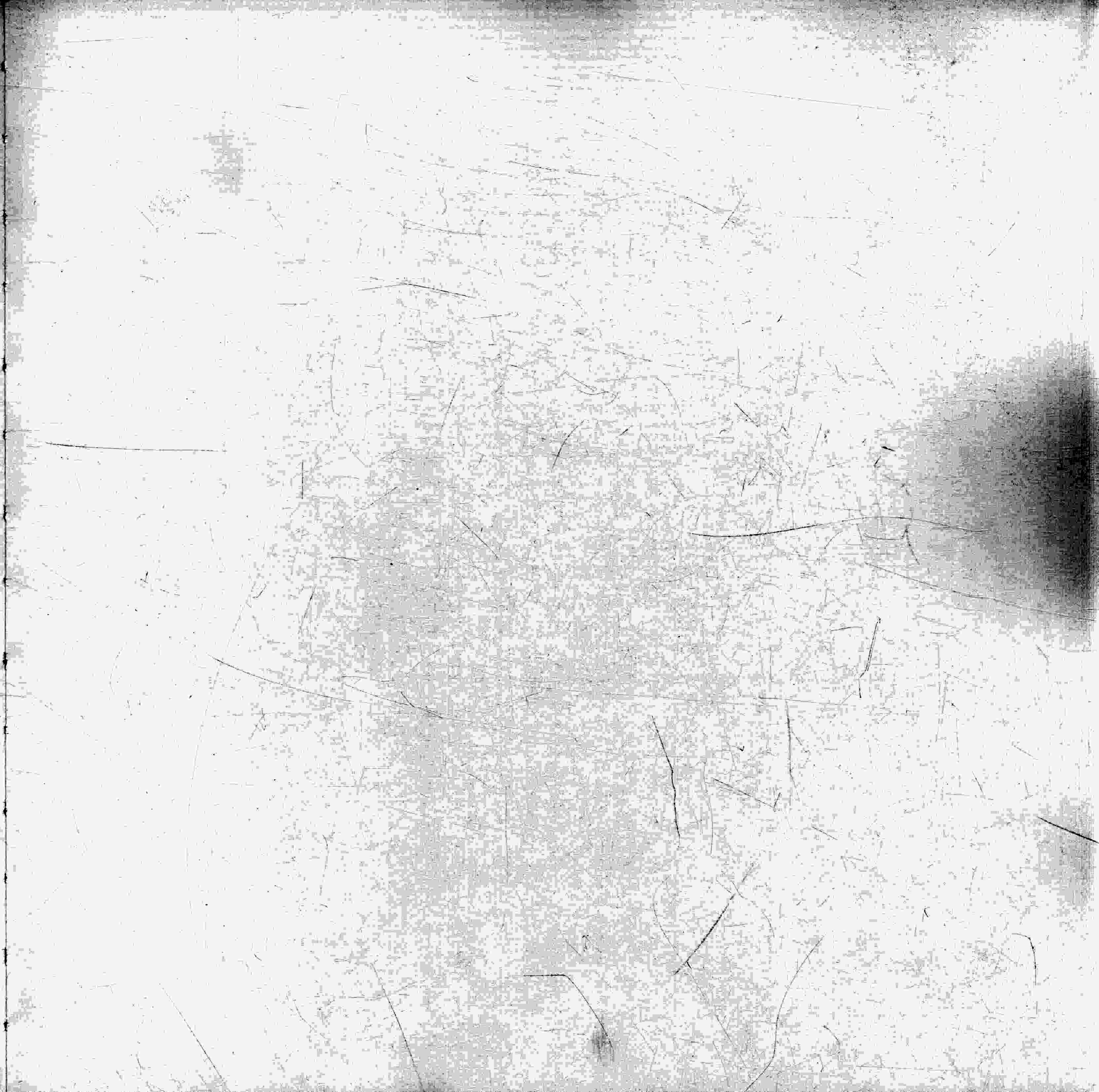
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# PREFACE

The buildings on the Bund are a symbol of Shanghai's metropolitan culture, while Waitanyuan is the beachhead of the Bund, situated at the confluence of the Huangpu River and the Suzhou Creek, and holding the vital communication line of the Bund and the southern bank of the Suzhou Creek. After Shanghai became a treaty port in 1843, thanks to the city's convenient communications, the country's import and export trades flourished, and with the economic development of the city, foreign cultures were introduced into Shanghai. From the beginning of the 20th century to the 1930s, with the rise of huge-capital foreign banks on the Bund, foreign institutions, chambers of commerce, firms, churches, lawyers, architects, contractors, consulates, newspapers, magazines and book publishers settled down in Waitanyuan one after another. The Bund of those decades was the financial centre of Shanghai, and Waitanyuan naturally became an important place for foreign businessmen where they could reside, work, do business and engage in cultural and recreational activities.

Today, Shanghai is striding forward to become a cosmopolitan metropolis. Once again, Waitanyuan becomes the symbol of Shanghai — one of the world's major financial and trading cities. The American Shanghai Bund de Rockefeller Group Master Development Co., Ltd. has come to invest in the development of Waitanyuan, in which within Block 174 of Huangpu District there are still seven exquisite modern times historical buildings hitherto marked for protection and five other historical buildings marked for preservation. Each of the buildings demonstrates its unique style, and features spectacular colours and different materials. While they were designed by different architects, the buildings are relatively harmoniously matched. Among them the China Baptist Publication Building and the Associate Mission Building designed by the famous Hungarian architect E.C. Hudec uniquely displayed the Gothic Renaissance Style, while the Y.W.C.A. Building designed by the American-born Chinese architect Poy Gum Lee retains traditional Chinese cultural characteristics.

The relevant authorities of Shanghai Municipality has put forth the demand of "renewal of functions and re-presentation of styles and features" on the development of Waitanyuan. The protection and renovation of Waitanyuan will be a classic example of the overall renovation and revitalization of Shanghai's historical buildings. The Rockefeller Group has already made Waitanyuan the new milestone of its investment in Shanghai, and with regard to Waitanyuan Phase 1 (Block 174 of Huangpu District), the investing party has considered naming it "RockeWaitanyuan".

At the end of 2005, we had the honor of accepting the investor's entrustment to participate in the Phase 1 design project for renovation and protection of the historical buildings in Waitanyuan (Block 174 of Huangpu District). Subsequently, we did massive on-site surveying, mapping, archives material collecting, and on-the-spot photographing of the block, and through the concerted effort of our personnel, we have now completed this survey report on the protection and renovation of the historical buildings. In the process of writing and editing the report, we have, in view of the needs of different readers, made meticulous deliberations and revisions with regard to naming, style preference, layout, and composition, hoping it will present to the wide readers the rich historical information in a more perfect and directly perceived way. It is also hoped that this report will provide dependable basis for protection, renovation and reutilization of the said block in future.

It should be mentioned, however, that within such a short time, our understanding of some of the Waitanyuan historical buildings themselves is far from complete, hence the report is not nearly capable of covering the rich history of the plot over the past one hundred years and more. In all probability, there may be quite a few lapses calling for suggestions from our readers. In the meantime, understanding of the historical buildings will be deepened with the advance of the project. So our work has not yet ended—the compilation of the report into a book is only a brief phase-summary, a cornerstone for striding forward.

Zhang Ming  
April, 2007



# 序言

外滩建筑是上海城市文化的标志。外滩源是外滩的源头，它位于黄浦江和苏州河交汇处，扼守外滩与苏州河南岸的交通要道。1843年上海开埠后，由于交通便捷、国内外贸易繁荣，随着上海经济发展，外来文化传入了上海。20世纪初至30年代，外国巨资银行在外滩兴起的同时，外商机构、各国商会、洋行、教会、律师、建筑师、营造商、外国领事馆和外国报刊杂志出版局也纷纷落户外滩源。当时的外滩成为了上海的金融中心，外滩源也就成为了外商居住、办公、商业、文化娱乐的重要活动场所。

今天的上海正在向国际化大都市迈进，外滩源再次成为上海作为世界主要金融和贸易城市之一的象征。美国洛克菲勒集团前来投资开发外滩源，其中在黄浦区174街坊还留有七幢近代优秀历史保护建筑和五幢历史保留建筑，每幢建筑表现了各自的风格，色彩丰富，用料各异。虽然出于不同的设计师之手，但各建筑之间比较和谐，其中由著名的匈牙利邬达克建筑师设计的真光大楼和广学大楼独具哥特复兴风格，著名美籍华人李锦沛建筑师设计的女青年会大楼保持了中国传统文化特色。

上海市有关领导对外滩源的开发提出了“重塑功能，重现风貌”的要求。外滩源历史建筑的保护和修缮将成为上海历史建筑整体修缮与再生的典范。洛克菲勒集团把外滩源作为在上海投资的新的里程碑，对于外滩源一期（黄浦区174街坊），投资方拟定名为“洛克外滩源”。

我公司于2005年底很荣幸地接受投资方委托，参与外滩源一期（黄浦区174街坊）历史建筑的修缮和维护设计项目。我公司对该街坊进行了大量现场调研、测绘、档案资料搜集及现场摄影，在全体人员努力下完成了这份历史建筑保护与整治调查报告。在本书的编撰过程中，考虑到读者群的需要，我们在命名、体例和排版上均作了细心的考虑和调整，希望它能将丰富的历史信息更完美、更直观地展现在广大读者的面前。我们也希望这份报告为今后保护、修缮和再利用这一街坊提供可靠的依据。

应该说，在这么短的时间内，我们对外滩源的一些历史建筑本身的了解还远远不够周详，这份报告还远不能涵盖该地块一百多年的丰富历史，也可能存在不少的错误，需要热心的读者向我们指出。同时，对各幢历史建筑的了解也将随着项目的进展不断深化，因此我们的工作并没有结束，将这份报告编撰成书只是一个阶段的小结，是我们向前迈进的一块基石。

章明  
2007年4月



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# FOREWORD

"The most superior geographical condition of Shanghai is its convenience of water borne traffic. Land and waters being connected, and neighboring the open sea, Shanghai has been able to flourish on port and commerce... After it became a treaty port in 1843, people of different countries came one after another to Shanghai, with their respective purpose. The immigration population in Shanghai ranked top in the world. People from all corners of the country, and from all over the world, aggregated here to live and that obviously played a not-to-be-ignored role in cross-culture exchange and communication, and in the flourishing of the society and industries and commerce. Superiority in geographical condition and multiple compositions of immigrants are not the keys to the city development. The key is the judgment by men... The singularity of the history cannot transcend these Western culture, values, legal principle, architectural concepts, aesthetic consideration, municipal management, political structure, etc., including a series of ideas and objects on the spiritual and material sides that came along with aggression and sin. Once such culture was introduced to Shanghai, the locals were first surprised and then imitated. So Shanghai changed along with it greatly, and then influenced elsewhere over the country."

---excerpt from *Prosperity of Shanghai in Modern Times*, by Tang Zhenchang

Waitanyuan, just as its name implies, is the origin of the Bund of Shanghai. Its superiority in geographic position is a witness not only to the strategic vision of the Westerners of more than one century ago but also to the soaring economy and flourishing culture of Shanghai today. In this era, the economy is all the more flourishing, and this plot of land needs one impetus to trigger its deeper explosive force, to attract the attention of the world on it, and let the world exclaim on it.

If we view the land block of Waitanyuan on the whole, in particular the Phase I block of it, we can find that its biggest characteristic is its incomparable pluralism, which is not only embodied in the architectural appearance on the surface, but also in the different historical functions, displayed through the plural architectural types. A variety of cultural resources converge on this north-south oriented narrow plot of land, and the amazing flowers of culture were derived incessantly on it. And the development in this period of more than one hundred years can not only represent the feature of development of the waterfront zone of Shanghai, but also display its own distinctiveness. (Fig.1)

Indeed, it is not possible to give detailed depiction of all the historical origin and tales of changes concerning this land block at such a short length. Moreover, with our step-by-step penetration into every architecture, we can further obtain more authentic and exact information. The result for us to achieve at this stage is not a run-on narration but rather discovery of the vivid facts closely relating to the extant architectures through digging the history, so as to provide foundational background information for protection and reuse of all the historical buildings in the land block.

All this information originates from a great deal of historical materials and albums. We cannot list the source for every piece of information. As a book of foundational information, perhaps it may have omitted a great many precise data sources, but we hope to push the entire project effectively indeed through digging the historical information of this land block, and grasp somehow the history of the entire block, though this grasp is still on a shallow level. If one land block does not have an important location, it perhaps has not a high historical value, and at the same time, useful historical information relating to it will be less, but Waitanyuan Phase I is such a land block with abundant and complicated miscellaneous historical information, that we even have difficulty embarking on the clearing and sorting. Considering the need in text narration, we conceive to narrate on firstly macroscopic, and then mid-scopic and finally microscopic levels. In other words, we start from the important moment that Shanghai opened as a treaty port, and talk about Waitanyuan as the base of the British Consulate, and then we talk about the formation and development of the Bund, and switch to the changes of the land block of Waitanyuan. However, due to serious lack of historical photos for this land block, we have to start our analysis from the historical maps to give a general picture of the streets and important architectures in this block. Next, we link significant cultural, historical events to the important architectures, to let the readers gain a global understanding of the cultural pluralism in this block of land. Finally, by digging and analyzing of the former users of every historical building, we make preliminary analysis of the shape, style or even history of the important architectures from the view point of architecture study, to let the reader have a rough understanding of the whole style and features. Of course, owing to limitations of time, our analyses of the architectures themselves cannot yet reach the anticipated target. Perhaps this part of work needs to be gradually deepened with the development of the protection work on each historical building.

# 前言

上海最优越的地理条件是水上交通的便利……水陆相接，直通大海，使上海得以以港兴市、以商兴市……1843年开埠后，各国人民抱着各自的目的相继来到上海，上海的外国移民之多，在世界也居前列。五方杂处、华洋杂居，对于文化的交流沟通，对于社会之繁荣，对于工商业之兴盛，显然起了不可忽视的作用。……地理条件之优越与移民成分之众多，并不能决定城市的发展，关键之点，还在于人为的臧否。……历史的奇异，也无过于这种和侵略与罪恶而俱至的西方文化、价值观念、法律准则、建筑思想、美学观点，乃至市政建设管理、政权结构等等，包括精神与物质两方面的一系列的思想和事物，一经传入，上海人初则惊、继而效，上海乃生巨变，并经由上海而影响于全国。

唐振常《近代上海繁华录》



图1. 1920年代末的外滩源建筑，近景为原英国领事馆，其后自左而右分别为：哈密大楼、协进大楼、兰心大楼和光陆大戏院，当时，真光大楼和广学大楼尚未兴建。图片来源：Building Shanghai—the Story of China's Gateway, 第54页。

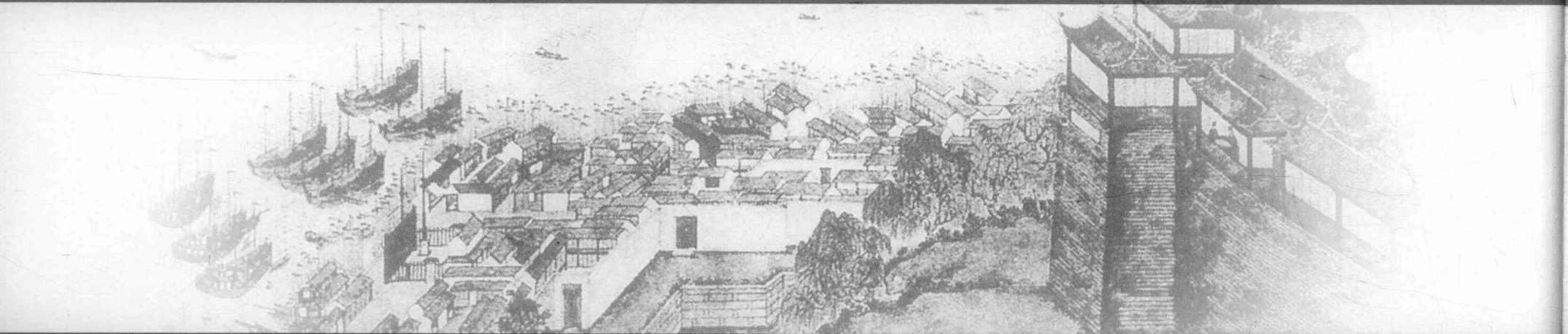
Fig 1. Waitanyuan architectures at the end of the 1920s. The near scene is the former British Consulate. Behind it, from left to right, are respectively: Somekh Mansion, Associate Mission Building, Lyceum Building and Capitol Theatre. China Baptist Publication Building and Christian Literature Society Building were not yet constructed. Picture from: Building Shanghai—the Story of China's Gateway, p.54.

外滩源，顾名思义，是上海外滩的源头，其地理位置之优越，不仅证明了百余年前西方人的战略眼光，也是百余年来上海经济腾飞、文化欣欣向荣的见证。在今天经济更加繁荣的年代，这个地块需要一个推动力来引发其更深沉的爆发力，让世界为之瞩目，让世界为之惊叹。

综观外滩源地块，尤其是外滩源一期地块，我们可以发现其最大的特征在于其无可比拟的多元性，这种多元不仅仅体现在表象的建筑外观，更在深层次体现在不同的历史使用功能外现于建筑类型的多元，体现在各种文化资源集中于这片南北狭长地块，不断衍生出令人叹为观止的文化之花。而这百余年的发展不但可以代表整个上海滨水地区的发展特点，同时也展现出其自身的特殊性（图1）。

诚然，在短短的篇幅中要将所有牵涉这个地块的历史渊源和变迁故事详加叙述是不可能的，何况随着对建筑单体的逐步深入了解能够更进一步获得更加真切确凿的信息，我们在这一阶段希望能够形成的成果，不是流水账式的叙述，而是通过历史的挖掘，发现活生生与现存建筑紧密相关的各种事实，以期形成对地块内所有历史建筑保护再利用的基础性背景资料。

所有的这些资料来源于对大量上海史料和图册，对所有信息不可能一一列举其出处，作为一本基础性资料，也许隐没了很多确切的资料来源，但我们希望通过针对一个地块历史信息的挖掘，能真正有效地对整个项目有所推进，对整个地块的历史能有所把握，虽然这种把握还是浅层次的。如果一个地块的地域位置不很重要，也许其历史价值不高，同时相关的有用的历史信息也会相对少很多，而外滩源一期这样一个有着纷繁历史信息的地块，让我们甚至很难着手理清头绪。结合文本叙述的需要，我们设想从宏观、中观再到微观的不同层次进行叙述，即从上海开埠这一重要时间点开始，结合外滩源作为英国领事馆的基地所在，从外滩本身的形成与发展，切入外滩源地块本身的变迁，而由于针对地块本身的历史照片相当缺乏，这一变迁首先从对历史地图的分析展开，令我们对地块道路和重要建筑有总体的了解；其次，我们将重要的、有意义的人文历史事件与重要建筑互相关联，以期让读者对地块的文化多元性有总体的了解；最后，通过对每一幢历史建筑曾经的使用者的挖掘和分析，对重要建筑从建筑学角度进行形态、风格乃至历史变动的初步分析，让读者对整体风貌有个大致的了解。当然，对建筑本身的分析，由于时间的局限，远不能达到预期的目标，也许这部分工作需要随着对各历史建筑的保护工作的展开来逐步深入了。





# 1

SHANGHAI, FROM A TOWN TO A TRADING PORT THE BUND, FROM A TIDAL BEACH TO A PUBLIC AREA  
THE MACROSCOPIC HISTORICAL EVOLUTION

上海——从市镇到商埠 外滩——从滩涂到公共空间  
宏观的历史演变与更替