



上海 顶级老洋房

Top-class Old Foreign-style
Garden Houses In Shanghai

撰文/宋路霞 译文/宋佩铭 摄影/宋路平

成都时代出版社

撰文 宋路霞
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藏书章

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序

熊月之

近几年，上海房价飚升，其昂贵程度近追香港，远攀纽约，社会各界议论纷纷。上海居，大不易，成为影响上海城市发展的重要因素。若细究上海房价，最高的既不是崇欧仿美的公寓，也不是傍水近绿的别墅，更不是耸入云天的高楼，而是散落在街角楼后、绿篱掩映的老式洋房，其价格少则数百万元，多则几千万元，甚至上亿元。有品位、有历史、有文化，是其价高的主要原因。

老上海五方杂处，华洋杂居，洋楼多、名居多、名人多、闻人多、要事多、趣事多。假如你徜徉在衡山路、汾阳路、东平路、复兴西路的梧桐树下，漫步在徐汇区、卢湾区、静安区的花园洋房中，不经意间，碰上三个五个哄传海内的名人故居，踩过十个八个来自五湖四海的名人足迹，听到一桩两桩闻所未闻的奇闻轶事，千万不要大惊小怪或欢呼雀跃。这就是上海之所以为上海的地方。

本书向你叙说的，就是发生在老上海著名洋楼中名人、闻人、奇人的要事、趣事、怪事，里面有波谲云诡的政治风云，有尔虞我诈的商场较量，有缠绵悱恻的爱情故事，也有悲欢离合的人生轨迹；里面有你熟悉的李鸿章、盛宣怀、汪精卫、宋美龄，也有你不一定熟悉的嘉道理、丁贵堂、张叔驯、胡笔江……洋楼或巍峨挺拔，或小巧玲珑；故事或雄壮，或悲凉，或风趣，或哀婉，但都很动人。

本书叙说的故事，不是小说，不是戏说，不是街谈巷议，不是胡编乱造，而是真实存在的历史。作者于浩若烟海的资料中，耙梳剔抉，整理归纳，去粗取精，去伪存真。特别难能可贵的，是作者根据历史人物、历史事件的遗址、遗物、后裔，依循蛛丝马迹，沿波讨源，索隐探

微，做了大量的实地访谈，挖掘出许多鲜为人知的生动资料，为再现历史做出了重要贡献。

作者宋路霞，原为编辑，后钟情于历史，副业正做，一头扎进上海名楼、名人历史的研究中。我是先读其书，后识其人，交往之后，发现她确是难得的史学人才，读书多，记性好，悟性高，文采飞扬。她对于上海名人历史的研究，近于痴迷，夙兴夜寐，不避风雨，查资料，作访问，足迹遍及上海老城区大街小巷，为了获取第一手资料，甚至东飞日本，南下香港。一讲起名人历史，诸如李鸿章后代、宋美龄旧友、寿州孙家、合肥段家、湖南聂家、南浔张家……名门巨族间的关系网，高墙深院里的陈年往事，她就眉飞色舞，口讲指画，滔滔不绝，物我两忘。孔子说：“知之者不如好之者，好之者不如乐之者。”乐之境界，宋路霞庶几近之。她堪称老上海名楼、名人掌故的“活词典”。由于她在城市文化史方面的出色工作，被聘为华东师范大学中国现代城市研究中心兼职研究员。

斗转星移，物是人非。上海政权更替已五十多年了，本书述及的洋楼还屹立在上海街头，属于受保护的重点文物。建筑学家、博物专家可能很容易地指出其建筑之风格、材料之特点、设计之工拙，但是，对于洋楼主人的身世，对于曾经发生在洋楼里的故事，随着时光的流逝，知道的人越来越少了。从这个意义上可以说，读物质之楼易，读人文之楼难。也正是在这个意义上，本书有不可替代的独特价值。

《上海顶级老洋房》书成，宋路霞索序于我。我感于其事可信，其文可读，其书可贵，其志可嘉，故乐而序之。

2006年4月8日
于上海社会科学院

（作者是上海社会科学院副院长、历史研究所所长、博士生导师、《上海通史》主编）

Preface to "Top-class Old Foreign-style Garden Houses in Shanghai"

Xiong Yuezhi

In recent years, the house price in Shanghai has been ascending shaspily. Its expensiveness is catehing up with the nearby Hong Kong and the faraway New York City, causing a subject of widespread comment in all walks of life. It's no easy job to live in Shanghai and the house price has become one of the major factors affecting the urban development of Shanghai. If studying this issue carefully, we will find that the most expensive houses are not those European- or American-style apartment houses, not the villas close to waters and woods and not those skyscrapers towering into the clouds. Instead, they are the old foreign-style garden houses, scattering at the corner of a street or behind some other buildings and setting off by hedgerows. Their lowest price is a few millions and the highest is tens of millions or even hundreds of millions. The main reason is because of its grade, its history and its culture.

The old Shanghai, mixed up with people coming from far and near as well as with Chinese and foreigners, was known for its numerous foreign-style buildings, famous residences, celebrities, well-known figures, important issues and interesting stories. In case you are wandering about unhurriedly under the Chinese parasol trees at Hengshan Road, Fenyang Road, Dongping Road or Fuxing Road (W.) or you are strolling among the foreign-style garden houses in Xuhui District, Luwan District or Jing'an District, don't be surprised or get excited at coming across three or five former residences of some celebrities circulated widely throughout the country, stepping onto ten or

eight footprints of famous characters coming from all corners of the country, or hearing one or two unheard-of anecdotes. This is why Shanghai is a place called Shanghai.

The book you hold in your hand is to tell you the important issues, interesting stories and extraordinary events occurring to those famous persons, well-known figures and singular personages living in the well-known foreign-style houses in the old Shanghai. You'll read about the sudden and perplexing changes in political circles, the I-cheat-you-and-you-cheat-me contests in commercial circles, inextricable and commiserative love stories as well as joys, sorrows, separations and reunions of human life. You will find the names you are familiar with such as Li Hongzhang, Sheng Xuanhuai, Wang Jingwei and Song Meiling or the names perhaps you have never heard of, such as Kadoorie, Ding Guitang, Zhang Shuxun and Hu Bijiang... All the stories, either grandeur and majestic, or sad and dreary, or witty and humorous, or sorrow-stricken and pathetic, are moving and touching while all the foreign-style buildings are either towering and lofty or bijou and exquisite.

The stories told in this book are not fictions, not jokes, not street gossips or hearsays, and not falsified or fabricated stories but true in the existing history. From the tremendous amount of data, the writer of the book discarded the dross and selected the essential, as well as disentangled truth from falsehood. What is particularly praiseworthy for this book is that the writer has discovered many vivid data rarely known by

people in accordance with the ruins, the things left behind by the deceased, and the narrations of the descendents of the historical figures. By making a great many on-the-spot interviews, the writer found the clues to discover the source of many concealed facts so that the writer contributes a lot to make the history reappear.

Ms. Song Luxia, the writer of this book, used to be an editor and then is keen on history. So she takes the side occupation as her principle one, throwing herself into the study of the famous buildings and the history of celebrities in Shanghai. I made her acquaintance only after having read the book written by her. After associating with her, I found she is really a very rare talented person in the science of history. She has read a lot of books, has a good memory and a comprehension above the average, really a very talented writer. Her study in the history of the notables in Shanghai borders infatuation, working hard from early morning till late in the evening. She makes light wind and rain to read up the literature and hold interviews. Her footprints spread all over the high streets and back lanes in the old city area of Shanghai. For obtaining first-hand information, she even flew east to Japan and went south to Hong Kong. On speaking of the history of eminent persons like Li Hongzhang's descendents, Song Meiling's old acquaintances, the Suns in Shouzhou, the Duans in Hefei, the Nies in Hunan and the Zhangs in Nanxun... the well-connected network established between notable families and great clans, and the past events of many years' standing behind the high walls and spacious courtyards, Ms. Song will beam with joy, flow on without stopping, and forget where she is and who she is with her mouth speaking and fingers sketching. Confucius said, "He who knows it is not as good as he who likes it and he who likes it is not as good as he who enjoys it". Song Luxia has almost reached the

realm of enjoyment in her study. She may be called a walking dictionary of the famous buildings and anecdotes of famous persons in the old Shanghai. Due to her excellent work in the field of urban cultural history, Ms. Song has been engaged as part-time research fellow of China Modern City Research Center of East China Normal University.

The stars change in positions and the things are still there but men are no more the same ones. The state power of Shanghai has been replaced for over fifty years. The foreign-style houses narrated in this book, the major historical sites under protection, still stand towering like giants in the streets of Shanghai. Architects and naturalists of today may easily point out the styles of these buildings, the characteristics of the building materials and the clumsiness in their design. Anyhow, with the passage of time, less and less people know about the life experiences of the owners of those foreign-style buildings and the stories happened in these buildings. In this sense, we may as well say that it's easier to read the physical buildings but more difficult to read the humane buildings. It is in this sense that this book has its unique value unable to be substituted.

With the completion of this book "Top-class Old Foreign-style Garden Houses in Shanghai", Ms. Song Luxia asked me to write a preface to it. As I think the content is believable, the text is worth reading, the book is valuable and the writer's ambition is laudable, I am very glad to write this preface for her book.

At Shanghai Academy of Social Sciences
April 8, 2006

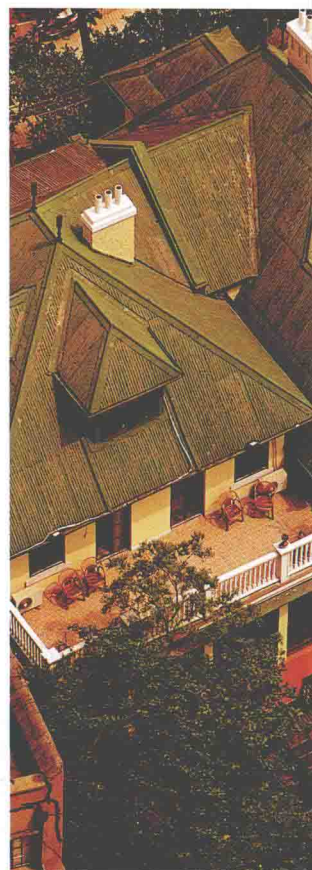
(The author of this preface is Deputy President of Shanghai Academy of Social Sciences, Head of Historical Research Institute, a doctorate tutor and Chief Editor of "Shanghai Comprehensive History")

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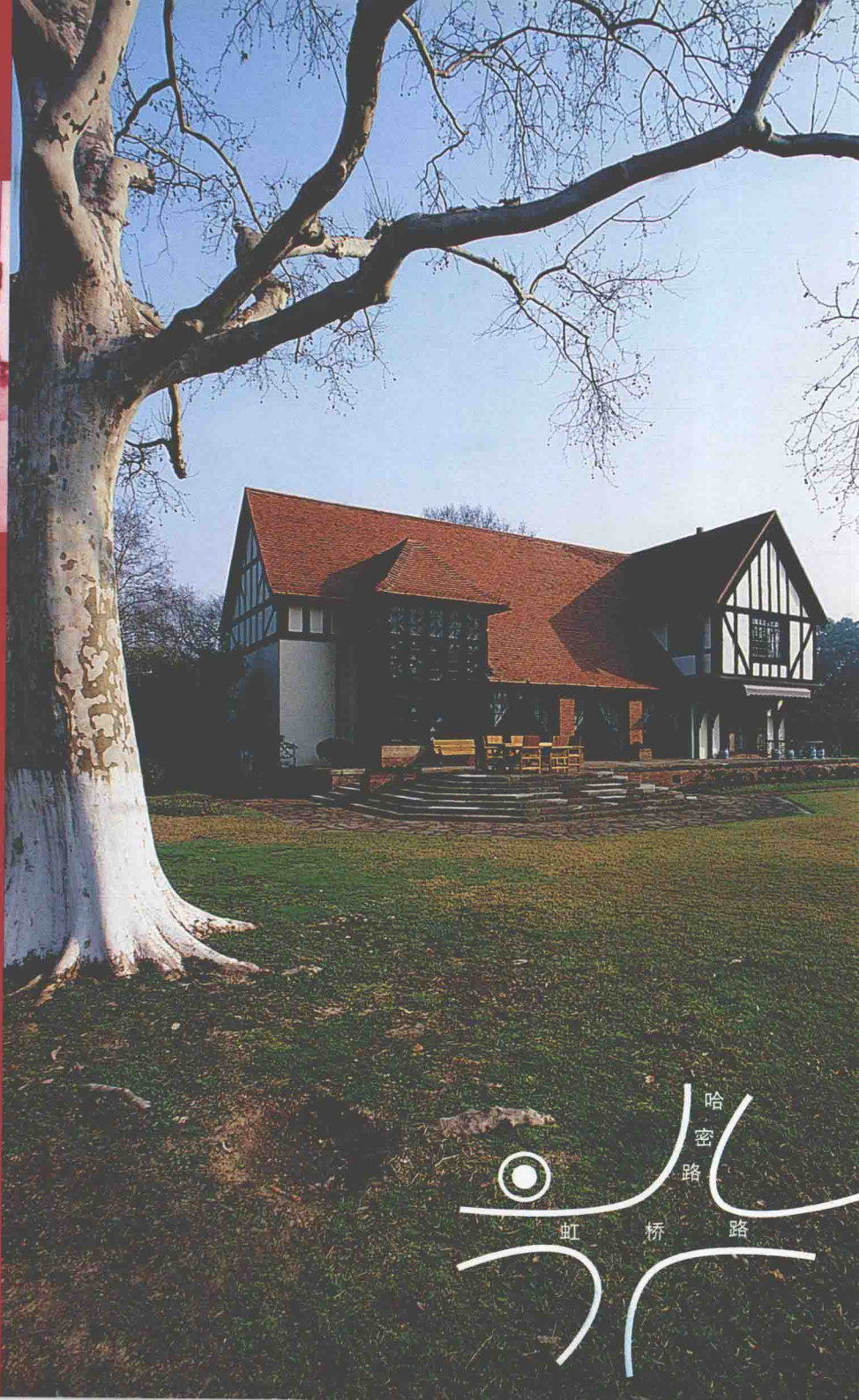


抗战之前，沙逊将别墅卖出，厉树雄先生在这里办起了虹桥俱乐部。图为周末来此度假的实业家和太太们。

Before the Anti-Japanese War, Sassoon sold this villa. Mr. Li Shuxiong bought it and turned it into Hongqiao Club. Entrepreneurs and their wives are seen in the photo to spend their weekend here.

沙逊别墅 Sassoon Villa

虹桥路2409号(现为民居)
2409 Hongqiao Road
(Now a Dwelling)





这

是一座上海最大的私人花园豪宅，花园面积达60亩，当年是上海著名犹太富商沙逊的别墅，建于1932年。沙逊是外国人在沪的最大的房地产商，在外滩、南京路、福州路等上海滩黄金地段拥有十多栋高层建筑，在20世纪30年代执上海房地产业之牛耳。那时，正是在沪外国人争相向西区发展、在虹桥路周围大肆购地建造别墅的高潮期。沙逊仗着财大气粗，一下子圈进了上百亩土地，还不惜工本地从英国运来了橡木和其他建筑材料，精心建造了这栋别墅。这座小楼的门窗一律采用带有疖疤的木料，以突出英国乡村别墅的古朴风味。抗战之前，沙逊认为中国政局不稳，以12万美金卖给了定海籍富商厉树雄，厉树雄将其改造成著名的虹桥俱乐部。每个周末，在沪的大银行家和大企业家常蜂拥来此度周末。所以当时有人开玩笑说：“如果今天有人在这里扔炸弹，明天上海金融肯定瘫痪！”该宅解放后长期由政府掌管，改革开放后归还厉氏后人居住。

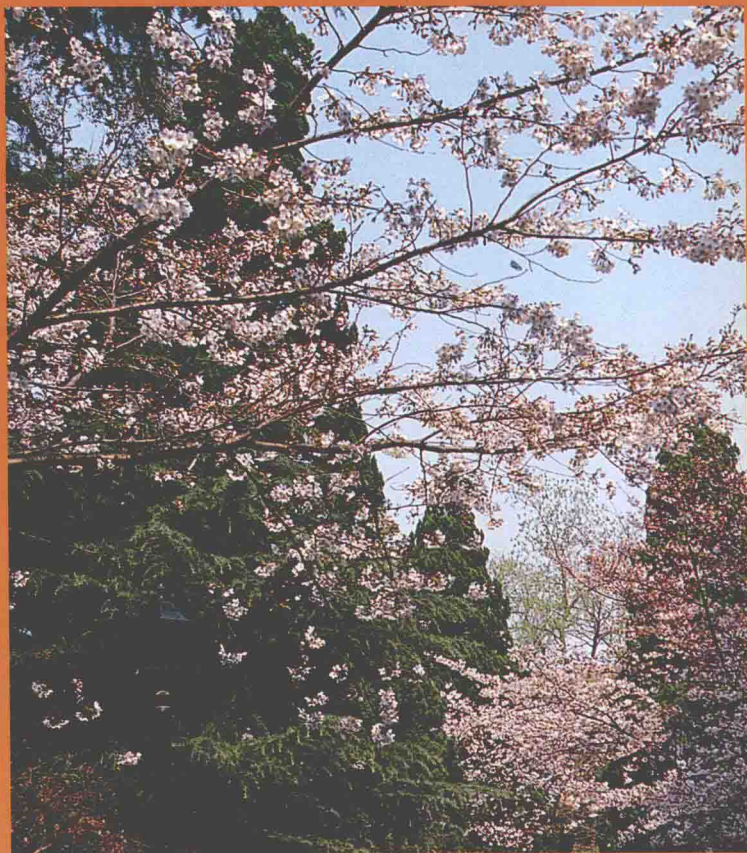
The Sassoon Villa was the largest private sumptuous mansion with a garden in Shanghai, the garden alone occupying an area of sixty mu (a unit of area equaling to 0.0667 hectares). It was built in 1932 by Sassoon, a renowned rich Jewish merchant and an acknowledged leader in the circle of real estate in Shanghai in 1930s. Among the real estate agents in Shanghai, Sassoon was the most prominent one, owning a few dozens of high-rises at the golden locations in Shanghai, such as the Bund, Nanjing Road and Fuzhou Road. In those days, the foreigners in Shanghai vied with one another for developing the west area of Shanghai and stirred up a high tide of buying land to build villas along Hongqiao Road. With his enormous wealth on hand, Sassoon encircled almost one hundred mu of land all at once. In addition, he shipped oak and other building materials from Britain to build this villa in a meticulous way regardless of the cost. Wood with knots was used for all the windows and doors, laying stress on the simple and primitive style of the country villa in Britain. Before the victory of the Anti-Japanese War, Sassoon held the political situation of China was unstable so he sold the villa to a certain wealthy merchant named Li Shuxiong from Dinghai, Zhejiang at the price of 120,000 US dollars. Li Shuxiong changed it into a famous Hongqiao Club. On weekends, illustrious bankers and entrepreneurs in Shanghai often came here in swarms to have a good time. Someone said in joke at that time, "In case someone threw a bomb here today, the banking institution of Shanghai would sure break down tomorrow!" After the liberation, the villa was under the charge of the government and was returned to the Lis' descendents for their dwelling after the reform and opening.





沙逊别墅
Sassoon Villa



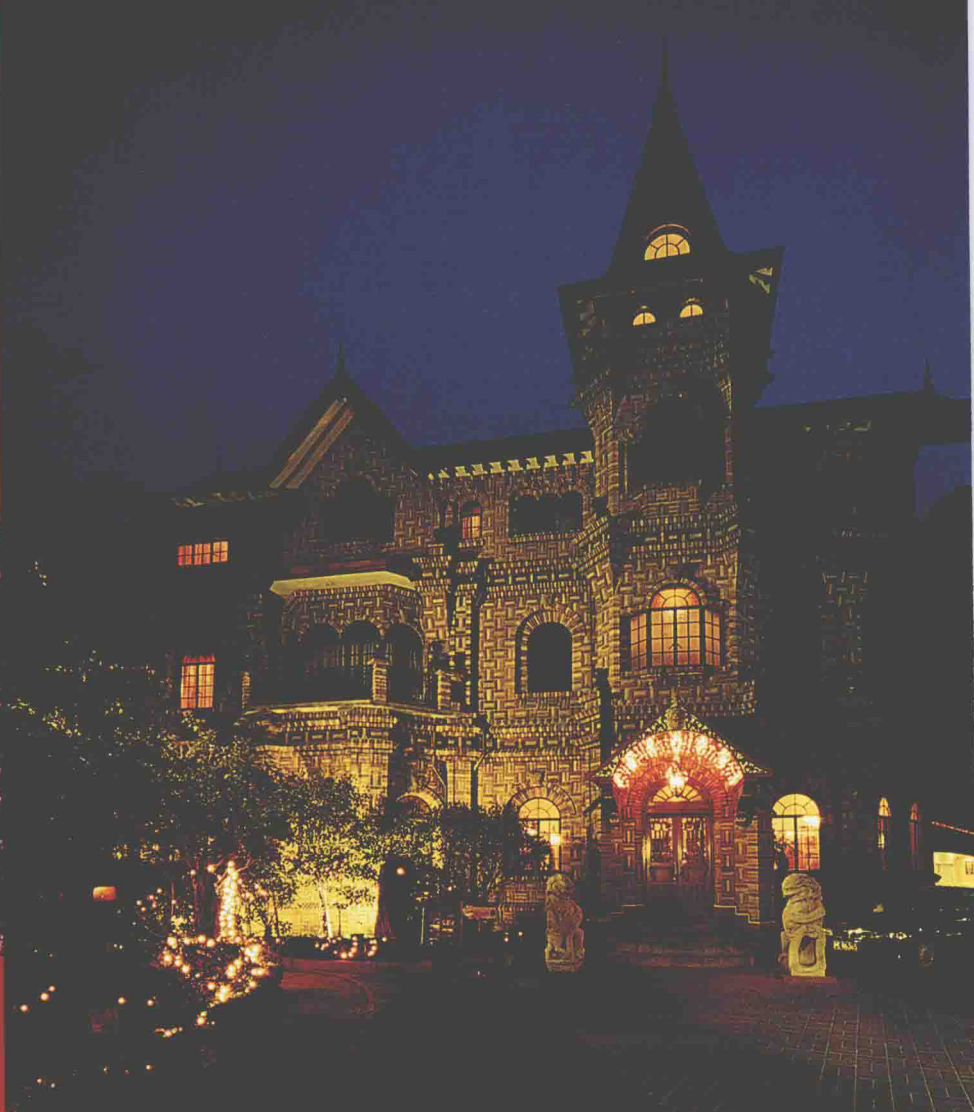




马勒和他的女儿
Moller and His Daughter

马勒旧居

陕西南路30号
(现为衡山马勒别墅饭店)



Former Residence of Moller

30 Shanxi Road (S.)
(Now Moller's Villa Hotel
under Hengshan Group)





马

勒旧居是一栋北欧风格的花园住宅，建于1936年，以其豪华和精致著称。马勒是1919年来上海闯荡的冒险家、著名的英籍犹太船商，经营马勒机器造船有限公司和中国马勒有限公司。他热爱自己的造船事业，所以他把这栋豪宅的内部设施如前后楼的楼梯，设计得类似船上的造型，护壁上的雕花也多为海上风光，花园里还布置了一些石头雕成的灯塔，很能体现主人的意趣。马勒非常爱马，在上海以跑马发家。花园里竖立着一匹青铜马雕像，那是为纪念一匹为他立下汗马功劳的功勋马而雕制的。据说此楼的整体造型取自马勒的女儿的一个童话般的梦境，因而楼顶上挺拔着很多尖尖角。可是这样一栋豪宅马勒一家却没能住多少年。1941年太平洋战争爆发后，日本人进入租界，占领了这栋楼，并且对其局部进行了改造，他们一家只得逃亡。抗战胜利后，国民党以戴笠为首的军统组织进驻了这栋楼。解放后共青团上海市委长期在此办公，现为衡山马勒别墅饭店。

The former residence of Moller, built in 1936, was a garden house in the architectural style of Northern Europe, known for its splendiness and sumptuousness. Moller, a Jewish of British nationality, came to Shanghai in 1919 for adventure and before long became a famous shipbuilder managing Moller Machinery and Shipbuilding Co., Ltd. and Moller Co., Ltd. (China). As he had an ardent love for shipbuilding industry, the interior facilities of this luxurious house, such as the staircases in the front building and the back building, were designed similar to those in a ship and most of the carvings on the wall-protection woodwork were the scenes on the sea as well. A few lighthouses in the garden carved out of stone gave full expression to the interest of the house owner. Moller was fond of horses very much as his family fortune in Shanghai was built up by horse race. The statue of a bronze horse set up in the garden was made in commemoration of the horse that had achieved notable merits for him in horse race. It was said that the overall design of this building came from a fairy-tale dreamland of his daughter. That is why many pointed angles stretch out firmly from the top of the building. The pity is that the Mollers didn't live long in this splendid building. In 1941, after the Pacific War, Japanese aggressors entered the concession, occupied this building and remolded part of it. The Mollers could do nothing but flee from home. After the victory of the Anti-Japanese War, the KMT Bureau of Investigation and Statistics of the Military Council headed by Dai Li stationed in this house. After the liberation, it became an office building of the Shanghai Municipal Committee of the Communist Youth League of China for a long time. Now it has been turned into Moller's Villa Hotel under the Hengshan Group.

