

**Historic Building Appraisal**  
**No. 1 Queen's Road West,**  
**Sheung Wan, Hong Kong**

The site on which this shophouse building stands was originally a Marine Lot (Lot Number: The Remaining Portion of Section A of Marine Lot No. 89) which means it was quite close to the waterfront. The site is also opposite Possession Street (水坑口街) which is where the British first landed to claim Hong Kong Island as British territory. According to the Rating Record No. 1 Queen's Road West was probably erected in **1926** when its owner began to pay the rate. The shophouse itself appears to date back to 1926 but it is not known whether it replaced an earlier building on the site.

*Historical  
Interest*

The building is presently four stories high but the top storey may be a later addition. The upper stories jut out over the pavement and are supported by columns creating a covered walkway or arcade. It was probably the end unit of a row of shophouses now demolished. The architectural style is a very simple **Neo-Classical** featuring square columns with profiled capitals, and string courses with a projecting eaves at parapet level. The rear part of the shophouse appears to have been absorbed by the building behind it in Bonham Strand called **Hiang Kie House**.

*Architectural  
Merit*

As a rare surviving example of pre-war shophouses in Sheung Wan, this building must be considered as a valuable piece of built heritage. The extent of internal alterations is not known or the effect of the new building behind it. The addition of the top storey and the enclosure of verandahs with windows have affected the building's authenticity but it is still recognisable as a pre-war shophouse.

*Rarity,  
Built Heritage  
Value &  
Authenticity*

The social value of the shophouse lies in its historical role in the commercial development of Sheung Wan. Although the ground floor shop is now occupied by the Quality Herb Tea House (涼茶第一家), Chinese characters and signs on the façade indicate that it used to be a roast meat and preserved meat business named Yau Kee Hop (有記合). The shophouse has a very prominent position on the corner of Queen's Road West and Bonham Strand. It is well maintained and has recently been repainted including the historic signage on the façade. Tourists are often seen photographing the building.

*Social Value  
& Local  
Interest*

Post-war shophouses and medium-rise structures can be found nearby as Sheung Wan is one of the early developed districts. So the subject building is

*Group Value*

considered to be matched with this early-developed district. The Western Market (North Block) 上環街市北座 (Declared Monument) at No. 323 Des Voeux Road Central and Tung Wah Hospital (Main Block) 東華醫院主樓 at No. 12 Po Yan Street are within walking distance from the subject building.

Adaptive re-use is probably not an option as the available space appears to be very limited. The best use seems to be the one for which it was originally intended and for which it is being used now. *Adaptive Re-use*