

**Historic Building Appraisal**  
**No. 170 Yee Kuk Street,**  
**Sham Shui Po, Kowloon**

No. 170 Yee Kuk Street (醫局街) was probably built in the 1920s. It is a typical shophouse with a mix of commercial and residential uses. According to the Land Registry, the 75-year lease was granted on 1 July 1898, and the annual crown rent was \$134 per annum. In 1977, Suen Chi-kun purchased the ground floor from Wong Kwan-ying at a total cost of \$330,000 and moved his framing company named Yick Ping Factory (一平) to this building. In 1986, Suen purchased the first and the second floors from Wong at a total cost of \$500,000. The upper floors were then leased to garment factories. Around the early 2000s, the first floor became the store of the framing company, while the second floor leased domestic flats. Well-known artists, such as Wong Wucius (王無邪) and Chan Kau-on (陳球安), and some art galleries in Stanley, for instance, were its customers. In 2016, Yick Ping Factory was closed down after four decades of business there.

*Historical  
Interest*

No. 170 Yee Kuk Street is a typical verandah-type shophouse with the front of the building projecting out over the pavement. Classical style columns support the verandahs which have been enclosed with steel framed windows. The projecting verandahs form a covered walkway in front of the ground floor shop. The building is three-storey high and the front facade was rendered and painted white with red Chinese characters painted on each of the columns and the horizontal parts of the facade. Those Chinese characters, such as “一平裝裱字畫各欸畫框” on the facade, and “裝裱字畫”, “各類相架” and “一平新欸畫框” on the columns, showed the shop’s name and in the past served to advertise on the services it offered.

*Architectural  
Merit*

Internally some coloured floor tiles and ceiling cornices are retained. Unusually for shophouses kitchen and toilet facilities have been provided. Another unusual feature is the staircase known as a half-turn stair which climbs up three sides of the front portion of the house with landings in each corner. The staircase appears to continue up to the flat roof where it presumably ends in a bulkhead.

Shophouses are becoming rarer year by year due to redevelopment. No. 170 Yee Kuk Street therefore is a rare piece of built heritage. The enclosure of

*Rarity,  
Built Heritage*

the front verandahs is the more obvious alteration which can be identified.

***Value &  
Authenticity***

The social value of the shophouse lies in the contribution it has made to urban development. It has evolved through several types. This particular shophouse is one of the early types and is part of the historical urban fabric of Sham Shui Po. It is of interest to historians, conservationists and photographers.

***Social Value  
& Local  
Interest***

No. 170 Yee Kuk Street is within walking distance of other historic buildings, such as Tin Hau Temple (天后廟, Grade 3) and Sham Shui Po Public Dispensary (深水埔醫局, Grade 2) on the same street, Nos. 269 & 271 Yu Chau Street (汝州街), Sam Tai Tsz Temple (三太子宮) and Pak Tai Temple (北帝宮) (all Grade 3).

***Group Value***