

Attachment D

**Heritage Inventory for Former Kwong War
Chong & Company Building, Including
Interiors and Contents of No. 84**

Item name: Former Kwong War Chong & Company building, including interiors and contents of No. 84

Location: 82-84 Dixon Street Haymarket 2000

Sydney

Address: 82-84 Dixon Street

Planning: Sydney South

Suburb/nearest town: Haymarket 2000

Local govt area: Sydney

Parish:

State: NSW

County:

Other/former names: Kwong War Chong shop, Hingara Chinese Restaurant (No. 82)

Area/group/complex:

Group ID:

Aboriginal area:

Curtilage/boundary:

Item type: Built

Group: Commercial

Category:

Owner: Private - Corporate

Admin codes:

Code 2:

Code 3:

Current use:

Former uses: Store, accommodation, community assistance

Assessed significance: State

Endorsed significance: Local

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Statement of significance: The former Kwong War Chong & Company building at 82-84 Dixon Street, Haymarket, embodies the history of Sydney's Chinatown and twentieth-century Chinese Australian commerce and settlement in Sydney. It represents one of the earliest buildings and businesses built for, owned and operated for over a century by people of Chinese descent in Chinatown. Built in 1910 as a shop, store, accommodation and headquarters for merchants, Philip Lee Chun and the Kwong War Chong & Company, the building has significant connections to the wider Chinese migrant communities of Sydney and New South Wales. As a remittance agency and other vital service provider for the Chinese diaspora community, Kwong War Chong represents a migrant undertaking that met the unique needs of an ethnic population in Australia for a large part of the twentieth century. During this twentieth century period of migration restrictions of the White Australia policy and political changes in China, the cultural and community functions of the Kwong War Chong were critical to the evolution of a distinct trans-cultural Chinese Australian identity and culture.

The building is historically significant as a highly intact early twentieth-century Chinese Australian shop, associated store and accommodation. As one of the oldest surviving buildings in Chinatown with direct associations to the Chinese Australian community, the building represents a rare link to early Chinatown, predating the archways, when Dixon Street formed the business and cultural centre for the Chinese Australian community. This significance is embodied in the façade of the building of 82-84 Dixon Street. This significance is also embodied in the interior of 84 Dixon Street, including shop front, partitions, doors, stairs, and hand-operated goods lift, as well as the historic ephemera contents of packing-crate furniture, washing machines, bathtubs, calendars, crockery, merchandise, and personal effects.

The building is highly significant for its strong social association with the Chinese diaspora communities of Sydney and New South Wales in the twentieth century. The Kwong War Chong company that commissioned and was headquartered in the building, formed part of an extensive network of business, industrial and social relations among Chinese Australians in this period. This included providing accommodation for market gardeners, a remittance agency, raising funds for the establishment of an Australia-China shipping line, and supporting the Chinese republican rebellion led by Sun Yat-sen (1913). The firm was closely linked to south-east China, with stores in Hong Kong and the Zhongshan county, and provided a connection for the diaspora community to this area that encompassed everything from sending remittances to the repatriation of bodies of the deceased. 82 Dixon Street also served as the meeting place for the Xiangyi Long Du Tong Sen Tong, a mutual benevolent society for people from Zhongshan county. The use of the building by Chinese Australian-owned and operated retail businesses was continuous from its construction in 1909 until 2017.

The building, including the interiors and contents of 84 Dixon Street, is highly significant for its rarity as an intact early twentieth-century shop, store and accommodation associated with the Chinese diaspora communities of Sydney and New South Wales. It includes a rare surviving original shopfront, goods lift and in-situ contents of associated ephemera in 84 Dixon Street. Together, these provide a rare record of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney.

Additionally, 82-84 Dixon Street has representative significance as an intact early twentieth-century Chinese Australian shop and store within central Sydney.

82-84 Dixon Street has some significance for its archaeological research potential as it was constructed on the site of a series of 1870s cottages, which were demolished between 1900 and 1907, before the construction of the current building.

82-84 Dixon Street has local aesthetic significance for its generally intact Edwardian façade and shopfront, which are representative of the historic Edwardian character of the Haymarket area and contributes positively to the streetscape.

The former Kwong War Chong & Company building is at least of local significance in terms of its historical, associations, aesthetic, social, research, rarity and representative value. This satisfies all seven of the Heritage Council criteria of local heritage significance for local listing.

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Historical notes of provenance: This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The building at 82-84 Dixon Street was constructed for and occupied by the merchants, Kwong War Chong & Co. Kwong War Chong store and headquarters moved to 84 Dixon Street in 1910, where it operated as a general store and trading company until 1987. The adjoining site of 82 Dixon Street was rented out to a number of individuals for restaurants, stores and meetings throughout the same period.

On 13 September 1909, Philip Lee Chun, of Sydney, Storekeeper, purchased the subject site from the City Mutual Life Assurance Society for £1300. This was one of the earliest acquisitions of land by a Chinese person in what would later become Sydney's Chinatown district in Haymarket from the 1920s. The site consisted of 13 1/2 perches (341sqm) being Lots 24, 25 and part of Lot 26 of Dickson's subdivision. Philip Lee Chun immediately made an application under the Real Property Act, and was subsequently issued a Certificate of Title (Vol 2034 Fol 209) on 8 February 1910.

Philip Lee Chun, a partner of Kwong War Chong, was one of Sydney's most successful Chinese merchants and a prominent member of the Chinese Australian community. He migrated to Australia in 1875. Philip is the western name added to his birth name of Lee Chun, where Lee is the surname. Kwong War Chong was first established in 1883 in Campbell Street. The firm moved to the new location at 84 Dixon Street in 1910-11, where it continued to trade until 1987. The store also had branches in Hong Kong and Shekki, the capital city of Zhongshan. The company was linked closely to the Zhongshan county in south-east China. Philip Lee Chun eventually bought out all his partners in the Kwong War Chong and converted it to a family-owned business.

The land was vacant at the time of the 1909 purchase. The City of Sydney rating assessment for the site in 1907 recorded the owner as Margaret Cook and described the site as 'land'. However, as late as 1900, there was a group of three two-storey houses on the site. Two of these houses, all constructed about 1870, were the subject of an incendiary attack in 1897. The rear facades were intact in 1900 when the houses were photographed during cleansing operations in response to the outbreak of bubonic plague. Whether the houses were demolished as a result of cleansing operations has not been determined.

In March 1909, the Chinese Australian Herald reported that the Kwong War Store purchased a large parcel of land of 45 by 80 foot, as the first Chinese merchants of many expected to relocate after the markets moved to Hay Street.

In September 1909, the City approved plans by Evan Evans, architect, for a pair of three-storey stores on the site, prepared for Mr Lee Chun (BA 1909/0599). Each floor was essentially an open space, with the front half of each floor level marked 'Store' and rear half 'Living Room'. A hatch connected the ground and first floors. Evans advertised tenders for construction of the store premises on 21 September 1909.

In October 1909, the laying of the building's foundation stone was also reported in the Chinese Australian Herald. The contemporary report noted plans to build two shops, each 20-29 feet wide, by a western firm for 2,000 pounds, over three months. A dragon flag was raised at the laying of the foundation stone, attended by Chinese and European guests. Philip Lee Chun's eldest son of 8 years old laid the stone. This report noted that the foundations were cement due to issues of groundwater.

In February 1910, Philip Lee Chun gifted his sons with a commemorative silver trowel, to mark the completion of the building construction. An advertisement in the Chinese Australian Herald at the same time noted the new location of the shop opened in the building. This indicates the shop then specialised in teas, rices, oils, necessities, preserved seafood's, silks, satins, porcelain and lacquer ware, as well as fruit and vegetables, offering home deliveries. It also advertised they will send remittances to home, guarantee delivery and immediate confirmation.

In November 1910, the firm of Kwong War Chong advertised its new location in the Chinese Australian Herald

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with an illustration of the building. In 1911, the first occupants of the new building were listed in the Sands Directory: Moon Hong Jam & Co restaurant and Kwong Hop, butcher, at no. 82, and Kwong War Chong & Co, tea merchants, at no. 84, where Philip Lee Chun, importer, was also listed individually. The rate assessment of the same year describes the properties as constructed of brick with iron roof with three storeys. The house & shop at no. 82 had eight rooms, and no. 84 had only seven.

Stores such as Kwong War Chong acted not only as traders (both importing and exporting) and merchants, they also acted as agents for Chinese residents in Sydney and country districts. Kwong War Chong transmitted remittance monies to relatives in China, provided a postal service between China and Australia, assisted with immigration paperwork and taxes, scribe and translation services, purchasing tickets to travel by boat, provided accommodation, and even repatriating the remains of Chinese diaspora persons who died in Australia, for the community from the Zhongshan county. The Kwong War Chong store's link to a particular locality or county in China was essential to its operation. It was not sufficient that the owner of these stores were 'Chinese' and sold largely to other 'Chinese'. Philip Lee Chun was from Long Du, a small district within the County of Zhongshan in the Pearl River Delta region of China. This meant he could speak the Long Du dialect, as well as having sufficient contacts to guarantee the transfer of remittances back to the villages and families of his customers.

Kwong War Chong was important to the Chinese Australian community for maintaining social and cultural links between their native places of origin and their adoptive homeland, during a period of some cultural isolation as a result of the migration restrictions of the White Australia Policy and political changes in China. Kwong War Chong & Co established and maintained links between places of origin and its diaspora communities in the Haymarket district, the greater Sydney market gardens, and rural NSW communities, particularly the New England region. This was particularly important for Chinese migrants before World War II who commonly migrated, initially for the gold rushes, to ensure the survival and prosperity of their family in the home village from China, with the intention of returning to the home village or Hong Kong, where their wives and families remained. Australian migration restrictions of the late nineteenth and early twentieth centuries prevented the bringing of wives from China except for merchant families. During the twentieth century, the movement of Chinese Australians between the two countries was interrupted by the Japanese invasion of China in 1937, the occupation of Hong Kong in 1941 (the embarkation port to Australia) and then suppressed by the Chinese Communist party which came to power in late 1949. During this twentieth century period of migration restrictions of the White Australia policy and changes in China, the cultural and community functions of the Kwong War Chong were critical to the evolution of a distinct trans-cultural Chinese Australian identity and culture.

Until recently, the majority of Chinese migrants to NSW came from Zhongshan (Chung Shan). The villages of that county were/are their ancestral 'native place'. According to the late Professor Henry Chan of Sydney University, this home place was, by comparison with Cantonese migrant origin places, particular known for producing people with entrepreneurial talent. The high number of general stores and grocery stores owned and operated by Zhongshan migrants across Australia testifies this, particularly those in NSW and Queensland. One such general store in Tingha was the Wing Hing Long. Since it ceased operation in 1998, it has become a living shop museum.

The Chinese in Australia were generally divided into two classes: owner-operators who belonged to the literate so-called "upperclass", and less literate Chinese diaspora who wished to transfer remittances and needed help with writing letters that often accompanied money transfers. Kwong War Chong represents the coming together of both. It functioned as one of the key remittance agencies in Sydney. Kwong War Chong also operated as a social club or meeting room for Long Du-speaking migrants from Zhongshan. This indicated that the place was socially significant in its time. It also continued to be a gathering place of then-contemporary Chinese immigrants. One recollection of the Kwong War Chong store is that it hosted Sunday lunches for market gardeners from the Long Du district. The gardeners would stay overnight in upstairs dormitories after selling vegetables at the markets on the Saturday. The Sunday lunches were an important opportunity for the market gardeners to socialise before returning to their often-isolated gardens.

Remittances to the family in the village were a significant part of the lives of Chinese people in Australia before

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1949. This was the system used by most 'huaqiao' with small amounts to remit. It was a system that relied on family-like connections among people from the same village or locality; something banks could not offer. Nineteenth century remittances may have been in gold, but by the 1930s, bank drafts were more common. In this case, a store collected the individual remittances from its customers and a standard letter was written to the family, usually by the store's clerk, to accompany the payment. The Kwong War Chong charged a small commission on each remittance and consolidated them into a single draft drawn on the English, Scottish and Australian Bank in pounds sterling. The draft was then sent to the Hong Kong branch of the Kwong War Chong, where it was converted to Hong Kong dollars and then into Chinese dollars for the money to be sent to the Zhongshan County capital Shekki. The store's branch in Shekki then distributed the money to the families, either by collection or delivery to the villages by the firm's clerks. A receipt would be signed and returned to the shop in Dixon Street, where it was set up on a rack in the front window for people to collect.

A personal account of 2019 from a community member recalls how important this remittance function was in their lives, for more than finances. The sent remittance and response were always accompanied by a letter. This account mentions how the community member still has the return letters from his mother in small red envelopes. At this time, Norman Lee handled the remittance. In the 1960s and 1970s, the adjacent Hingara Restaurant and Kwong War Chong was also a popular community gathering place.

A remittance customer once complained his family had not received their money and accused Philip Lee Chun of stealing it. Philip Lee Chun was sitting outside his shop in Dixon St one evening, "taking the air" when, according to his son Norman Lee, he was suddenly struck on the head by a piece of "two by four". The man later apologised when his family sent word that they had received the money.

Philip Lee Chun and the Kwong War Chong was able to bridge the racial and language barrier for the Chinese diaspora community from this county to provide these services. For travel, the average Chinese person had little choice as shipping agents preferred not to deal with Chinese people directly. The store clerks had sufficient skills in English and knowledge of European ways, and their merchant's class position to override, to some extent at least, racial bias. As a result of his role in assisting both his fellow Chinese and the Immigration Restriction Act administrators, Philip Lee Chun became very well known to the Customs officials, described in their documents as a 'well known Chinese'.

In addition to these services for the local community, the Kwong War Chong company was invested in maintaining the trade relationship between Australia and China, and in Chinese politics. Kwong War Chong was one of eight Chinese trading concerns that contributed funds for the establishment of a shipping line between Australia and China in 1917. (Philip) Lee Chun received a medal and diploma from China in recognition of his efforts in fundraising £640 for the Chinese republican rebellion led by Sun Yat-sen of 1913.

Philip Lee Chun owned the site until December 1925. All but the eldest of their eight children were born in Australia. This indicates the standing of the family in Australia at the time because Philip Lee Chun's wife from China was permitted Australian residency. Two of Lee Chun's Australian-born sons became lawyers: William and Arthur. William Jangsing Lee (1912-2010) became the first Chinese-Australian barrister in New South Wales and the second in Australia. He was an influential practitioner of immigration law in New South Wales, including the treatment of Chinese refugees, and the practice of detention rather than imprisonment of illegal immigrants following the 1953 case of Chu Shao Hung versus the Queen.

In 1925 Philip Lee Chun sold the property to Lee Loy, a market gardener from Botany, who leased it back to Chun immediately. This lease remained operative on the certificate of title until 1971. In July 1929, Loy sold to Harry Lee Hing Yee, merchant, and Arthur Lee Hing Won, law student, both sons of Philip Lee Chun. Philip Lee Chun's sons carried on the Kwong War Chong store after their father relocated to Hong Kong in about 1932. In 1965, Arthur Lee Hing Won was registered as the sole proprietor following the death of Harry Lee Hing Yee. Eva Lee (widow of Harry) and So Lin Wang Pang leased no. 82 from December 1970.

Before Dixon Street had the archways designating its identity as Chinatown, it had the community of Chinese stores, including the Kwong War Chong store. This early Chinatown has disappeared except for 82-84 Dixon

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Street. This building, with its historic façade, is the last remaining link to the earlier Dixon Street which was once the centre of the Chinese-Australian business community and its cultural heart.

In the 1970s, a personal account recalls how families of Chinese descent would visit Dixon Street for yum cha and Chinese New Year. Chinese New Year in the early 1970s was only celebrated by the small remnant Chinese Australian population who would crowd into Dixon Street to enjoy the festivities of lion dances accompanied by drumming. There were no restrictions on fireworks at that time, so restaurateurs would hang whole strings of giant bangers from the building lintels. People on the second and third floor of the restaurants would lean out of the windows to watch the activity on the street.

In 1975, prominent Australian fashion designers, Linda Jackson and Jenny Kee, held their first Flamingo Follies fashion parade in the Hingara restaurant at 82-84 Dixon Street. Honoured as Officers in the Order of Australia for their contributions to Australia's fashion industry, Jenny Kee and Linda Jackson transformed the nation's fashion with their pioneering style inspired by Australia's cultural and natural landscape, melded with their global influences. (Museum of Applied Arts and Sciences, <https://maas.museum/event/step-into-paradise/>, downloaded 6 November 2019)

The close of Kwong War Chong in 1987 coincided with the consequences of the post-1970s opening up of China and the Chinese government's economic reform policies. Remittance agencies thereafter were replaced by official bank transactions managed by the Bank of China. Kwong War Chong represents a migrant undertaking that met these unique needs of an ethnic population in Australia for a large part of the twentieth century.

82 Dixon Street building history:

In 1912, a fatal fire occurred at the Moon Hong Jam restaurant at 82 Dixon Street. The newspaper account of the fire provides a description of how the building was occupied:

"Fatal City Fire / Chinese Restaurant Destroyed / Employee Burnt to Death.

The three-storey restaurant of Moong, Hang, Jan and Co., 82 Dixon-street, was early this morning destroyed by fire, and Ung Gow, the cook, was burnt to death. The restaurant was part of a fine structure erected and occupied within the last six months, and known as the Canton Buildings. Next door to Moong, Hang, Jan and Co.'s is the shop of Kwong, War, Chong and Co., and opposite stands the bulk stores of Anthony Hordern and Sons... All over the locality may be seen the signs of Chinese merchants, who do most of the wholesale trade for their country. The restaurant was closed at midnight and the two partners, Choy Shick and York Sing, who comprise the company that conducts the place, went over the three floors to see that everything was all right. The cook, Ung Gow, went to his bedroom on the first floor, while the partners left for their homes at Glebe ... The fire ... gained a big hold, and the destruction of the interior was a certainty. the flames had eaten up everything on the ground floor[,] burnt out the first floor, and were attacking the third section of the building. The shop next door was in danger... which was only separated by a red-hot brick wall. The work the men did to prevent the destruction of Kwong War and Co.'s was praiseworthy, for the damage is only estimated at a few pounds... The building was owned by Philip Lee Chun, and was insured in the Union Insurance Co. for £1250."

Plans by architect LS Robertson to reinstate no. 82 following the fire (BA 1912/0048) show the ground floor partitioned into two shops, one on either side of the central front door, and partitioning on the first floor to create several rooms, all with direct access to the stair.

Kwong Sing, dealer, occupied no. 82 in 1913, and the Council rate assessment books show that between 1913 and the early 1930s, various occupants operated from the site (consistently described as a three-room store), including:

- Lee Frou (1918)
- Yee Hop (1921, 1924, 1927)
- Kwong Hop (1930)
- Lee Chick (1931)
- Lee Jack (1932)

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- Yee Hop (1933)

The Xiangyi Long Du Tong Sen Tong ('same place society' for people from Zhongshan) met upstairs at no. 82. Typical of the mutual benevolent societies based on geographical kinship found throughout the Chinese diaspora, it was formed in 1906 and functioned until the 1930s. Similar societies for people from Zhongshan were established in other Pacific ports, including San Francisco and Honolulu, where they still exist to the present day. A photograph of a gathering of this society hung in the Kwong War Chong shop premises for many years.

Changes to no. 82 occurred in three general phases—the mid-1940s, the mid-1950s and the early 1970s. In 1947, the ground floor of the shop was partitioned (to plans submitted by Peddle Thorp & Walker) to create an office, kitchen and butcher's shop.

In 1955, Henry Henry Lum Mow proposed to use ground floor as a café involving internal alterations and installation of kitchen equipment, cool room and mechanical ventilation. City building inspectors recorded in 1956 that the work, which included new stairs, was not completed to the approved plans. Amended plans were subsequently submitted and approved, but not executed as late as October 1960 when new occupiers carried out new unauthorised work, superseding the outstanding work.

Eva Lee and So Lin Wang Pang opened the Hingara Chinese Restaurant in 1971, and the current configuration of no. 82 is a result of the alterations made at this time. When the restaurant closed 46 years later in 2017, it was described as a 'stalwart' of Chinatown's restaurant scene.

In 1988, the City received a development application to use the front ground floor of the premises as an aquarium and florists. The old Kwong War Chong store's bench top was reported in the 1990s to remain in place, despite the changed retail nature of the shop.

Chinatown expansion:

The year 1971 marked the beginning of Council discussions with a Dixon Street Chinese Committee on the identity of a larger Chinatown district extending beyond Dixon Street into the area of the soon-to-be-vacated Sydney market houses. By the mid-1970s some Chinese-style street lighting was installed in Dixon Street, and in 1979 the street was pedestrianised. The Lord Mayor officially opened the new Chinatown, complete with damen arches, in 1980.

Themes:	National theme	State theme	Local theme
	2. Peopling	Ethnic influences	Chinatown
	2. Peopling	Migration	
	3. Economy	Commerce	
	3. Economy	Industry	
	3. Economy	Technology	
	4. Settlement	Utilities	
	4. Settlement	Accommodation	
	8. Culture	Social institutions	
	9. Phases of Life	Birth and Death	
	9. Phases of Life	Persons	

Designer: Evan Evans

Builder:

Year started: 1909

Year completed: 1910

Circa: No

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Physical description: 82-84 Dixon Street is a three-storey brick building in the Edwardian style. It is in generally fair/good condition. The upper floors of the façade incorporate rendered detailing including window sills, cornice and parapet. The front windows on the first floor of 82 Dixon Street have been replaced, as has the surrounding brick replaced with new brick of mismatched colour. On the ground floor, the timber shop front of 84 Dixon Street is original, with detailing in the corner of the window frames that is possibly Chinese-inspired. The stone-clad and rendered shop front of 82 Dixon Street, which incorporates tri-fold doors, likely dates from the 1970s.

The interior of 82 Dixon Street is a 1970s restaurant fit-out. The ground floor has an open seating area, bar, and full kitchen at the rear which includes a connection to 84 Dixon street. The first floor has an open seating area with larger tables and a stage. The second floor appears to have been used as storage, with a large section enclosed by partitions.

The interior of 84 Dixon Street appears to have largely retained its original layout, with some changes occurring over the course of its history. On the ground floor, the front consists of a shop fit-out which appears to be predominantly of the mid-late twentieth century with some elements possibly dating from an earlier period. A low mezzanine level has been installed above this area, presumably for storage purposes. At the rear there is a large room containing the shaft for a goods lift and two cold storage units. This opens to a small courtyard. The first floor contains a hand-operated goods lift, kitchen, a bedroom, and a substantial collection of furniture, appliances, and ephemera. At the rear there is a balcony above the ground floor courtyard. The second storey incorporates a bathroom, bedrooms, and a number of early partitions, as well as a bench and laundry area. A timber staircase leads to a door opening on to the roof.

The roof is saw-toothed, divided into front and back by rendered brick wall. The cladding, corrugated steel, appears to be in generally good condition and is likely not original fabric.

Contents as of September 2019:

The following contents contained within 84 Dixon Street contribute to the significance of 82-84 Dixon Street, the former Kwong War Chong & Co Building. This catalogue does not delineate between items of greater or lesser significance, nor seek to establish the possible historical significance of items in their own right. The contents of 84 Dixon Street constitute part of the significance of 82-84 Dixon Street as a whole, and individual items must be considered in the context of the history of the building as accommodation, store, shop, and meeting place used by Chinese Australians throughout the 20th Century. As such, items that may have little or no significance in and of themselves still have significance in their context, providing evidence of the modes of inhabitation and use of the building. These contents are described and illustrated further in the contents catalogue, also named "84 Dixon Street inventory", prepared by Hector Abrahams Architects in September 2019.

Area 1: Ground floor front room

1.1_Shelves and drawers: Built-in timber shelving and drawers, painted. Drawers have metal hardware with Chinese styling, traditional wood joinery.

1.1A_Stool: Solid cylindrical timber section, painted black, presumably for use as a stool or similar.

1.2_Workbench with drawers: Timber joinery with metal hardware, leather covering.

1.3_Shelf unit with glass screen: Timber with glass screen, painted, Chinese motifs on screen.

1.4_Built-in shelving unit: Built-in shelves, timber, painted, with central door.

1.5_Store counter: White-painted timber and glass.

1.6_Built-in shelving and cupboards: White-painted timber, metal, and glass.

1.7_Stool: Seat covered in fabric with Chinese motifs.

1.8_Wooden screens: Two wooden screens, 1 metre tall.

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Area 2: Ground floor safe/store room

2.1_Safe: "George Tilterton Maker Birmingham" – "Wrought Iron Inviolable Lock Fire Resisting" – Brass hardware, iron, sitting on timber platform. Border decoration.

2.2_Shelves: 2 shelves, held up by simple curved brackets.

2.3_Light fittings: 2 intertwined hanging light fitting with cloth-covered twisted cord.

2.4_Shelf unit: Paper tray style shelves, made of recycled packing crate timber, painted exterior, sitting atop square piece of timber.

2.5_Desk: Timber writing desk with drawers. Four drawers missing, three in fair/good condition, one in poor/fair condition. Only one drawer with hardware completely intact. Metal drawer hardware has Chinese styling.

Wooden top, possibly with leather removed, bearing childlike inscriptions and drawings. Modern glass stand resting on top.

Area 3: Ground floor back room

3.1_Workbench: Painted timber workbench with drawers, one taken from item 1.1. Third drawer removed and sitting on lower part.

3.2_Built-in timber shelving: Timber shelving, painted red, with modern chipboard shelf tops.

3.3_Small platform: Low timber platform.

3.4_Large platform: Low timber platform with commercial fridge and furniture on top.

3.5_Built-in timber shelving: Timber shelving, edges painted red. Partially constructed from recycled packing crate timber.

3.6_Goods lift shaft: Shaft constructed of timber. Rope, pulleys and weights to operate lift by hand. Paper hand-written sign in Chinese calligraphy cello-taped to timber advises that the store has a surveillance system.

Ground floor interior doors and partitions

Room 2, blocked doorway: Timber two-panel door with textured glass window.

Area 4: First Floor Central Room

4.1_Piano: "Stein" upright piano in working order.

4.2_Cabinet and drawers: Mid-century cabinet with drawers, timber veneer. Containing padded envelopes, a children's music book, and adorned with a post-it note.

4.3_Table: White-painted timber table with formica and metal top. Top matches that of 4.4.

4.4_Table: Metal table with formica top matching that of 4.3.

4.5_Bench: Enclosed bench or shelf, timber.

4.6_Desk: Timber desk, mismatched drawers with differing handles.

4.7_Packing crate piece: Remnant piece of timber packing crate.

4.8_Wardrobe: Particleboard and timber veneer. Section closest to rear wall has been repaired using packing crate.

Area 5: Cupboard at top of stairs, first floor

5.1_Fold-up bed: Fold-up bed with shelves, timber veneer. Crane image printed on outside.

5.2_Packing crate: Timber packing crate.

Area 6: First floor bedroom 1 and office

6.1_Wardrobe: Mid-century wardrobe with bamboo or imitation handles, timber veneer.

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- 6.2_Dressing table with drawers: Timber dressing table with drawers and mirrors, matching set with 6.1.
- 6.3_Bed: Timber frame single bed with headboard shelves, storage space underneath.
- 6.4_Cupboard: Small cupboard, timber, painted pink (outside) and white (inside). Constructed of rough-cut timber, possibly packing crate.
- 6.5_Desk: Timber desk, mid-century handles on drawers.
- 6.6_Chair: Timber office chair with wheeled metal legs, vinyl covering seat and back.

Area 7: First floor bedroom 2

- 7.1_Side table: Small timber side table.
- 7.2_Chair: Wicker and cane chair.
- 7.3_Cupboard: Timber cupboard with metal pullhandle and drawers inside.
- 7.4_Drawers and wardrobe: Combined drawers, dressing table and wardrobe in timber with metal hardware and mirror atop drawers.
- 7.5_Bed: Timber frame single bed with shelves in headboard and storage cupboard beneath.
- 7.6_Drawers: Chest of drawers, timber. All drawers intact except one. Metal drawer handles are similar to those of 7.4.
- 7.7_Cupboard: Small cupboard, painted timber with thin particle board material for door.

Area 8: Dining area

- 8.1_Cabinet: Mid-century timber cabinet with textured glass sliding doors.
- 8.2_Shelves: Timber shelves with tabletop on top, shelves covered by tea towel.
- 8.3_Table: Simple timber dining table, covered by tablecloth.
- 8.4_Shrine: Wall-mounted timber shrine, supported by simple bracket, painted red. Shrine decorations (red and gold metal, plastic and glass) on top.
- 8.5_Shrine: Wall-mounted timber shrine, painted red. Incense and resin statue on top.
- 8.6_Shelves: Timber shelves with crockery, covered by table cloths.
- 8.7_Shelves: Timber shelves with tissue-box cover, ashtray, Chinese signs, food tin.
- 8.8_Table: Timber dining table, round, with round based. Covered by adhesive table cloth.
- 8.9_Chair: Simple timber chair with back, diagonal support for legs at sides.
- 8.10_Chair: Simple timber chair with curved brackets attaching back to seat.
- 8.11_Goods lift: Hand-operated goods lift, including shaft, ropes, pulleys, bifold doors.
- 8.11A_Food can: Rusted oblong can used to contain "liquid whole eggs", possibly sealed.
- 8.12_Washing machine: "Metters" washing machine.
- 8.13_Brooms and pans: Metal dustpans (rusting) and straw brooms.

Area 9: Kitchen

- 9.1_Shelves: Wall-mounted timber shelving.
- 9.2_Table: Timber table with painted legs.
- 9.3_Mirror: Timber frame mirror.
- 9.4_Shelves: Metal shelf frame, particleboard shelves. Stand on lower shelf.
- 9.5_Table/workbench: Tall table or workbench in timber.
- 9.6_Kitchen bench: Timber kitchen bench unit with cupboards underneath. One cupboard door has fallen off.
- 9.6A_Metal stove accessory.
- 9.6B_Metal stovetop.
- 9.7_Oven and stove: "New World" oven and stove.
- 9.8_Wok: Metal wok hanging from hook.
- 9.9_Shelves: Timber with metal benchtop. Upper shelf tiled.

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- 9.10_Cupboard: Timber cupboard, wall-mounted, painted (white outside and green inside door).
- 9.11_Stool: Timber stool with seat. Heavily affected by mould.
- 9.12_Table: Metal table

Area 10: First-floor balcony

- 10.1_Shelves: Timber shelves, wall mounted.
- 10.2_Sink: Cement laundry sink.
- 10.3_Bowls: Metal bowls used for laundry.
- 10.4_Mirror: Timber frame mirror.
- 10.5_Stool/table: Low table or stool, made with recycled packing crate timber.
- 10.6_Bench: High bench made from recycled packing crate timber.
- 10.7_Chair: Timber chair, simple design with seat constructed of uneven timbers.
- 10.8_Shelves: Timber shelves of makeshift construction containing a number of bottles and jars.
- 10.8A_Bottle: Green glass bottle with corked top.
- 10.9_Seat: Timber seat.
- 10.10_Toilet: Porcelain toilet.
- 10.11_Footstool: Timber footstool.

First floor interior doors and partitions

- Doors between rooms 4 and 6: Timber two-panel double doors.
- Door between rooms 6 and 7: Timber three-panel door with textured glass window, painted white.
- Door between rooms 7 and 4: Simple timber door painted white with Art Deco styling.
- Partition dividing room 6: Timber frame and particleboard partition with louvered glazing.
- Other First Floor partitions: Timber frame and particle board or similar partitions.

Area 11: Second floor partitioned room

- 11.1_Coat hooks: Set of 4 coat hooks with unusual decorative styling.
- 11.2_Mirror: Timber frame mirror.
- 11.3_Oven and stove: "Parkinson Centennial" gas oven and stove. Made by the Parkinson Stove Co (Australia) Ltd.
- 11.3A_Book: "The Old Old Story" by Principal W. M. Clow. Handwritten inscription at title page dated 1937. In poor/fair condition.

Area 12: Second floor hallway

- 12.1_Bench: Timber bench with inset sink. Painted red.
- 12.2_Sinks: 2 adjoining concrete laundry sinks.
- 12.3_Washing machine: Metal washing machine, standing on metal legs.
- 12.4_Shelves: 2 wall-mounted timber shelves.
- 12.4A_Shoe polish: 2 cans of shoe polish.
- 12.4B_Matchboxes: 3 matchboxes.
- 12.4C_Soap: 2 bars of "Lifebuoy" soap.
- 12.4D_Box: Small hinged box, plastic or similar.
- 12.5_Ladder: Timber ladder.

Area 13: Second floor bedroom 1

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13.1_Lightshade: Wicker pendant lightshade.

Area 14: Second floor bedroom 2

14.1_Lightshade: Glass pendant lightshade.

14.2_Artwork: Layered paper depicting landscape, in frame, approx. 5x10cm.

Area 15: Second floor bedroom 3

15.1_Calendar: Calendar dated 1982, with photograph depicting a woman.

15.2_Calendar: Calendar dated 1979, printed on a wooden mat. Calendar dated 1979, printed on a wooden mat.

15.3_Calendar: Calendar dated 1977, photograph depicting a woman herding sheep on horseback.

Area 16: Second floor bathroom

16.1_Coat hooks: 4 coat hooks mounted on piece of timber.

16.2_Door fittings: 1 hook, ornate, partially covered in newspaper, and 2 for hooks or fixings for a rail, 1 partially covered in newspaper.

16.3_Bath: Claw foot bathtub.

16.4_Washing tub: Large metal washing tub.

Area 17: Second floor under-stair cupboard

17.1_Drying tray: Bamboo drying tray.

17.2_Various unidentified items: Various items wrapped in newspaper or otherwise unidentifiable.

Area 18: Second floor toilet

18.1_Toilet: Porcelain toilet, plastic lid and seat.

18.2_Box: Timber box, likely used for waste paper.

Second floor interior doors and partitions

Door to partitioned area from hall: Four-panel timber, painted, hardware matching other doors on this floor.

Rear door to partitioned area from hall: Yellow painted timber door.

Door between areas 11 and 12: Four-panel timber door, painted yellow.

Door to area 13: Four-panel timber door, painted green.

Door to area 14: Four-panel timber door, painted blue.

Door to area 15: Four-panel timber door, painted green.

Door to area 16: Four-panel timber door.

Door from area 17 to 82 Dixon Street: Simple timber door in frame, blocked by cupboard partition wall.

Door to outside area: Four-panel timber door.

Door to area 18: Timber door with palisade-style top.

Partitions dividing room 11: Corrugated cement boards affixed to timber frame.

Physical condition level: Good

Physical condition: Though in a generally good/fair condition, building is in a somewhat dilapidated state. The following issues require attention:

- Concrete render spalling from exterior window sills.
- Lower window sills at 82 Dixon Street have been removed.
- First floor cornice detail appears to be cracked and bowed outward at no. 82.
- Rear balcony at 84 Dixon Street requires stabilisation to make it safe.

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Archaeological potential level: Moderate

Archaeological potential Detail: 82-84 Dixon Street has some archaeological research potential as it was constructed on the site of a series of 1870s cottages, which were demolished between 1900 and 1907, before the construction of the current building.

Modification dates: 1912 - 82 Dixon Street, presumably restored after fire
1956 - 82 Dixon Street modified for restaurant
1981 - Air conditioning installed at 82 Dixon Street

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Recommended management: Changes to 84 Dixon Street:

- Minimal tolerance for change, where there is a great deal of significant original fabric and ephemera.
- Greatest possibility for change exists at the front interior of the ground floor, which appears to have been altered with a new fit out. Further inspection is required to confirm this.
- In the remainder of 84 Dixon Street, significant fabric including the façade, shop front, partitions, staircases, doors, hand-operated goods lift, and the historic ephemera contained within the building (which includes packing-crate furniture, washing machines, bathtubs, calendars, crockery, merchandise, and personal effects) should be conserved.
- The current interior plan of the building and layout of its rooms should be conserved.
- Respect the significance of the place for its continuous use as a place of Chinese Australian commerce and retail, as well as accommodation.

Changes to 82 Dixon Street:

- Substantial tolerance for change, where there is minimal surviving fabric of any significance.
- The upper levels of the façade should be conserved, and repair or restoration may be considered.
- Restoration of the shop front to match that of 84 Dixon Street should be considered.
- The interior of the building appears to contain no surviving significant fabric, with the possible exception of surviving timber floors, and stairs to the second floor and roof.
- Otherwise, the interior has a high tolerance for change.

Building uses:

The building and contents are of such significance borne of intactness that the most appropriate use to ensure this significance is conserved would be as a museum demonstrating domestic and commercial life of Chinese diaspora people living in Sydney in the early-mid twentieth century. In this case, the museum could also incorporate interpretive exhibits on the function of the Kwong War Chong company and other companies like it in providing a social connection to communities in China, conducting commercial relationships with other stores across New South Wales, and promoting the interests of Chinese Australian people. Similar museums have been established successfully all over the world, including New York's Tenement Museum, which explores the immigrant history of the United States through guided tours of two conserved tenement buildings, and Glasgow's Tenement House, which explores life in early twentieth-century Glasgow.

84 Dixon Street would possibly be an ideal location for other exhibits or cultural activity regarding any topic related to Chinese immigration to Australia (and New South Wales in particular), Australians of Chinese descent, or connections between Australia and China. The Chinese Museum, in Melbourne, offers a precedent for this, with the difference that it is not housed in a space of particular significance in itself to Chinese Australian history. There is substantial empty space, particularly on the second floor, which would allow for exhibition, cultural or community space. Much of the ephemera could also be rearranged within 84 Dixon Street to potentially permit more space for these uses, provided that great care is taken to present it in a way that is consistent with its status as a lived-in space. Interior partitions, fixtures, fittings, and any ephemera that is fixed down should not be rearranged or moved.

Consultation with the Chinese Australian community would be required in order to establish any such museum and cultural space.

If the current fit-out of the ground floor shop is found on further investigation not to be significant fabric, it is possible this part of 84 Dixon Street could be used for retail or restaurant purposes, provided that this did not negatively impact on the significance of the place or significant fabric.

If the ephemera, fixtures and fittings are destroyed or removed, the aesthetic and representative significance of the building as an Edwardian-era shop and store incorporating a hand-operated goods lift should still be conserved. Conservation of the façade, including the shop front, and the goods lift would be the primary

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considerations. Possible future uses similar to those outlined for 82 Dixon Street, below, would be acceptable.

82 Dixon Street contains little significant fabric and its significance is embodied in its use by the Chinese Australian community for a number of purposes over the course of its history. Any of the following uses would be appropriate for the building: retail, dining, accommodation, community centre or facility, exhibition space, or to house administration and other facilities for a potential museum at 84 Dixon Street. Other uses may also be appropriate.

Any proposed use should be considered in view of the significance of the place to the history of the Chinese community in New South Wales, and to the establishment of the Chinese precinct in Dixon Street.

Conservation works:

The building requires some conservation works, to be assessed further to determine the precise nature of the required works, including but not limited to:

- Concrete render spalling from exterior window sills.
- Lower window sills at 82 Dixon Street have been removed.
- First floor cornice detail appears to be cracked and bowed outward at no. 82.
- Rear balcony at 84 Dixon Street requires stabilisation to make it safe.

Management: **Management category**

Statutory Instrument
Statutory Instrument

Management name

List on a Local Environmental Plan (LEP)
Nominate for State Heritage Register (SHR)

Further comments: Heritage inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a): 82-84 Dixon Street is historically significant as a largely intact example of an early twentieth century Chinese Australian shop, associated store and accommodation – the Kwong War Chong building. In particular, it is highly significant as one of the earliest Chinese-owned buildings in Dixon Street, which developed into a Chinese precinct and is now the centre of Sydney’s Chinatown. As one of the oldest surviving buildings in Chinatown with direct associations to the Chinese Australian community, the building represents a rare link to early Chinatown, predating the archways, when Dixon Street formed the business and cultural centre for the Chinese Australian community.

[Historical significance]

The building provides evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. As a remittance agency and other vital service provider for the Chinese diaspora community of Sydney and New South Wales, Kwong War Chong represents a migrant undertaking that met the unique needs of an ethnic population in Australia for a large part of the twentieth century.

This significance is embodied in the intact exterior of the whole building and in the interior architecture of 84 Dixon Street – including original façade, shop front, partitions, doors, stairs, and hand-operated goods lift. The significance is equally embodied in the historic ephemera contained within 84 Dixon Street which includes packing-crate furniture, washing machines, bathtubs, calendars, crockery, merchandise, and personal effects.

Meets the criterion at a local and state level.

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Criteria b): The building is highly significant for its strong association with the Chinese diaspora communities of Sydney and New South Wales in the twentieth century. The Kwong War Chong company, which commissioned and was headquartered in the building, formed part of an extensive network of business, industrial and social relations among Chinese Australians in this period. This included providing accommodation for market gardeners and raising funds for the establishment of an Australia-China shipping line. The firm was closely linked to south-east China, with stores in Hong Kong and the Zhongshan county, and provided a connection to this area that encompassed a wide variety of social and commercial services - from the sending of remittances to the repatriation of bodies after death. 82 Dixon Street also served as the meeting place for the Xiangyi Long Du Tong Sen Tong, a mutual benevolent society for people from Zhongshan county, and for the broader Chinese dining community at the Hingara restaurant for 46 years from 1971. The use of the building by Chinese Australian-owned and operated retail businesses was continuous from its construction until 2017.

[Historical association significance]

The building also has significant associations with one of Sydney's most successful Chinese merchants and prominent member of the Chinese Australian community, Philip Lee Chun, who was a partner of Kwong War Chong and converted it to a family business.

Meets the criterion at a local and state level.

Criteria c): 82-84 Dixon Street has some local aesthetic significance as it possesses a generally intact Edwardian façade and shopfront, which are representative of the historic Edwardian character of the Haymarket area. It contributes positively to the streetscape.

[Aesthetic/ Technical significance]

Meets the criterion at a local level.

Criteria d): 82-84 Dixon Street is significant for its social association with the Chinese diaspora community of Sydney and New South Wales. One of the earliest buildings in Dixon Street - now Chinatown - to be commissioned, owned and operated by people of Chinese descent, it provided accommodation, goods, a remittance agency and numerous vital social and commercial services to Chinese Australian people in Sydney and throughout New South Wales during the twentieth century and until 2017.

[Social/Cultural significance]

The community response to the proposed listing in 2019 and personal accounts and recollections reinforce the importance the building and the legacy of the Kwong War Chong & Company and Lee family continue to have to the Chinese Australian community. The building holds value to the Chinese Australian community as a rare surviving link to early Chinatown, predating the archways, when Dixon Street formed the business and cultural centre for the Chinese Australian community, through a period of some cultural isolation for an ethnic community in Australia during or following the migration restrictions of the White Australia policy. During this twentieth century period of migration restrictions and political changes in China, the cultural and community functions of the Kwong War Chong were critical to the evolution of a distinct trans-cultural Chinese Australian identity and culture.

Meets the criterion at a local level.

Criteria e): 82-84 Dixon Street has some significance for its archaeological research potential as it was constructed on the site of a series of 1870s cottages, which were demolished between 1900 and 1907, before the construction of the current building.

[Research significance]

The building, including the interiors and contents of 84 Dixon, have potential to improve understanding of the lives of Chinese diaspora community in Sydney during the twentieth century, in particular the illiterate community members who were unable to leave behind written records.

Meets the criterion at a local level.

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Criteria f): The building, including the interiors and contents of 84 Dixon Street, is highly significant for its rarity as an intact early twentieth-century shop, store and accommodation associated with the Chinese diaspora communities of Sydney and New South Wales. It includes a rare surviving original shopfront, goods lift and in-situ contents of associated ephemera in 84 Dixon Street. Together, these provide a rare record of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney.

[Rarity]

As one of the oldest surviving buildings in Chinatown with direct associations to the Chinese Australian community, 82-84 Dixon Street also provides a rare link to early Chinatown, predating the archways, when Dixon Street formed the business and cultural centre for the Chinese Australian community.

Meets the criterion at a local and state level.

Criteria g): 82-84 Dixon Street is significant for its representative value as a generally intact early twentieth century Chinese

[Representative] Australian shop and store in central Sydney.

Meets the criterion at a local level.

Intactness/Integrity: 84 Dixon Street is intact and retains its integrity. 82 Dixon Street has been altered.

References:	Author	Title	Year
	Michael Williams	Historical notes on 82-84 Dixon Street	2005
		Old System Deeds Conveyance Bk 890 No 208	
	Shirley Fitzgerald	Red Tape, Gold scissors: The Story of Sydney's Chinese	1997
		Dixon Street Fires	1897
	Under the supervision of Mr George M	Views Taken during Cleansing Operations, Quarantine Area, S	1900
		Advertising	1909
		Advertising	1910
		The Luck of Lumb Liu: Story of the China-Australia Line	1920
		The White Wolves: Who and What They Are, Australian Supp	1914
		Certificate of Title Vol 2034 Fol 209	
		Fatal City Fire	1912
	Michael Williams	Returning Home With Glory: Chinese Villagers around the Pac	2018
		CoS Archive Series 135 Item 1947/0678 Building Inspectors C	
		CoS Archive Series 135 Item 1956/0394 Building Inspectors ca	
	Scott Bolles	Chinatwon stalwart Hingara restaurant serves last dumplings	2017
	Hector Abrahams Architects	82-84 Dixon Street, Haymarket, Heritage Assessment	2019
	Christopher Cheng, Denis Byrne	Communication from Western Sydney University Institute for C	2019
	Malcolm Oakes SC	William Lee: First barrister of Chinese descent admitted to Nev	2015

Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
		1		DP	66034

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

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Listing:	Name	Title	Number	ListingDate
	Kwong War Chong store	Heritage Act - Authorised Interim Heritage Order	LC - 2	22/03/2019
	Former Kwong War Chong & Com	National Trust of Australia register		25/09/2019
Data entry:	Data first entered: 22/07/2019	Data updated: 20/11/2019		Status: Completed

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Image:



Caption: Kwong War Chong facade

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Image date: 03/05/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34577c1b8a7754f47d498ad62cad6ad6244.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34577c1b8a7754f47d498ad62cad6ad6244.jpg

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Image:



Caption: 84 Dixon Street original shop front

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Caption: 84 Dixon Street second floor interior

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Image:

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Caption: 84 Dixon Street goods lift first floor

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Caption: 84 Dixon Street rear balcony and ephemera

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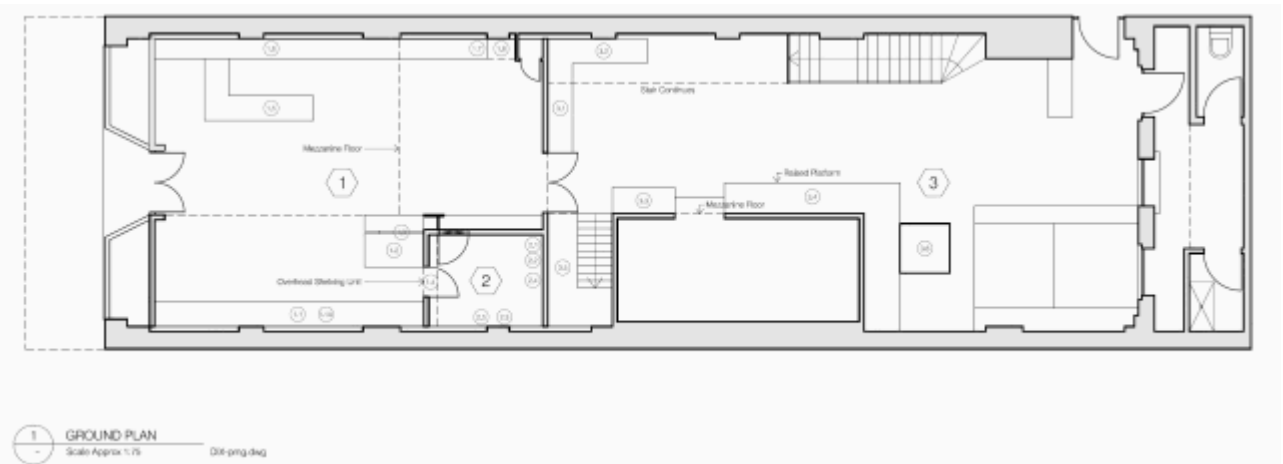
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Caption: 84 Dixon Street measured ground floor plan - for heritage inventory of contents

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Image by: Hector Abrahams Architects

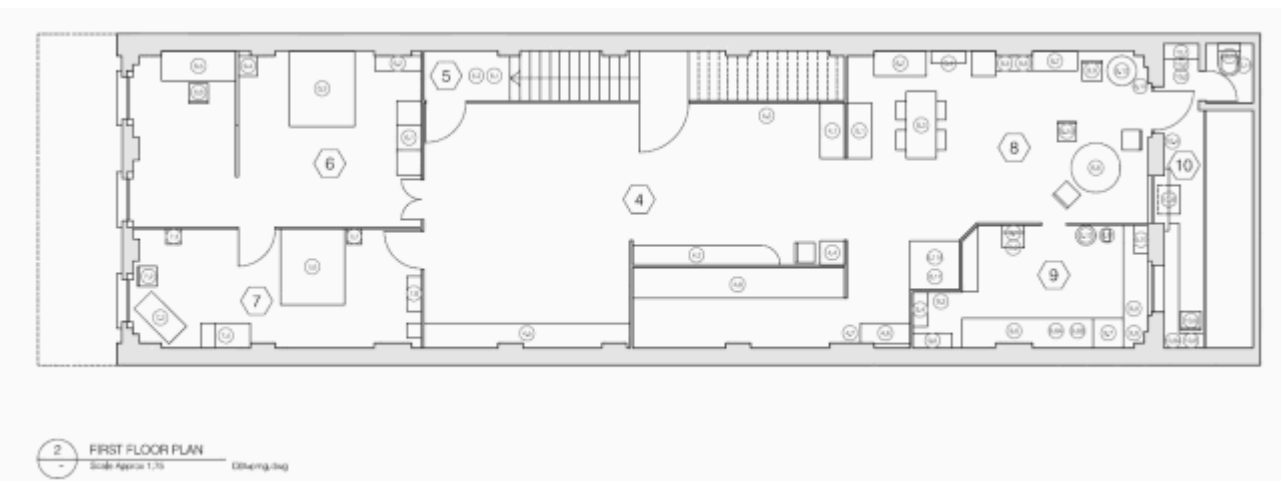
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Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345bacdfd60ad1f470c8f1073d7e8b56ce2.JPG>

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Caption: 84 Dixon Street measured first floor plan - for heritage inventory of contents

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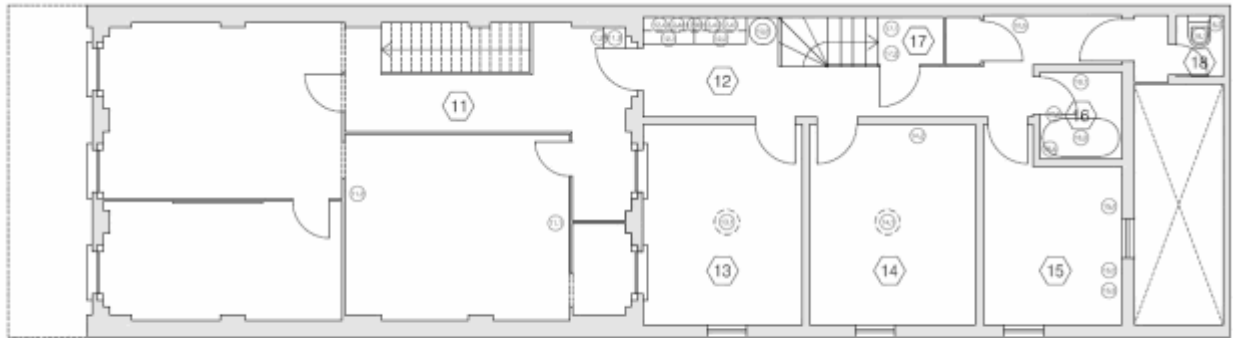
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Image:



3 SECOND FLOOR PLAN
Scale Approx 1:10
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Caption: 84 Dixon Street measured second floor plan - for heritage inventory of contents

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