

Attachment A3

<p>Planning Proposal: Appendix 2 – Heritage Inventory</p>
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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, Phillip 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. These connections extend beyond importing and distributing Chinese goods, including providing dormitories and meeting places for Chinese market gardeners and maintaining community links to the Zhongshan county of south-east China, through the twentieth century.

The building is historically significant as a highly intact early twentieth-century Chinese-Australian shop, associated store and accommodation – the Kwong War Chong & Company building. 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, and possibly other places, in the early 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, 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 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 interior and associated ephemera of 84 Dixon Street is highly significant for its rarity as a relatively intact early twentieth-century shop, store and accommodation associated with the Chinese diaspora communities of Sydney and New South Wales.

Additionally, 82-84 Dixon Street has representative significance as an intact early twentieth-century 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 and stores throughout the same period.

Phillip Lee Chun, a partner of Kwong War Chong, was one of Sydney's most successful Chinese merchants. He eventually bought out all his partners in the Kwong War Chong and converted it to a family-owned business.

On 13 September 1909, Phillip 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. Phillip 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.

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

Phillip Lee Chun was a partner in the firm of Kwong War Chong, which had been 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. It was linked closely to the Zhongshan county in south-east China, and to market gardeners and merchants in country New South Wales.

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 for the community from the Zhongshan county, transmitting remittance monies to relatives in China, assisting with paperwork and taxes, purchasing tickets to travel by boat, providing accommodation, and even repatriating the remains of Chinese diaspora persons who died in Australia.

One recollection of the Kwong War Chong store is that it hosted Sunday lunches for market gardeners from the Long Du district, where Phillip Lee Chun was from. 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.

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The store's link with a particular locality or county was essential to its operation. It was not sufficient that the owner was 'Chinese' and sold largely to other 'Chinese'. Phillip 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.

Remittances to the family in the village were a significant part of the lives of Chinese people in Australia before 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, which included a letter back to Sydney, 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 remittance customer once complained that his family had not received their money and accused Phillip Lee Chun of stealing it. Phillip 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.

Phillip 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 have 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, Phillip 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. Lee Chun himself 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.

Phillip Lee Chun owned the site until December 1925. At that time, he sold it 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 Phillip Lee Chun, who carried on the Kwong War Chong store after their father's death in 1934. 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.

82 Dixon Street 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

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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 Phillip 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)
- 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 cafe 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 forty-six years later in 2017, it was described as which a 'stalwart' of Chinatown's restaurant scene. Kwong War Chong at no. 84 had a similar status as a stalwart of Chinatown when it closed in 1987 after some 77 years at the site. 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 also marks 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

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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**

2. Peopling
2. Peopling
3. Economy
3. Economy
3. Economy
4. Settlement
4. Settlement
8. Culture
9. Phases of Life
9. Phases of Life

State theme

- Ethnic influences
- Migration
- Commerce
- Industry
- Technology
- Utilities
- Accommodation
- Social institutions
- Birth and Death
- Persons

Local theme

- Chinatown

Designer: Evan Evans

Builder:

Year started: 1909

Year completed: 1910

Circa: No

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.

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. 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.

Criteria b): The building is highly significant for its strong association with the Chinese diaspora communities of Sydney and New South Wales in the early 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. The use of the building by Chinese Australian-owned and operated retail businesses was continuous from its construction until 1917.

Meets the criterion at a local and state level.

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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, 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]

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]

Meets the criterion at a local level.

Criteria f): The interior and associated ephemera of 84 Dixon Street is highly significant for its rarity as an intact example of an early twentieth century shop, store and accommodation associated with the Chinese diaspora communities of Sydney and New South Wales.
[Rarity]

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 20th century shop, store and accommodation in central Sydney.
[Representative]

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

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:

Listing: Name

Title

Number

ListingDate

Data entry: Data first entered: 22/07/2019

Data updated: 07/08/2019

Status: Completed

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

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Image:



Caption: Kwong War Chong facade

Copy right:

Image by: Hector Abrahams Architects

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

Copy right:

Image by: Hector Abrahams Architects

Image date: 03/05/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450a580e363dee47f2905186e8f8b4c7fd.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3450a580e363dee47f2905186e8f8b4c7fd.jpg

Image:

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Caption: 84 Dixon Street second floor interior

Copy right:

Image by: Hector Abrahams Architects

Image date: 03/05/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f6a0b2549d28494a91b6198d2671ae6d.jpg>

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Image:

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

Location: 82-84 Dixon Street Haymarket 2000

Sydney



Caption: 84 Dixon Street goods lift first floor

Copy right:

Image by: Hector Abrahams Architects

Image date: 03/05/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457c36284dfca140b2b336bd71ce9bdaa7.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3457c36284dfca140b2b336bd71ce9bdaa7.jpg

Image:

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

Location: 82-84 Dixon Street Haymarket 2000

Sydney



Caption: 84 Dixon Street rear balcony and ephemera

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Image by: Hector Abrahams Architects

Image date: 03/05/2019

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345c66598083cc944c68f71b42dbb6c2111.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345c66598083cc944c68f71b42dbb6c2111.jpg