


# Heritage Inventory Sheet

<b>Recommended Name</b>	Former Jantzen Swimwear Factory		
<b>Site Image</b>			
<b>Address</b>	32 Parramatta Road, Lidcombe NSW, 2141		
<b>Lot/Section/DP</b>	119-127 & 196-198	-	8683
<b>Heritage Study ID</b>	HS71		
<b>LEP ID</b>	Not currently included on the Cumberland LEP		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	February 2021		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Commercial	

## Curtilage Map



## Statement of Significance

The factory, located at 32 Parramatta Road, Lidcombe is of significance at the local level for its historic, aesthetic, and representative values. Built in 1928, the factory is historically significant as the first Jantzen manufacturing factory in Australia. The factory is related to the industrial development of Lidcombe that occurred in the 1920s. The factory was built in two phases and retains aesthetic significance as both an Inter-War stripped classical style and Inter-War Functionalist style, with a number of key architectural features. The factory also has landmark qualities as a distinct building along Parramatta Road. The building is a good representative example of an Inter-War modernist building.

### Criteria Assessment

a) Historic	Built in 1928, the factory is historically significant as the first Jantzen manufacturing factory in Australia. The factory is related to the industrial development of Lidcombe in the 1920s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as an Inter-War Stripped Classical style and Inter-War Functionalist style building. The factory has landmark qualities as a distinct building along Parramatta Road.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good example of an Inter-War modernist building.

## Physical Description

The former Jantzen Swimwear factory at 32 Parramatta Road, Lidcombe was built in two phases and comprises of two distinct architectural styles. The first part of the building, constructed in 1928, was located on the corner of Mons Street and included the rear saw-tooth warehouse section. The section was designed in the Inter-War stripped classical architectural style.

The corner of the Inter-War stripped section has a hipped roof with terracotta tiles in a barrel profile. The north and west elevations are pilastered with the decorative pilasters rendered with classical motifs and a simple entablature. Between each pilaster are large, square multipaned sash windows with metal frames. The façade is finished with a rendered capping. The Parramatta Road entrance is distinguished by a metal cantilevered awning with a pressed metal fascia, which is not original. The entrance has a modified doorway and is addressed by concrete steps.

The rear includes a saw-tooth warehouse constructed with a reinforced concrete frame structure concrete floors, a steel framed roof with fibre-cement roofing, and wired glass sawtooth faces fitted with steel opening and sashes controlled by mechanical gear.

The later Functionalist additions added to the building in 1949 are located on the corner of Parramatta Road and Ostend Street, to the east of the original building. The building retains the original metal framed sliding sash windows along the lower storey, although they have been modified with the inclusion of a later cantilevered awning with a pressed metal fascia. Originally, the building had smaller windows along the upper façade, however they have been removed, infilled and rendered over. The tower retains original windows however, has later addition sheeting and paint to exterior and is missing the decorative aerial.

Other modifications on this facade include the entrance which features a metal door with octagonal panels and brass door hardware. Above the door is a cantilevered awning with a flat metal sheet roof, ceiling, and sides. These changes are likely to be dated to the recent China Fair occupation of the building.

The entrance is addressed by tiled steps framed by a stepped retaining wall and garden bed. The landscape surrounding the building is predominately grassed, with some plantings along the front façade.

The building remains partially in use with the warehouse at the rear used as a distribution centre for tiles. The building is in a fair to poor condition. Generally, the buildings condition appears to be fair. Elements in needs of conservation include the windows which have broken windowpanes, and corroded window frames. There appears to be concrete cancer in the reinforced concrete window frames.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Modified metal cantilevered awning along windows on north elevation,
- Modified entrances along Parramatta Road
- Contemporary paint scheme
- Tower has decorative elements removed

The building retains a moderate level of integrity, although modified in the 1980s.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*



## Historical Notes

Construction years	c.1928, tower added 1945, building extended in c.1950
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### Lidcombe

The suburb of Lidcombe is located 14 kilometres west of Sydney and was first seen as an exploring party rowed up the Parramatta River came close to the area on 4 February 1788. Early land grants in the area were given to settlers around 1804 such as H.G. Douglas, Joseph Hyde Potts, and Samuel Haslam who established the first farms in the area. These early land grants ranged between 60 to 200 acres and were focused around Parramatta Road and the small tracks deviating from it.

The name "Lidcombe" is derived from the combination names of two former Mayors. When the name Rookwood no longer appealed to residents (due to its association with the expanding necropolis), a new name was created for the suburb. This combined Frederick Lidbury, an active local government figure and Mayor of Rookwood on several occasions with Henry Larcombe, his main Mayoral opponent. The suburb was renamed to "Lidcombe" on 15 October 1913.

The opening of the railway station at Lidcombe (known as Haslam Creek station) in 1859 led to the subdivision and subsequent development of Lidcombe. The New South Wales government an active subdivider in the area. Specifically, in a portion of land north of Rookwood cemetery not incorporated into the Rookwood Necropolis. The land now bounded by Bachell Street, Nicholas Street, Swete Street and the railway, was subdivided and sold at auction by the government from the 1880s onwards. Other prominent subdividers at Lidcombe and Rookwood included land, building and investment companies. Groups such as the Sydney and Provincial Land and Building Company Ltd, Land Company of Australasia, and National Permanent Building, as well as others were responsible for much of the subdivision and sale of estates.

Lidcombe experienced a housing and industrial boom in the 1920s. High-tech industries that were established in the area at included the manufacture of electrical goods, motor car manufacturing, steel construction and wool and knitted industries.

### Jantzen Swimwear

The former Jantzen swimwear factory is located on the land grants of Edward Gould and Henry Marr, received by Crown grant in 1810. The land within Gould's 30acre land grant included Lots 196-198 and 122-124 in DP 8683 was owned by C.M McMillian in 1913. The land in Marr's 30acre land grand included Lots 125-125 and 119-121 in DP 8683 was owned by Harry Frank Marr in 1913. Harry F. Marr subdivided the land in 1913.

In 1928 the swimwear company, Jantzen purchased the land between Mons & Ostend Streets and opened its first Australian manufacturing factory in Lidcombe and operating as Jantzen Australia Pty Ltd. Jantzen swimwear began in America c.1910 as the Portland Knitting Company founded by Carl Jantzen with John and Roy Zehntbauer. The Jantzen name was first used as a trademark in advertising in 1916 and the company name was changed to the Jantzen Knitting Mills in 1918. In 1957 it changed to Jantzen Inc and in 2008 Jantzen became a subsidiary of Perry Ellis International Inc.

The Australian Jantzen factory was designed by architect H.E. White in the Inter-War Stripped style. The building's notable tower was added to the building in 1945. The 1949 addition is designed in the Functionalist architectural style by architect W.R Laurie and built by Stuart Bros. Pty Ltd.

The new addition was designed to use natural ventilation as far as possible and the tower contained a standby tank for the fire service. The building was constructed with a reinforced concrete frame structure with part timber and concrete floors, steel roof with fibro-cement roofing, insulated ceiling and wired glass sawtooth faces fitted with steel opening and sashes controlled by mechanical gear. The windows were steel sashes with steel glazing bars. The extension is estimated to have cost £5,200.

In recent years, the space was occupied by wholesaler company, China Fair. It remains partially in use as a factory space for a tile distributor.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a new heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Include this item's listing as part of or as a Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider additional research to nominate this item for the State Heritage Register.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. The heritage curtilage for this item should be revised/reduced.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. Not recommended for inclusion on the LEP.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.	X		

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Former Jantzen Swimwear Factory	HS71
National Trust Australia Register	N/A	-

## Other References

- Kass T. 1996, *Auburn Heritage Study Draft Final Report. Volume 2 Historical Context Report*. Sydney: Auburn Council.
- Kass, T 2008, *Lidcombe*, retrieved 27 March 2019, <https://dictionaryofsydney.org/entry/lidcombe>
- Godden Mackay Logan 2002, *Lidcombe Hospital Site – Conservation Management Plan*, Godden Mackay Logan.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

## Additional Images



View west along Parramatta Road from Ostend Street.



Detail of windows on the north elevation of the 1950 extension.





Detail of tower



Detail of entrance on the 1950 addition



North elevation of Inter-War Stripped Classical original building.



View east from Mons Street to original section of building.



East elevation



View from Mons Street to factory.





Inter-War Functionalist section.



Rear of the factory.



Rear of the factory as viewed from Ostend Street.



Detail of east elevation from Mons Street.



Detail of rusted window on elevation.



Detail of east elevation.



Illustration of the 1950 addition. Source: Trove