


Heritage Inventory Sheet

Recommended Name	Warehouse		
Site Image			
Address	259-263 Parramatta Road, Auburn NSW 2144		
Lot/Section/DP	1	-	655969
	A	-	350977
Heritage Study ID	HS24		
LEP ID	Not currently included on the Cumberland LEP		
Heritage Conservation Area	Not included		
Date Updated	January 2021		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Commercial	

Curtilage Map



Statement of Significance

The warehouse at 259-263 Parramatta Road is of local significance for its historic, aesthetic and representative values. Built in c.1955 and completed by 1960, the building is historically associated with the 1960s Modern Movement which promoted new architectural forms and rejected historical styles. The building is a highly intact industrial modernist building built in the Post-War International style. It is a fine example of modern twentieth century industrial architecture that retains much of its original architectural detail, form, and landscaping. The warehouse demonstrates representative qualities of an intact and fine modernist building built in Auburn in the 1950s.

Criteria Assessment

a) Historic	The item is located on land granted to John Blaxland in 1807, known as Newington Estate. The site was sold as part of the 1894 Newington Estate subdivision. The building is historically associated with the Modern Movement which promoted new architectural forms and rejected historical styles.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building is a highly intact industrial modernist building built in the Post-War International style. It is a fine example of modern twentieth century industrial architecture that retains much of its original architectural detail, form, and landscaping.
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 demonstrates representative qualities of an intact and fine modernist building built in Auburn in the 1950s.
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Physical Description

The warehouse at 259-263 Parramatta Road, Auburn is a large two-storey industrial building located on the corner of Parramatta Road and Junction Street. The item that comprises of two distinct sections; a Post-War International Style main building orientated to front Parramatta Road with a sawtooth warehouse to the rear extending back towards Short Street.

The main building comprises of painted brick masonry laid in the stretcher bond pattern. Features characteristic of the Post-War International Style include the Corbusian ribbon window motif with structural frame expressed, and cubiform with contrasting non-rectangular shapes.

The south elevation (front façade) features a grand entrance addressed by pebblecrete steps with a highly distinct porch. The porch has a cantilevered concrete roof with red painted square columns. Inside the entry is a large curved stairway. On the exterior the façade has a curved curtain wall with expressed structural frame and fixed rectangular windowpanes. The remainder of the elevation has two Corbusian window motifs along the lower and upper façade with painted metal frames with fixed irregular windowpanes. The upper window has a cantilevered concrete awning that extends the length of the windows where it travels horizontally along the eastern side of the façade and adjoins the concrete garden beds, fixed to the lower façade. The landscape along the front façade is highly significant and forms a part of the design intention. The stepped garden bed has a brick retaining wall with a bed of climbing ivy, jacaranda tree and native trees.

The west elevation along Junction Street has a small entry way with a concrete cantilevered slab above doorway and narrow horizontal strip of fixed windows. The façade steps out and features two roller door entries with a continuous concrete slab above entry. Along the upper façade is a strip of Corbusian ribbon windows with fixed, tinted glazing.

The rear of the warehouse is exposed brick laid in the stretcher bond pattern, with a sawtooth roof. The roof is clad with corrugated iron and has solar panels attached. There are additional roller doors on this elevation. Three have a reinforced concrete lintels, with one opening bricked in. The downpipes have been removed from this elevation.

Overall, the item is considered to be in a good condition with some minor damage including one broken windowpane, one cracked windowpane, and some cracking in brickwork due to structural movement to the rear of the building. The removal of the downpipes along the west elevation has caused the brickwork to discolour and cause some issues with water management.

Condition	Good	Fair	Poor
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Alterations and Additions

- Solar panels
- Brick infilled roller door
- Downpipes removed

The warehouse is highly intact and is considered to have high integrity.

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

Historical Notes

Construction years	c.1955-1960
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Auburn

The land which forms part of the modern suburb of Auburn was first developed in the 1790s when a track from Sydney to Parramatta was first developed and early land grants were given to free settlers and ex-convicts in the area. Most early land grants were small, measuring between 30-100 acres and were awarded to people such as Edward Gould, Henry Marr, Thomas Bates and John O'Donnell. Larger grants were given to established merchants and officials, such as James Chisholm, a merchant, who received a 600-acre grant, and Joseph Hyde Potts, who was given 410 acres.

In 1855, the first railway line from Sydney to Parramatta Junction allowed for suburban development around the area. The suburb of Auburn developed in the 1860s-80s from the subdivisions by John Yelverton Mills near the railway station. Mills named the suburb after the village in Oliver Goldsmith's poem 'The Deserted Village'. During this period, several main roads were built through the area and by 1880 it was reported that there were about 40 residences and a population of 200 people living in Auburn. By 1912-13, Auburn had established itself as suburb with the 11th largest number of new buildings in the metropolitan area for that year, with 268 approvals.

From the 1870s, industrial development had a significant impact on the Auburn's development. This process began in the 1860s when the New South Wales government began buying small lots of railway rolling stock locally. Some notable industries that came to Auburn include Henry Vale & Co. who built locomotives around Auburn, car and tractor maker Caldwell Vale, and Purcell Engineering. As the area was known for its clay-based soil, pottery and brickmakers flourished in the area, such as the Auburn Brick, Tile & Pottery Company who took over Duck River Brickworks.

259-263 Parramatta Road

The building is located on land granted to John Blaxland in 1807, known as Newington Estate. The site was sold as part of the 1894 Newington Estate subdivision and identified as lot 1 of section 3. Prior to the construction of the industrial building, the allotment had a cottage with a hipped roof, occupied by a Mr E. White, a grocer in 1930.

The factory first appears in aerial photographs in c.1955 and showing the factory partially complete with the rear still under construction. By 1961 aerial photographs show the factory to be complete. The construction of this building coincides with the 1960s Modern Movement and economic boom. This can be seen in the proliferation of commercial buildings and a growth in public architecture, including new universities to cater for the post-war baby boom generation and of course, public housing.

The Modern Movement produced some of the twentieth century's most significant architecture. Broadly speaking it is based on progressive European and American architectural ideals from the period 1900 to 1940. There were several avant-garde art and architecture movements in this period. They included Futurism in Italy, Constructivism in Russia, Expressionism and the Bauhaus school of design in Germany and De Stijl in Holland. Advanced American thought was represented by the architecture of Frank Lloyd Wright. Their various influences spread around the world. Architects saw themselves as reformers, reacting to social, political and economic upheaval during the late nineteenth and early twentieth centuries resulting from causes such as industrialisation and the shattering impact of World War I.

The Modern Movement promoted the new and rejected historical styles. Aspects of Modern Movement architecture such as lightweight construction techniques using modular building components, new building materials and flexible planning aided by framed construction were interpreted as the essence of Modern Movement architecture and labelled the "International Style" after a 1932 exhibition at New York's Museum of Modern Art.

The building at 259-263 Parramatta Road appears to have been constructed simultaneously to the building directly across the road at 290-294 Parramatta Road which is constructed in a similar style. The building is currently in use by Cypress & Sons Pty Ltd who have maintained ownership of this building since 1990 (Govt Gazette).

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.		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.	X	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.			

Other recommendations and/or comments:

- An investigation into the roofs water management should be investigated and the downpipes reinstated.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Warehouse	HS24
National Trust Australia Register	N/A	-

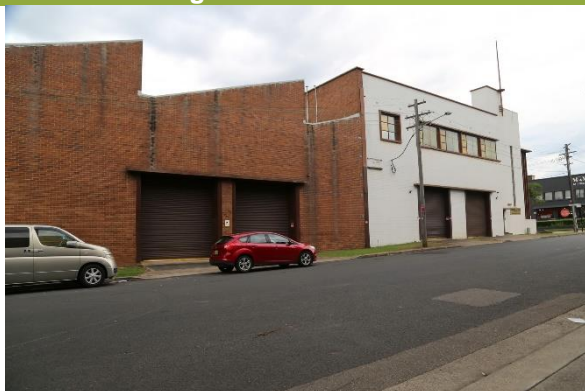
Other References

- Kass, T 1996, *Auburn Heritage Study Draft Final Report*. Volume 2 Historical Context Report. Sydney: Auburn Council.
- Kass, T 2008, *Auburn*, retrieved 27 March 2019, <https://dictionaryofsydney.org/entry/auburn>
- Jervis, J 1933, *The story of Parramatta and district*, Sydney.
- HeriCon Consulting, Colleen Morri and Peter Spearritt 2013. 'The Modern Movement in New South Wales: A Thematic Study and Survey of Places'.
<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/ModernHeritage1.pdf>

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



Overview of building along Junction street.



Overview of building along Junction Road.



Front entrance.



View to central window showing spiral interior staircase.



Detail of ribbon windows along Junction Street elevation



Windows and garden bed along elevation to Parramatta Road.



View to brick-infilled driveway.



View to severe cracking in wall along Junction Street.



Detail of metal finial



Overview of rear showing mature tree and Electricity Substation No. 544.



Detail of an aerial photograph from 1955 showing construction of the factory. (Source: NSW Spatial Portal accessed May 2020)