

07.08.18

Chris Bluett
Manager Strategic Planning
Woollahra Municipal Council
536 New South Head Road
Double Bay, NSW 2028

GADEN HOUSE, 2A COOPER STREET, DOUBLE BAY

PROPOSED HERITAGE LISTING

Dear Mr Bluett,

We have been instructed to review the report by Anne Warr Heritage Consulting, "Gaden House 2A Cooper Street, Double Bay: A Heritage Assessment" prepared on 20 June 2018 and provide our professional advice as to whether the report establishes adequate grounds for a state or local listing. We have undertaken a detailed inspection of the property and reviewed all available material. We also note that further detail structural and fire safety assessments are afoot at the owner's instructions by others.

Heritage 21 does acknowledge that Gaden House attains the requisite standards of significance for historic, associational, aesthetic, social, technical, rarity and representative significance at a local level. The values which attain the requisite standards of significance at a local level are attributed to the presentation of the building to the street, particularly the façade, the history of the building and the architectural style and the association with the architect, Neville Gruzman.

We note that the Heritage Assessment produced by Anne Warr links the subject site to the following historic themes outlined in the NSW Heritage Manual:

- Theme 4: Building settlements, towns and cities: Accommodation; Local Theme; Activities associated with the provision of accommodation, and particular types of accommodation.
- Theme 4: Building settlements, towns and cities: Towns, Suburbs and villages; Local Theme; Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
- Theme 8: Developing Australia's Cultural Life: Creative Endeavour; Local Theme; Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.

However, in Heritage 21's opinion, in assessing the subject building against the Historic Themes framework, the links to the state themes, are in our opinion, tenuous. The subject building does not attain the requisite standards of significance warranting National or State listing. It is Heritage 21's opinion that the subject site is closely linked to the following local historic themes:

- Local Theme 3: Activities relating to buying, selling and exchanging goods and services.

Constructed to host the offices of the law firm, Gaden, Bowen & Stewart and retail spaces, the original intended use of the building has been maintained since construction. Opening in 1971, the mixed-used building was constructed within the commercial precinct of Double Bay. Although the tenants have changed since construction, the building has continued to serve the local economy. In assessing its contribution to the development of the local, regional and national economies it is apparent that Gaden House continues to generate a contribution to the local economy particularly in being placed within the local Double Bay civic centre and offering a select number of retail and commercial services.

- Local Theme 4: Activities associated with creating, planning and managing urban functions, landscapes, and lifestyles in towns, suburbs and villages.

The extract from the Wentworth Courier located within the Anne Warr report indicates that the building was welcomed as "a new kind of standard for Double Bay." As such, Neville Gruzman was even invited to construct two additional commercial buildings within Bay Street, Double Bay. Gruzman was regarded as a prominent figure within the Double Bay community, even eventually serving as Mayor of Woollahra. Although Gruzman has been well regarded throughout NSW, the commercial buildings within Double Bay sought to serve the local community and is tied to the local development of the commercial precinct of Double Bay.

- Local Theme 8: Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.

Gaden House was designed by Neville Gruzman, challenging the traditional form and styles of mixed-use buildings. However, the comparative analysis provided by Anne Warr indicates that mixed-use buildings constructed during a similar period, such as Liner House, also sought to challenge the traditional forms and introduced creative detailing. Gaden House has been prominent within the Double Bay commercial precinct, receiving local recognition for its contribution to the civic centre and the commercial precinct of Double Bay.

- Activities of, and associations with, identifiable individuals, families and communal groups

Gaden House was designed by prominent architect Neville Gruzman, a prominent figure within the local community. Known for his residential buildings, Gaden House led the way to Gruzman then designing two other commercial buildings located on Bay Street, Double Bay.

Gaden House was important in the development of Double Bay, particularly with regard to the innovative design and its placement within the commercial precinct of Double Bay. However, in assessing its contribution to the economy and the development of retail within New South Wales, Heritage 21 believes that its contribution is at a local level at best, but certainly not elevated into the echelons of State significance. In this regard, we believe that the Anne Warr report inaccurately conflates local themes with state themes. The significance of the architectural style of the building, whilst creative and progressive for the period in which it was constructed, is closely associated with the architect, Neville Gruzman. Gruzman's work was confined mainly to the suburbs of Sydney - the majority of which was in houses as opposed to commercial buildings. Gruzman's buildings were not constructed all over the state of NSW. They were confined mainly to the Eastern suburbs of Sydney and the North Shore. As such, the significance of the subject building is tied to its contribution to the local economy and prominence within the commercial precinct of Double Bay.

As assessed above, it is of our opinion that whilst the building is significant to the local community and notably the development of Double Bay, it does not attain the requisite standards of significance to the state of New South Wales which are listed as follows;

NSW Historic State Themes	Does the subject building qualify?
Environment (natural)	No
Aboriginal cultures	No
Convict	No
Ethnic Influences	No
Migration	No
Agriculture	No
Commerce	No
Communication	No
Communication	No
Cultural Landscape	No
Events	No
Exploration	No
Fishing	No
Forestry	No
Health	No
Industry	Yes, but not at a state level.
Mining	No

Pastoralism	No
Science	No
Technology	Yes, but not at a state level.
Transport	No
Towns, suburbs and villages	Yes, but not at a state level.
Land tenure	No
Utilities	No
Accommodation	Yes, but not at a state level.
Labour	No
Education	No
Defence	No
Government and administration	No
Law and order	No
Welfare	No
Domestic Life	No
Creative endeavor	Yes, but not at a state level.
Leisure	No
Religion	No
Social institutions	No
Sport	No
Births and death	No
Persons	Yes, but not at a state level.

As can be seen from the table above, there is little about the subject building that one could say is State-representative as opposed to locally representative.

Heritage 21 would agree with Anne Warr that a Conservation Management Plan should be written for the site. However, at this stage, Heritage 21 does not believe that the site attains the requisite standards for listing Gaden House on the State Heritage Register.

Yours sincerely,



**Paul Rappoport – Heritage Architect
CEO**

B. Arch., AIA, MURP, M. ICOMOS, IHBC
Registered Architect No. 5741 - NSW Architects Registration Board
Master of Urban & Regional Planning (Hons) - MURP
Member of Society of Architectural Historians - SAHANZ
Member of Australia ICOMOS – M. ICOMOS
Member of The Institute of Historic Building & Conservation - IHBC
Member of International Planning History Society – IPHS
Member of The Twentieth Century Heritage Society of NSW Inc.