GML
HERITAGE

Headfort House

95 Stanhope Road, Killara

Heritage Significance Assessment

Report prepared for Stockland

May 2017

Report Register

The following report register documents the development and issue of the report entitled Headfort House, 95 Stanhope Road, Killara—Heritage Significance Assessment undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job No.	Issue No.	Notes/Description	Issue Date
16-0330A	1	Draft Report	8 March 2017
16-0330A	2	Final Report	11 May 2017

Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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Issue No.	2	Issue No.	2
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Position:	Senior Consultant	Position:	Heritage Places Coordinator
Date:	11 May 2017	Date:	11 May 2017

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Cover image: c1927 image of Headfort House, as seen from Stanhope Road. (Source: Ku-ring-gai Historical Society)

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1.0 Introduction

1.1 Background

GML Heritage Pty Ltd (GML) has been commissioned by Stockland to prepare a Heritage Significance Assessment (HSA) of Headfort House, located in the northwestern corner of Lourdes Retirement Village (LRV), at 95 Stanhope Road, Killara.

A masterplan is currently being prepared for Lourdes Retirement Village by Architectus, which will guide future development on the site. In conjunction with this work, Ku-ring-gai Council has requested an HSA be undertaken for Headfort House, to assist in its determination of any proposed development at Lourdes Retirement Village.

This HSA identifies and evaluates the heritage significance of Headfort House and its features, identifies a suitable curtilage for the building, and assesses whether it meets the threshold for local signficance in the Ku-ring-gai local government area (LGA).

1.2 Site Identification

Lourdes Retirement Village is located at 95 Stanhope Road Killara. The real property description of the site is Lots 21 and 22, DP 634645 (shown in Figures 1.1 and 1.2). It is located in the Ku-ring-gai LGA.

Headfort House is a two-storey building located close to Stanhope Road. The front of the building (its north elevation) faces Stanhope Road. The southern (rear) side of the building is connected to a one–two storey building that houses community facilities for the retirement village.

1.3 Heritage Listings

Neither Headfort House, nor any part of the LRV site, are identified as local heritage items on Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* (LEP 2015).

Neither Headfort House, nor any part of the LRV site, are identified as heritage items on the NSW State Heritage Register (SHR).

Neither Headfort House nor LRV are located in a Heritage Conservation Area.

1.3.1 Heritage Items in the Vicinity

The heritage items and heritage conservation areas within the vicinity of the subject site are listed in Table 1.1, and illustrated in Figure 1.3.

Table 1.1 Heritage Items and Conservation Areas Within the Vicinity.

Item Name	Address	Ku-ring-gai LEP 2015 Item No.
Seven Little Australians Park (being the western part of former Lindfield Park)	Tryon Road, East Killara	I1100
Swain Gardens	77–77A Stanhope Road, Killara	I1103
Crown Blocks Conservation Area		C22

1.4 Limitations

The physical analysis was based on a visual inspection only. No opening up of fabric or concealed areas was undertaken.

This report does not consider Aboriginal heritage values of the site.

No social significance consultation was undertaken as part of this study.

1.5 Methodology and Terminology

This report has been prepared in accordance with the principles outlined in 'Assessing Heritage Significance'.[1] It is also consistent with the relevant principles and guidelines of the *Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter).[2]

The preparation of the HSA has involved the following steps to assess the heritage significance of the site:

- historical research and preparation of a historical overview;

- a site inspection of property and surrounding area;

- review of the statutory heritage context of the site;

- a brief survey and comparative analysis of similar buildings in the Ku-ring-gai Municipality; and

- assessment of the heritage significance consistent with the State Heritage Significance Criteria adopted by the Heritage Council of New South Wales and based on the historical review, site inspection and understanding of the property.

1.6 Author Identification

This report was prepared by Anna Simanowsky, GML Senior Consultant. The report was reviewed by Sheridan Burke, GML Partner. The historical outline (Section 2.0) was prepared by Angela So, GML Consultant.

We acknowledge the kind assistance of Carolyn Darby of the Ku-ring-gai Historical Society Inc. in sourcing historical information and images that have been used in this report.
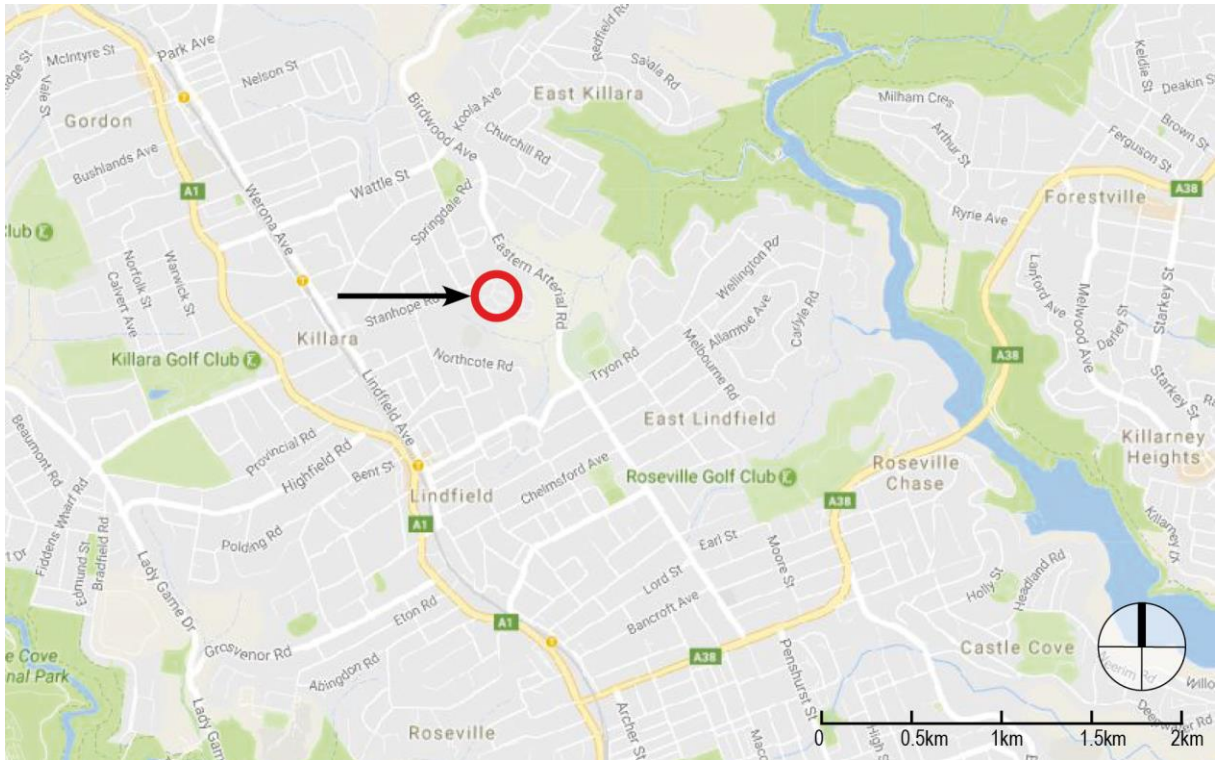
Figure 1.1 Site location map. (Source: Google Maps with GML overlay, 2015)

Figure 1.2 Satellite image showing the subject site—the location of Headfort House is indicated in red, with the Lourdes Retirement Village boundaries marked in blue. (Source: Department of Lands with GML overlay)
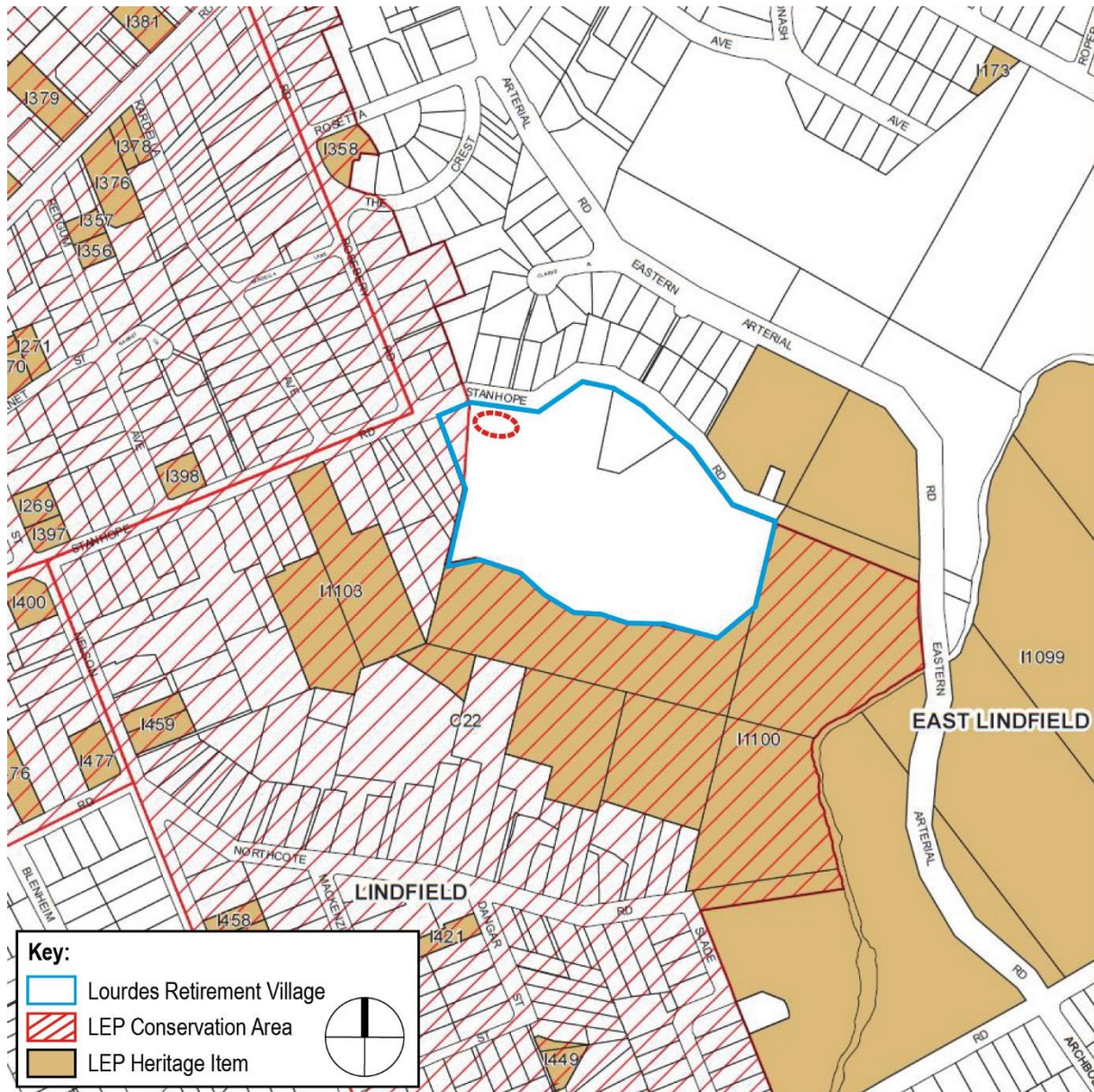
Figure 1.3 Heritage map showing the subject site in relation to the nearby heritage conservation areas and heritage items. The location of Headfort House is indicated with a dotted red circle. (Source: Ku-ring-gai LEP, 2015)

1.7 Endnotes

[1]   NSW Heritage Office 2001, 'Assessing Heritage Significance', a *NSW Heritage Manual* update, Sydney.

[2]   Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC.

2.0 Historical Overview

2.1 Introduction

The following history provides an overview of the development of the subject site. It is based on primary and secondary sources available from the following repositories:

- Ku-ring-gai Historical Society;

- Land and Property Information (NSW);

- Moore Theological College Library (Newtown);

- Sydney Water Archives; and

- Trove (National Library of Australia).

2.2 Killara—Pre-European History

The Guringai people were the original occupants of the Upper North Shore area, including Killara. The lands of the Guringai had abundant sources of food: the Guringai harvested food from the bushlands and fished in the waters around the area. The Guringai developed a rich and complex culture, which included a distinctive language. At the heart of their culture and spirituality was a connection to land.[1]

2.3 Early European Occupation

The earliest European inhabitants in this area were convict timber cutters and their overseers. Their camp was initially set up in c1805 along the banks of Lane Cove River, at the southwestern end of present Fiddens Wharf Road. In 1819, the camp was closed as there were no more suitable trees to cut at this location.

In 1821, Governor Lachlan Macquarie issued five land grants that form the shape of present-day Killara: 100 acres to John Griffiths, 80 acres to Edwin Booker, 60 acres to Samuel Midgley, 45 acres to Henry Oliver and 40 acres to Joseph Fidden. The Crown imposed the condition that individual grants could not be sold for five years and grantees must cultivate at least 20 acres within the five-year period. The land could be logged for timber (most for the first time) and available species included blackbutt, ironbark, stringybark and blue gum.[2] The 1820s and 1830s were a profitable time for timber getting, however, once the timber resources were depleted, the land was sold and subdivided.[3]

In 1839, the sixth and largest grant (160 acres) was issued by Governor George Gipps to Mrs Jane McGillivray. McGillivray's grant became known as Springdale and includes the present centre of Killara. Springdale covered both sides of Killara railway station and included Powell Street, Stanhope Road, Springdale Road and the Arterial Road and Pacific Highway. McGillivray lived at Springdale and established a girl's school there. When she died in 1861, there was complications regarding landownership as McGillivray bequeathed the land to her six children and descendants who lived widespread across the country. At one stage, it was proposed for the entire grant to be used as the Northern Suburbs Cemetery. This proposal was eventually abandoned after the successful lobbying for the North Shore railway line, and the subdivision of Springdale for the Killara railway station.[4]

2.4 Push for Railway Service

James George Edwards, local schoolteacher and later alderman of Ku-ring-gai Municipal Council, led the push for the railway station to be constructed in Killara. He purchased Springdale from McGillivray's descendants across the country, subdivided and resold the land east of the railway line at reduced prices to ensure there were enough people who would agitate for the railway station.[5] From 1893 to 1899, Edwards marketed the area as a desirable suburb for 'gentlemen of means'. Up until then the area was dominantly used for orchards, small farms or was still undeveloped bushland. When a community began to develop in Killara after 1895, Edwards worked to create a town with a residential, recreational and cultural focus, rather than a business one.[6] The Killara railway station opened in 1899, six years after the first train service ran from Milsons Point to Hornsby in 1893.[7]

2.5 Early Land Ownership of Subject Site

The subject site is located within portions 212–214, part of 211, 218, 219 and 573 of Killara (Figure 2.1). It is located just over 1km from Killara railway station. The oldest extant building is located within Portion 212—the land was purchased at auction in March 1899 by Joseph Harrison, carriage builder from Marrickville (Figure 2.2). He paid £165 for five acres, three roods and 20 perches. Harrison sold Portion 212 in 1914 to George Gould, Eli Higham and Louis Jeramiah O'Rourke as tenants in common.[8] Gould, Higham and O'Rourke already owned portions 213 and 214 (nine acres, one rod and five perches in total), which they purchased off Harold Daniell in July 1913 (Figure 2.3).[9]

In November 1917, Gould, Higham and O'Rourke subdivided Portion 212 and sold three acres and 16 perches to Robert Thompson Wade, a Hornsby clergyman (Figure 2.4).[10] Wade established Headfort School at this location. Based on a search of *The Sands Directory*, this location was previously unoccupied as Wade and Headfort School was the first listing for the subject site (first listed in 1919).[11] In 1919, Gould, Higham and O'Rourke sold Wade the remainder of Portion 212 (Figure 2.5).[12]

O'Rourke died in October 1922 and a month later Gould and Higham sold portions 213 and 214 to Wade.[13] In 1924, Wade purchased part of Portion 211 (39.25 perches) and in 1926 he purchased another 34.5 perches of Portion 211 (Figures 2.6 and 2.7).

2.5.1 Robert Thompson Wade

Wade was born in Dublin in 1884 and arrived in NSW in 1890. He eventually studied at the University of Sydney and graduated with Honours in geology and mathematics in 1908. After graduation, he began teaching science at Barker College, Hornsby.

Wade was made deacon by Bishop Camidge in 1908 and he married Mary Adderley Kearney at the end of that year. In 1909, Wade was priested by Bishop Stone-Wigg and became curate at St Paul's, Wahroonga, with Hornsby. In 1910, Wade left Barker College briefly for a senior curacy at St John's, Darlinghurst. In 1917, Wade was acting headmaster at Barker College and taught physics, chemistry and geology. In 1918, Wade established Headfort School and eventually sold it in 1928. Afterwards, he became senior science master at the King's School, Parramatta.

Wade was also a prolific ichthyologist and between 1925 and 1929, he collected hundreds of fossilised fish from Brookvale brick pits. He received a grant from the Australian National Research Council to undertaken a PhD on vertebrate palaeontology at Clare College, Cambridge. He sold his Australian Mesozoic fish collection to British Museum, who also published his memoir, *The Triassic Fishes of Brookvale, New South Wales*, in 1935. Between 1930 and 1953, Wade also published six papers on Triassic and Jurassic fishes.

After a short stint as dean of Christ Church Cathedral in the Falkland Islands, Argentina, Wade returned to Sydney in 1936. He eventually became headmaster of Broughton School for Boys, Newcastle, and in 1941 he returned to King's School. Wade retired in 1949 and lived in Manly. He died in 1967 in Eastwood and was cremated.[14]

2.6 Headfort School

In 1918, Wade opened Headfort School at 95 Stanhope Road, Killara. Wade had constructed a 'new school house'[15] and had undertaken 'pioneering work' to overcome the many difficulties of the site such as obtaining water, the installation of an air-gas machine to provide light and construction of a large septic tank. It is likely that the original schoolhouse Wade built is now the main part of Headfort House at Lourdes Retirement Village.

The Marquis of Headfort, who was a cousin of Wade's wife, became a patron of the school. The Marquis' coat of arms was featured on the school's magazine.[16]

On 11 January 1918, Wade advertised the school in *The Farmer and Settler* as:

> *BOARDING AND DAY SCHOOL FOR BOYS OF ALL AGES.—In country surroundings, on the North Sydney Highlands (400ft above sea). Ground occupy 16-acres, adjacent to Government reserve. Schoolhouse in brick with well-constructed outdoor sleeping accommodation.*[17]

While Wade only owned part of Portion 212, he advertised that the school grounds comprised 16 acres. Therefore, it is likely that Wade leased additional land—possibly the remainder of Portion 212, and portions 213 and 214.

Within a few months of the school's opening, Wade advertised for bricklayers, plasterers and floor layers in April and May 1918.[18] In June 1918, the school advertised for more students and stated:

> *A new wing, just completed, is a two-storied brick building, comprising 3 finely designed schoolrooms and dormitories for an additional 30 boarders … as in the main building, special attention has been devoted to lighting and ventilation.*[19]

The new wing was most likely the chapel wing of Headfort House, with the upper floor a dormitory and three classrooms located on the ground floor.

At the end of the first school year, the first annual speech day of Headfort School took place in Killara Hall, with prizes presented by Sir William P Cullen, the Chief Justice. Wade reported on 'extensive building operations' and that there were nearly 100 boys who attended the school.[20] In the following year the number of boys attending had increased to 120.[21]

The school continued to grow with steadily increasing attendance.[22] A photograph of the school taken in 1921 shows two connected two-storey buildings (one of these being Headfort House) with students in the surrounding gardens and a tennis court to the east of the school buildings (Figure 2.8). During the early 1920s, work was undertaken to improve sporting facilities including enlarging the tennis court, installing a cricket pitch and practice area, and construction of swimming pool.[23] In 1922, the students of Headfort School successfully raised funds for the construction of a mini rifle range and they were applauded for their initiative (Figure 2.9).[24] A newspaper article in January 1921 described the Headfort School as follows:

> *The buildings were specially erected for school purposes, and embody the headmaster's thirteen years' experience of boarding school requirements, together with the architect's wide experience in school construction. They comprise the headmaster's residence, an administrative block, quarters for the household staff, dormitory accommodation for 70 boarders, quarters for the resident staff, six classrooms … and locker rooms.*[25]

In 1923, the *Evening News* published an article on the school, where it was physically described as:

> The site chosen is admirable. Only 7 miles from Sydney, it is a plateau about 100 feet above sea level, jutting out into the beautiful coastal valleys which lead to upper Middle Harbour. To walk 50 yards from the building and in the grounds is to enter the Australian Bush in the most kindly way.

> Of the school property, enough has been cleared to supply two full playing fields and a smaller field. Near the school is a swimming pool and at some little distance a miniature rifle range.

> The buildings of brick and stone were designed by an architect experienced in school construction. The class rooms are six in number, excellently lighted and ventilated and furnished with the most modern furniture. There is a science room. The dormitories are designed to secure a maximum of light and air so that when the weather is suitable the boys secure the benefits of outdoor sleeping, yet the rigors of wintry weather are avoided.[26]

After running the school for nine years, Wade made the decision to sell the school to Congregation Union of NSW in 1927. His decision to sell was influenced by his wife, whose health was being impacted by her role of overseeing the domestic functions of the school.[27]

A notable student who attended Headfort School was John Gorton, Prime Minister of Australia from 1967 to 1971. He attended the school for two years from 1921.[28] In 1992, Gorton received the Form III prize for English and arithmetic and in 1923 he received the Form IV prize for divinity.[29]

2.7 Milton Grammar School

In 1927, Headfort School was acquired by the Congregational Union of NSW, which had been eager to establish a school of its denomination (Figure 2.11).[30] However, it was not until December 1934 that the Congregational Union purchased the land (portions 212, 213 and 214 and part of Portion 211) plus additional adjoining land (Figure 2.12).[31]

The purchase was described as follows in *Queensland Times*:

> The Congregational Union of New South Wales has made an important move in purchasing the Headfort School at Killara. It will now be conducted under the name of Milton School as a day and boarding school for boys. The building, which stands on about 20 acres of ground is of brick and stone, and there is boarding accommodation for 60 boys.[32]

According to *The Sun*, the Congregational Union would plan to spend an additional £1000 to refurbish the sporting grounds.[33]

John Cameron was appointed the first and only headmaster of Milton Grammar School. He was born in Launceston in 1878. A high achiever in sport and academia, Cameron had a mathematical scholarship from the University of Tasmania and obtained his Masters of Arts from Trinity College, Cambridge. He was a master at the King's School, Parramatta, and previously taught in Geelong. His wife oversaw domestic side of the school.[34]

Plans of the school and grounds were prepared by Sydney Water in November 1927 (Figures 2.13 and 2.14). Unfortunately, details of the school fields were not included but it is possible to see that a fibro building was added to the western side of the school building and that there was a small detached WC. A series of historical photographs believed to have been taken around 1930 show the exterior of the school buildings and surrounding gardens (Figures 2.15–2.18).

The Depression impacted the school and there were only 39 students in 1931 which dropped to 28 by 1934. As a result, the school was closed by the start of 1935. An auction to sell off school furniture was held in February 1935.[35]

Afterwards, Cameron opened Lochiel Boys' Junior Grammar School to the northeast of subject area, at 28 Rosebery Road, Killara, in May 1935.[36] In 1940, Lochiel Boys' Junior Grammar School moved into the former Milton School buildings for a year before relocating to Lynne Ridge in Gordon.[37]

2.8 Australian Women's Army Service

The Congregational Church tried to lease out the school building as a boarding house but was unsuccessful, as were attempts to sell the land. The school buildings remained vacant, and vagrants and the homeless were attracted to the buildings.

After Japan entered World War II, the Australian Army requisitioned the empty buildings as a base for housing and training women recruited into the Australian Women's Army Service (AWAS). After years of neglect, the first officers to be posted at the former school found the buildings to be in a filthy and dilapidated state. The women were required to clean the buildings themselves prior to the arrival of the first recruits.

The first 100-plus recruits arrived on 26 January 1942. The course lasted for 23 days and the living conditions were primitive and described as having 'no doors to the ablution block, cold showers, no staff, no cooks, no uniforms.'[38] All recruits were required to contribute and placed on a rotating roster, working in the kitchens, mess, and cleaning the ablutions and dormitories. The women lived per a strict military regiment and practised erecting tents, air raids, fire drills and performing military drills and parades and attending lectures (Figures 2.19–2.22).[39] A 1943 aerial of the study area shows both school buildings on site, as well as the tennis court (Figure 2.21). There were three additional buildings since 1927 (Figure 2.14): one located to the east of the tennis court; another to the west of the school building (probably Figure 2.20); and another building, south of the fibro extension. There were also tents erected on the playing fields.

In August 1942, the decision was made to substantially increase the number of recruits and a recruit training battalion was opened at Ingleburn Camp. The Killara recruit school was closed and became the AWAS barracks for housing instrument mechanics' trainees. In December 1942, an AWAS NCO school was established at Killara. The AWAS NCO school ran until 1944 when the organisation was moved to Ingleburn and the AWAS left Killara.[40]

2.9 Lourdes Hospital

In response to the growing number of tuberculosis patients requiring hospital care, Dr John Hughes, the Director of Tuberculosis in Department of Public Health, approached Archbishop Norman Thomas Gilroy (later Cardinal) about the possibility of a religious organisation undertaking this work. Gilroy approached the Missionary Sisters of the Society of Mary (SMSM). The SMSM was based in Hunters Hill at the 'bird of passage' house, which was overflowing with missionary sisters that were nurses or teachers.

On 7 December 1944, the former AWAS recruitment school was jointly purchased by 'The Most Reverend Norman Thomas Gilroy, Catholic Archbishop of Sydney, The Very Reverend John Vincent McCabe, The Very Reverend John Toohey, both Sydney Catholic Priests, and Mary Rose Decker, Mary Benedict Varley and Mary Kevin Holey, all of Hunters Hills Spinsters.'[41] The SMSM moved in on 13 December and worked for 18 months to prepare the hospital, which included 18 beds, and was to be staffed by the sisters.[42] The hospital officially opened in June 1946 (Figures 2.23 and 2.24).[43]

During the late 1940s and early 1950s, the SMSM submitted a proposal to construct a new hospital that would accommodate 250 beds on site, although this plan never came to fruition (Figure 2.25).[44] In 1957, Lourdes was gazetted as public hospital. A 1927–1953 Blackwattle Plan from Sydney Water Archives

shows the same buildings as the 1943 aerial of the study area with an additional building in the location of the WC (Figure 2.26). The 1956 aerial photograph shows the tennis court had become part of the gardens and a grotto had been constructed to the east of the hospital building. There was also an extension between the smaller buildings to the west of the main hospital/former school buildings (Figure 2.27).

In c1967, the hospital was closed as the incidence of tuberculosis had declined. It was reopened one month later as an acute after-care facility for patients from Mater Misericordia Hospital, North Sydney (Figure 2.28).[45]

2.10 Lourdes Retirement Building

In 1980, the SMSM sold the Lourdes Hospital to the Hibernian Australasian Catholic Benefit Society. The Hibernian Society received approval from Ku-ring-gai Municipal Council to build a retirement village on site, although the Sisters remained on site for the next few years.[46]

The Hibernian Society was first established in Ballarat, Victoria in 1865, to assist Irish Catholics with health and funeral benefits. The NSW branch was founded in 1880. By the 1980s, one of the society's core business areas was development and operations of retirement facilities. In 1998, the Hibernian Society had changed its name to Hibernian Friendly Society (NSW) Limited. The society was demutualised in 2002, and in 2004 it changed its name to Aevum Limited.[47] In 2010, Aevum was purchased by Stockland.[48]

In December 1984, Aevum (then the Hibernian Society) received approval from council to construct a 44-bed nursing home on the subject site, to be called Lourdes Retirement Village (Figures 2.29 and 2.30). As part of the works, apart from the earliest school building (Headfort House), all the other earlier buildings on the site were demolished. It was most likely at this time that the Chapel wing was altered to house the retirement village's chapel, and the rear of the main part of Headfort House was altered and connected to a new building in its southern side. In July 1995, the company received approval to increase the number to 48 beds.[49] In 2011, Council approved the construction of an additional 18 self-contained units (Figure 2.31).[50]

By March 2011, the Lourdes Retirement Village was well established. A Joint Regional Planning Panel document described the buildings and facilities on site as:

> A wide range of building types, services and facilities are currently located on site including: 108 Strata Titled independent living units (self-contained dwellings) consisting of 31 x1 bedroom units, 55 x 2 bedroom units and 22 x 3 bedroom units; 51 serviced apartments; 19 hostel apartments; 63 high care beds; a variety of parking facilities; facilities for medical personnel and administrative services; private bus transport; various social facilities including an indoor pool, café, indoor bowling green and chapel.
>
> The building form on the site generally comprises single and two storey buildings. These buildings sit among an established landscape setting consisting of garden beds, tree plantings of varying height, pathways and formal landscape features such as a croquet lawn and a rose garden.[51]

Other minor works have since been undertaken on site. In 2015, the council approved the installation of a lift to provide better residents access to the main parking garage, located under the croquet lawn.[52] In 2017, council approved a new rendered masonry front fence and signage.[53]
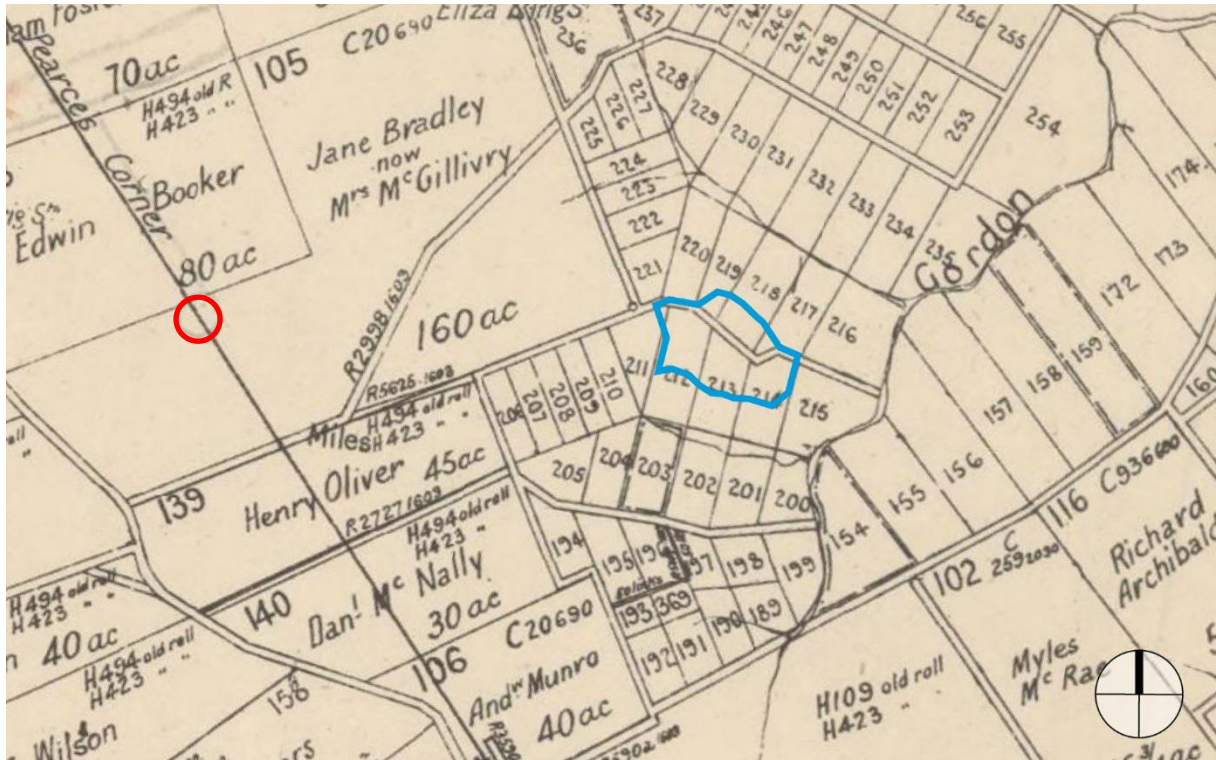
Figure 2.1 1897 parish map of Gordon showing the present-day location of Lourdes Retirement Village (indicated in blue) and approximate location of Killara Station (circled in red). (Source: NLA <http://nla.gov.au/nla.obj-230192436>, with GML overlay)
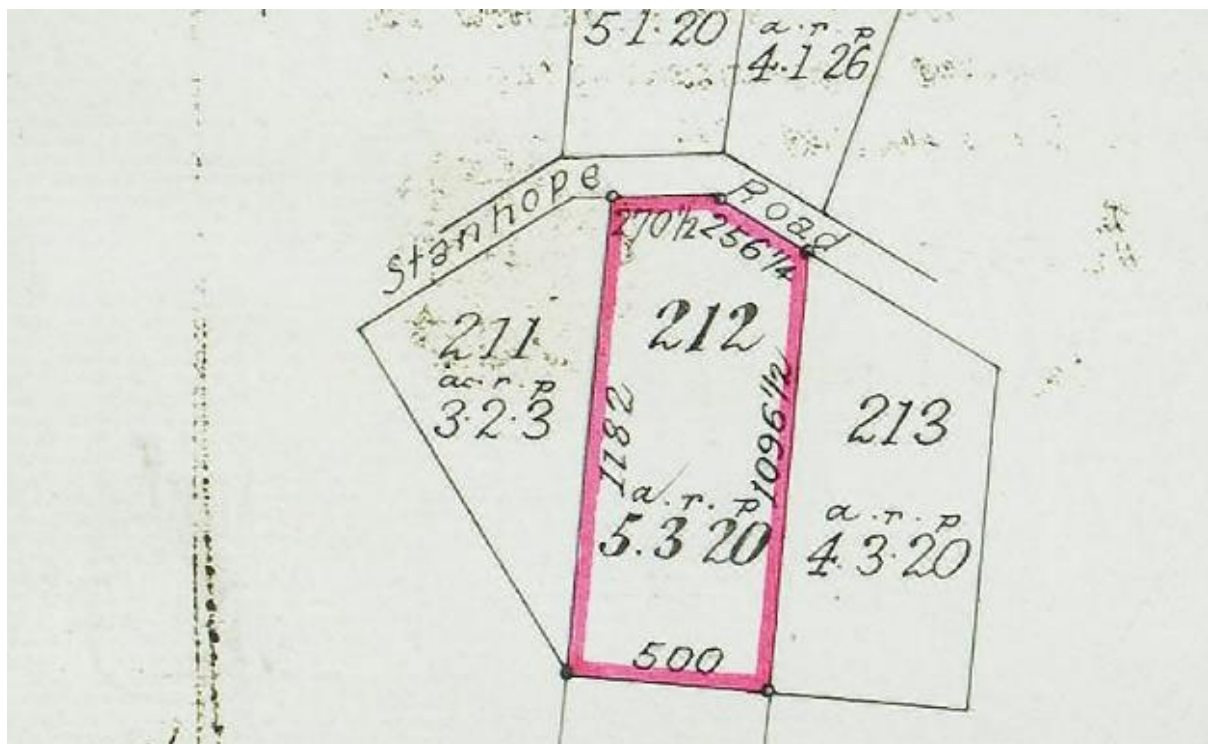
Figure 2.2 Sketch showing the land (Portion 212) purchased by Joseph Harrison in 1899. (Source: CT 1471–28, LPI NSW)
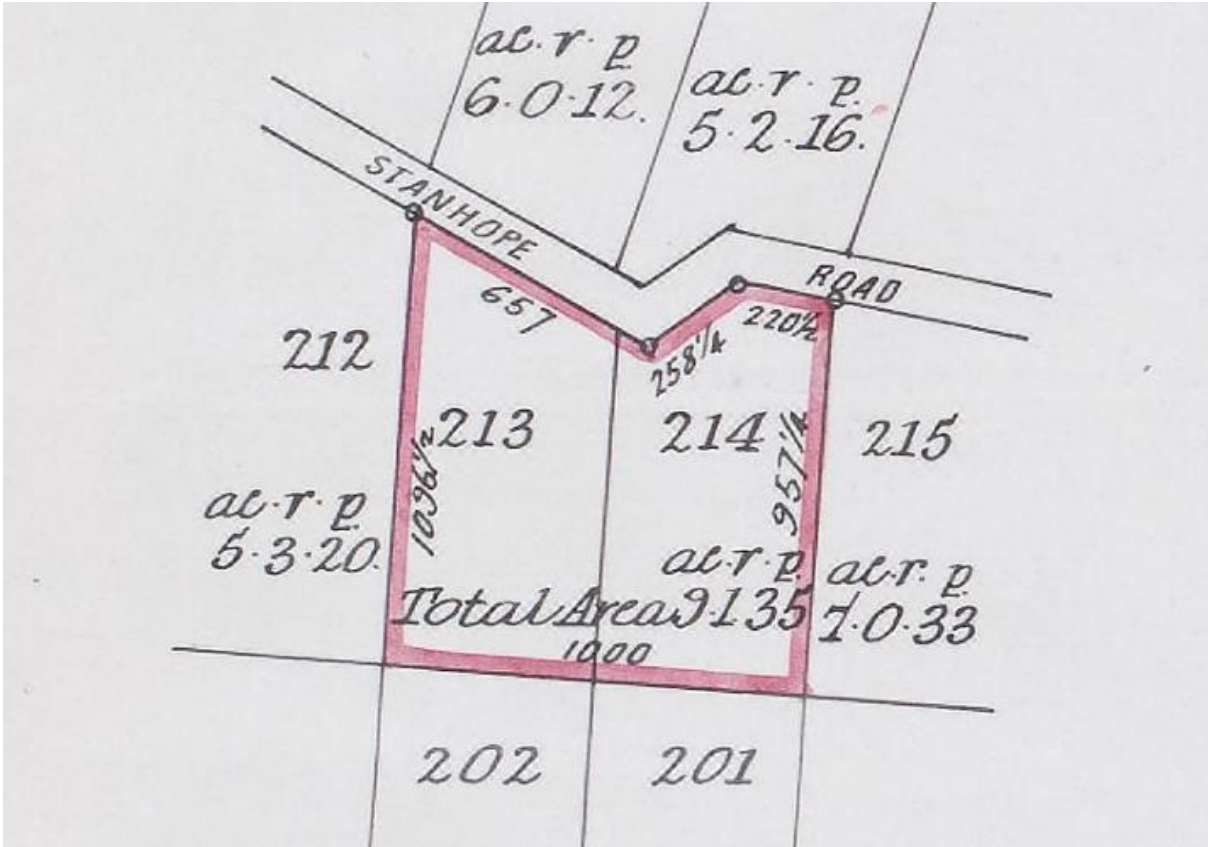
Figure 2.3 Sketch showing portions 213 and 214 purchased by George Gould, Eli Higham and Louis Jeramiah O'Rourke in 1913. (Source: CT 2369–250, LPI NSW)
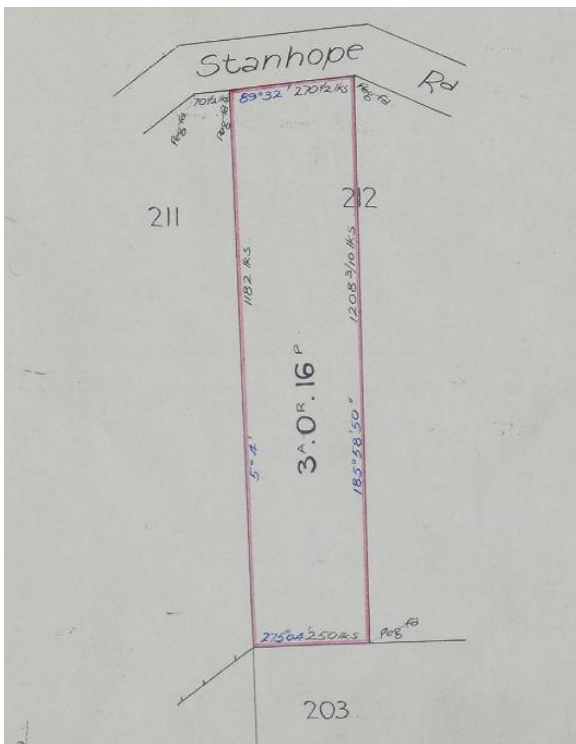
Figure 2.4 Sketching showing Wade's initial purchase of part of Portion 212, made in 1917. (Source: CT 2807–6, LPI NSW)
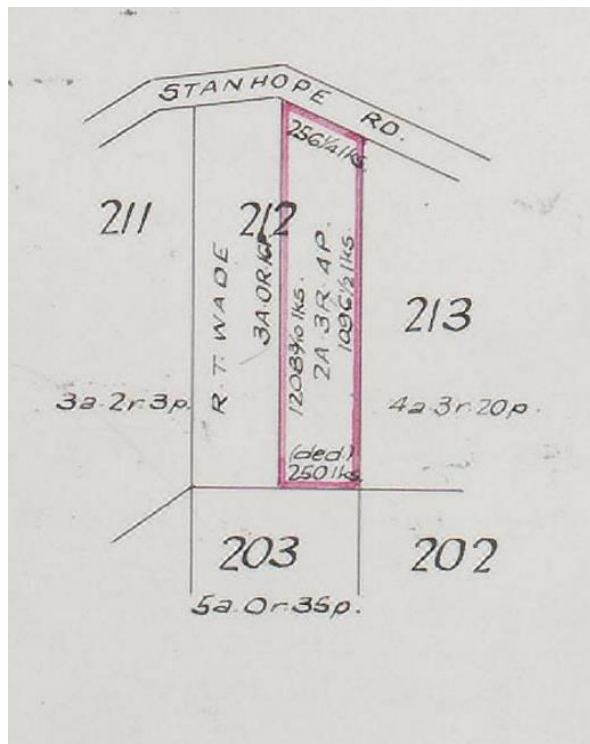
Figure 2.5 Sketch showing the remainder of Portion 212, purchased by Wade in 1919. (Source: CT 2916–9, LPI NSW)
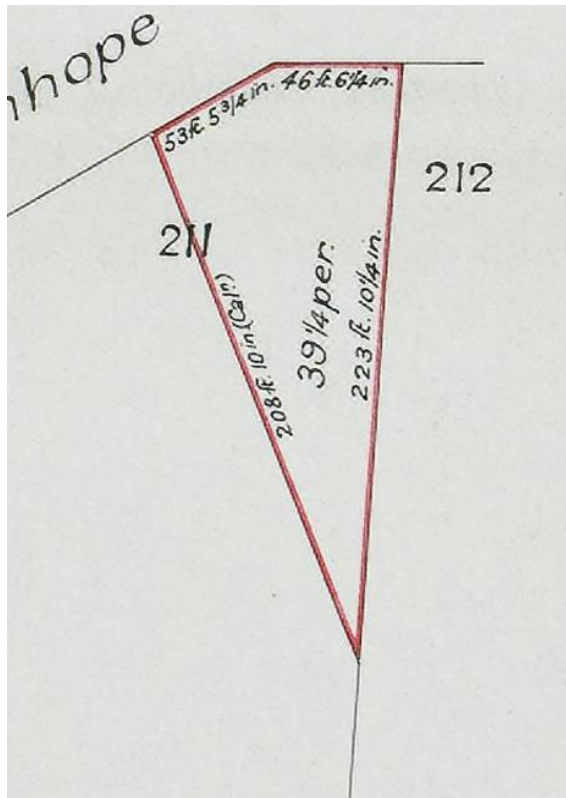
Figure 2.6 Sketching showing Wade's initial purchase of Portion 211, made in 1924. (Source: CT 3569–61, LPI NSW)
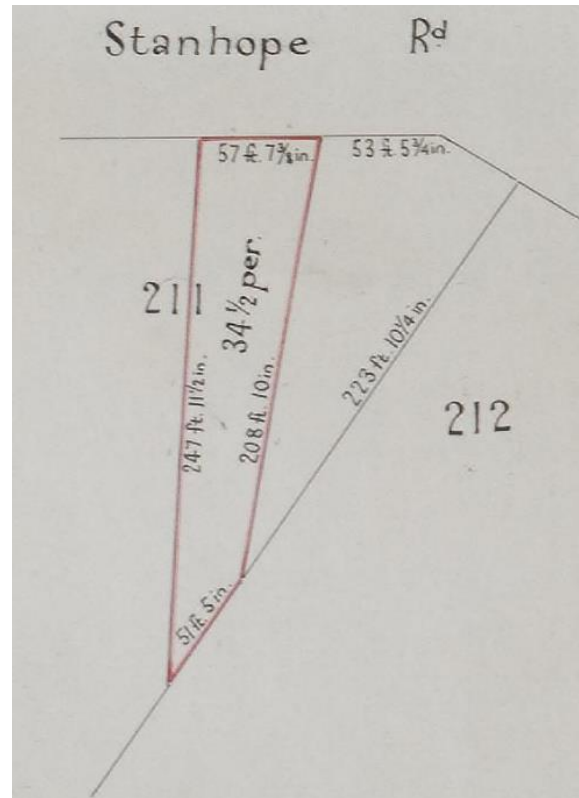
Figure 2.7 Sketching showing Wade's additional purchase of Portion 211, made in 1926. (Source: CT 3948–99, LPI NSW)
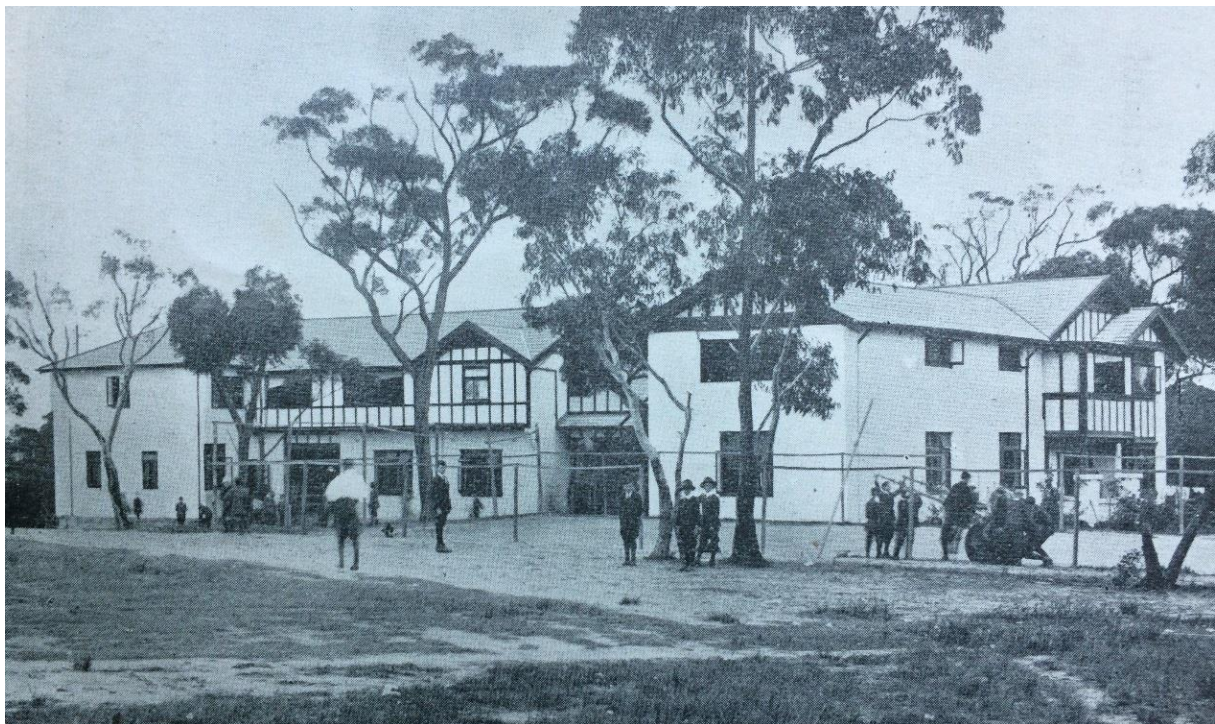
Figure 2.8 Photograph of Headfort School, taken in c1921. Headfort House is on the right. The building on the left has since been demolished. (Source: *The Headfort Chronicle: The Magazine of Headfort School, Killara*, p 3)
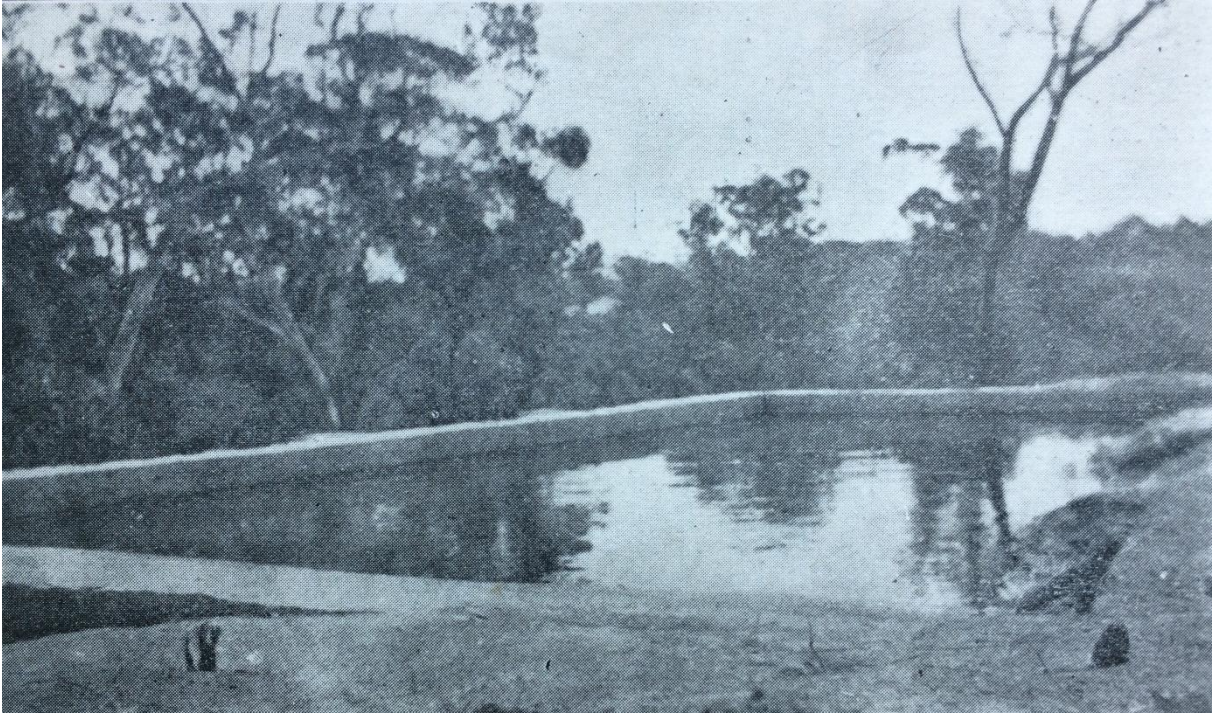
Figure 2.9 Photograph of the swimming pool at Headfort School, taken in c1921. (Source: *The Headfort Chronicle: The Magazine of Headfort School, Killara*)
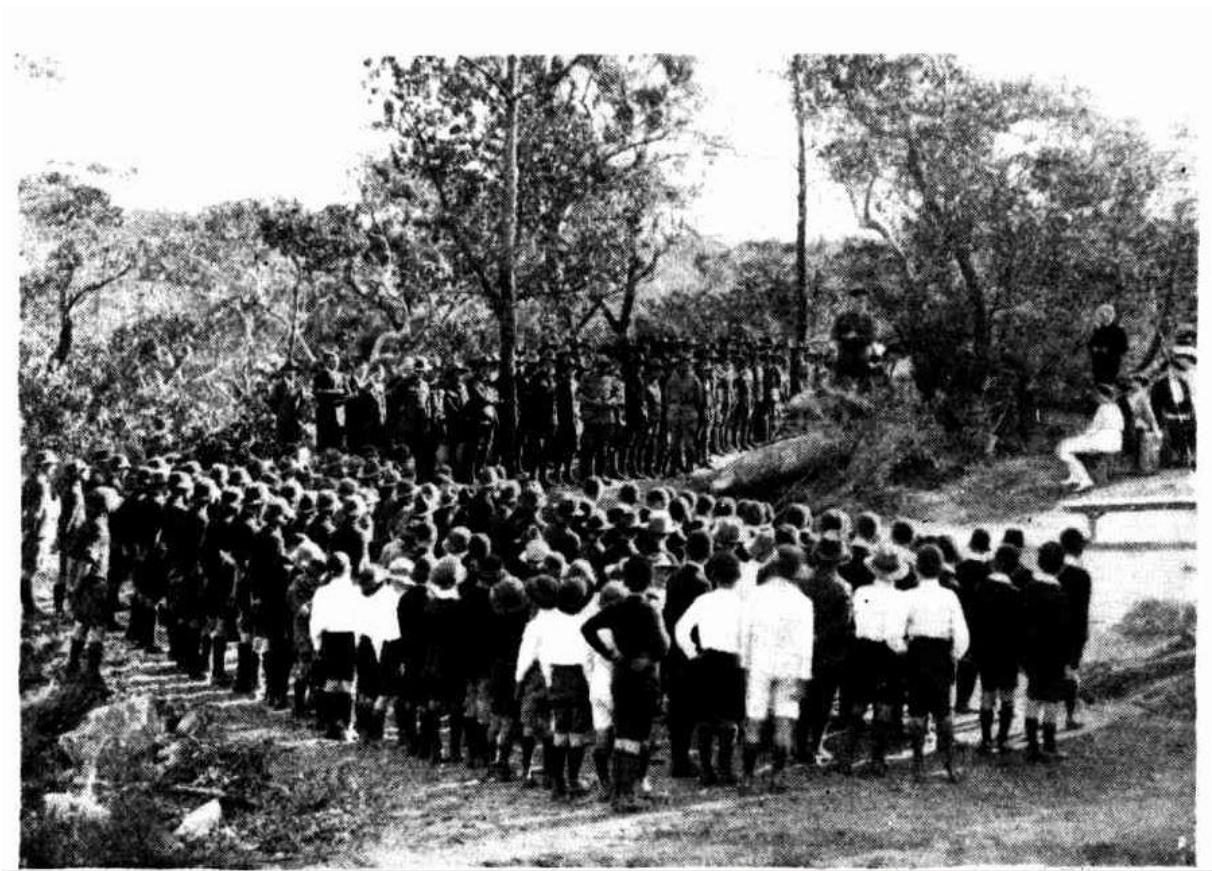
Figure 2.10 Opening of the rifle range at Headfort School in 1922. (Source: *Sydney Mail*, 17 May 1933, p 31)

ACQUIRED BY THE CONGREGATIONAL UNION OF NEW SOUTH WALES.

HEADFORT SCHOOL, KILLARA, WHICH WILL BE RE-NAMED MILTON GRAMMAR SCHOOL.
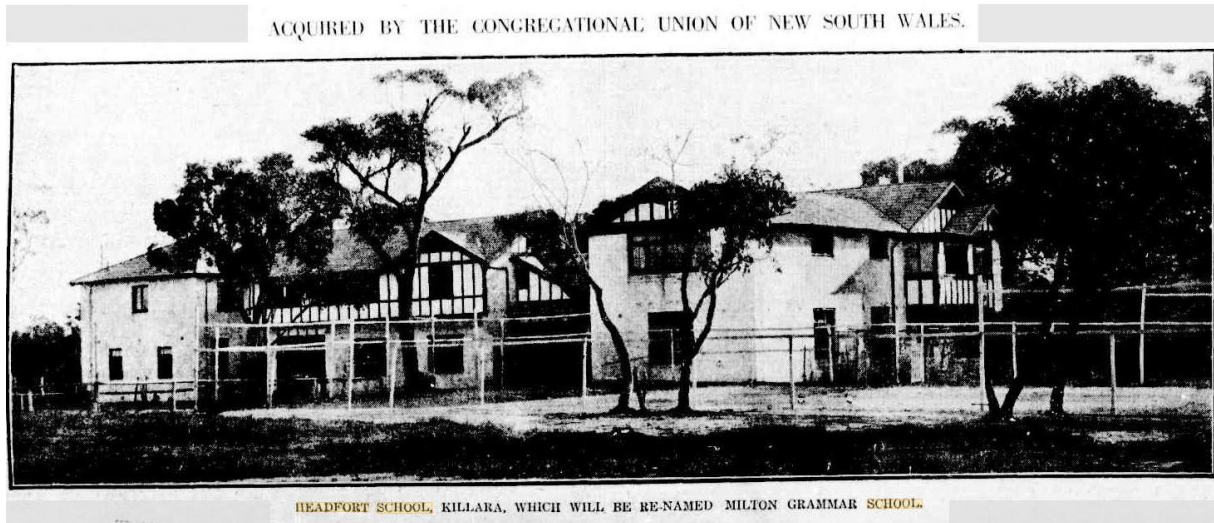
Figure 2.11 1927 Photograph of Headfort School, following its purchase by the Congregational Union of NSW. (Source: *Sydney Morning Herald*, 27 August 1927, p 20)

Figure 2.12 1934 plan of Congregational Union of NSW landholdings at Stanhope Road, Killara. (Source: CT 4664–126, LPI NSW)

GML Heritage

Figure 2.13 1927 Sydney Water survey of the Milton Grammar School. (Source: Sydney Water Archives)
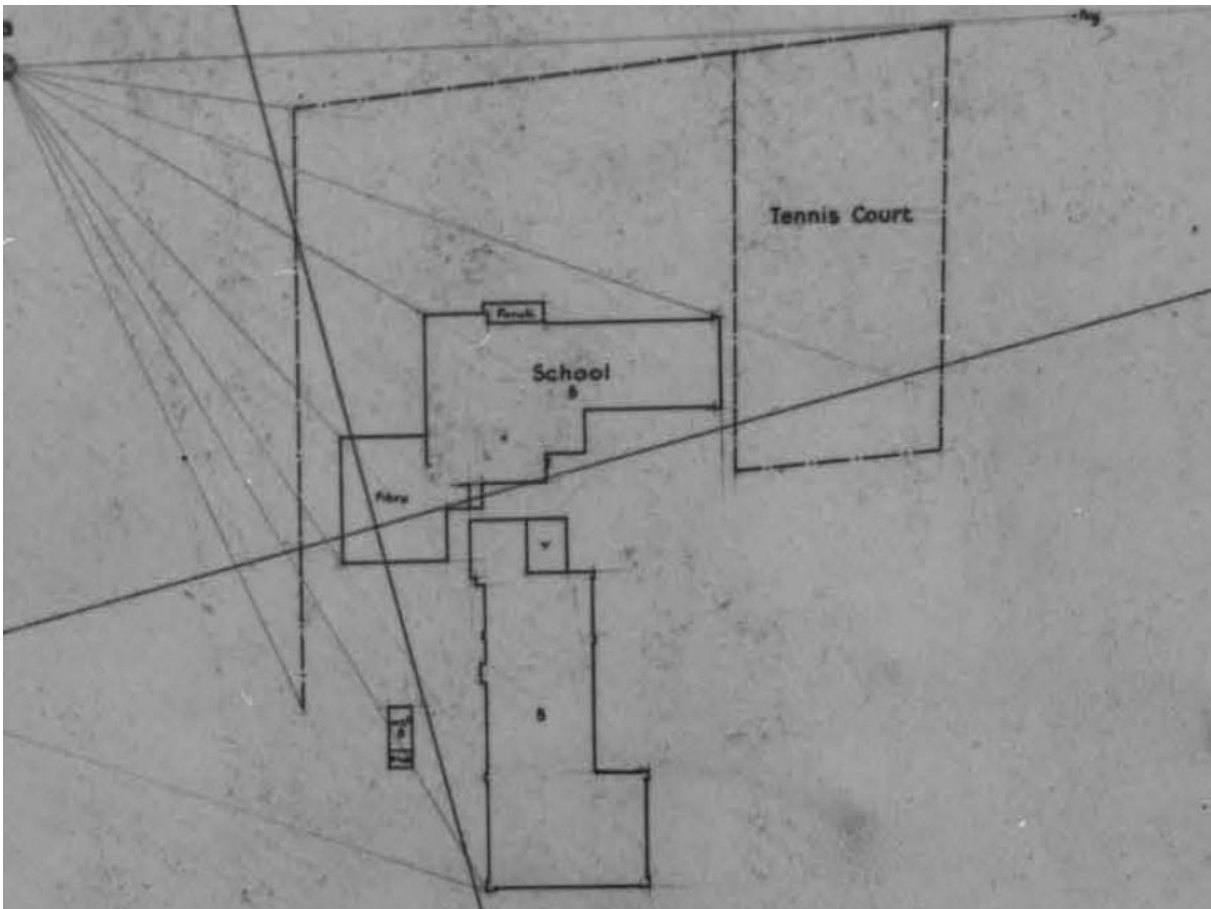
Figure 2.14 Detail of the 1927 Sydney Water survey of the Milton Grammar School. (Source: Sydney Water Archives)

Figure 2.15 c1927 school building, published in Cook, KM 1991, *The Railway Came to Ku-ring-gai*, Genlin Investments, Pymble. (Source: Ku-ring-gai Historical Society photographic collection)

Figure 2.16 The school buildings c1927, published in Cook, KM 1991, *The Railway Came to Ku-ring-gai*, Genlin Investments, Pymble. (Source: Ku-ring-gai Historical Society photographic collection)

Figure 2.17 c1930 school building and garden path, published Cook, KM 1991, *The Railway Came to Ku-ring-gai*, Genlin Investments, Pymble. (Source: Ku-ring-gai Historical Society photographic collection)
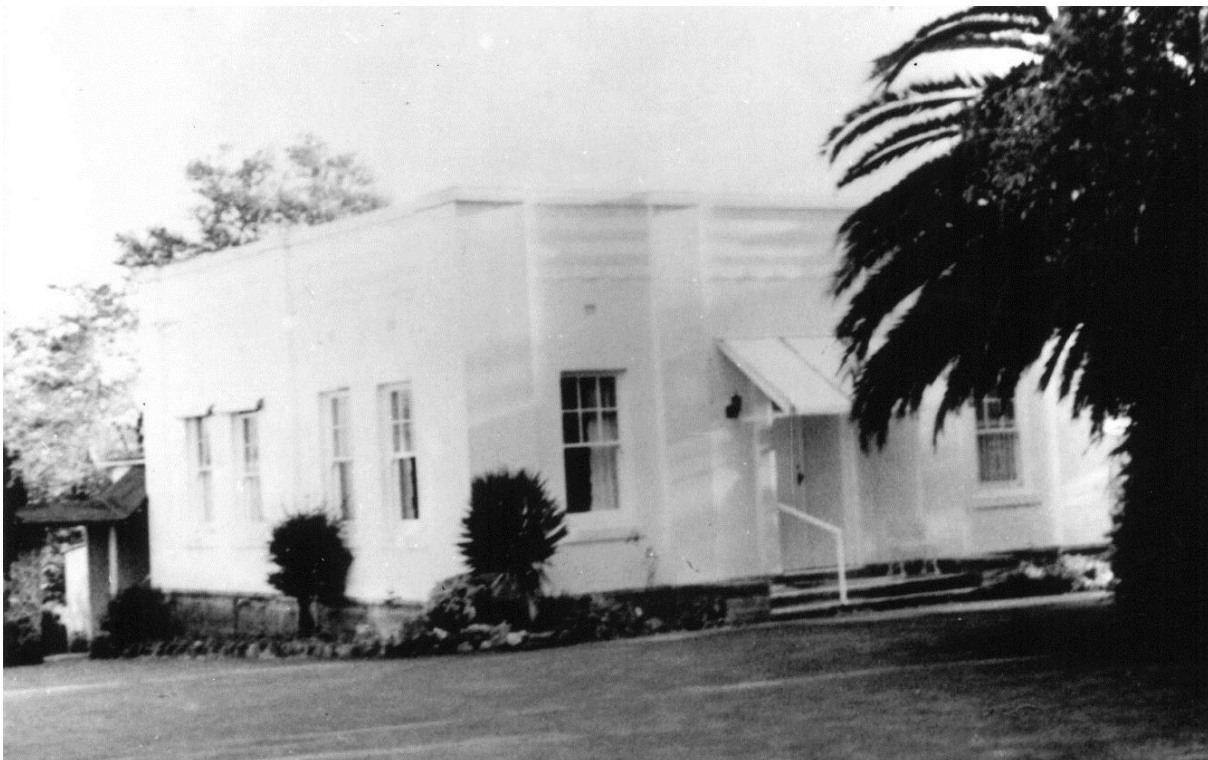
Figure 2.18 This building was most likely located to the west of Headfort House, and was constructed between 1928 and 1943. Its use is unknown. Published in Cook, KM 1991, *The Railway Came to Ku-ring-gai*, Genlin Investments, Pymble. (Source: Ku-ring-gai Historical Society photographic collection)

Figure 2.19 1942 view of the former school buildings, here being used by the Australian Women's Army Service. The east elevation of Headfort House is on the left. The arched structure was constructed in 1928. (Source: Australian War Memorial, viewed 22 February 2017 <http://www.awm.gov.au/collection/P01343001>)

Figure 2.20 c1943 photograph of the former school buildings, viewed from the east. (Source: Australian War Memorial, viewed 22 February 2017 <http://www.awm.gov.au/collection/P00204.0011>)

Figure 2.21 1943 aerial of the subject site and grounds. A series of tents (like Figure 2.24) can be seen on the former school grounds. (Source: SIX Maps, LPI NSW)
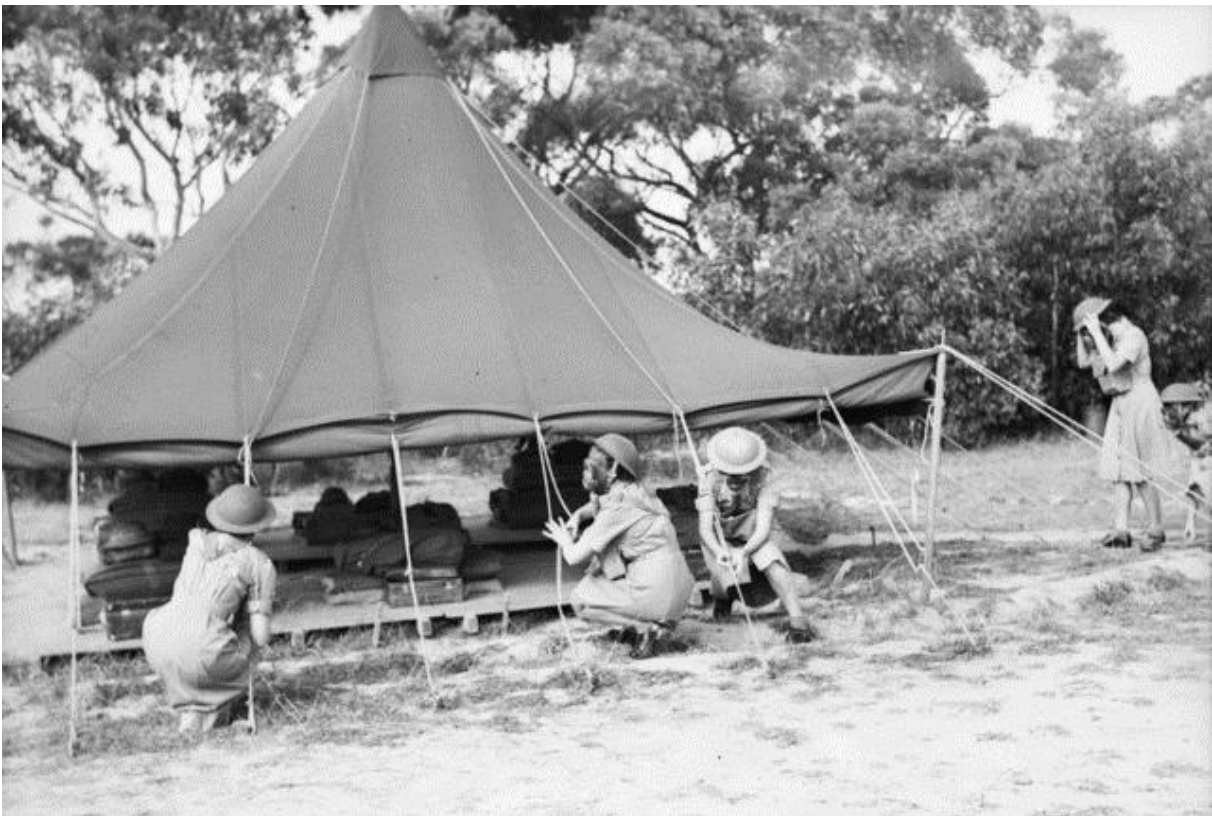
Figure 2.22 Australian Women's Army Service erecting tents while wearing tin helmets and gas respirators, c1944. (Source: Australian War Memorial, viewed 22 February 2017 <http://www.awm.gov.au/collection/064733>)

Figure 2.23 Headfort House c1950s, published in Cook, KM 1991, *The Railway Came to Ku-ring-gai*, Genlin Investments, Pymble. Note that the original windows in the chapel wing have been replaced. (Source: Ku-ring-gai Historical Society photographic collection)

Figure 2.24 The site c1960s, published in Cook, KM 1991, *The Railway Came to Ku-ring-gai*, Genlin Investments, Pymble. (Source: Ku-ring-gai Historical Society photographic collection)
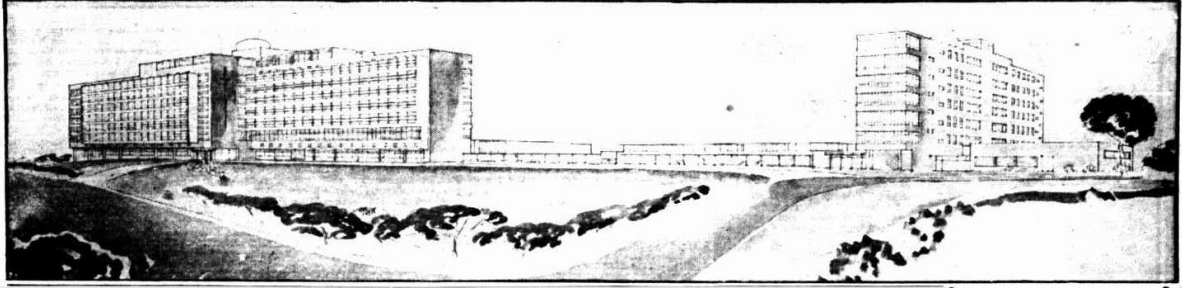
Figure 2.25 Published drawing of the proposed 250-bed hospital (not realised). (Source: *Catholic Weekly*, 12 October 1950*)*
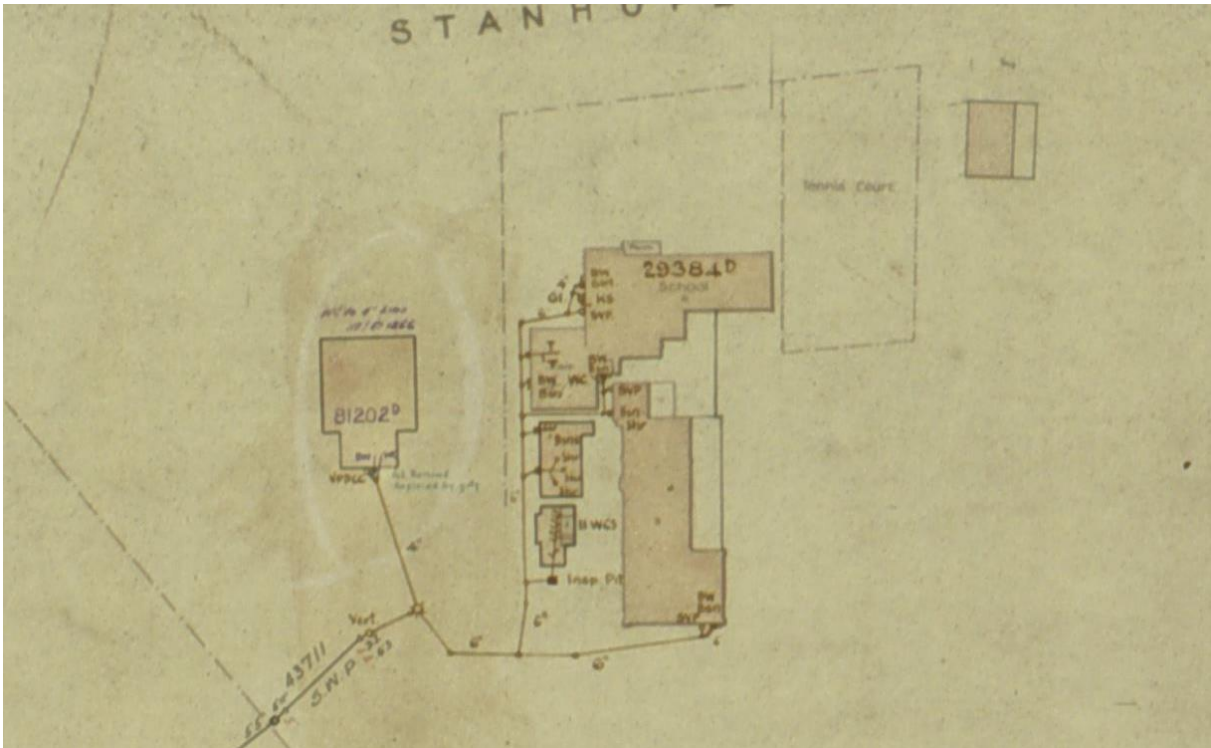
Figure 2.26 The Blackwattle Plan of the subject site, dating between 1927–c1953. (Source: Sydney Water Archives)

Figure 2.27 1956 aerial of the subject site showing buildings and immediate gardens, including established gardens on the tennis court, grotto and garage, of the Lourdes Hospital. (Source: LPI NSW)

Figure 2.28 1970 aerial of the subject site showing buildings and immediate gardens of the Lourdes Hospital. (Source: LPI NSW)

Figure 2.29 1986 aerial of the subject site showing the newly constructed Lourdes Retirement Village. Headfort House can be seen in the top left corner. (Source: LPI NSW)

Figure 2.30 Detail of subject site on 1986 aerial showing one of the former school buildings already demolished and the footings of the new administration building. (Source: LPI NSW)
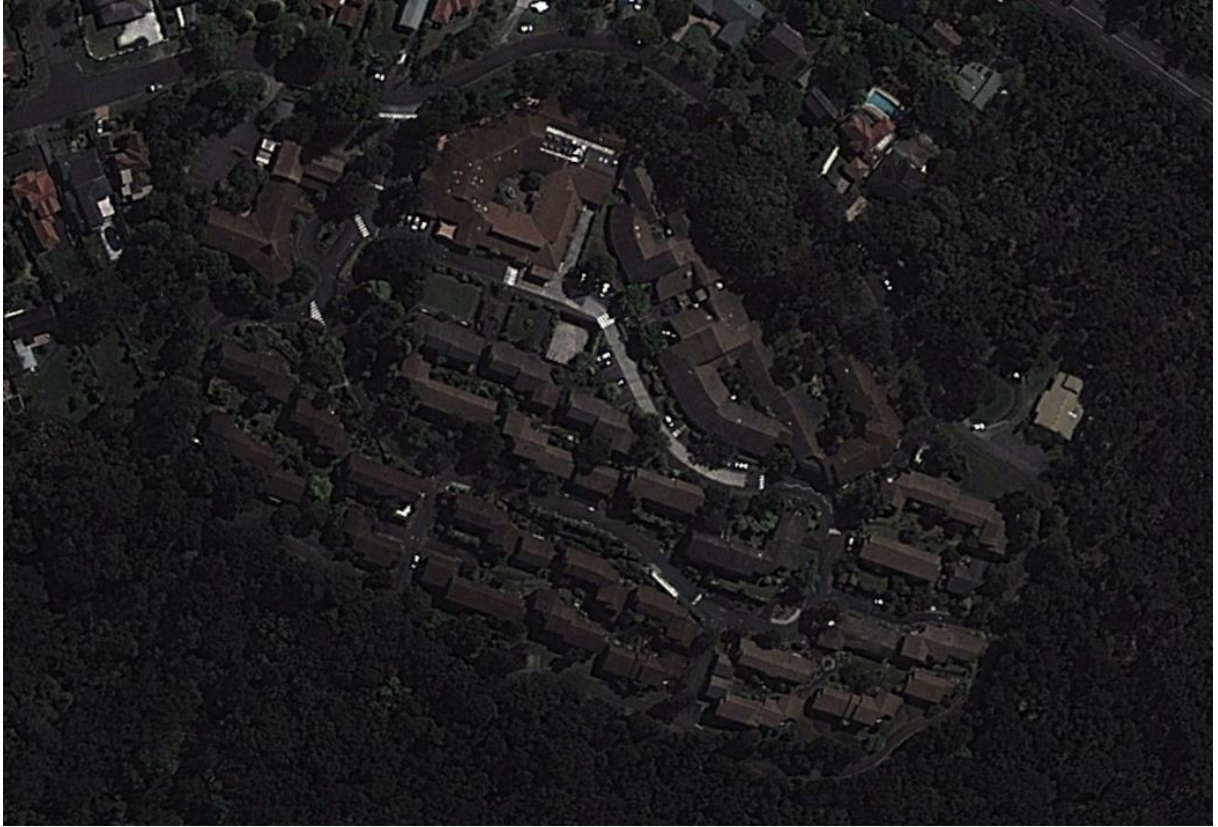
Figure 2.31 2011 aerial of subject site. (Source: Google Earth, 2016)

2.11 Endnotes

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3.0 Physical Analysis

3.1 Site Inspection

A physical survey of Headfort House was undertaken by Anna Simanowsky on 7 February 2017. This was a visual inspection only to determine the age of the building, its integrity and what changes have occurred over time.

3.2 Context

The subject site is located at the eastern end of Stanhope Road, Killara, in an area that is primarily residential. The area is characterised by large detached dwellings dating primarily from the first half of the twentieth century. The houses are set back from the road behind lawns and private gardens, which feature mature trees and plantings. The topography is undulating.

Stanhope Road is a wide tree-lined street that caters mainly to local traffic. At its eastern end it connects to Lourdes Avenue, a loop road that provides vehicular access to dwellings and facilities within Lourdes Retirement Village (LRV).

The Crown Blocks Conservation Area extends to the western perimeter of the subject site, and encircles the wider LRV site on its southern and eastern sides.

3.3 Setting

Headfort House is located in the northwestern part of the LRV complex, close to Stanhope Road. Attached to the rear (south) side of Headfort House is a large one–two storey building housing administrative and community facilities for the complex, and which is the formal entrance of the complex. The other buildings of the LRV are located to the east and south of Headfort House, separated from Headfort House by roadways and gardens.

Figure 3.1 The north (front) elevation of Headfort House at 95 Stanhope Road, Killara (facing Stanhope Road), in its garden setting. (Source: GML 2017)

The front of Headfort House addresses Stanhope Road (although the main entrance to the Chapel is on the southern side of the building) (Figure 3.1). The front of the building is parallel to the roadway, and a rectangular front yard—with perimeters defined by garden beds containing hedge plants— separates the building from Stanhope Road (Figure 3.2). The front yard consists primarily of open lawns. Three mature trees are located within the front lawn area—two large Norfolk Island pine trees and a Moreton Bay fig tree, the latter surrounded by a roughly circular garden. Other planting consists of small shrubs and ground covers, generally exotic species. The extent and form of the front garden— areas of flat lawns surrounded by hedges with some planting interspersed—largely matches the 1943 aerial photograph. However, the front garden currently extends further to the east than it did in 1943, when its eastern boundary roughly aligned with the eastern wall of Headfort House. Photographs dating from the late 1920s and 1930s show the front garden's northern and western perimeters further defined by timber post and rail fences with wire mesh infill; these fences no longer exist. On its eastern side was a fenced open area, possibly a tennis court.

Historic photographs also show a meandering paved path through the garden leading from Stanhope Road to the front door of the building, with a branch of the path curving around to the western side of the building. Whereas this path no longer exists, a break in the (1980s?) brick garden edging on the Stanhope Road boundary is evidence of where the path was once started (the hedge plants are continuous across the gap) (Figure 3.3). The double-leaf timber joinery gates that marked the start of the path and the public entrance to the garden, as shown in a photograph from the 1930s, no longer exist. Although the three trees within the front yard are mature, only one of the pine trees appears to possibly exist in an aerial photograph dating from 1943. None of these trees appear in the 1927 photograph of the front of the building.

A concrete path extends across the full width of the front yard, close to the building. The path cannot be seen in early photographs, and its physical characteristics further suggest that it was constructed at a later date (late twentieth century).

Figure 3.2 View of Headfort House from the northeast. The hedges around its front garden and large trees within the garden can be seen. (Source: GML 2017)

Figure 3.3 View across the front garden looking towards Stanhope Road. The gap in the garden edging at the property boundary (marked with an arrow) is likely the location of the original gateway to the property. (Source: GML 2017)

A driveway and small bitumen-paved carpark is located to the immediate west of the front garden and Headfort House. The carpark is bitumen paved with concrete kerb edging, possibly built c1980 (Figure 3.4). A curved concrete driveway leads to the carpark from Stanhope Road. The driveway has garden surrounds that are edged with narrow sandstone blocks (nominally 80mm thick). Dense vegetation—

mature trees and shrubs—largely screens the carpark from view from Stanhope Road to the west. Two large metal water tanks are located between the carpark and the western boundary of the site (Figure 3.4). It is not possible to tell if the driveway exists in the 1943 aerial photograph, but there was a cleared open area (possibly paved) in the location of the current carpark. To the south was located a detached building with flat or mono-pitched roof with lean-to structure on its southern side, possibly a verandah. This building no longer remains.

The main entrance (vehicular and pedestrian) to the LRV from Stanhope Road is to the east of Headfort House and its front garden, where a roadway extends from Stanhope Road to a drop-off bay near the southeastern corner of Headfort House (Figure 3.5). A concrete footpath runs parallel to the roadway, through the front garden of Headfort House. Both driveway and path are most likely contemporary with the LRV complex (1980s).

Figure 3.4 The carpark located to the west of Headfort House. (Source: GML 2017)

Figure 3.5 The main entrance to the LRV, as seen from the front yard of Headfort House. (Source: GML 2017)

3.4 Headfort House

Headfort House is a one–two storey masonry building, with pitched tiled roofs. The two-storey parts of the building comprise the main part of the building—the original Headfort 'schoolhouse' constructed 1917–1918—and the chapel wing constructed between 1918 and 1921. Other early buildings and building components that were part of the Headfort School have been demolished.

External walls of Headfort House are generally masonry with painted stucco finish. The main roofs are pitched with red glazed terracotta tiles and painted metal eaves gutters. The architecture of the main part of the building is of the Arts and Crafts style, but the chapel wing is more austere externally, with little architectural decoration and a simplicity of form. The single storey portions of the building (garage and ancillary rooms to the chapel on its south and east sides) date from the mid to late twentieth century. Figures 3.6 and 3.7 show the current floor plans of the building, coloured to express the different construction periods of the various parts of the building.

Figure 3.6 Sketch of the existing ground floor plan of Headfort House, coloured to show the construction periods of various components. (Source: GML)
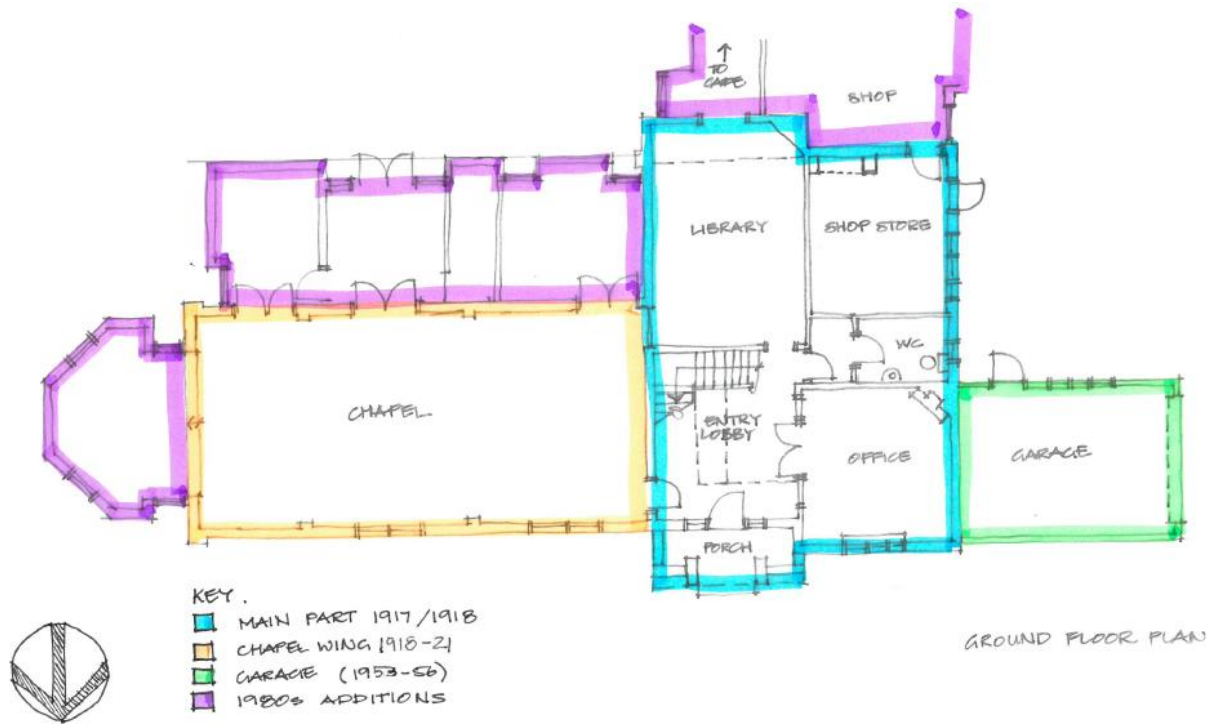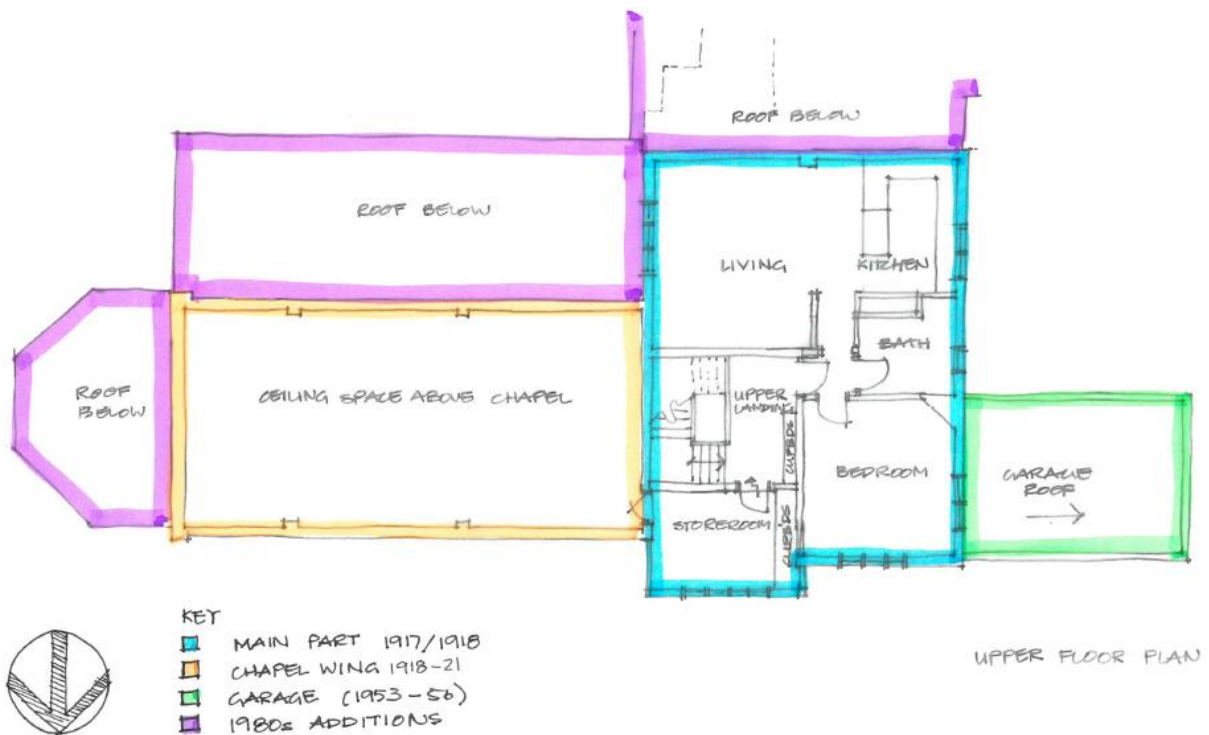

Figure 3.7 Sketch of the existing upper floor plan of Headfort House, coloured to show the construction periods of various components. (Source: GML)

3.4.1 Exterior: Main Part of the Building

North Elevation

The north elevation of the main part of the building faces Stanhope Road (Figure 3.8). It has a double roof gable and features an entry porch which provides access to the building's original front door. The external walls are primarily masonry with painted stucco finish, although framed walls panels are a feature of the north elevation. These wall panels—the walls below the windows (ground and first floors)—are framed with fibrous cement sheet cladding, paint finished to match the stuccoed walls (Figure 3.9). The framed walls feature expressed vertical timber battens, which are also used on the building's gables. Although the timber battens are currently painted to match the walls, early photographs show that the expressed timber elements and window frames were originally painted or stained to be dark coloured, to contrast with the light coloured broad walls. Similar detailing is used on the gables on the north elevation. The two timber framed windows within the framed wall panel on the north elevation match those in early photographs, and are most likely original.

The recessed entry porch (north elevation) has two half-height stuccoed masonry piers with smooth rendered pediments and twin timber columns above (Figure 3.10). Faux projecting timber beams decorate the tops of the timber columns. The detailing of the entry porch matches the detailing visible in a 1920s photograph of the building. The soffit is timber boarded and painted, and is most likely original, although the surface mounted fluorescent light fitting is not. The floor has a slight fall away from the door, and is finished with (contemporary) tiles which extend beyond the masonry piers. It is likely that the floor of the porch has been adjusted to be slightly ramped in order to remove the step at the edge of the porch which can be seen in the c1930 photograph. There is a timber electrical box mounted high on the wall of the porch.

The front door is a high-waisted timber joinery door, with obscure glazing to its upper portion, divided into nine equal panes (Figure 3.10). Side-lights exist on both sides of the door, each with six equal panes. The door and sidelights appear to be original. The door and sidelights feature obscure patterned glass, a single type used throughout. The door has a contemporary stainless steel lever and lock.

Directly over the entry porch is a projecting framed structure that was originally built as a semi-recessed verandah, but which has now been enclosed (Figure 3.11). Walls are framed and clad with fibrous cement sheet to about one metre in height and feature expressed vertical timber battens, these being the original balustrades around the verandah. Above the balustrade level the original opening on the northern wall has been infilled with timber framed windows with casement sashes. There is a flat roof over the former verandah, with wide projecting eaves that are timber boarded with expressed timber rafters. The verandah structure remains substantially as originally built, except for the insertion of the timber framed window.

Figure 3.8 The north (front) elevation of the main part of Headfort House at 95 Stanhope Road, Killara (facing Stanhope Road), in its garden setting. (Source: GML 2017)

Figure 3.9 The framed wall panels below the windows on the north (front) elevation of Headfort House. (Source: GML 2017)

Figure 3.10 The entry porch and front door. (Source: GML 2017)

Figure 3.11 The verandah above the entry porch. The windows are a later addition. (Source: GML 2017)

West Elevation

The west elevation was designed as a secondary elevation, and is not as detailed as the north elevation (Figure 3.12). Masonry walls are stucco and paint finished. Eaves are timber boarded and raking with expressed timber rafters, matching those on the other elevations. The sandstone foundations are also visible on the western elevation.

There are three upper floor windows. The window near the northern corner—aluminium framed with sliding sashes—is a later addition; early photographs show no windows in this location. The central window is an awning window, which is most likely a replacement for an original window in the same

location. The third window is a timber framed twin double-hung window (bottom sashes altered to suit internal requirements). Detailing of the windows suggests that it is a later addition.

There are two ground floor windows, of which the small casement window is most likely original. It is timber framed, and consists of a single casement sash divided into four equal panes. The head of the opening is slightly arched. The larger window is a timber framed window, with three lower casement sashes and three upper awning sashes. Directly above the window is a narrow farmed flat awning, which provides a degree of weather protection to the window. The awning has a timber boarded soffit and expressed timber rafters. The window is most likely original, or has been relocated from elsewhere on the site (Figure 3.13). To the south of this window is a single leaf door. The door frame is timber and the door leaf is a featureless flush door. The threshold is terrazzo, and is badly damaged. This door is unlikely to be original.

The Garage

The garage is a single-storey masonry structure attached to the western elevation of Headfort House, close to its northern corner. Aerial Photographs and plans indicate that the garage is a later addition to the building, built between 1953 and 1956. The garage's external walls are stucco and paint finished, and extend up to form a parapet on three sides (Figure 3.14). The metal deck roof has a low pitch, and falls to a box gutter adjacent to the western wall. There is a metal roller door (contemporary) on its western elevation, and a single leaf door and window on its southern elevation. The door is a high-waisted timber joinery door with three lower panels, matching the door to the main bedroom; it has most likely been salvaged from elsewhere on the site and reused here (Figure 3.15). The small timber window has three equal casement sashes. It is also possibly salvaged from elsewhere on site: a similar window can be seen in early photographs on the north elevation of the chapel wing (which is no longer in place). There is steel framed carport lean-to on the southern side of the garage (late twentieth century).

Figure 3.12 The west elevation of Headfort House. (Source: GML 2017)

Figure 3.13 Detail of the large timber framed window, west elevation. (Source: GML 2017)

Figure 3.14 The north elevation of the garage. (Source: GML 2017)

Figure 3.15 The south elevation of the garage, with door and window that are likely to have been salvaged from elsewhere on the site. (Source: GML 2017)

South Elevation

Due to the adjacent 1980s building on the southern side, only the upper wall of the south elevation is visible. This part of the wall is clad in fibrous cement planks. Eaves are sheet lined. There alterations are recent, and relate to the construction of the 1980s building. No original detailing is visible (Figures 3.16, 3.17).

East Elevation

Only a small portion of the east elevation is visible, that being the upper floor external wall above the 1980s single storey additions to the Chapel wing. This wall is stucco and paint finished. The one window in this wall—timber framed, with three lower casement sashes and three upper awning sashes—matches those windows on the north and west elevations, and is most likely original (Figure 3.17).

Figure 3.16 The boarded gable is the only part of the south elevation of the main part of the building that is visible. The brown tiled roof in the foreground is part of the 1980s building. (Source: GML 2017)

Figure 3.17 The original timber window that exists in the upper part of the east elevation of the main part of the building. The boarded gable of the south elevation can be seen on the left. (Source: GML 2017)

3.4.2 Exterior: The Chapel Wing

The chapel wing has masonry external walls with painted stucco finish, built on sandstone footings (visible on the north elevation). The pitched roof is tiled, and eaves are timber boarded with expressed timber rafters. A comparison of the building's current condition with early external photographs indicate that the overall size and form of the wing remains unchanged, although there have been changes to the wing's fenestration. Discontinuities in the stucco finish on the north and east walls indicate that several upper floor windows have been removed and the openings infilled—three windows on the north wall and one window on the east wall. On the north elevation, the two timber framed windows that currently exist on the ground floor have contemporary detailing, and are not original, although the location of these windows approximates the location of original window openings. There are three rows of terracotta wall vents on the north elevation which match those visible in early photographs (Figure 3.18).

The eastern gable is finished in fibrous cement sheet with exposed timber battens and decorative timber trims. Battens are arranged in a lattice pattern at close to the ridge. This corresponds with the gable detailing that can be seen in early photographs. It also matches the detailing of the main gable on the north elevation (Figure 3.21).

Most of the southern elevation is concealed by 1980s additions (Figure 3.19). However, 'shadows' in the stucco finish indicate upper floor openings that have been infilled. A row of high level wall vents remains, which match those on the northern elevations.

1980s Single Storey Additions

Single storey 'lean-to' additions were constructed in the 1980s on the southern and eastern sides of the Chapel (Figure 3.20). These additions have face brickwork external walls and hipped dark brown glazed tiled roofs with raking eaves with exposed timber rafters, matching the larger 1980s building located on the south side (and connected to) Headfort House.

Figure 3.18 The north (front) elevation of the chapel wing. 'Shadows' of former window openings can be seen in the stucco finish. (Source: GML 2017)

Figure 3.19 The upper part of the wall of the chapel wing can be seen above the 1980s tiled roofs. (Source: GML 2017)

Figure 3.20: The 1980s addition on the eastern side of the chapel wing. (Source: GML 2017)

Figure 3.21 The eastern gable of the chapel wing. The shadow in the stucco below shows the location of the window that was originally located in this wall. (Source: GML 2017)

3.4.3 Interior: The Main Part of the Building

Ground Floor

The ground floor consists of an entry lobby with stairs to the upper floor, a library, a storeroom for the café, an office and a bathroom. The upper floor is a residential flat, with bedroom, bathroom, large living/kitchen, and hall. The former verandah, now enclosed, is used as a storeroom.

The entry lobby retains its original layout and proportions, and timber detailing is largely intact (Figures 3.22–3.25). Walls are smooth set and painted, and floors framed and carpeted. Skirtings are 150mm high with curved top edge: these are used consistently throughout the building and appear to be original. The ceiling is sheet-lined and battened with profiled plaster cornice. A simple timber batten rail runs around the walls at door-head height. An original window/hatch under the stair has been blocked in, but the recess and timber surrounds remain intact. A small timber joinery door gives access to the storeroom under the stairs.

The single leaf door leading to the chapel (timber frame, flush door) is not original (Figure 3.23). The doorway to the office has elaborate built-in joinery at its sides, but the glazed door leafs themselves are not original, and there are signs that indicate that the opening has been adapted to accommodate these door leafs (Figure 3.25). The stair is timber framed with timber newel posts and handrails most likely original. The grooved stair rails appear to be more recent however, and perhaps relate to the installation of the chair lift that runs on the inside face of the balustrade. It is unclear if other parts of the balustrades are also recent replacements for original components.

Figure 3.22 The entry lobby, looking towards the southern wall. (Source: GML 2017)

Figure 3.23 The east wall of the entry lobby, with door to the chapel. (Source: GML 2017)

Figure 3.24 The north wall of the entry lobby, with front door and sidelights. (Source: GML 2017)

Figure 3.25 The door to the office, as seen from the entry lobby. (Source: GML 2017)

The floor of the office consists of tongue and groove timber boards with carpet finish. The walls and ceiling are smooth set and the room's plaster cornices and timber skirtings match those in the entry hall. A grooved timber rail runs around all walls at door head height. Built-in timber joinery fixtures, consisting of open shelves and other decorative features, frame the door on either side (Figure 3.26). The built-in timber window seat/storage box is a later addition. There is a fireplace in the southwestern corner with painted brick hearth and surrounds, and a timber mantelpiece (Figure 3.27). The style of the timber joinery in the space is consistent with the Arts and Crafts style, although it is unclear if the grooved timber wall rail is original. Two gridded wall grilles are located at high level in the western wall.

Figure 3.26 The timber joinery adjacent to the door of the office. (Source: GML 2017)

Figure 3.27 The fireplace in the office. (Source: GML 2017)

The bathroom is accessed through a small anteroom. The bathroom floor is tiled (contemporary) with matching tiled skirtings, and the walls and ceiling are smooth set (Figure 3.28). The room has a small coved contemporary plaster cornice. Bathroom fixtures are contemporary. The timber casement window with casement flyscreen is most likely original. The anteroom has smooth set walls and ceiling without cornices. It has a timber skirting that matches the profile of the skirting in the entry hall, but is shorter. The doors to both the anteroom and bathroom are contemporary lush doors, but timber frames and architraves are detailed alike, and are most likely original.

The library is legible as a single large room, even though it is partly subdivided by a glazed screen wall which is a contemporary addition (Figures 3.29–3.31). It has a framed floor with carpet finish, smooth set walls and a smooth set ceiling with battened detail. The room's plaster cornices and ceilings match those in the entry hall and are most likely original. There is a lower section of ceiling adjacent which is not original (with small coved cornices), and its form and finishes are likely to relate to the 1980s building connection. Parts of the room have a timber skirting which matches that in the entry lobby. At the southern end of the room there is a wide opening which allows access into the 1980s building adjacent (Figure 3.31). This has a timber door frame and highlights with obscure glazing, but no doors. On the northern wall is an opening with timber frame leading to the entry lobby, but again there is no door leaf. Both of these doorways are likely to be original. On the eastern wall there is a blocked-in doorway that previously led to the chapel, and it is unclear if this opening is original (Figure 3.29). On the eastern wall at high level are two air grilles that match those in the office, and are original. In the southwestern corner the splayed wall is suggestive of a chimney breast. Bookshelves placed hard against this wall indicate that even if a fireplace remains behind the shelves, no protruding mantelpiece or hearth remains.

Figure 3.28 The bathroom: the window is original, but fixtures and fittings in the room are contemporary. (Source: GML 2017)

Figure 3.29 The library, looking towards the northeastern corner. The former doorway to the chapel can be seen behind the bookshelves. (Source: GML 2017)

**Figure 3.30** The contemporary glazed screen wall that divides the room. (Source: GML 2017)

Figure 3.31 The doorway in the southern wall that leads to the 1980s building. (Source: GML 2017)

The shop store is accessible from the shop, which is located in the 1980s building. The shop store was likely to have originally been a kitchen; there is a large former cooking hearth in the southeastern corner (Figure 3.32). The former hearth now contains a built-in cupboard, but the original timber mantelpiece remains above. Floors are vinyl sheeted (1980s?) with coved vinyl skirtings. The floor is framed, except for a large concrete section close to the cooking hearth, the extent of which is defined by cracking in the vinyl floor sheeting. Walls are smooth set, with a dado line formed in the plaster that extends around the room. Ceilings are smooth set and without any cornice. The two doors into the room are flush doors. The door that led to the shop is a new opening. The doorway to outside is possibly an early or original opening, but the door leaf is new (Figure 3.33).

Figure 3.32 The former cooking hearth in the southeastern corner of the shop store. (Source: GML 2017)
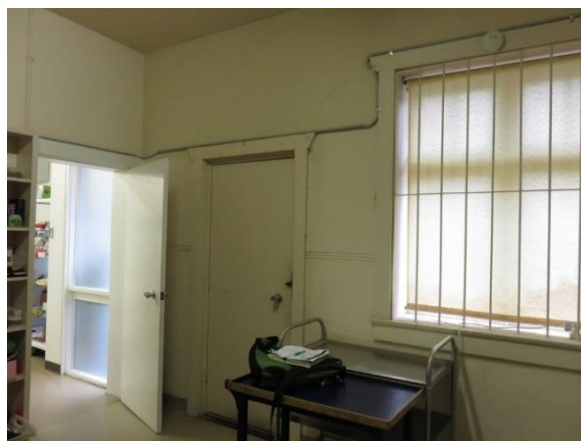
Figure 3.33 The southeastern corner of the shop store. The door on the right leads outside. (Source: GML 2017)

Upper Floor

The upper landing is a large circulation space at the top of the stair that leads from the entry lobby. Both the stair and upper landing have carpeted framed floors. Walls and ceilings are smooth set, and the ceiling is raking above the stair. There are no cornices, but two air vents exist at high level on the eastern wall above the stair; the air grilles suggest that this wall was originally an external wall, and that the chapel wing was a later addition (Figure 3.34). The raking ceiling, which rakes downwards to the east, suggests that the roof over the stairwell originally raked in the same line as the ceiling. This adds weight to the suggestion that the hipped junction of the chapel wing's roof was constructed after the roof over the main part of the building was completed.

A grooved timber rail runs at door head height around the walls. Skirtings are original on the eastern wall (stair rails) and northern walls, but a different profile skirting has been used on the other walls. On the western wall is a timber joinery cupboard, the upper portion of which is clearly contemporary. The lower portion (up to door head height) is detailed to match other original timberwork in the house, and is most likely original, although it has been relocated from elsewhere; the timber rail on the wall runs along the wall behind the cupboard (Figure 3.35). The timber balustrade at the landing has been replaced, although the newel posts are original.

Figure 3.34 The upper part of the eastern wall of the upper landing, above the stair. The air grilles suggest this was originally an external wall. (Source: GML 2017)

Figure 3.35 The joinery unit in the upper landing, which appears to have been relocated from elsewhere in the building. (Source: GML 2017)

The bedroom has a framed floor with carpet finish (Figures 3.36, 3.37). Walls and ceilings are smooth set, with the ceiling partly raking. Cornices are contemporary coved plaster cornices. Timber skirtings match those in the entry hall, and a grooved timber rail runs around all walls at door head height. The aluminium-framed window in the western wall is of recent construction, but the door appears to be original—the door leaf is a high-waisted timber joinery door, and the door frame is timber (Figure 3.37). Door hardware is however contemporary. Below the window on the northern wall the framed wall has expressed timber battens, matching the external detail (Figure 3.36). The small hall adjacent to the bedroom matches the bedroom in finishes, skirtings and rails. However, unlike the bedroom it has no cornices.

Figure 3.36 The wall of the bedroom. (Source: GML 2017)
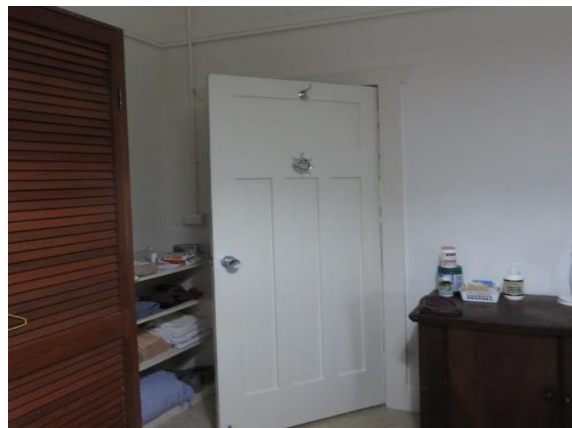
Figure 3.37 The original door into the bedroom. (Source: GML 2017)

The bathroom floor has a contemporary tiled finish and skirtings, matching the tiles in bathroom on the ground floor. Walls and ceiling are smooth set. Cornices are coved contemporary cornices. All fixtures and fittings are contemporary. The door is a modern flush door, and the timber door frame is possibly original.

The living room and kitchen are located within a single large room at the southern end of the building (Figures 3.38–3.39). Floors are framed with carpet or sheet vinyl finish. Walls and ceilings are smooth set. The ceilings are partly raking, and have contemporary plaster coved cornices. Skirtings are contemporary, as are all fixtures and fittings. The timber window in the eastern wall is original and matches other windows in the building.

Figure 3.38 The living room, looking west towards the kitchen. (Source: GML 2017)

Figure 3.39 The southeastern corner of the living room. (Source: GML 2017)

The storeroom/former verandah is accessed from the upper landing (Figures 3.40–3.42). There is a step down into the storeroom at the doorway, the raised form visible beneath the carpet suggesting a stone or concrete door threshold beneath the carpet. The floor of the storeroom is carpet finished over a framed floor. The ceiling is smooth set and rakes slightly down to the north. Cornices are contemporary coved plaster cornices. The southern wall and half of the eastern wall (the masonry walls) are lined with horizontal Western Red Cedar boards, most likely installed to cover the original stucco finish on these walls (Figure 3.40). The remainder of the eastern wall, as well as the northern wall, is framed and lined with smooth set sheet lining (Figure 3.41). The western wall is concealed by built-in cupboards (late twentieth century), but at the rear of the cupboards the original stucco wall is visible. The door leaf is a contemporary flush door but the timber door frame is possibly original.

There is a small door on the eastern wall that provides access to the ceiling space above the chapel. Within this opening the original white painted stucco finish of the external walls of the main part of the building is visible. The stucco continues around the eastern wall (the chapel's west wall), which again supports the idea that the chapel wing was built as a later addition to the main part of the building (Figure 3.42).

Figure 3.40 The cedar boarding on the south and east walls of the storeroom. The small door in the panelled wall gives access to the chapel's ceiling space. (Source: GML 2017)

Figure 3.41 The north wall of the storeroom. (Source: GML 2017)

Figure 3.42 When opened the access door allows for views of the building's original external stucco finish and the space above the ceiling of the chapel. (Source: GML 2017)

3.4.4 Interior: The Chapel

The chapel is a double-height space occupying the whole of the chapel wing (originally the chapel wing had two storeys within the same volume of space) (Figures 3.43–3.46). The floor is framed with carpet finish. Walls are generally smooth set, although western red cedar boarding has been used as a lining on the eastern wall, and upper sections of the northern, southern and western walls. These walls also feature high level air grilles at regular intervals. 'Shadows' in the wall plaster suggest a horizontal dado once ran around the room at about 1200mm above floor level. The ceiling is partly raking, and is lined with cedar boards to match those used on the walls. Narrow piers are located on the northern and southern walls, their uppermost portion also lined in cedar boards. These piers have slightly rounded corners for most of their height, but transition to sharp square corners at high level (Figure 3.45). Doors and windows into the room are contemporary, as are all fixtures and fittings.

At the eastern end of the room, there are two steps leading up to the sanctuary, which is located within a 1980s extension to the room. Doors on the southern side of the room lead into ancillary rooms that are also 1980s additions.

It is possible to view the ceiling space above the chapel, through a small access door in the storeroom on the upper floor (Figure 3.46). The view of the ceiling space reveals the original tongue and groove boarded ceiling intact above the cedar ceiling, which runs across the entire length of the space. Dark lines on the ceiling are possible indications of locations of former walls, indicating that there was at one time a central corridor with rooms on both sides. The ceiling space also shows that walls of the upper floor within the wing were smooth set, with a horizontal dado formed in the plaster. Wall vents can be seen, which are of a slightly different detail to those in the main part of the building, being installed flush with the wall rather than slightly proud of the finished wall surface.

Figure 3.43 The chapel, looking east. (Source: GML 2017)

Figure 3.44 The chapel, looking west. (Source: GML 2017)

Figure 3.45 A typical wall pier in the chapel. (Source: GML 2017)

Figure 3.46 The original boarded ceiling remains above the newer cedar ceiling in the chapel. The dark lines possibly indicate the former location of walls. (Source: GML 2017)

3.4.5 Integrity

The original building footprint (including the chapel wing) remains intact and legible, with the exception of the single storey ancillary rooms that may have originally existed on the western and southern sides of the building. The original roof forms are intact except for a single-storey gable element which was demolished to allow for connection to the new building in the 1980s. It is unclear if the roof tiles are original. All chimneys above the roof line have been removed. Downpipes remain in original locations, though have been replaced. The external painted stucco is most likely the original wall finish (early photographs show the external walls finished a light colour) although the stucco has been patched in areas, and the walls have been repainted. Areas of old stucco that can be seen in the enclosed verandah show it had been painted white.

The north elevation of the main part of the building—its main elevation—is substantially intact, except for the enclosure of the upper floor verandah. Fenestration and timber detailing is original and is generally in good condition. However, all the original windows on the north elevation of the chapel wing have been removed and infilled, or replaced. Wall vents on the chapel wing's north wall are however largely original.

Fenestration on the west elevation of the main part has been altered, with only two original windows intact. The garage on the western side is of later construction, although its single leaf door and window appear to have been salvaged from elsewhere on the site and may constitute original fabric.

The south elevation of the main part has been completely compromised by the 1980s addition, with only the gable roof form legible as original. All original fenestration has been removed from the south elevation of the chapel wing.

The east elevation of the main part retains one original window on its upper floor. The original window on the east wall of the chapel wing has been removed.

The main part of the building remains substantially intact in its internal layout, although the upper floor verandah has been enclosed, and internal alterations have been made to the living/kitchen area on the upper floor. There is also evidence that some doorways have been altered or constructed at a later date. Many original windows and timber door frames are intact, although most door leafs have been replaced—an exception to this is the front door. The ground floor ceilings and cornices are mostly intact, but on the upper floor most of the ceilings and cornices have been replaced. Timber skirtings

are generally intact on the ground floor, although on the upper floor many of the skirtings have been replaced. All wall grilles that are visible internally are original. Fittings and finishes in both bathrooms are contemporary. The timber joinery and detailing in the entry hall and office is largely intact, as is the fireplace (including hearth and mantelpiece) in the office. The stair is original, but there have been some alterations to the side rail and top balustrade, and the chairlift is a contemporary fitting (it appears that it can be removed without damaging the stair). The library on the ground floor is intact as a space, but alterations to original doors and window openings have been made, in association with the construction of 1980s additions.

The Chapel wing has lost much of its integrity internally. The upper floor has been removed, and a new double-height space created. No original doors, windows, fixtures or fittings remain. A new cedar ceiling and wall linings have been installed, although the original boarded ceiling of the original upper floor remains intact above the new ceiling, and in good condition.

The original form of the front garden remains legible, as a rectangular yard with open lawns surrounded by hedges. The original perimeter fences no longer remain, nor does the entry pathway that led from Stanhope Road to the front door. Brick garden edging is new, although the sandstone edging around the driveway constitutes early fabric possibly contemporary with the garage. The larger of the yard's pine trees appears to date from the 1940s. The hedge plants are recently planted, and no planting in the garden area appears to be original.

3.5 Condition

The building is generally in good condition, and is well-maintained and fully utilised as part of the LRV complex. One area of concern is the ground floor office, where the wall plaster is drummy and cracked in places.

The front garden is similarly well maintained and in good condition.

4.0 Comparative Analysis

4.1 Introduction

A comparative analysis of Headfort House has been undertaken using two points of comparison: comparing the building with other local examples of the same architectural style, and comparing the building with others that demonstrate a similar historical pattern of use. The comparative analysis thus considers Headfort House:

- as an Arts and Crafts style building; and

- as an early twentieth-century building adapted for later use as a healthcare facility.

4.2 Arts and Crafts Style Buildings in Killara

A physical inspection has been undertaken to locate and compare Headfort House at 95 Stanhope Road with the Arts and Crafts style houses in the local area. It was found that there are many houses in the area—both heritage listed and non-listed—that display characteristics of the Arts and Crafts style, which are similar to that of Headfort House at 95 Stanhope Road. The houses include both single and two storey examples.

The house at 2 Stanhope Road, Killara (a heritage item listed on the Ku-ring-gai LEP 2015), is an Arts and Crafts style two-storey masonry building. Like the Chapel, the building has steeply pitched tiled roofs, double gables with lattice detail, and features timber columns on a masonry base around the upper verandah. The verandah has a flat roof similar to that of the verandah of Headfort House. However, its detailing is more refined than that of Headfort House, and includes bay windows and a timber shingle skirted balustrade.

The house at 49 Springdale Road, Killara (not listed as a heritage item), has steeply pitched tiled roofs, timber battened detailing to its gables, and a defined covered entry porch slightly proud of the main building—all Arts and Crafts style characteristics that are in common with Headfort House.

Figure 4.1 2 Stanhope Road, Killara. (Source: <http://www.realestate.com.au>)

Figure 4.2 49 Springdale Road, Killara. (Source: GML 2017)

The house at 77 Arnold Street, Killara (not listed as a heritage item) has pitched tiled roofs with boarded gables, and expressed timber rafters on its eaves. Large and small roof gables have been used to affect the composition of the street elevation of the house.

Figure 4.3 77 Arnold Street, Killara. (Source: Google Maps)

There are several houses in Springdale Road that display characteristics of the Arts and Crafts style. Steeply pitched roofs and boarded gables are common features to these houses. The house at 26 Springdale Road also has a flat verandah roof with double timber columns, similar in detail to the entry porch of Headfort House. The single storey house at 24 Springdale Road (listed as a heritage item of local significance) also has a boarded front gable. The front features timber half columns on a heavy masonry base, similar to the detail used on Headfort House.

Figure 4.4 26 Springdale Road, Killara. (Source: GML 2017)   **Figure 4.4** 24 Springdale Road, Killara. (Source: GML 2017)

4.2.1 Conclusion

This survey revealed that Headfort House at 95 Stanhope Road has similar Arts and Crafts style design features to many houses built in the local area between 1900 and 1920. However, compared with both listed and non-listed examples, Headfort House is not an outstanding example of the Arts and Crafts style. Although many of its features are intact, the addition of the chapel wing has compromised the composition of the street-front elevation of the original building. There are many examples of Arts and Crafts style buildings in the area with original composition and setting intact, and with finer detailing, which better exemplify the Arts and Crafts style.

4.3 Early Twentieth-Century Buildings Adapted for Re-use as Hospitals

4.3.1 Neringah Hospital, Wahroonga

The original house at the Neringah Hospital, Wahroonga, was constructed in 1912. It is a two-storey Arts and Crafts/Old English style building. Originally built as a family home by Margaret and Andrew Reid, it was donated to the Australian Red Cross Society in 1940 for use as a convalescent home for returned World War II soldiers. Since that time the original house has functioned as part of various hospitals and convalescent homes, and now remains part of Neringah Hospital, a private palliative care facility.[1]

4.3.2 Rippon Grange, Wahroonga (former John Williams Memorial Hospital)

Rippon Grange is a two-storey Federation Queen Anne house designed by architect Howard Joseland and Sir John Sulman c1898 (and extended 1905). In 1951, Ernest Robert Williams (who had purchased the property in 1935) donated Rippon Grange to the Royal Alexandra Hospital for Children, for treating children with polio. The hospital was named the John Williams Memorial Hospital. New classrooms were built in 1954 and 1960. In 1980 the hospital was transferred to the Hornsby and Ku-ring-gai District Hospital and then the Ku-ring-gai Disability Service. Since that time, development has been proposed for the site but has not been approved. The house sits in expansive grounds that include gardens considered to be of heritage significance.[2]

4.3.3 Conclusion

Both Neringah Hospital and Rippon Grange are examples of late nineteenth century/early twentieth century houses within the Ku-ring-gai LGA that have been adapted for use as healthcare facilities. Whereas Headfort House at 95 Stanhope Road differs slightly in that it was purpose-built for use as part of a school, a substantial part of the building was a residence for the school's headmaster, and the building has a residential scale.

Therefore, in considering the history of Rippon Grange and the original house at Neringah Hospital, it can be concluded that the adaptive re-use of Headfort House as a healthcare facility is not rare within the Ku-ring-gai LGA, and this pattern of use is not uncommon for large residential buildings (on large allotments).

4.4 Endnotes

[1]   Clive Lucas, Stapleton and Partners Pty Ltd, 'Ku-ring-gai Council Review of 14 Draft and Potential Heritage Items', 2014.
[2]   Federation House website, viewed 28 February 2017 <http://federation-house.wikispaces.com>.

5.0 Heritage Significance Assessment

5.1 Introduction

The Burra Charter defines cultural significance as 'aesthetic, historic, scientific, social or spiritual value for the past, present or future generations'. Cultural significance is embodied in the place itself, its fabric, its setting, its use, associations, meanings, related places and objects.

The assessment of heritage significance identifies whether a place (or element of a place) may be considered important and valuable to the community. A place may also have a range of values important to different individuals or groups.

The terms 'cultural significance', 'heritage value' and 'heritage significance' are synonymous, interchangeably used in this report and in Australia by organisations such as the NSW Heritage Council, the National Trust of Australia (NSW) and the NSW Heritage Branch.

5.2 Heritage Significance Assessment

5.2.1 New South Wales Heritage Assessment Guidelines

The *NSW Heritage Manual* guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning, provide the framework for the following assessment and statement of significance for Headfort House at 95 Stanhope Road, Killara. These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specifically structured framework which is currently accepted as the required format by heritage authorities in NSW.

Under these guidelines, items (or 'places' to use Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below:

a) *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*

b) *An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area).*

c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

d) *An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

e) *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*

f) *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*

g) *An item is important in demonstrating the principal characteristics of a class of NSW's:*

    –   *cultural or natural places; or*

    –   *cultural or natural environments*

    (or a class of the 'local areas'

–   *cultural or natural places; or*

–   *cultural or natural environments).*

An item is significant if the kind of attributes listed in the inclusion guidelines under each particular criterion help to describe it (see tables in Section 5.2.2 below). Similarly, the item is not significant if the kind of attributes listed in the exclusion guidelines under each particular criterion help to describe it.

Statutory protection of heritage places (ie by local and/or state governments) is usually related to the identified level of significance. Items of state significance may be considered by the Heritage Council of NSW for inclusion on the State Heritage Register (SHR).

5.2.2 Heritage Assessment

This section sets out an assessment of the heritage significance of Headfort House at 95 Stanhope Road, Killara, in accordance with the standard criteria identified in the Heritage Office, Department of Planning guidelines. The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place as well as its relationship to its immediate and wider settings. The exclusion guidelines that are considered to be met are identified by bolding.

Criterion (a)—an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

Headfort House was purpose-built as the establishment building of a private school for boys with boarding facilities (Headfort School), c1918. It is evidence of development in the Killara area at the time, as the suburb expanded and its population grew, and the need for new schools arose.

Later, Headfort House, together with other buildings on the site (now demolished) and adjacent open areas, was used by the Australian Army as a base for housing and training women for the Eastern Command of the Australian Women's Army Service (AWAS) during World War II.

Following World War II, the building was used as part of Lourdes Hospital, and later became part of Lourdes Retirement Village.

Guidelines for Inclusion	Guidelines for Exclusion
• **Shows evidence of a significant human activity.** • **Is associated with a significant activity or historical phase.** • Maintains or shows the continuity of a historical process or activity.	• Has incidental or unsubstantiated connections with historically important activities or processes. • Provides evidence of activities or processes that are of dubious historical importance. • Has been so altered that it can no longer provide evidence of a particular association.

The property has local significance under this criterion. Its construction as a school is evidence of the growth and development of Killara. It has further significance for its use by AWAS during World War II. Its later use as a tuberculosis hospital is evidence of the specialised facilities that were required at the time for the treatment of tuberculosis.

Criterion (b)—an item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area)

The property has an association with the Reverend Robert Thompson Wade, who founded the Headfort School on the site in 1918, and who commissioned the construction Headfort House as the establishment building of the school. Wade was the headmaster of Headfort School until 1928. Wade is best known for his work as an ichthyologist and palaeontologist, although he worked extensively in education throughout his career. Wade is considered to be a person of significance with whom Headfort House is associated.

John Gorton, Prime Minister of Australia 1967–1971, was a student at Headfort School for two years while living in Killara. Although Gorton is a person of importance to NSW, his attendance at the school was short-lived, and he also attended other schools. The site's association with Gorton is therefore considered to be a minor one.

Guidelines for Inclusion	Guidelines for Exclusion
• Shows evidence of a significant human occupation. • **Is associated with a significant event, person, or group of persons.**	• Has incidental or unsubstantiated connections with historically important people or events. • Provides evidence of people or events that are of dubious historical importance. • Has been so altered that it can no longer provide evidence of a particular association.

The property has local significance under this criterion, for its association with the Reverend Robert Thomas Wade.

Criterion (c)—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Historical documents suggest that Headfort House was architect-designed, but the identity of the designer is not known.

The materials and building technology used—sandstone, brickwork, stucco and timber—are typical of the period, and were not used in any innovative way. Although it is documented that the building was designed as a school, the floor plan of Headfort House is unremarkable. The main part of the building does not differ in any substantial way from a residential building, and the original floor plan of the chapel wing is no longer intact. As such, it is not considered that the building displays any technical or creative innovation or achievement.

Headfort House faces Stanhope Road, set back from the road behind a wide front yard. Although the building has a streetscape presence, it does not have landmark qualities beyond the bounds of the LRV; within the LRV the building is architecturally distinctive as the only early twentieth century building on the site. However, when considered as part of the wider Killara area, the domestic scale of the house, its simple Arts and Crafts style and its typical garden setting mean that the building is unremarkable within its largely residential surroundings.

The north elevation of the building—its main elevation—is the most detailed of the building's elevations. The north elevation of the main part of the building is intact, and demonstrates a considered composition and uses timber battens as an architectural feature. The use of expressed

timber battens is a common feature of the Arts and Crafts style and has been used here in a simple but effective manner. The use of rough stucco on the walls is most likely original, and has been used in contrast with the smooth sheet cladding of the framed wall sections. However, the north elevation of the chapel wing is largely featureless. The original fenestration on the chapel wing has been removed on all elevations. Overall, beyond the use of the stucco and timber battens there is little applied decoration, and the building design is perfunctory. Internally, rooms are of a domestic scale and proportion. There is some interesting detailing—mainly timber—extant in the ground floor entry lobby and office, which are the most intact rooms of the building. However, the interior of the building is generally unremarkable. As such, it is not considered that the building exemplifies the Arts and Crafts style.

The original form of the front garden is legible and partly intact: the original garden was simple in design, with lawns surrounded by gardens and hedges, and this concept has been maintained. The original gates have been demolished.

Guidelines for Inclusion	Guidelines for Exclusion
• Shows or is associated with creative or technical innovation or achievement. • Is the inspiration for a creative or technical innovation or achievement. • Is aesthetically distinctive. • Has landmark qualities. • Exemplifies a particular taste, style or technology.	• **Is not a major work by an important designer or artist**. • **Has lost its design or technical integrity**. • Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded. • Has only a loose association with a creative or technical achievement.

The property does not have heritage significance under this criterion.

Criterion (d)—an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Headfort House is the last building remaining on site from the time prior to the retirement village. As such, it has an association with groups that had prior use of the site. Headfort House has a special association with the Eastern Command of the Australian Women's Army Service (AWAS), who occupied the site between 1942 and 1944. Headfort House also has a special association with the Missionary Sisters of the Society of Mary, who established the Lourdes Hospital on the site in 1944. It also has a special association with former patients and staff of Lourdes Hospital.

Headfort House, through its various historical uses and current use as a retirement village, is important to the Ku-gin-gai community's sense of place.

Guidelines for Inclusion	Guidelines for Exclusion
• **Is important for its associations with an identifiable group.** • **Is important to a community's sense of place.**	• Is only important to the community for amenity reasons. • Is retained only in preference to a proposed alternative.

The property has local significance under this criterion.

Criterion (e)—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Historic photographs show that a single storey building was located to the west of Headfort House, now partly occupied by the carpark. This building was demolished after 1943. There is some archaeological potential in the part of the site where this building was located. Elsewhere, extensive building works associated with the development of the LRV means that there is little archaeological potential elsewhere in the vicinity of Headfort House.

Guidelines for Inclusion	Guidelines for Exclusion
• Has potential to yield new or further substantial scientific and/or archaeological information.	• The knowledge gained would be irrelevant to research on science, human history or culture.
• Is an important benchmark or reference site or type.	• **Has little archaeological or research potential.**
• Provides evidence of past human cultures that is unavailable elsewhere.	• Only contains information that is readily available from other resources or archaeological sites.

The property does not have heritage significance under this criterion.

Criterion (f)—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Stylistically, Headfort House at 95 Stanhope road exhibits Arts and Crafts style features that are common to many houses in Ku-ring-gai, both large and small. It is considered that the Arts and Crafts style of architecture is better represented by other properties in the Ku-ring-gai local government area.

As an early 20th century building adapted for use as a hospital, Headfort House is not rare. The original house at Neringah Hospital, Wahroonga, (1912) was converted for use as part of a convalescent hospital in 1939, and now exists as part of a larger health-care facility.

Guidelines for Inclusion	Guidelines for Exclusion
• Provides evidence of a defunct custom, way of life or process.	• **Is not rare.**
• Demonstrates a process, custom or other human activity that is in danger of being lost.	• Is numerous but under threat.
• Shows unusually accurate evidence of a significant human activity.	
• Is the only example of its type.	
• Demonstrates designs or techniques of exceptional interest.	
• Shows rare evidence of a significant human activity important to a community.	

The property does not have heritage significance under this criterion.

Criterion (g)—an item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's): cultural or natural places; or cultural or natural environments

The building has some interest as being purpose-built as the Headfort School. However, the chapel wing has lost much of its integrity, with little of the original design intact beyond its external form. In addition, the second large building which was a part of the school—built soon after Headfort House—has been demolished, as have other smaller buildings and facilities that were part of the school. In this sense, little integrity remains of the site as a school.

Guidelines for Inclusion	Guidelines for Exclusion
• Is a fine example of its type.	• Is a poor example of its type.
• Has the principal characteristics of an important class or group of items.	• **Does not include or has lost the range of characteristics of a type.**
• Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.	• Does not represent well the characteristics that make up a significant variation of a type.
• Is a significant variation to a class of items.	
• Is part of a group which collectively illustrates a representative type.	
• Is outstanding because of its setting, condition or size.	
• Is outstanding because of its integrity or the esteem in which it is held.	

The property does not have heritage significance under this criterion.

5.3 Conclusion

Headfort House at 95 Stanhope Road meets three of the criteria for listing as an item of local heritage significance. The building has historical significance as evidence of the growth of Killara, and its development from rural area to residential suburb. It is also significant as evidence of the effect of World War II on the local area with the building used by the AWAS in the 1940s, and for its later use as a tuberculosis hospital. The property has significance for its association with the Reverend Thomas Wade, who was the original headmaster of Headfort School. The property also has significance for social values related to the use of the site: it has a special association with the AWAS, the SMSM and former patients and staff of the Lourdes Hospital. Through its many former uses, as well as its current use as a retirement village, the building is important to the Ku-ring-gai community's sense of place.

5.4 Statement of Significance

Headfort House has significance at a local level. Headfort House has historical significance as it is evidence of the early Twentieth-Century growth and development of the suburb of Killara and the resultant need for schools in the area. It has further historical significant for its use by the Australian Women's Army Service (AWAS) for training during WWII, and for its later use as a tuberculosis hospital. Headfort House is associated with the reverend Robert Thomas Wade, a prominent educator, ichthyologist and palaeontologist who was the founding headmaster of the Headfort School. The building also has potential social significance for its association with the AWAS, patients and staff of Lourdes Hospital, and for its importance to the Ku-ring-gai community's sense of place.

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