

# Heritage Data Form

ITEM DETAILS					
Name of Item	Eastment House				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	6				
Street name	Springdale Road				
Suburb/town	Killara			Postcode	2071
Local Government Area/s	Ku-ring-gai				
Property description	Lot 1, DP505522				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner					
Current use	Residential dwelling				
Former Use	Residential dwelling				

# *Heritage Data Form*

<b>Statement of significance</b>	<p>The Eastment House is of local historical significance in demonstrating the post-World War 2 process of subdividing the grounds of the larger suburban houses erected from the 1890s until World War 2 creating closer settlement and reflecting the historical pressures of economic downturns on owners of larger allotments.</p> <p>The house is of local associative significance because of its strong association with renowned architect, Ken Woolley and his firm, Ancher, Mortlock, Murray &amp; Woolley. The construction of a new residence within an existing suburban area demonstrates a desire by the Eastment family to continue to live in Killara, where the family had been since the 1930s.</p> <p>This Eastment House is of local aesthetic significance as its design exhibits the hallmarks of the regional form of modernism (termed by some as the Sydney School) including its use of unpainted external brickwork, vertical timber boarding, high lighting through clerestory windows, and complex, broken roof forms as well as the use of split levels within the house to create a flow of both visual space and of cooling Summer breezes. The surviving architectural drawings and the completed Eastment House demonstrate the palette of materials and construction methods employed by the architectural firm of Ancher, Mortlock, Murray and Woolley that are recognised as forming a distinct regional variation of modern architecture.</p> <p>The Eastment House contains a large, highly sculptural fireplace form comprising two brick and concrete fireplaces that rises up through the house from the lower Sunroom level, through the Living Room level and up past the Study to emerge through the roof as twin chimneys with opposing skillion concrete chimney cappings.</p> <p>The Eastment House is one of a series of houses within the Ku-ring-gai municipality that demonstrate the regional variant of modern architecture known as the "Sydney School" of which the architect Ken Woolley was a leading proponent in NSW. Architectural historians have acknowledged that Woolley's greatest contribution as an architect was in the field of housing, raising the standard of suburban dwellings. The Eastment house demonstrates Woolley's key hallmarks that developed during the mid to late 1960s out of his award-winning design for his own house at Mosman.</p> <p>Ken Woolley is one of two architects to receive multiple awards for residential designs during the 1960s and 1970s, and houses designed by Woolley have developed a strong following, demonstrated by publications, tours and the acquisition of his drawings by the State Library of NSW.</p> <p>The Eastment house is a rare example of a substantial residence designed for master builders by the architectural practice of Ancher, Mortlock, Murray and Woolley in a period of the firm's work that primarily was occupied by large-scale commercial and institutional buildings as well as multi-residential and project homes, indicating the importance the firm placed on the project as one of the few single residential buildings the firm agreed to undertake for an existing / known client..</p> <p>The Eastment House demonstrates the key characteristics of the domestic work of the firm of Ancher, Mortlock, Murray and Woolley in the late 1960s and early 1970s and demonstrates the firm's use of similar details in houses at the upper end of the real estate market as were then modified and used in the firm's work for the project home market.</p>	
<b>Level of Significance</b>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

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<b>DESCRIPTION</b>	
<b>Designer</b>	Ken Woolley
<b>Builder/ maker</b>	F.T. Eastment & Sons
<b>Physical Description</b>	<p>The house is situated at the front of the deep block that runs from the south-east at the Springdale Road frontage to the north-west at the rear boundary. The area between the house and the street contains the driveway and mature trees along the street boundary. The mature street boundary trees are remnants of the garden of No. 4 Springdale Road and are clearly visible in the early to mid-twentieth century aerial photographs and the current vehicle crossover on the footpath from No. 6 also dates from the original loop driveway of No. 4. The house is set back from the northern site boundary to create a level, grassed and landscaped yard opening off the bedrooms and the Sunroom, Dining Room, Kitchen/Laundry, Family Room and children's bedrooms (note room names are those used on Woolley's original drawings and not those used in the real estate agency floor plans). Between the rear wall of the house and the rear boundary the majority of the site is taken up with a tennis court that is the original tennis court of the house at No. 4 Springdale Road. The two long elevations of the house face north-east (the family living areas) and south-west (the parental and service areas). The rear of the house faces north-west over the former tennis court of No. 4 and the relatively blank front wall of the house fronting Springdale Avenue faces south-west.</p> <p>The exterior of the house is finished in unpainted select common dry pressed bricks with dark brown Swiss-patterned roof tiles and Mission Brown painted timber windows and vertical boarding. The eaves gutters are half-round copper. The interior brick walls and plasterboard walls of the house are painted white, with the exception of the clear-finished timber window and door joinery and the unpainted sculptural form of the brick and concrete double fireplace (one half located in the Formal Living Room and the other half at the Family Room level, one-half floor below). This is an exceptional sculptural piece with its two fireplaces at ninety degrees to one another and the two chimneys that rise up through the tall Formal Living Room &amp; Home Office (Study) space and are expressed externally on the roofline of the house. The effect of the unpainted brick walls and dark brown roof tiles is to make the house appear recessive in the streetscape, allowing the earlier interwar houses to predominate.</p> <p>The planning of the house is structured around a central access spine (Gallery) running through the length of the long floor plan from the entry door and culminating in the Living Room at the rear of the house overlooking the tennis court. The house is essentially a one-storey split-level house taking advantage of the fall of the land and with two small mezzanine areas accommodating the original Rumpus Room and the original Study. Under the house at the north end at the tennis court level is the original Games Room.</p> <p>On the west side of the clerestory-lit access Gallery are located the Garage (with Workshop behind), followed by a Courtyard visible from the corridor/gallery, then the Master Bedroom suite of bedroom, dressing room and ensuite bathroom. At the north end of the Gallery is located the Living Room opening out onto a north-facing deck. To the east of the Living Room, at a half level above, is the Study mezzanine. At a half level below the Living Room, in the north corner of the house is the Sunroom which opens onto a north- and east-facing deck. Back towards the south the Sunroom is linked to the Dining Room and Kitchen followed by the Family Room, Laundry, the main Bathroom and three Bedrooms.</p> <p>The bifurcated plan separates the more formal, parental area of the house (Garage, Main Bedroom suite and Living Room) to the west of the Gallery and the family area on the east side at a half level below (Sunroom, Dining Room, Kitchen, Family Room, Laundry, Bathroom and children's Bedrooms).</p>
<b>Physical condition and Archaeological potential</b>	Substantially intact as per inspection on 19/3/2020

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<b>Construction years</b>	<b>Start year</b>	1970	<b>Finish year</b>	1977	<b>Circa</b>	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	Spa installed (c1988)					
<b>Further comments</b>						

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## HISTORY

### Historical notes

The Eastment House is located within the subdivision of Springdale, a portion of land granted to Jane McGillivray (or McGilliveray) but held in trust by her father James Bradley and the Reverend Dunmore Lang. It was not until the construction of the North Shore railway line that the subdivision of the land for housing began. The Springdale Estate was subdivided in the 1890s (DP 3400) when Springdale Road was still known as McGillivray's Road. The subject site changed hands a number of times between 1899 and 1926 when it came under the control of the Permanent Trustee. Jules Lippenshan leased a substantial block of land in Springdale Road but did not build a residence. The subsequent owner, John Thomas McKee commissioned the architect J. Aubrey Kerr to design a substantial residence (now No. 4 Springdale Road). The Killara home of Mrs and Mrs McKee was featured in *Decoration and Glass*, 1 April 1939. The article notes that the natural setting of gum trees was so beautiful that very little aid from the landscape gardener was necessary to create the desired effect (*Decoration and Glass*, 1 April 1939 p26). The outline of the grounds can be seen on the 1943 aerial photograph and in later aerial photographs. In the early 1960s the McKee family subdivided the grounds of No. 4 Springdale Road, creating a lot on either side of the house and a battle axe block to the rear. These lots are now all on separate titles. The curved drive to No.4 was curtailed to create the lot to the north and east of the house, which also included a substantial lawn area, described as a tennis court on the site plan for the Eastment House. The kink in the lot was to skirt the formal terraced garden to No. 4, which no longer survives.

In 1970 Mr and Mrs B. A. Eastment applied to alter an existing dwelling at 11 Yirgella Avenue, East Killara. The following year an application for a new house was submitted for the site in nearby Springdale Road.

The Eastment House was designed for Barry and Margaret Eastment. The Eastment family were Master Builders, including Barry's grandfather F. T. Eastment and his father Arthur Eastment. The Eastment House is job 7017 in the Ancher Mortlock Murray and Woolley job list, which indicates a commission date of 1970. Hand-written notes amending the drawings are signed by Furio Valich and the drawings are initialled "FV", indicating he was the draftsman for the project. Margaret Eastment recalls that the design architect was Ken Woolley but that the architects were not engaged to supervise the construction. The Eastments utilised their own family building company to construct the house and manufactured all of the joinery with the exception of the kitchen. According to Margaret Eastment the selection of the internal finishes was by the Eastments. The original, commissioning owners continued to live in the house until recently when the house was sold to its present owner.

The structural engineers were Everingham and Platt. The Building Application drawings show that a number of trees were to be preserved in the front yard and that the entrance to the earlier looped driveway to No.4 was retained at the property boundary. Areas of Ku-ring-gai had been designated as "brick areas" to control the standard of housing, however, the Council minutes recall that these conditions were being lifted to allow limited use of timber weatherboards on parts of houses.

The Eastment family had been living in Killara for a number of years. Arthur Eastment erected a substantial house for his family designed by G. Kenworthy at 22 Buckingham Road, Killara in circa 1941. Arthur Eastment also constructed the Cremorne Orpheum Theatre designed by Kenworthy. The Eastments, and their building company, were important, not only in the local area, but also in Sydney as quality master builders. F.T. Eastment & Sons constructed Sydney Square and arcade beneath as well as the Readers Digest Building. Architect for the Readers Digest Building, John James, wrote an obituary on Barry Eastment in which he remembered the utmost honesty of Eastment in all his dealings with him.

#### **The architect: Ken Woolley**

The architect, Ken Woolley (1933-2015) trained in NSW, receiving a B.Arch and the University Medal from the University of Sydney in 1955. In addition to his architectural studies, Woolley was a trainee within the Government Architect's Branch of Department of Public Works under the guidance of the architect Harry Rembert. After travelling to London on a Byera Hadley Travelling Scholarship and

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working for the well-known firm of Chamberlin, Powell and Bon he returned to the NSW Government Architect's Branch (GAB). Following the success of his own house and competition designs undertaken with a fellow member of the 'Design Room' of the GAB, Michael Dysart, Woolley joined the architectural firm of Ancher, Mortlock and Murray. Had he remained in the GAB he would not have been able to pursue his interest in the design of individual houses or project homes.

Woolley entered the firm of Ancher, Mortlock and Murray at a high level, as a partner effective from January 1964. The firm became Ancher, Mortlock, Murray and Woolley.

Woolley had already received two key architectural awards in 1962, the Sulman Award to the NSW Government Architect for the Fisher Library and the Wilkinson Award for his own house in Mosman (extant, now owned by the University of NSW). Woolley remained with the firm until 2005, by which time he was Chairman and Design Director (Stuart Murray having left the firm and both Sydney Ancher and Bryce Mortlock have passed away). The firm received architectural awards for their designs of medium density housing, project housing design for Pettit and Sevitt and awards for public buildings and spaces including the University of Newcastle Student Union (1964) and Staff House (1969), Town Hall House and Sydney Square (the latter with Noel Bell Ridley Smith who designed the adjacent St Andrews House), the Botanic Gardens Kiosk (with the NSW Government Architect), the conversion of the NSW Nurses Association building in Darlinghurst. Work in Canberra and Leura also received architectural awards, including the national Sir Zelman Cohen award for the Cadets Mess at Duntroon in Campbell, ACT.

He received two further Wilkinson awards awarded by the NSW Chapter of the Royal Australian Institute of Architects for the design of housing for his second house in Paddington and his third (weekend) house at Palm Beach.

Some of his individual houses designed in the 1960s, including the Rothery House, Strathfield and the Myers House in Mosman, have been demolished. Following the appointment of Ken Woolley as a partner, the output of Ancher, Mortlock, Murray and Woolley was largely educational buildings in Sydney, Newcastle and Canberra and townhouse or group houses in Canberra and Sydney. The firm's job list contains six new houses in 1964, the year that Woolley became a partner, three (potentially four) houses in Sydney in 1965 and three interstate or in country NSW, one of which was an official residence for the Canadian Government in Canberra, one house in 1966, one house in 1968, no individual houses in 1969 and the Eastment House in 1970. A few other houses were begun, but the design was not proceeded with to Working Drawing Stage. There was one NSW design outside of Sydney, a proposed residence on Mt Panorama and a house in Townsville as well as some designs for Canberra.

Only two of these houses are listed by their street number. Two houses, one in Mosman and one in Strathfield have been destroyed. Given the number of houses designed, the firm had become highly selective in the individual house commissions, but were designing substantial housing complexes in Sydney and in Canberra. The houses in Sydney are mostly in distinct areas, Northern Beaches, North Shore, Georges River / Sutherland and Strathfield / Lakemba. There are some additions and alterations to houses in the Inner Ring of suburbs. A number appear to be subdivisions of existing lots. A number of Woolley's individual house commissions were for project home building company managers, including Pettit and Sevitt. In these larger houses Woolley continued to experiment with architectural forms, adapting international architectural trends to suit the particular environment, landscape and climate of Sydney

Ken Woolley became a Member of the Order of Australia in 1988 and received the RAI Gold Medal in 1993.

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THEMES	
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Towns, suburbs and villages
<b>National historical theme</b>	4. Building settlements, towns and cities
<b>State historical theme</b>	Accommodation
<b>National historical theme</b>	8. Developing Australia's cultural life
<b>State historical theme</b>	Creative endeavour

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<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	The Eastment House is of local historical significance in demonstrating the post-World War 2 process of subdividing the grounds of the larger suburban houses erected from the 1890s until World War 2 creating closer settlement and reflecting the historical pressures of economic downturns on owners of larger allotments.
<b>Historical association significance</b> SHR criteria (b)	<p>The house is of local associative significance because of its strong association with renowned architect, Ken Woolley and his firm, Ancher, Mortlock, Murray &amp; Woolley.</p> <p>The construction of a new residence within an existing suburban area demonstrates a desire by the Eastment family to continue to live in Killara, where the family had been since the 1930s.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>This Eastment House is of local aesthetic significance as its design exhibits the hallmarks of the regional form of modernism (termed by some as the Sydney School) including its use of unpainted external brickwork, vertical timber boarding, high lighting through clerestory windows, and complex, broken roof forms as well as the use of split levels within the house to create a flow of both visual space and of cooling Summer breezes. The surviving architectural drawings and the completed Eastment House demonstrate the palette of materials and construction methods employed by the architectural firm of Ancher, Mortlock, Murray and Woolley that are recognised as forming a distinct regional variation of modern architecture.</p> <p>The Eastment House contains a large, highly sculptural fireplace form comprising two brick and concrete fireplaces that rises up through the house from the lower Sunroom level, through the Living Room level and up past the Study to emerge through the roof as twin chimneys with opposing skillion concrete chimney cappings.</p> <p>The Eastment House is one of a series of houses within the Ku-ring-gai municipality that demonstrate the regional variant of modern architecture known as the "Sydney School" of which the architect Ken Woolley was a leading proponent in NSW. Architectural historians have acknowledged that Woolley's greatest contribution as an architect was in the field of housing, raising the standard of suburban dwellings. The Eastment house demonstrates Woolley's key hallmarks that developed during the mid to late 1960s out of his award-winning design for his own house at Mosman.</p> <p>Ken Woolley is one of two architects to receive multiple awards for residential designs during the 1960s and 1970s, and houses designed by Woolley have developed a strong following, demonstrated by publications, tours and the acquisition of his drawings by the State Library of NSW.</p>
<b>Social significance</b> SHR criteria (d)	Modern houses designed by Ken Woolley have developed a strong following, demonstrated by publications including monographs and inclusion in architectural guides, tours to surviving examples and the acquisition of his drawings by the State Library of NSW.
<b>Technical/Research significance</b> SHR criteria (e)	The Eastment House is not significant under this criterion.
<b>Rarity</b> SHR criteria (f)	The substantially intact Eastment house is a rare example of a substantial residence, one of a series designed for master builders by the architectural practice of Ancher, Mortlock, Murray and Woolley.
<b>Representativeness</b> SHR criteria (g)	The Eastment House demonstrates the key characteristics of the domestic work of the firm of Ancher, Mortlock, Murray and Woolley in the late 1960s and early 1970s and demonstrates the firm's use of similar details in houses at the upper end of the real estate market as were then modified and used in the firm's work for the project home market.



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<b>Integrity</b>	The Eastment House remains substantially intact both internally and externally, with only minor modifications to fabric since its construction. Its spatial composition, room volumes and interconnectedness of space remain highly intact to the original design of the house.
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## HERITAGE LISTINGS

Heritage listing/s	Interim Heritage Order No. 152 – gazetted 31 January 2020 (expires 31 January 2021)

## INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Report	Dr Scott Robertson of Robertson Hindmarsh Pty Ltd for Ku-ring-gai Council	Heritage Assessment Report: Potential Heritage Item: "Eastment House" 6 Springdale Road, Killara	2020	Ku-ring-gai Council

## RECOMMENDATIONS

Recommendations	See <i>Heritage Assessment Report: Potential Heritage Item: "Eastment House" 6 Springdale Road, Killara (2020)</i> by Dr Scott Robertson of Robertson Hindmarsh Pty Ltd for Ku-ring-gai Council for detailed management recommendations.
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## SOURCE OF THIS INFORMATION

Name of study or report	Heritage Assessment Report: Potential Heritage Item: "Eastment House" 6 Springdale Road, Killara for Ku-ring-gai Council	Year of study or report	2020
Item number in study or report			
Author of study or report	Dr Scott Robertson of Robertson Hindmarsh Pty Ltd for Ku-ring-gai Council		
Inspected by	VH		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	OT	Date	2020

# Heritage Data Form

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	6 Springdale Road, Killara, March 2020				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



# Heritage Data Form

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Eastment House viewed from the driveway entrance at the Springdale Road boundary showing the forms of the building, the brickwork, brown roof tiles & painted timber				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



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## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Eastment House viewed from the rear tennis court showing the strong geometric forms of the building and the double chimney from the twinned fireplaces in the Living Room & Sunroom				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



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## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Front door viewed from Entry porch looking along the Gallery				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



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## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Looking north-west along the Gallery				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd



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## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Double chimney fireplaces viewed from Living Room. Study mezzanine to the left behind timber screen				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd





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## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Double height Living Room with Study mezzanine timber screen				
<b>Image year</b>	2020	<b>Image by</b>	Robertson & Hindmarsh Pty Ltd	<b>Image copyright holder</b>	Robertson & Hindmarsh Pty Ltd

