

Heritage Data Form

ITEM DETAILS								
Name of Item	Darvall Estate Heritage Conservation Area							
Other Name/s Former Name/s								
Item type (if known)	Heritage Conservation Area							
Item group (if known)	Urban Area							
Item category (if known)	Other—Urban Area							
Area, Group, or Collection Name								
Street number	n/a							
Street name	Anthony Road, Miriam Road, West Parade, Reserve Street							
Suburb/town	Denistone					Postcode	2114	
Local Government Area/s	Ryde							
Property description	Various							
Location - Lat/long	Latitude				Longitude			
Location - AMG (if no street address)	Zone		Easting			Northing		
Owner	Various							
Current use	Residential							
Former Use	Residential							
Statement of significance	<p>The Darvall Estate Heritage Conservation Area is culturally significant at a local level as a highly intact example of an early twentieth century subdivision in the Ryde area. It is historically significant for its association with the Darvall family, particularly Anthony Darvall, an alderman of Ryde who was responsible for the first subdivisions of the family estate, and for its demonstration of early town planning principles. It has aesthetic value for its high proportion of original building stock, with many high-quality homes built to a strict building covenant and representing a range of architectural styles from the late Federation and early interwar period. The area as a whole is representative of the boom in suburban development in the Denistone/Eastwood area in the early twentieth century as early land grants began to be subdivided and train stations were opened along the rail line.</p>							
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>			

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The landscape of the Darvall Estate Heritage Conservation Area is characterised by a steep slope from Denistone Station in the north down towards West Ryde Station in the south, with three main streets running in a north-south direction between these two points. The area largely retains its original subdivision pattern, with a small number of allotments having been re-subdivided to create additional properties but the majority retaining their original size with wide street frontages.</p> <p>There is a large proportion of original housing stock, demonstrating typologies ranging from late Federation Queen Anne styles, to early Inter-War Bungalows. Original houses are particularly concentrated on Miriam Road, with uncharacteristic infill development more prevalent on Anthony Road and West Parade. The high number of original dwellings is likely a result of a covenant on the land at the time of sale that required quality dwellings to be built with a value of at least 250 pounds.</p> <p>The streets contain a large number of mature pre-1943 brush box trees, which characterise much of the Denistone/Eastwood area and were possibly planted as part of a council beautification scheme in the 1930s. The slope of the landscape provides an attractive leafy outlook from the crest of the hill over the trees and private gardens of the streets.</p>					
Physical condition and Archaeological potential	<p>The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.</p>					
Construction years	Start year	1902	Finish year	c.1940	Circa	<input type="checkbox"/>
Modifications and dates	<p>Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions, of varying levels of intrusion.</p>					
Further comments						

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HISTORY

Historical notes

Denistone is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. This began in 1794 in Denistone, when William Balmain was given land in the north of the area. Another grant named Porteous Mount was quickly acquired by Reverend Richard Johnson after being given to three men in 1795. Johnson then sold this land to the Connor family.

Porteous Mount was bought by Elizabeth Blaxland and her husband Dr Thomas Forster in 1830, who built a house named 'Deniston' after which the suburb is named (and which burnt down in 1855). John Blaxland purchased land east of Porteous Mount from Forster and built the Hermitage in 1842. Richard Rouse Terry later acquired land from the Blaxlands and built a new house called 'Denistone House' in 1874.

Subdivision of the area began in 1888 after the construction of Eastwood Station and continued till 1929. Terry's Denistone Estate was subdivided in 1913. A train station opened in the in 1937, after which time the suburb was called Denistone. Subdivision and development continued after World War Two with the Ryde Council Housing Scheme, which built hundreds of houses in Denistone East and West.

Major Edward Darvall leased the first Deniston House, and the surrounding 100 acres, from Thomas Forster after arriving in Sydney with his family in 1840. The lease was for a period of 12 years, but Deniston House was once again advertised for lease in 1849 indicating that the Darvalls left the estate earlier than expected. Darvall then purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road, called Ryedale House, and planted the 50 acres nearest to the house with orchards (Angela Phippen 2008, 'West Ryde').

Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s, including a two-acre parcel sold to the Crown for a school (now Eastwood Public School) in 1889. In 1899, the estate was divided into two titles separated by the rail line, and transferred to her son Anthony Darvall who began to subdivide portions of the estate in 1902.

The conservation area was formed as part of the first subdivision of the Darvall Estate in 1902, which comprised Miriam Road, Anthony Road, West Parade, and Reserve Street, as well as a dedicated public reserve in the centre of the subdivision. Sales were initially slow and by 1907 only five allotments had been sold, all on West Parade near Ryde Station. However, by 1915 the majority of the lots in the subdivision had sold, with almost all occupied by 1924. Purchasers of the estate were bound to a building covenant specifying that only one building was allowed per allotment, which had to be worth at least 250 pounds and was not allowed to have an iron roof.

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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Darvall Estate Heritage Conservation Area is historically significant as the first subdivision of the land held by and lived upon by the Darvall family for 70 years—the Darvalls were prominent landholders in the Ryde area. The estate demonstrates early town planning principles, evident through its use of wide streets, a central public reserve and generous allotments, as well as the covenant on the land requiring the construction of a single dwelling of a high value and restricting the use of particular materials. It is representative of the rapid rates of subdivision in the area around the train line in the early twentieth century, which shaped the present-day suburbs of West Ryde, Denistone and Eastwood.</p> <p>The area is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Darvall Estate Heritage Conservation Area is associated with the Darvall family. Major Edward Darvall was a prominent landholder in the Ryde area, holding a number of significant estates, including the estate of the family home where the conservation area is located. The Darvall Estate was kept mostly intact by his second wife Jane Darvall until it was transferred to her son Anthony Darvall, who began to subdivide the area. The Darvall Estate Heritage Conservation Area was the first of these subdivisions, which shaped the existing streetscape and green space of a significant area of Denistone and West Ryde.</p> <p>The area is considered significant at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Darvall Estate Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies from the late federation to early interwar periods, built to a consistently high quality with high aesthetic values. Its open space and public reserve was designed to be an integral element of the subdivision's design and appeal. The streetscapes and landscaping contribute to the amenity of the area with wide roads and mature street trees. The distinctive slope of the landscape informed the layout of the streets in a north-south direction and provides a leafy outlook from the crest of the slope near Denistone Station.</p> <p>The area is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.</p>
Technical/ Research significance SHR criteria (e)	<p>The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area.</p> <p>The archaeological potential of the area has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area.</p> <p>The area has not been assessed under this criterion.</p>

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Rarity SHR criteria (f)	<p>The area demonstrates intact examples of Federation and Inter-war architecture and elements of early twentieth century town planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The area does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The area represents principal characteristics of late Federation and Inter-War architectural typologies, with particularly fine examples of Queen Anne style, Federation Bungalow style and Inter-War Bungalow styles on Miriam Road. The area is also representative of early twentieth century town planning principles, which are evident in the wide curvilinear tree-lined streets and a central dedicated public reserve. These architectural typologies and planning principles were common in the early twentieth century as early estates were subdivided and populations increased in the suburbs.</p> <p>The area is considered significant at a local level under this criterion.</p>
Integrity	<p>The Darvall Estate Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. Miriam Road is particularly intact with a high proportion of original houses. The adjacent streets are somewhat intact despite some modern infill dwellings and still contribute to the overall character of the subdivision.</p>

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HERITAGE LISTINGS

Heritage listing/s within the conservation area	14 Miriam Road, 'Fairhaven—Federation Queen Anne style dwelling,' Item 217
	16 Miriam Road, 'Wallington—Inter-war California Bungalow style dwelling,' Item 218
	22 Miriam Road, 'Twyford—Federation Queen Anne style dwelling,' Item 219
	24 Miriam Road, 'Lorraine—Federation Queen Anne style dwelling,' Item 74
	30 Miriam Road, 'Wee Gnallan—Federation Queen Anne style dwelling,' Item 75
	38 Miriam Road, 'House,' Item 220
	78 West Parade, 'Tamarua—Federation weatherboard dwelling,' Item 164
	33 Reserve Street, 'House,' Item 103

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Online article	Angela Phippen, Ryde Local Studies Librarian	West Ryde	2008	Dictionary of Sydney
Article	Angela Phippen	Denistone; Denistone West	2010	Dictionary of Sydney
Article	Angela Phippen	Denistone East	2008	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	<p>The Darvall Estate Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p> <p>The heritage significance and historical character of the Darvall Estate Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings, public open space, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained, conserving their single-storey character, consistent setbacks, and relationship to the street and each other.</p> <p>A detailed character statement and development controls specific to the Darvall Estate Heritage Conservation Area should be included within the Ryde Development Control Plan (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.</p>
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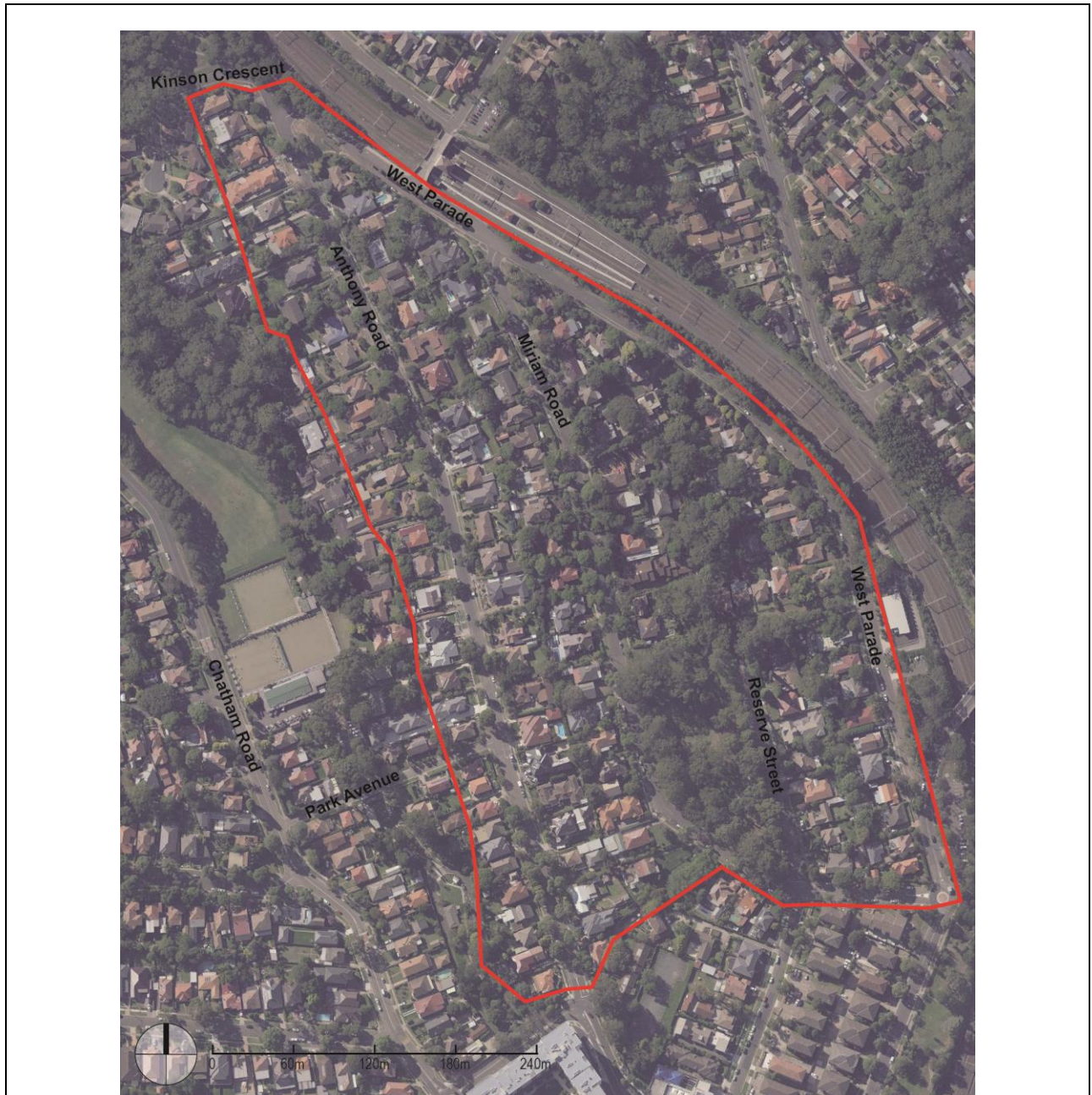
SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	Year of study or report	2019
Item number in study or report	C4		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

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IMAGES - 1 per page

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

Image caption	Boundaries of the Darvall Estate Heritage Conservation Area.				
Image year	2019	Image by	NSW SIX Maps with GML overlay	Image copyright holder	NSW SIX Maps



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IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling within the Darvall Estate Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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

Image caption	Heritage-listed dwelling within the Darvall Estate Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Miriam Park, on the corner of Miriam Road and Reserve Street, in the Darvall Estate Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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

Image caption	Contributory dwelling in the Darvall Estate Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Darvall Estate Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

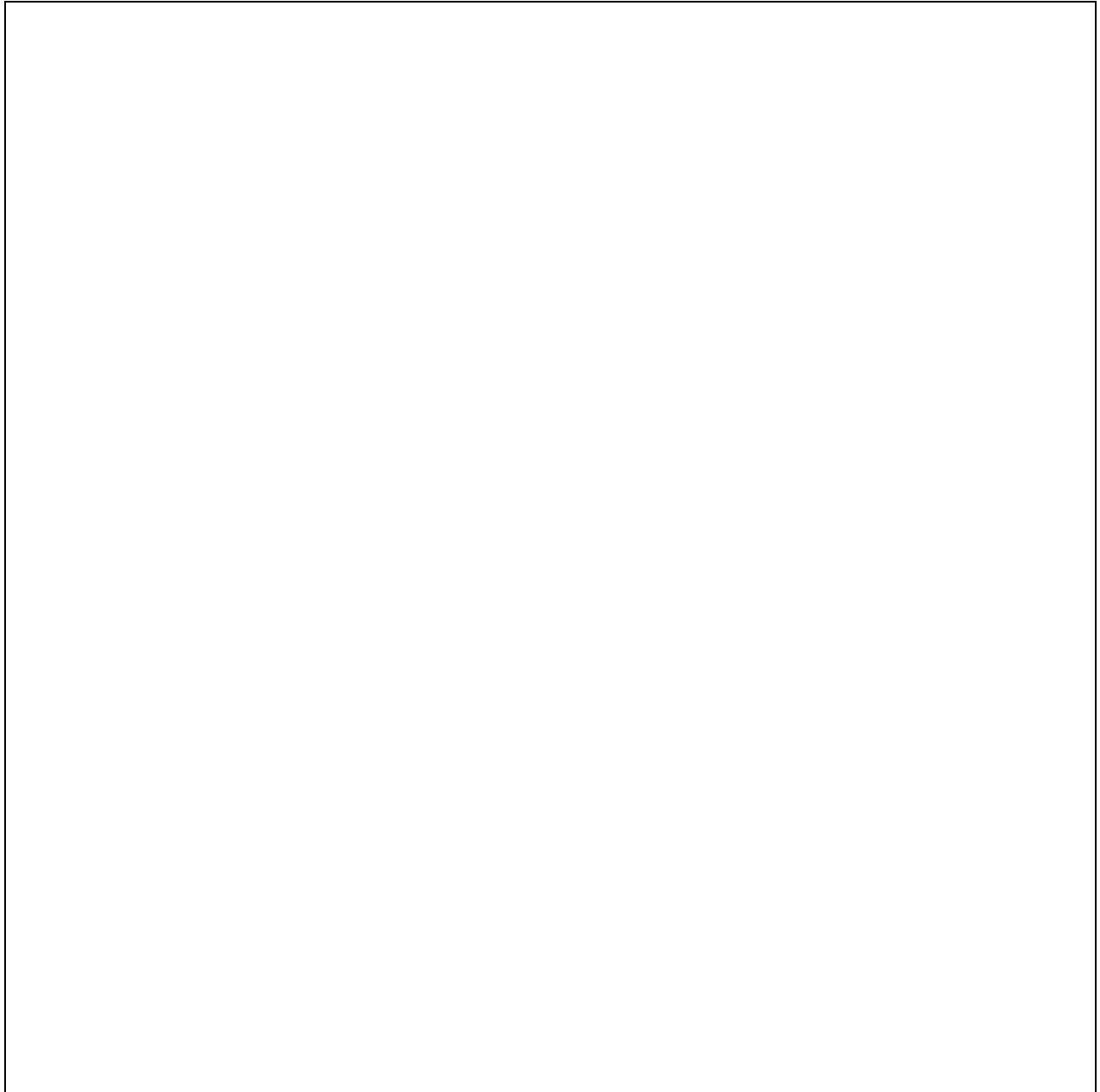


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Please supply images of each elevation, the interior and the setting.

Image caption	Mature trees on Reserve Street.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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

Image caption	Portrait of Mrs Jane Darvall, Ryde, by Sydney photographer David Scott.				
Image year	c.1870s	Image by	David Scott	Image copyright holder	National Library of Australia



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

Image caption	Map of the first Darvall Estate subdivision, 1902, showing Miriam Park set aside as a public reserve and also the proximity of the subdivision to the Darvall family home, Ryedale House.				
Image year	192	Image by	State Library of NSW	Image copyright holder	State Library of NSW

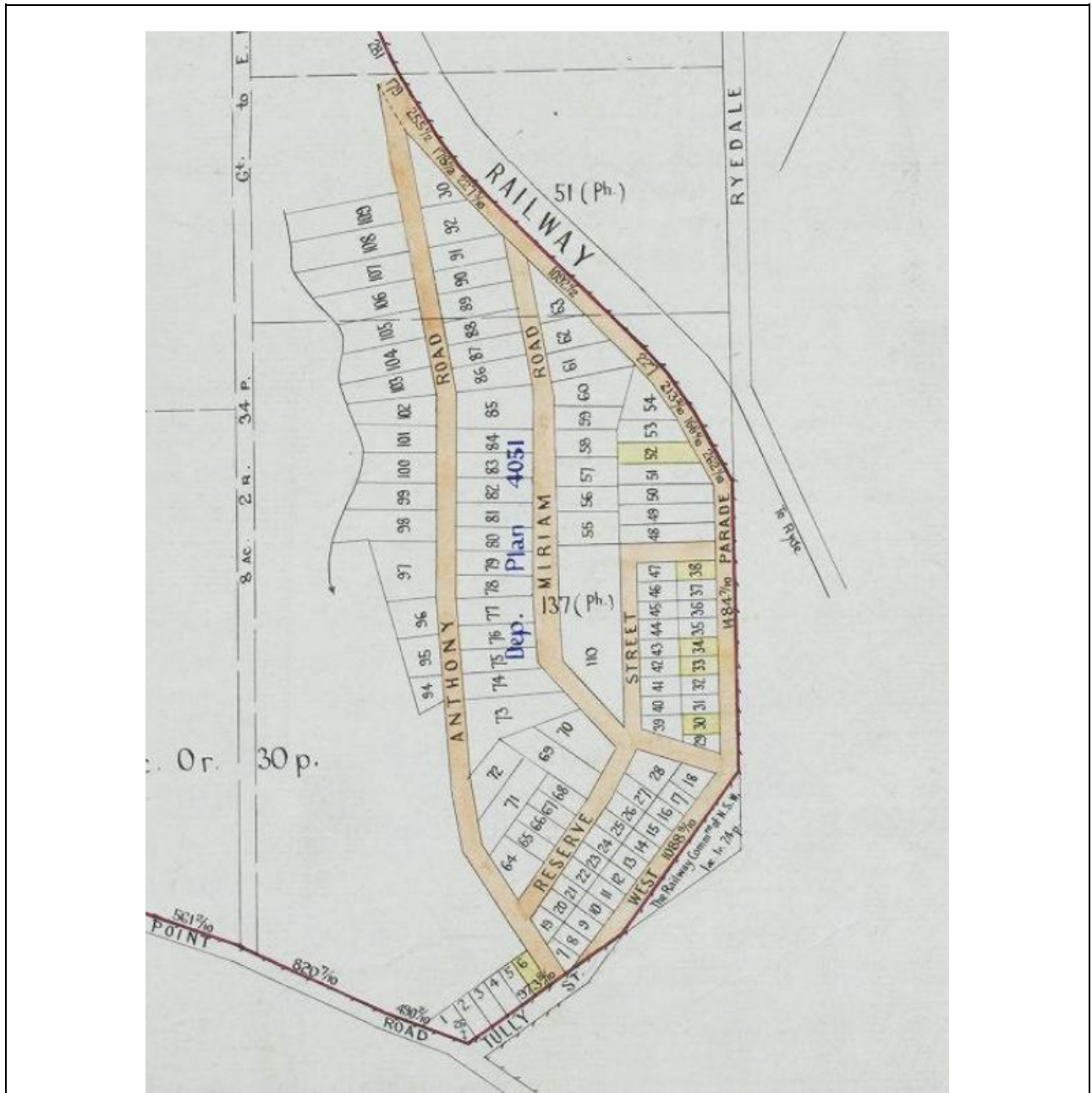


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Please supply images of each elevation, the interior and the setting.

Image caption	Map of part of the 1902 subdivision of the Darvall Estate, drawn in 1907 (Vol 1838 Fol 4). Lots shaded yellow had been sold in the previous years, indicating that sales were very slow and were concentrated near the station.				
Image year	1907	Image by	NSW Department of Lands	Image copyright holder	NSW Lands Registry Services

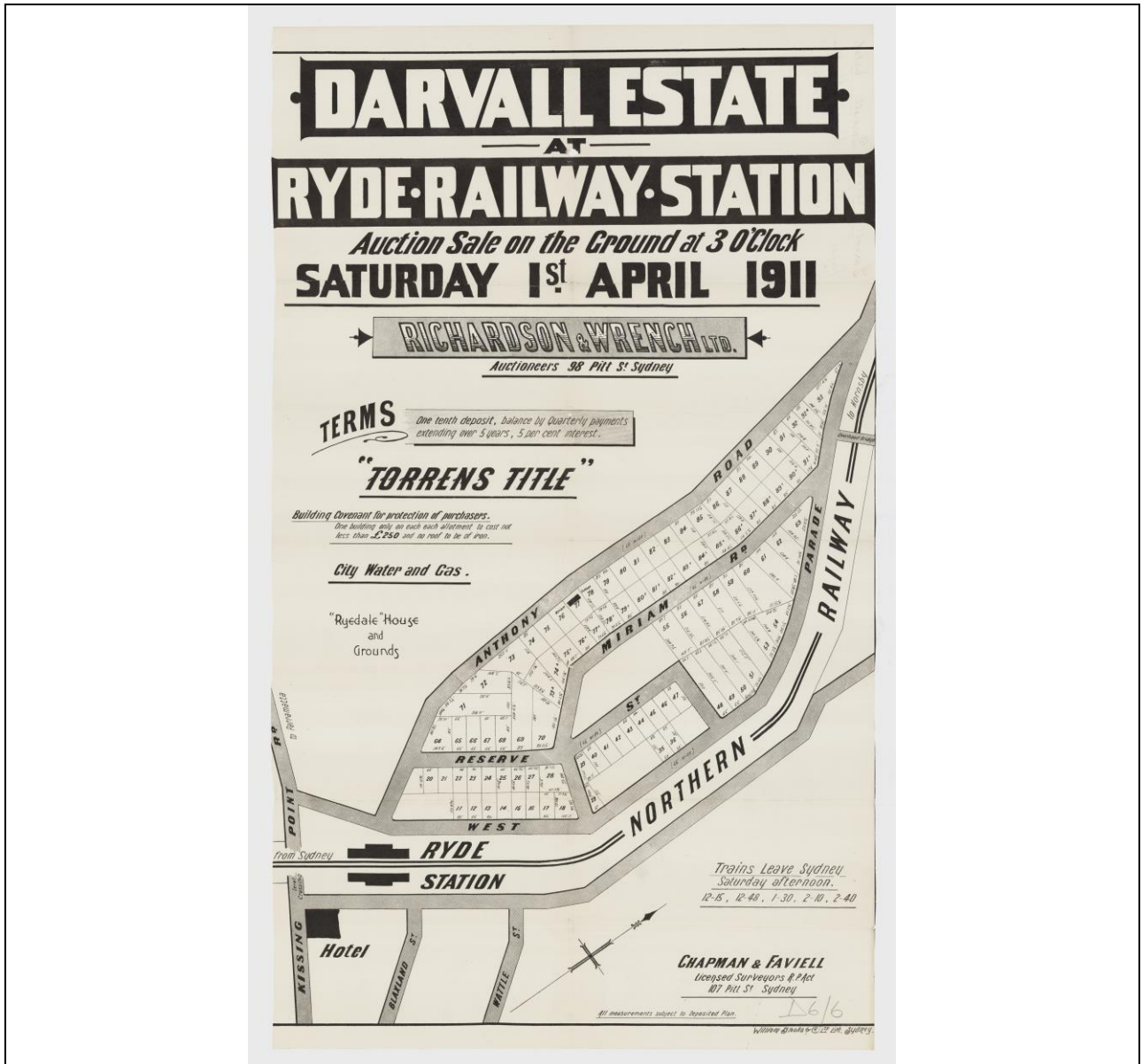


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Please supply images of each elevation, the interior and the setting.

Image caption	Subdivision map of the Estate in 1911, showing that most allotments were still available except for previously sold lots on West Parade.				
Image year	1911	Image by	State Library of NSW	Image copyright holder	State Library of NSW



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

Image caption	Darvall's Homestead, Ryde, NSW; watercolour by Herbert R Gallop, 1944, showing the character of the estate. The homestead was located next to the conservation area until it was relocated in the mid-twentieth century.				
Image year	1944	Image by	Herbert R Gallop	Image copyright holder	New England Regional Art Museum

