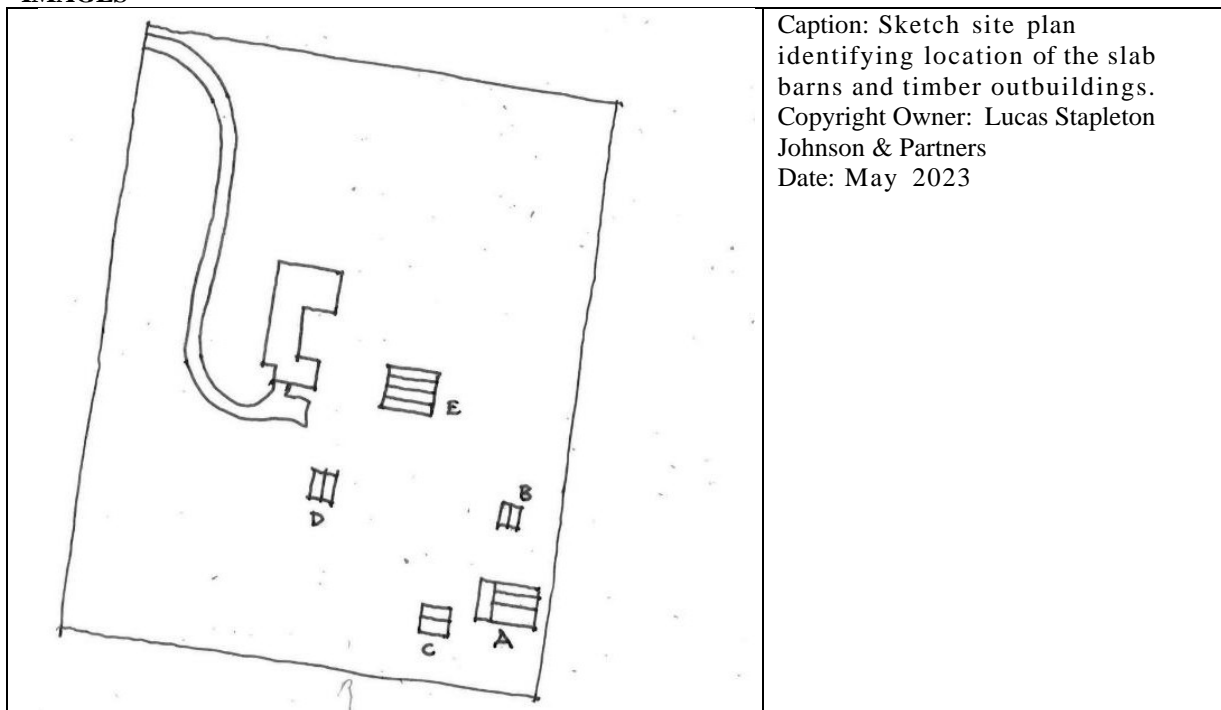


	artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level</i>
CRITERIA E) RESEARCH POTENTIAL	Constructed in the 1880s, the slab barns and timber outbuildings have research potential to provide further information into the agricultural development of the Pitt Town area as well as information into late 19 th century farming methods. <i>Meets the criterion on a Local level</i>
CRITERIA F) RARITY	The Bona Vista complex, including the slab barns and timber outbuildings, is one of a small number of large scale homesteads or estates to survive within the Hawkesbury Region, making the property and its collection of original late 19 th century buildings rare. The presence of the corn store outbuilding forming part of the assemblage is considered very rare. <i>Meets the criterion on a State level</i>
CRITERIA G) REPRESENTATIVE	The group of slab and timber agricultural outbuildings at Bona Vista are representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18 th century and continues today. The basic form of the outbuildings with gabled roofs, lofts, skillions and slab wall cladding is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i>
INTEGRITY/ INTACTNESS	Unknown- appear to be moderate to high
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommended for State heritage listing- site access required to confirm integrity. Retain as a local heritage item

IMAGES

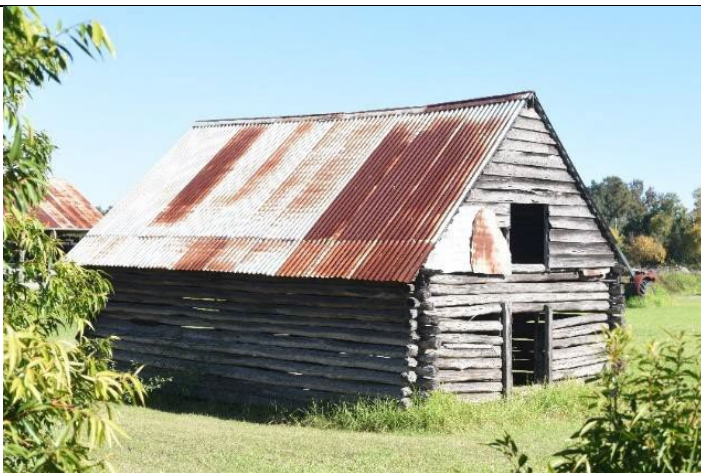
Caption: Sketch site plan identifying location of the slab barns and timber outbuildings.
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Barn A at Bona Vista complex
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Barn A at Bona Vista complex
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Barn B at Bona Vista complex
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



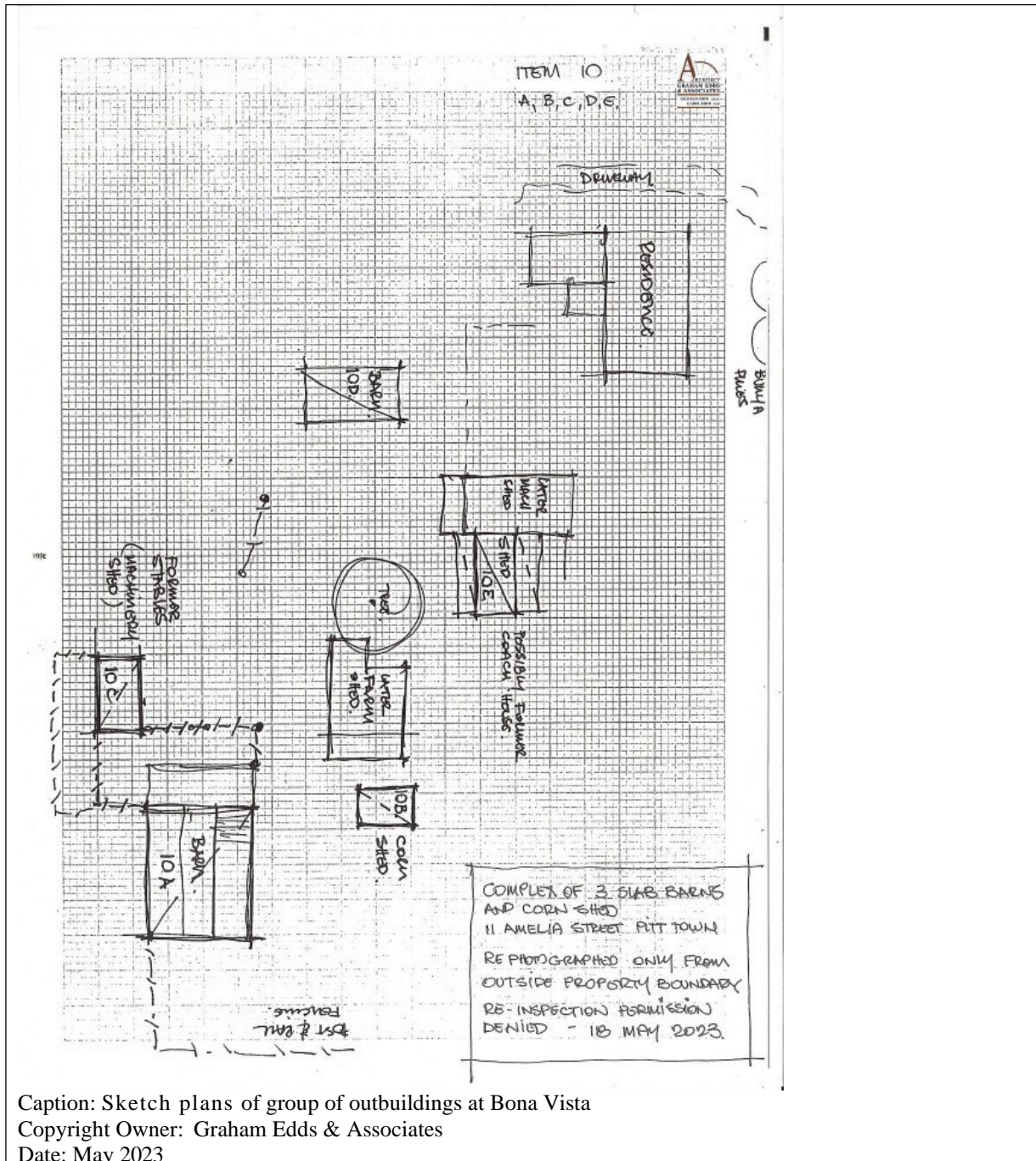
Caption: Barn C at Bona Vista complex
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023

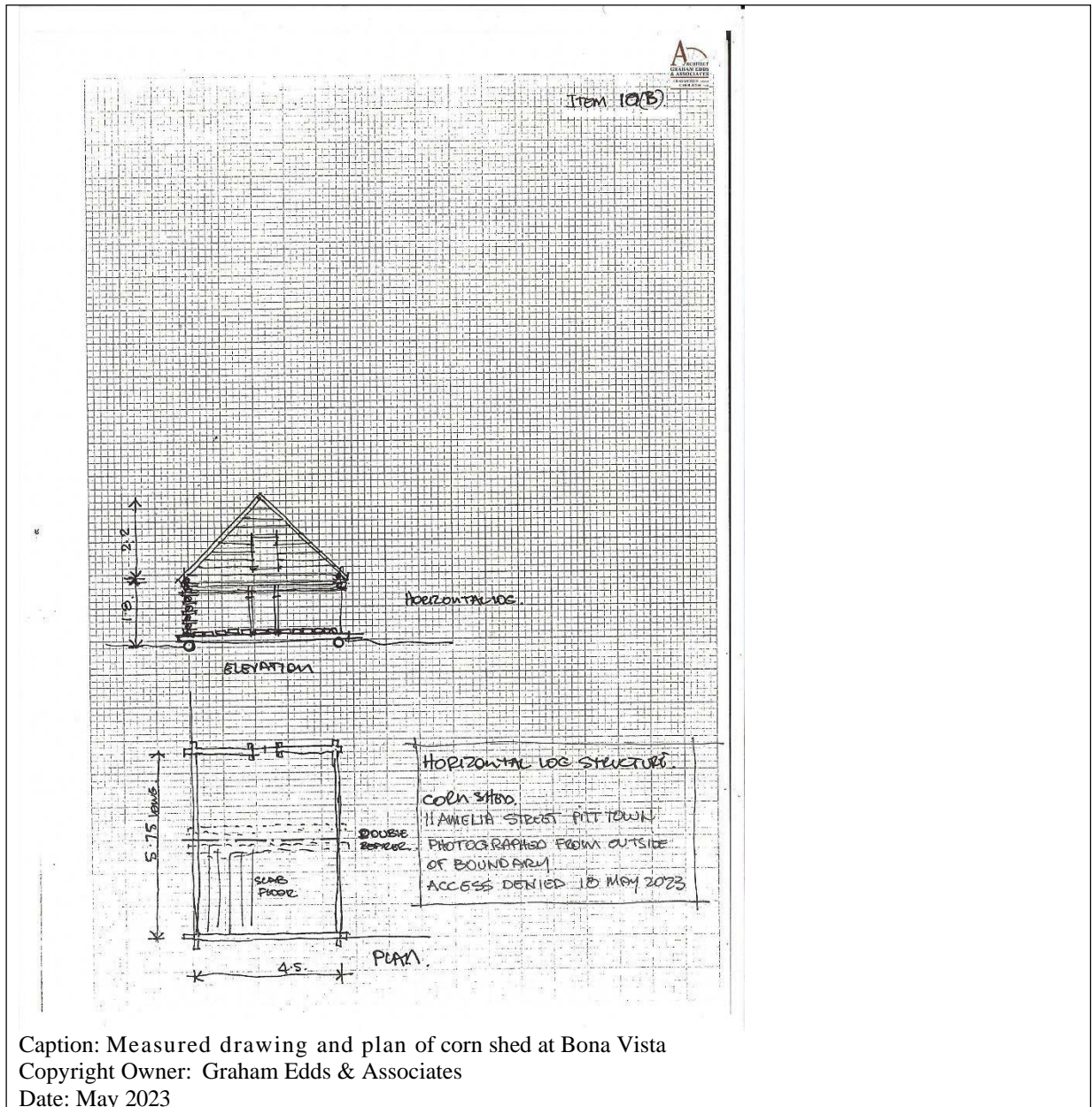


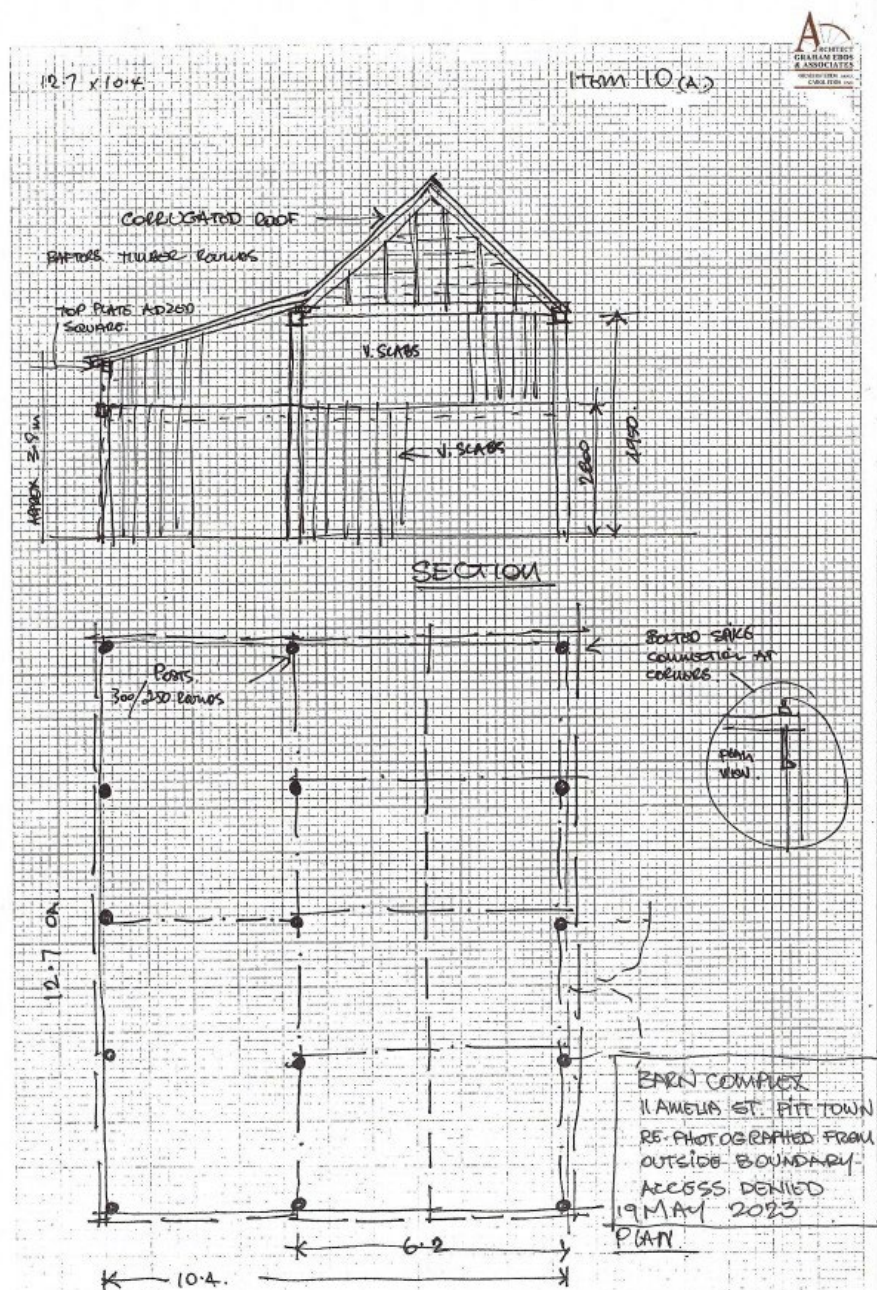
Caption: Barn D at Bona Vista complex
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Barn E at Bona Vista complex
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023







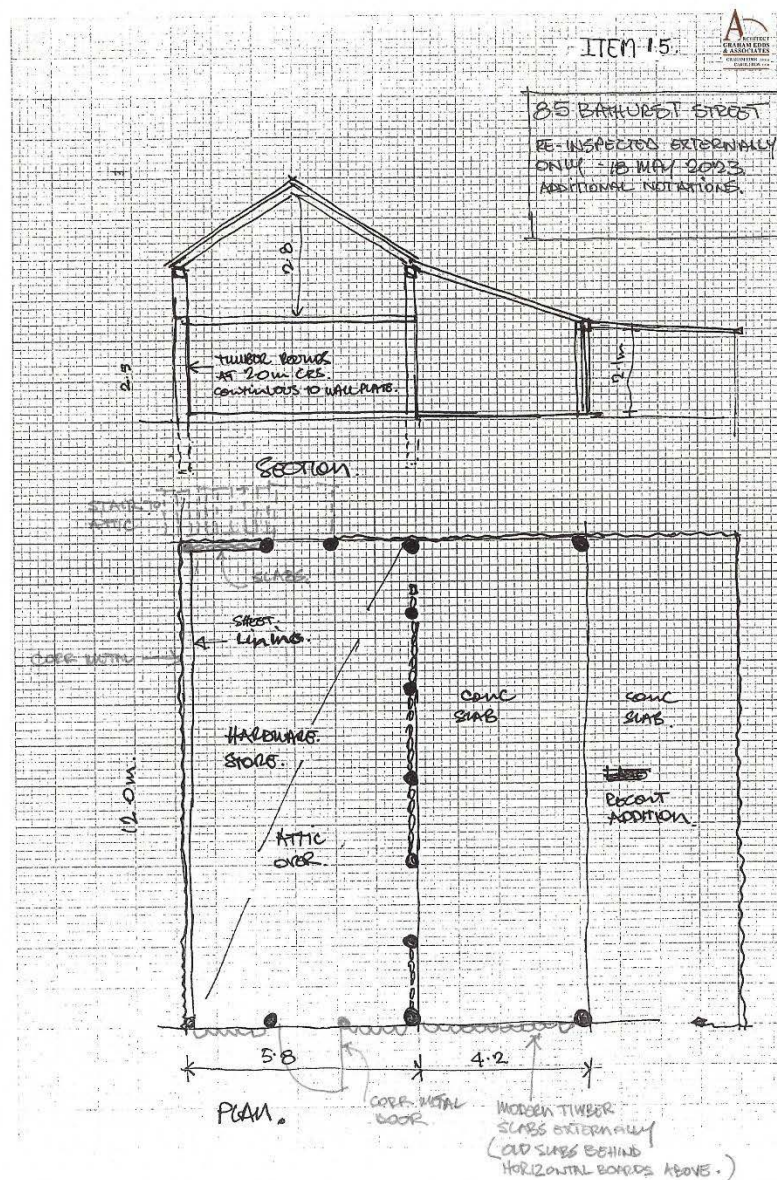
Caption: Measured drawing and plan of barn at Bona Vista
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillion
OTHER/FORMER NAMES	Pitt Town Hardware Produce and Fuel / A & J Produce Store
ADDRESS	85 Bathurst Road, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 3 DP 627983
SHI No.	1743103
EXISTING HERITAGE ITEM	Yes- Local I280 (SHI No. 1740005)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing
	Retain as local heritage item.
	Site visit required to confirm interior details and intactness.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn or Stables
DESCRIPTION	
CIRCA	Y
PERIOD	Early to mid 19 th century
MODIFICATION/DATES	2004 – partially rebuilt
CURRENT USE	Real Estate Agent
FORMER USE	Barn
<p>The physical description below is an extract from the 'Pitt Town Slab Barn Study', 1991, by Graham Edds and Associates and updated based on Council files. No internal access provided in 2023.</p> <p>Single storey barn with loft and skillion on longitudinal section with later additional skillion extension. Clad externally in half sawn logs with weatherboard cladding (2004) to loft level and corrugated metal to west elevation and skillion extension. Some slab survives to north elevation. Originally has shingled roof, now corrugated metal. Later addition openings including loft windows with external steel stairs to north elevation.</p> <p>1991: Central area of barn 12m x 5.9m. Ground floor with floor boarding, skillion area concrete slab surface. Post set in ground extending to loft beam. Combination of rounds and broad axed timbers. Loft with floor boarding. Posts at 2.0m centres generally.</p> <p>2004: Interiors reclad with FC sheeting and weatherproofing behind timber slabs and logs.</p>	
HISTORY	
<p>By 1816, No. 85 Bathurst Road, Pitt Town, located at the corner of Bathurst and Grenville Street (part Portion 73, Parish of Pitt Town), was held by Moses Nelson, ex-convict who arrived in the colony in 1792 having been transported for 7 years. Nelson died in 1836.</p> <p>The land together with a house was sold to Abraham Johnson, who also purchased the adjacent allotment. Neither of these legal transactions were registered.</p> <p>The 1843 town plan of Pitt Town by surveyor J. J. Galloway shows two structures located in the corner allotment in the ownership of Abraham Johnson, one in the location of the current barn. Johnston arrived as a free-settler in the colony in 1802.</p> <p>On 4 April 1870, Abraham Johnston, gentleman of Gilligal, Liverpool Plains conveyed these two lots to John Johnston, farmer of Portland Head for £100. He held on to the land until his death in December 1903. His will proved in March 1904, left his house and appurtenances to his widow Elizabeth. The valuation of his land after his death listed a timber six roomed house, plus stables, corn shed and other buildings.</p> <p>Presumably the stables or corn shed were the slab building. The nearby property at No. 93 Bathurst Street which previously also contained a small slab barn/outbuilding (demolished since 2010 study) also formed part of A. Johnston's land.</p> <p>The property was conveyed to Matthew Johnston in January 1924.</p>	

REFERENCES	State heritage inventory (Heritage ID 1740005) No 358 Bk 119; No 152 Bk 771; No 62 Bk 1395; Deceased Estate File, John Johnston, Pitt Town, duty paid 27/4/04, SRNSW 20/237 Town Plan of Pitt Town, surveyor J.J. Galloway, 1843
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 85 Bathurst Road, Pitt Town is of historical significance as a surviving early to mid 19th century barn that appears to be associated with Abraham Johnston, farmer and free-settler, who held the property from the 1830s to the 1870s.</p> <p>The single storey barn with loft and skillion contributes to the historic character of Pitt Town and its overall form and configuration is representative of the historic barn type found throughout the Hawkesbury City local government area.</p> <p>Constructed in the early to mid 19th century and modified in the late 20th century/early 21st century, the barn is of moderate to little integrity, although it is still of some technical significance for retaining surviving evidence of its original construction date half sawn logs, timber slabs and (assumed) evidence that the building was originally shingled.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The barn at No. 85 Bathurst Road, Pitt Town is of historical significance as a surviving early to mid 19 th century barn that remains relatively intact. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barn potentially has historical associations with Abraham Johnston, a free-settler and farmer, who it is assumed built the barn and who owned the property from the 1830s to the 1870s. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	The single storey barn with loft and skillion at No. 85 Bathurst Road, Pitt Town, continues to contribute to the historical character of the town of Pitt Town. Although modified and partially reclad in weatherboards and converted for use as commercial premises, the barn has some technical significance for retaining evidence of its early to mid 19 th century construction including half sawn logs and timber slabs as external cladding and (assumed) evidence that the building was originally shingled. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the barn, with skillion and loft and retaining some evidence of 19 th century construction techniques, has the potential to provide further information into 19 th century farming methods. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 85 Bathurst Road, Pitt Town is not considered to be rare within the context of the Hawkesbury City local government area. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 85 Bathurst Road, Pitt Town is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic form of the barn with gabled roof, skillion and loft is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/	Moderate to little integrity

INTACTNESS**IMAGES**

	<p>Caption: Barn at No. 85 Bathurst Road, Pitt Town (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>
	<p>Caption: Barn at No. 85 Bathurst Road, Pitt Town (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>



Caption: Measured drawing and elevation of barn at No. 85 Bathurst Road, Pitt Town
Copyright Owner: Graham Edds & Associates
Date: May 2023

ITEM DETAILS	
NAME	Single Storey Town Slab Barn- Demolished
ADDRESS	93 Bathurst Street, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 2 DP 602297
SHI No.	1743102
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century?
MODIFICATION/DATES	?
CURRENT USE	N/A- Demolished
FORMER USE	Barn
<p>2023: Barn has been demolished</p> <p>[2010 inventory sheet]</p> <p>Description:</p> <p>The physical description below is an extract from the 'Pitt Town Slab Barn Study', 1991 , by Graham Edds and Associates. This 2009 study has recorded changes/deterioration within the modification date field.</p> <p>Single storey with loft. Vertical slab walls. Weatherboarding in roof and in gable ends. Double entry doors in longitudinal section with original door hinges. Originally had shingle roof. Elevation exposed to weather suffering most damage. Central area of barn 6.4m x 3.9m. Located within the town above the 100 year flood level.</p> <p>Structure:</p> <p>Post and beam structure. Corner posts and some intermediate posts continue to full wall height. Stud framing between posts in attic wall clad with horizontal boards - below this vertical slabs. Square adzed timbers. Floor joists rounds with adzed top surfaced for boarding. Characteristic lean.</p>	
INTEGRITY/INTACTNESS	Demolished

ITEM DETAILS	
NAME	Weatherboard cottage
OTHER/FORMER NAMES	Vine Cottage
ADDRESS	132 Bathurst Street, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 1 DP 1000076
SHI No.	1743101
EXISTING HERITAGE ITEM?	Y (I285)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	No barn located on this allotment.
	Not recommended for State or local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	-
DESCRIPTION	
<p>Previously recorded as 132-134 Bathurst Street, Pitt Town</p> <p>132 Bathurst Street contains only a Federation weatherboard cottage and shed</p> <p>No slab barn located on this allotment – see 134 Bathurst Street.</p> <p>Vine cottage and the adjacent barn at 134 Bathurst Street were once located on the same allotment.</p>	
HISTORY	
<p>Former soldier John Brown was granted 25 acres in the district of Mulgrave Place on 1 May 1797. By 1806, he had purchased part of ‘Boston’s Swamp’ to the west. Joseph Smith of Pitt Town was the owner of this land when he died on 20 September 1856. His son also named Joseph Smith of Mudgee, sold 41½ acres comprising the northern part of Brown’s grant and part of John Boston’s grant to the west to Roger Ryan, farmer of Pitt Town for £1,550. The property appears to have remained in the hands of the Ryan family until late in the 20th century. At some stage, the 41½ acres was subdivided with residential allotments fronting Bathurst Street, including 132 Bathurst Street.</p>	
REFERENCES	<p>Grants Vol 2 No 152</p> <p>C J Baxter, <i>Musters of New South Wales and Norfolk Island 1805-1806</i>, ABGR, Sydney, 1989, entry BO170</p> <p>Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, p 56</p> <p>Old System Deed, No 738 Book 320</p>

ITEM DETAILS	
NAME	Single Storey Slab Barn with Skillion
ADDRESS	134 Bathurst Street, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 2 DP 1000076
SHI No.	1743101
EXISTING HERITAGE ITEM?	Yes- Item I468 (listed as 132-134 Bathurst Street, Heritage Item No. 1740010)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State heritage listing
	Retain as local heritage item. Address should be 134 Bathurst Street only.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century
CURRENT USE	Hay barn
FORMER USE	Barn
LOCATION ON SITE:	Close to the road on the north-western fringe of Pitt Town. Access not granted. Barn described based on previous 2010 study and as seen from public road.
DESCRIPTION	
MAIN BARN STRUCTURE	A long single storey barn 12.3 x 5.3m on plan with partial loft and side skillion. Supported on closely spaced squared posts mortised and tenoned to flat longitudinal beams. Condition: Poor – posts rotted through at 2.4m height on south side, top plate is rotten and split, roof is leaking. Barn can still be saved if repairs done soon. Date: Early-19 th century
NO. OF BAYS	Ten
ROOF STRUCTURE	Sawn rafters and battens spaced for iron pitched at approximately 30°. Appears to be an early replacement. Condition: Poor Date: mid-19 th century
LOFT	Supported on sawn rectangular joists connected to sides of each post. Condition: Poor Date: early-19 th century
SKILLION 1	Supported on closely spaced squared posts like the main barn. Longitudinal beam is tenoned to accept post tenons and shaped ends of vertical slabs. Constructed together with main body of the barn. Condition: Poor Date: early-19 th century
ROOF CLADDING:	Corrugated iron Condition: Poor Date: Unknown
WALL CLADDING	Vertical timber slabs between posts, corrugated iron to gable. Condition: Poor Date: early 19 th century?
OPENINGS	Central opening between main barn and skillion
FLOORING (GROUND)	Earth

FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Earth
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	Mortise and tenon joints, slabs nailed to beams with large spikes.
CHANGES FROM 2010?	None
HISTORY	
<p>Former soldier John Brown was granted 25 acres (Portion 42, Parish Pitt Town) in the district of Mulgrave Place on 1 May 1797. By 1806, he had purchased part of John Boston's land known as 'Boston's Swamp' to the west.</p> <p>Joseph Smith of Pitt Town was the owner of this land when he died on 20 September 1856 and the land passed to his wife Mary Smith. In 1885, his son also named Joseph Smith of Mudgee, sold 41½ acres comprising the northern part of Brown's grant and part of John Boston's grant to the west to Roger Ryan, farmer of Pitt Town for £1,550. Ryan, a free settler, acquired several other properties in Pitt Town, including the property to the north originally granted to John Bootle and put his son Hugh on it. Ryan placed his son Thomas John Ryan upon Brown's grant.</p> <p>The property remained in the hands of the Ryan family until late in the 20th century, when the land was purchased by David and Kathleen Sinclair.</p> <p>Based on the physical evidence, the main barn and skillion were constructed together in the early 19th century, possibly by Joseph Smith or other early owner/tenant. The roof structure appears to have been replaced in the mid 19th century.</p>	
REFERENCES	<p>Grants Vol 2 No 152</p> <p>C J Baxter, <i>Musters of New South Wales and Norfolk Island 1805-1806</i>, ABGR, Sydney, 1989, entry BO170</p> <p>Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, p 56</p> <p>Old System Deeds, No 738 Book 320, No 799 Book 188, No 894 Book 3668</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 134 Bathurst Street, Pitt Town is of historical significance as a rare, surviving early 19th century barn of unusual construction, that remains in agricultural use. Located on a portion of a 25 acre grant made to former soldier John Brown in 1797, the barn is associated with early owner Joseph Smith who owned the property by the 1850s and Roger Ryan and his descendants who purchased the property in the mid 1800s and retained the land until the late 20th century.</p> <p>Sited within the floodplains of the Hawkesbury River, the barn is historically associated with a weatherboard cottage at No. 132 Bathurst Street that together make a strong contribution to the historical character of the agricultural lands along Bathurst Street, Pitt Town.</p> <p>The barn is of technical significance for retaining surviving early 19th century construction techniques including closely spaced squared posts mortised and tenoned to beams, and slabs nailed to beams with large spikes. Unusually the skillion was constructed together with the main barn using the same detailing, although the roof structure appears to have been replaced in the mid 19th century as the roof battening is for iron. The overall form, configuration and detailing of the barn, makes it a good representative example of the historic barn type found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The barn at No. 134 Bathurst Street, Pitt Town Bottoms is of historical significance as a surviving early 19th century barn that remains in agricultural use and as evidence of the long-term agricultural use of the land, first established in 1797 by former soldier John Brown.</p> <p><i>Meets the criterion on a State level.</i></p>

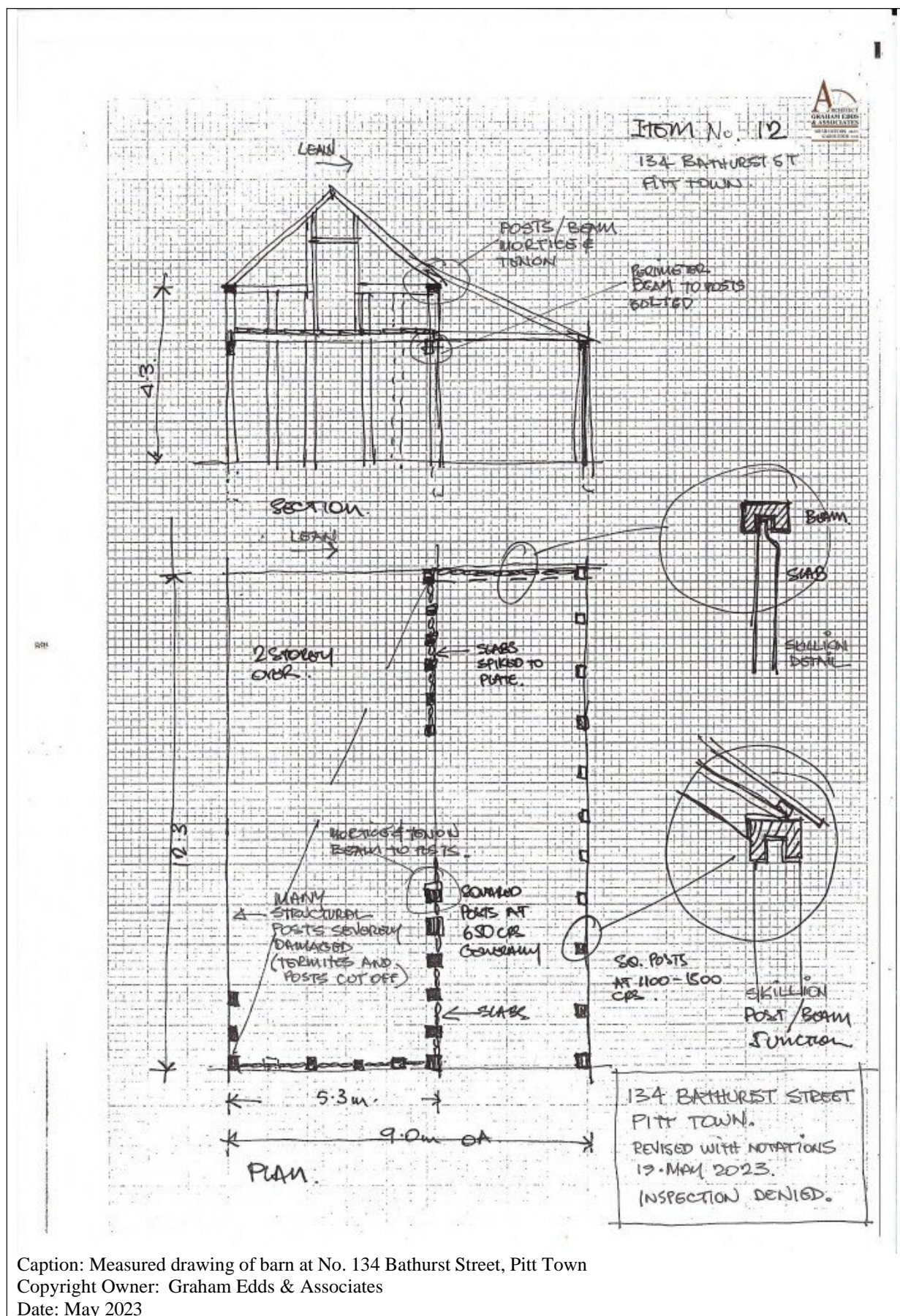
CRITERIA B) HISTORICAL ASSOCIATION	The barn has historical associations with Roger Ryan and his descendants, a successful farming family who owned numerous properties throughout the Hawkesbury region. The Ryan family obtained the property in the late 19 th century and appear to have retained ownership until the late 20 th century. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Historically associated with the weatherboard cottage located at 132 Bathurst Street, the large barn is sited close to the road within the floodplains of the Hawkesbury River, and it makes a strong contribution to the historical character of the agricultural landscape along Bathurst Street. The barn is of technical significance for retaining evidence of its early 19 th century construction date including closely spaced squared posts mortised and tenoned to beams, roof battening for iron, and slabs nailed to beams with large spikes. Unusually the skillion was constructed together with the main barn of the same detailing. <i>Meets the criterion on a State level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form, configuration and detailing of the barn, has the potential to provide further information into early 19 th century farming methods and construction techniques for agricultural buildings of the period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 134 Bathurst Street, Pitt Town is rare within the context of the Hawkesbury City local government area, as a surviving early 19 th century timber slab barns of unusual construction, that remains in agricultural use today. <i>Meets the criterion on a State level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 134 Bathurst Street, Pitt Town is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18 th century and continues today. The basic form of the barn with gabled roof, skillion and loft is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/ INTACTNESS	Moderate

IMAGES

	<p>Caption: Barn at No. 134 Bathurst Street, Pitt Town (exterior) Photographer: G. Edds Copyright Owner: Graham Edds & Associates Date: 2009</p>
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Caption: Barn at No. 134 Bathurst Street, Pitt Town
(interior)
Photographer: G. Edds
Copyright Owner: Graham Edds & Associates
Date: 2009



Caption: Measured drawing of barn at No. 134 Bathurst Street, Pitt Town

Copyright Owner: Graham Edds & Associates

Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft
ADDRESS	142 Bathurst Street, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 101 DP 1286274
SHI No.	1743100
EXISTING HERITAGE ITEM?	Y - Item no. I288 and I1007 (1740053)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing. Retain as local heritage item. Site inspection required to confirm condition and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century
MODIFICATION/DATES	?
CURRENT USE	Machinery store
FORMER USE	Barn
LOCATION ON SITE:	This barn is orientated north-south and located approximately 100m west of Bathurst Street and 800m south of the Hawkesbury River. NB Access was denied to the site. This description is based on previous inspection by Graham Edds & Associates in 2010 and by viewing the site from the road.
MAIN BARN STRUCTURE	A large single-storey barn 14 x 6.8m on plan supported on adzed square posts at approx. 1.8m centres, including unusually 3 intermediate posts forming 4 bays across the front and rear. It has a loft at eaves level. Posts are mortised and tenoned to pit-sawn beams. Condition: Not known- Sag in roof halfway along eastern side. Date: Early 19 th century
NO. OF BAYS	Seven (originally eight)
ROOF STRUCTURE	Triangular roof of approximately 45° pitch, with round rafters, previously shingled. Condition: Sagging halfway along eastern side. Date: Early 19 th century
LOFT	Gable ends had stud framing and weatherboard. This could not be confirmed as obscured by outer corrugated steel cladding. Condition: Not known. Date: Early 19 th century
SKILLION 1	None
ROOF CLADDING:	Corrugated steel Condition: Good Date: Recent
WALL CLADDING	Corrugated iron over vertical timber slabs remaining around northern end. Condition: Not known Date: Early 19 th century
OPENINGS	Large central opening on east and west sides.
FLOORING (GROUND)	Concrete slab
FLOORING (LOFT)	Not known

FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	N/A
CHANGES FROM 2010?	Skillion on western and north sides and slab and timber cladding removed. Corrugated metal cladding and roofing replaced.
HISTORY	
<p>The barn at 142 Bathurst Street, Pitt Town is located on part of a 30 acre grant (Portion 41, Parish Pitt Town) made to John Bootle, ex-convict (also known as Booth) in 1797, to be known as Booth's Farm.</p> <p>In 1811 the 30 acre property by then known as Bootle's Farm was held by James Dunn who transferred the property to Hugh Kelly in 1827. Kelly was an ex-convict who became a successful farmer and businessman, initially taking up with the widow of his master, the beneficiary of a 135 acre land grant near Parramatta. Kelly received his own land grant on the Windsor Road, Kellyville in 1818 and acquired further land in the locality, establishing an inn known as the Half Way House or The Bird in Hand. The suburb of Kellyville named after Hugh Kelly was established in 1884 following subdivision of his land holdings.</p> <p>Kelly died in 1835 and the property passed to Kelly's daughter, Louisa and her husband Thomas Henry Hart. Thomas Hart, ex-convict, was already well-established as a farmer and merchant trader, as by 1816 he held 1856 acres, 210 of which were cleared and cultivated and he owned 200 horned cattle.</p> <p>In 1870, the property was transferred to Hugh Joseph Hart, son of Thomas and Louisa, and in 1876, Bootle's Farm (along with other land) was purchased by Roger Ryan. Ryan also purchased a portion land to the south (Portion 42), as well as part of the land to the west (Portion 260). Ryan was a substantial local landholder, with property in Pitt Town, Pitt Town Bottoms and Freemans Reach. His son Hugh Ryan was placed on the property, and it appears to have remained in the hands of the Ryan family until the early 20th century. In 1920, Hugh Ryan sold the property to E.P. Horn, farmer.</p> <p>Based on the physical evidence from 2010, the barn appears to be early 19th century and is probably associated with the Kelly period of ownership, although as Kelly appears to have concentrated his farming and business in the Parramatta district it is assumed the property was tenanted or leased.</p>	
REFERENCES	<p>Old System Deed, No 46 Bk 793; No 760 Bk 959; No 799 Bk 1988; RPA 17761</p> <p>Grant register Serial 2 pg. 199</p> <p>Windsor and Richmond Gazette, Fri 11 Jun 1920 Page 4</p> <p>https://hillstohawkesbury.com.au/there-and-no-where-else</p> <p>https://convictrecords.com.au/convicts/kelly/hugh/133321</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 142 Bathurst Street, Pitt Town is of historical significance as a rare, surviving, early 19th century timber framed barn that is associated with ex-convict Hugh Kelly, a successful farmer and businessman from the Parramatta district, after whom the suburb of Kellyville is named. The Kelly family held the property from the 1820s to the 1870s.</p> <p>The large single storey barn with skillion, sited in a large open paddock, makes a strong contribution to the historical character of the agricultural lands along Bathurst Street and the Pitt Town locality. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>The barn is of technical significance for demonstrating early 19th century construction methods for agricultural buildings including adzed square posts, loft at eaves level, posts mortised and tenoned to pit-sawn beams and evidence of an originally shingled roof and has the potential to provide further information into early 19th century farming methods and construction techniques.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 142 Bathurst Street, Pitt Town is of historical significance as evidence of the long-term agricultural use of the land, first granted to ex-convict John Bootle (Booth) in 1797 and in continuous agricultural use since that time.</p> <p><i>Meets the criterion on a Local level</i></p>

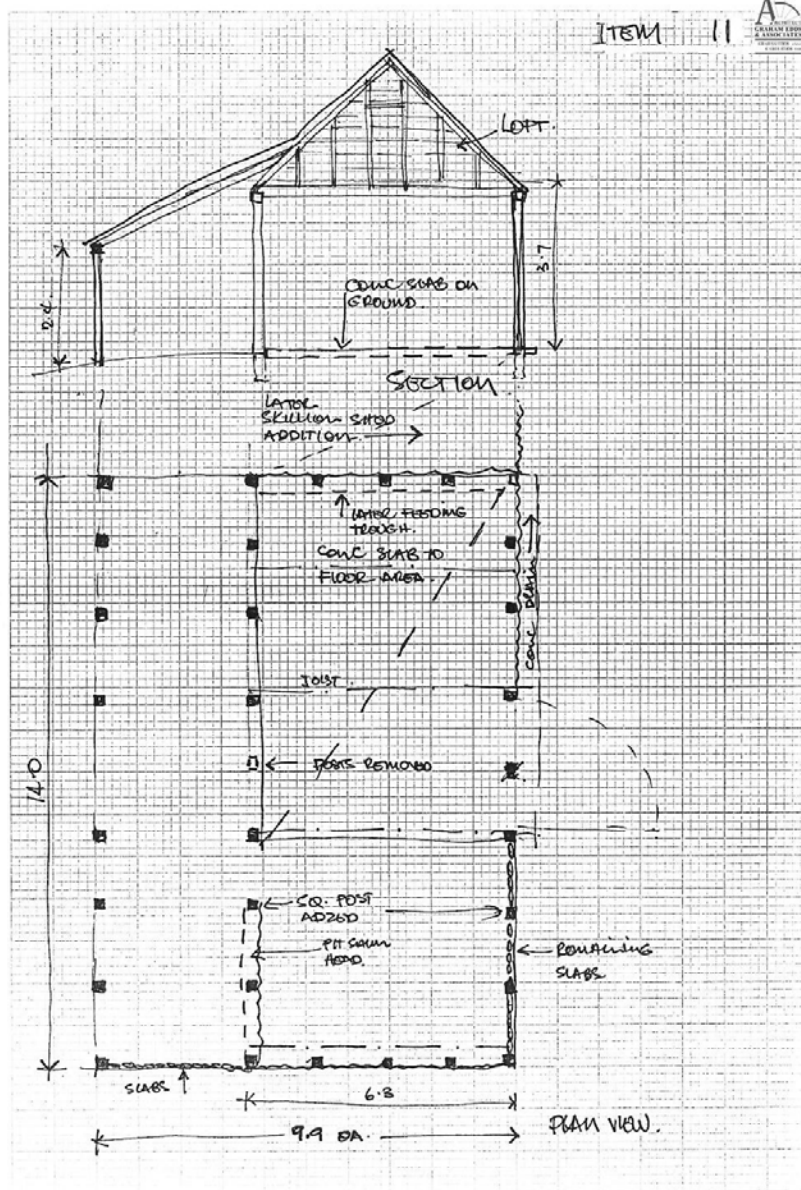
CRITERIA B) HISTORICAL ASSOCIATION	Dating from the early 19 th century, the barn appears to be associated with Hugh Kelly, a successful farmer and businessman who had substantial land holdings and an inn in the Parramatta district. The suburb of Kellyville is named for Hugh Kelly. The property was held by Kelly and subsequently his daughter from the 1820s to the 1870s. <i>Meets the criterion on a State level</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located in a large paddock, the large, corrugated metal clad timber framed barn with rear skillion, makes a strong contribution to the historical character of the agricultural lands along Bathurst Street and the Pitt Town locality. The single storey barn is of technical significance for retaining evidence of its early 19 th century construction including adzed square posts, loft at eaves level, posts mortised and tenoned to pit-sawn beams and evidence of an originally shingled roof. <i>Meets the criterion on a Local level</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level</i>
CRITERIA E) RESEARCH POTENTIAL	The barn, with skillion and lofts and retaining evidence of early 19 th century construction techniques, has the potential to provide further information into early 19 th century farming methods and construction techniques. <i>Meets the criterion on a State level</i>
CRITERIA F) RARITY	Dating from the early 19 th century, the barn at 142 Bathurst Street, Pitt Town is considered to be rare within the context of the Hawkesbury City local government area. <i>Meets the criterion on a State level</i>
CRITERIA G) REPRESENTATIVE	The barn at 142 Bathurst Street, Pitt Town is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic form of the barn with gabled roof, skillion and lofts is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i>
INTEGRITY/INTACTNESS	Moderate integrity/intactness.

IMAGES

	<p>Caption: Barn at No.142 Bathurst Street, Pitt Town (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
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Caption: Barn at No.142 Bathurst Street, Pitt Town (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



Caption: Measured drawing of Barn at No.142 Bathurst Street, Pitt Town
 Copyright Owner: Graham Edds & Associates
 Date: 2010

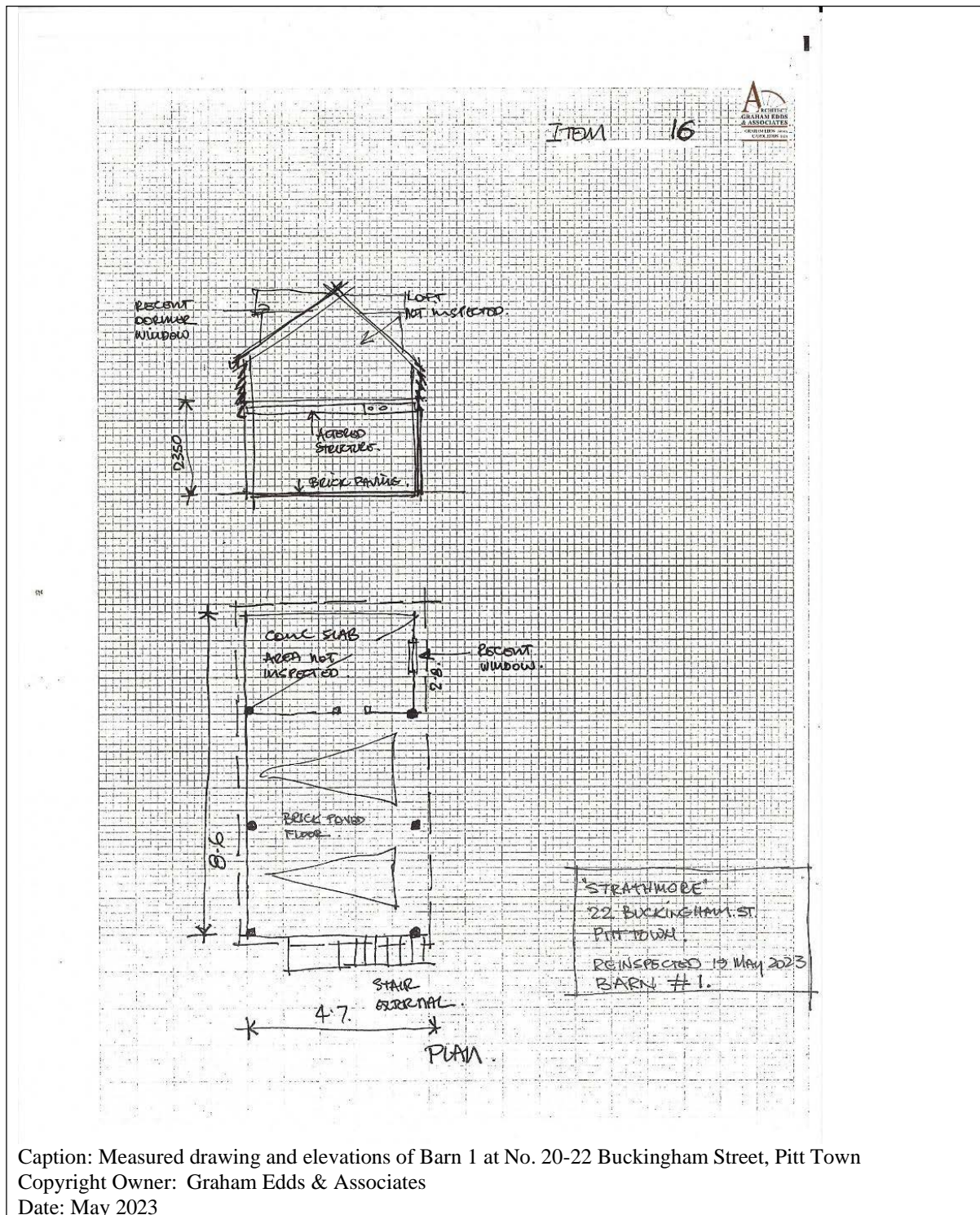
ITEM DETAILS	
NAME	Complex of Two Slab Barns with Lofts
OTHER/FORMER NAMES	Strathmore
ADDRESS	20-22 Buckingham Street, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 101 DP 1150587
SHI No.	1743105
EXISTING HERITAGE ITEM?	Yes- Item I290 (Heritage Item No. 1740014)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing. Retain as local heritage item.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid-Late 19 th century with 20 th century alterations
CURRENT USE	Storage/vacant
FORMER USE	Barns
LOCATION ON SITE:	Two barns are located on the south side of this town site behind a stone cottage dated 1890s. Barn 1 has a habitable loft with added dormers and is adjacent to a swimming pool enclosure. Barn 2 is a larger structure overgrown with ivy.
DESCRIPTION BARN 1	
MAIN BARN STRUCTURE	Roughly squared posts support an altered loft structure. Condition: Good Date: Mid-19 th century (pre 1843) with late 20 th century alterations
NO. OF BAYS	Three
ROOF STRUCTURE	Roof pitch of approximately 45° structure concealed by sheeting inside loft. Condition: not known Date: Mid-19 th century with late 20 th century alterations
LOFT	Loft appears to have been reconstructed. External stair added. Condition: Moderate Date: Late-20 th century?
SKILLION 1	N/A
ROOF CLADDING:	Corrugated iron short sheets Condition: Moderate Date: Mid-20 th century?
WALL CLADDING	Vertical timber slabs to loft level with weatherboards above Condition: Moderate Date: late 20 th century alterations
OPENINGS	Ground floor open to north. Later addition dormers and ground floor window
FLOORING (GROUND)	Brick paving
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	N/A

INTERNAL STRUCTURE	N/A
CURRENT USE	Storage
DESCRIPTION BARN 2	
MAIN BARN STRUCTURE	Roughly squared posts support a loft over the eastern half of the building. Condition: Poor Date: Late-19 th century (post 1872) with late 20 th century alterations
NO. OF BAYS	Three
ROOF STRUCTURE	Roof pitch of approximately 30° structure recently rebuilt. Condition: Good Date: Recent
LOFT	Loft internal stair added. Condition: Moderate Date: Late-20 th century?
SKILLION 1	Small skillion at western end Condition: Moderate Date: Unknown
ROOF CLADDING:	Corrugated steel Condition: Good Date: Recent
WALL CLADDING	Vertical timber slabs to loft level with weatherboards above Condition: Moderate Date: late 20 th century alterations
OPENINGS	Ground floor open to north. Later addition dormers and ground floor window
FLOORING (GROUND)	Timber floor supported independently.
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	N/A
CURRENT USE	Disused
HISTORY	
<p>No. 20-22 Buckingham Street is located on part of Portion 73 Parish Pitt Town, a 30 acre grant made to William McDaniel in 1802.</p> <p>At some stage the land was subdivided into smaller portions. According to the 1843 survey by J J Galloway a small house with a barn behind is shown on an allotment of 2 roods, 31 perches at the western intersection between Buckingham Street and Chatham Street. This is No. 20-22 Buckingham Street and the barn (Barn 1) survives (although altered).</p> <p>The 1843 survey notes the names “Wright” and “Geo Buckridge” on the allotment, and it appears that the land by this time was in the ownership of George Buckridge, farmer and innkeeper, and his first wife Eleonor. Eleonor was the daughter of Robert Wright, who together with his brother Joseph, had previously owned the land along Buckingham Street to the east and west. Eleonor died in 1841 and Buckridge married Elizabeth Smallwood in 1843.</p> <p>In 1865 the property was transferred to Thomas Cavanough, who had married Mary Buckridge, the daughter of George and Elizabeth, following the death of George Buckridge.</p> <p>The survey by surveyor E Arnheim of 1872 showed the land owned and occupied by ‘T Cavanough’ with addition of ‘Joseph Hobbs’. The house and early barn are the only buildings noted at this property on the survey.</p> <p>In 1875, the property was transferred to James Thomas Wilbow, farmer and Director of the Pitt Town Dairy Company. Wilbow also had land outside of the township of Pitt Town on the Hawkesbury River near the junction with Cattai Creek (Portion 18 Parish Pitt Town).</p> <p>On 9 March 1895, the <i>Windsor and Richmond Gazette</i> reported that Mr J T Wilbow’s new stone house had been completed by the Arnold Bros from sandstone locally quarried at “Longneck near Caddai” (Cattai). The Wilbows lived at Strathmore until the 1930s.</p> <p>During the 1980s, the house was used as the Doctor’s house in the TV program “A Country Practice”.</p>	

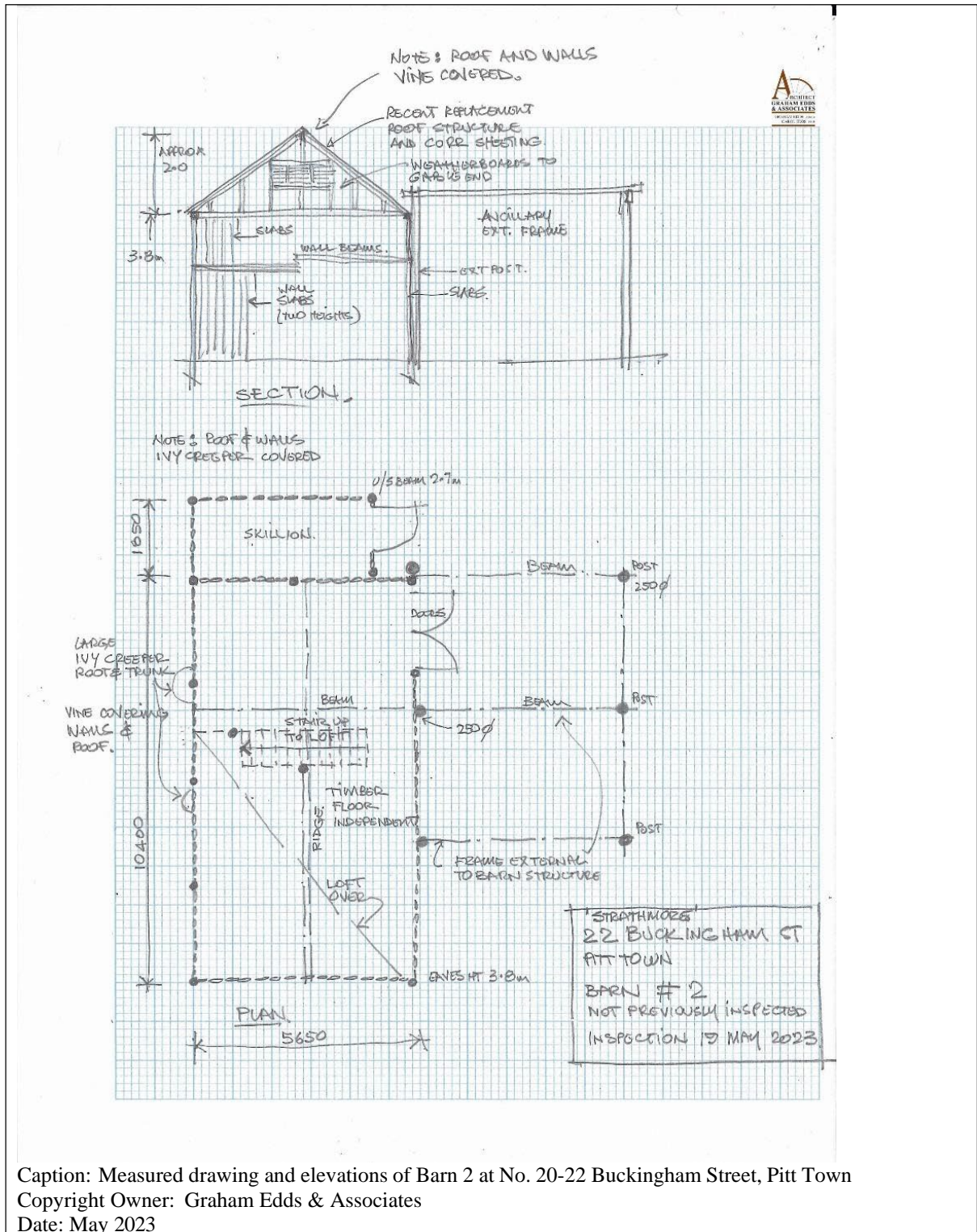
REFERENCES	<p>Primary Application 21534 P.1.522 Crown Plan P.3.857 Crown plan <i>Windsor and Richmond Gazette</i>, Saturday 9th March 1895, p. 13 “Family Notices” <i>The Sydney Morning Herald</i>, Wednesday 12th July 1865, p. 1</p>
STATEMENT OF SIGNIFICANCE	
<p>The barns at No. 20-22 Buckingham Street, Pitt Town are of historical significance as surviving mid and late 19th century timber framed town barns, associated with a late 19th century stone residence, that as group make a strong contribution to the historical character of Pitt Town. The property is associated with George Buckridge who appears to have built the earlier barn (pre 1843) and James Thomas Wilbow, former Director of the Pitt Town Dairy Company, who built the main house Strathmore and, it appears, the second barn (post 1872).</p> <p>Although no longer in use as agricultural buildings, the town barns are considered to be rare within the Hawkesbury LGA.</p> <p>The town barns have the potential to provide further information into early to late 19th century farming methods, the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barns at No. 20-22 Buckingham Street, Pitt Town are of historical significance as surviving mid and late 19th century town barns associated with a late 19th century stone residence, which enhances their significance.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barns have historical associations with George Buckridge, who owned the property in the early to mid 19th century and appears to have built the earlier barn, and James Thomas Wilbow, former Director of the Pitt Town Dairy Company, who built the main house Strathmore and, it appears, the second barn at the property.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located on a corner, the two town barns, together with the adjacent stone residence, make a strong contribution to the historical character of the town of Pitt Town.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The town barns at No. 20-22 Buckingham Street, Pitt Town, have the potential to provide further information into early to late 19th century farming methods and the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>Although altered and no longer in agricultural use, the town barns at No. 20-22 Buckingham Street, Pitt Town, are considered to be rare as surviving mid to late 19th century town barns, within the context of the Hawkesbury City local government area.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The town barns at No. 20-22 Buckingham Street, Pitt Town are representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18th century and continues today.</p> <p>The basic forms of the barns with gabled roofs, lofts and slab wall cladding are representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	<p>Barn 1- Moderate- substantially altered and adapted Barn 2- Moderate</p>

IMAGES

	<p>Caption: Barn 1 at No. 20-22 Buckingham Street, Pitt Town</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: May 2023</p>
	<p>Caption: Barn 2 at No. 20-22 Buckingham Street, Pitt Town</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: May 2023</p>
	<p>Caption: Barn 2 at No. 20-22 Buckingham Street, Pitt Town (interior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: May 2023</p>



Caption: Measured drawing and elevations of Barn 1 at No. 20-22 Buckingham Street, Pitt Town
 Copyright Owner: Graham Eddis & Associates
 Date: May 2023



Caption: Measured drawing and elevations of Barn 2 at No. 20-22 Buckingham Street, Pitt Town
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Single Storey Town Barn with Skillion and Mezzanine
ADDRESS	26A Buckingham Street, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 1 DP 1180284
SHI No.	1743106
EXISTING HERITAGE ITEM?	Yes- Item I292 (Heritage Item No. 1740016- listed as 26 Buckingham Street, Pitt Town)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State heritage listing
	Retain local heritage listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
CURRENT USE	Vacant
FORMER USE	Barn
LOCATION ON SITE:	Close to street frontage on otherwise vacant site on north-western fringe of Pitt Town.
DESCRIPTION	
MAIN BARN STRUCTURE	Large single-storey barn 12 x 6.5m on plan with round posts up to eaves level (4.8m high) mortised and tenoned to square longitudinal beams, with round cross beams. Condition: Moderate Date: late 19 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Round rafters at close centres with sawn battens for iron and diagonal wind bracing. Condition: Moderate Date: late 19 th century
LOFT	Loft in skillion only supported on round beams let into sides of posts with dovetail joints. Condition: Date:
SKILLION 1	Side skillion along eastern side of barn with loft. Wall between skillion and main barn and internal partition clad in vertical slabs with intermediate framing at upper level which probably supported horizontal spaced slats. Condition: Moderate Date: late 19 th century.
ROOF CLADDING:	Corrugated iron short sheets. Condition: Moderate Date: Mid-20 th century?
WALL CLADDING	Vertical slabs up to half height then spaced timber horizontal slats fixed to light intermediate framing. This remains intact on north elevation. Wall cladding to skillion is two levels of vertical slabs. Condition: Poor Date: Late 19 th century
OPENINGS	West side of main barn has 3 open bays with gudgeon hinges as evidence of doors. Single doors to stable and chaff room on east side of skillion.
FLOORING (GROUND)	Southern half of barn had timber ground floor. Remains are stacked in barn.
FLOORING (LOFT)	Loose timber boarding.

FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	Remains of dwarf posts, beams and joists ground floor structure.
OTHER (Fixings?)	Cross beams jointed to longitudinal beams with iron straps and bolts
CURRENT USE	Disused
CHANGES FROM 2010?	Deterioration
HISTORY	
<p>No. 26A Buckingham Street, Pitt Town is located on part of a 60 acre grant (Portion 52 Parish Pitt Town) made to John Benn, ex-convict, in 1803. Benn owned various property throughout the Hawkesbury as well as in Sydney. John Benn's real name was John Venman and following his death in c1815, a series of claims were made against his lands by his wife and relatives in England.</p> <p>Christopher Watkin May made a claim to the Court of Claims commissioners for 2 roods 28 perches bounded by Chatham and Buckingham Streets Pitt Town, which had been promised to his father, Lawrence May. The claim was accepted and the land was granted to Christopher Watkin May on 14 July 1862. Christopher Watkin May, Pitt Town Bottoms, farmer conveyed the land to Charles Emanuel Higgins, Pitt Town, farmer for £120 on 1 February 1879.</p> <p>No building was shown in this position on any of the Crown surveys of Pitt Town of 1828, 1848 and 1872, indicating that the barn was constructed in the late 19th century, post 1872. Aerial photographs of the 1970s show the property as semi-rural.</p>	
REFERENCES	<p><i>New South Wales Government Gazette</i>, 8 Oct 1861 p 2128</p> <p>Old System Deed, No 252 Bk 189</p> <p>"Law Intelligence", The Sydney Heritage, Monday 24th June 1833, p. 2</p>
STATEMENT OF SIGNIFICANCE	
<p>The town barn at No. 26A Buckingham Street, Pitt Town is of historical significance as a rare, surviving late 19th century timber framed barn of relatively high integrity. Located on a vacant allotment on the northern outskirts of Pitt Town, the barn is highly visible in the streetscape and makes a strong contribution to the historical character of Buckingham Street and Pitt Town. Located on part of a 60 acre grant made to ex-convict John Benn in 1803, the town barn is evidence of the long term agricultural of the land from the early 19th century through to the mid to late 20th century.</p> <p>As a town barn, the building would have been used in association with farm lands located outside of the town of Pitt Town, emphasising the continued importance of agriculture in the district well into the 20th century. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>The single storey barn is of technical significance for retaining evidence of its late 19th century construction date including round posts mortised and tenoned to square longitudinal beams, with round cross beams, round rafters with battens for iron and diagonal wind bracing, dovetail joints to post in loft, two levels of slabs to skillion, horizontal slats to upper level of main barn and gudgeon hinges (doors removed). Although currently not in use, the barn continues to have the potential to provide further information into late 19th century farming methods, the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 20th century.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The barn at No. 26A Buckingham Street, Pitt Town is of historical significance as a surviving late 19th century town barn that provides evidence of the long-term agricultural use of the land from the late 18th century through to the 20th century.</p> <p>As a town barn, the building would have been used in association with farm lands located outside of the town of Windsor, emphasising the continued importance of agriculture in the district well into the 20th century.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn at No. 26A Buckingham Street, Pitt Town has some historical associations with ex convict John Benn, who received a 60 acre grant of land in 1803, on which the barn is now located; and with Charles Emanuel Higgins, who appears to have built the barn in the 1880s (or later).</p> <p><i>Meets the criterion on a Local level</i></p>

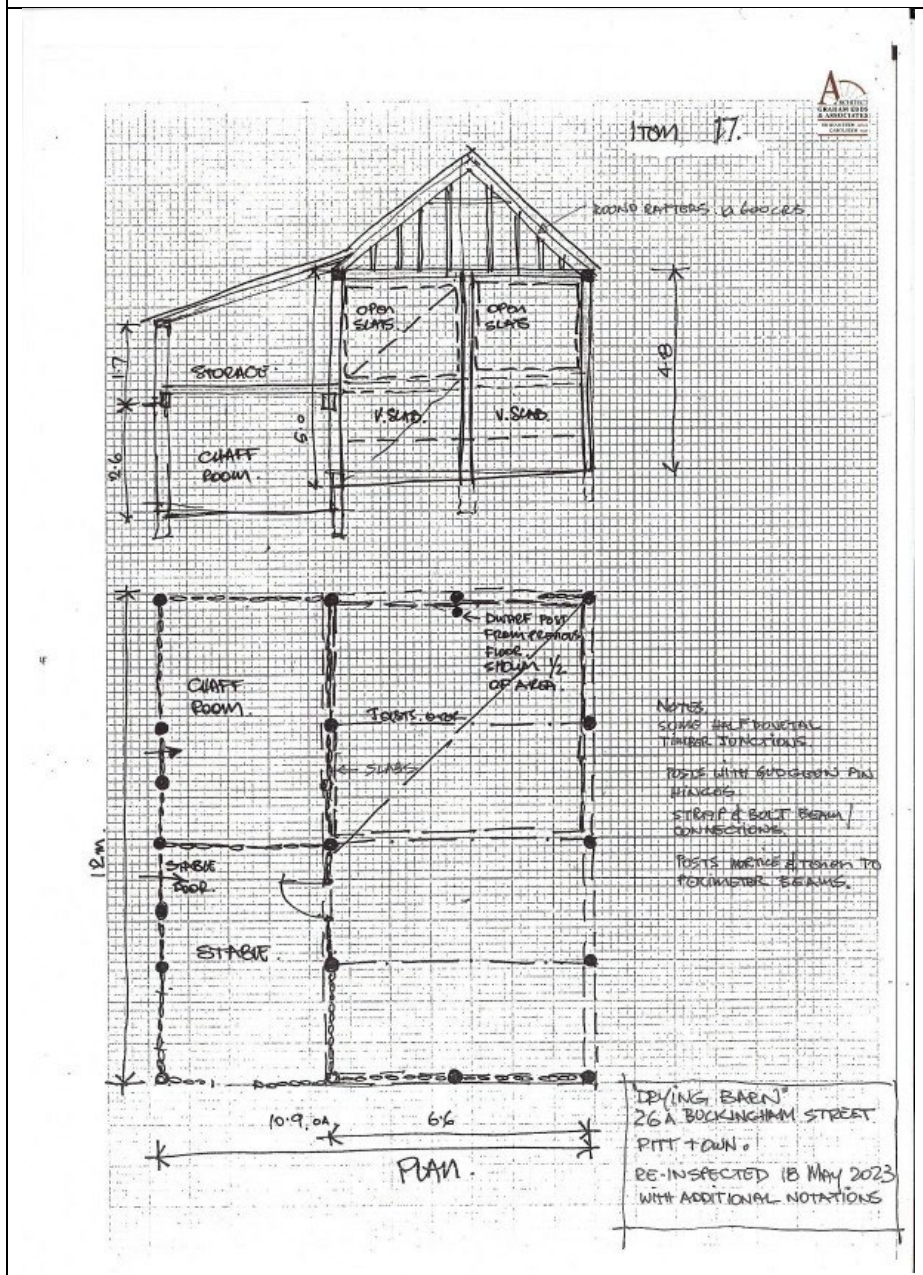
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located in an undeveloped allotment, the large barn is highly visible in Buckingham Street and makes a strong contribution to the historical character of Buckingham Street and Pitt Town.</p> <p>The single storey barn is of technical significance for retaining evidence of its late 19th century construction date including round posts mortised and tenoned to square longitudinal beams, with round cross beams, round rafters with battens for iron and diagonal wind bracing, dovetail joints to post in loft, two levels of slabs to skillion, horizontal slats to upper level of main barn and gudgeon hinges (doors removed).</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The barn No. 26A Buckingham Street, Pitt Town has the potential to provide further information into late 19th century farming methods and the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA F) RARITY	<p>As a surviving late 19th century town barn of relatively high integrity, the barn at 26A Buckingham Street, Pitt Town is considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 26A Buckingham Street, Pitt Town is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18th century and continues today.</p> <p>The basic form of the barn with gabled roof, loft, skillion and timber slab wall cladding is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level</i></p>
INTEGRITY/INTACTNESS	Moderate to High

IMAGES

		<p>Caption: Barn at No. 26A Buckingham Street, Pitt Town</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: May 2023</p>
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Caption: Barn at
No. 26A
Buckingham
Street, Pitt
Town (interior
view)
Photographer: S.
Johnson
Copyright Owner:
Lucas Stapleton
Johnson & Partners
Date: May 2023



Caption: Measured
drawing of Barn at No.
26A Buckingham Street,
Pitt Town
Copyright Owner:
Graham Edds &
Associates
Date: May 2023

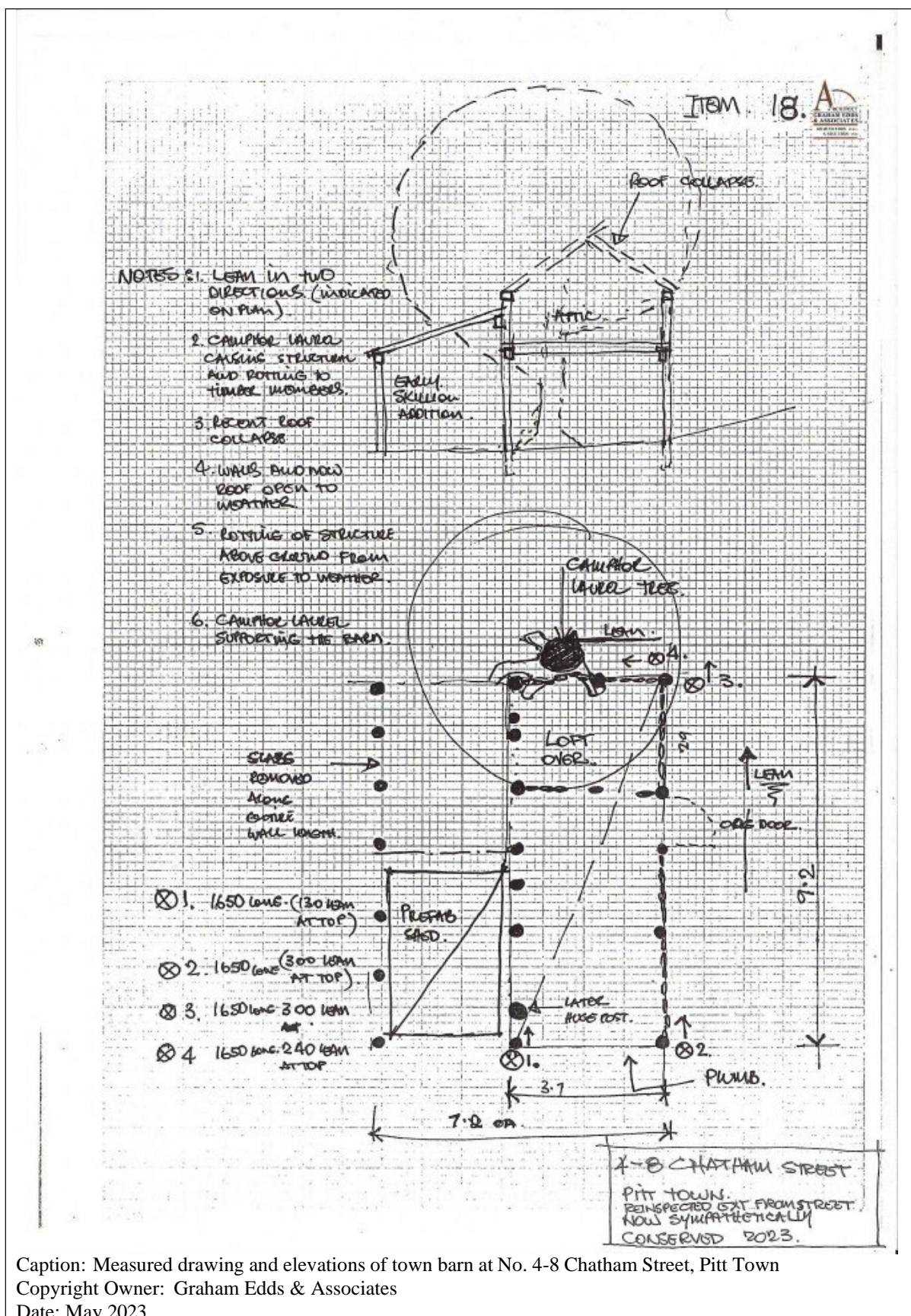
ITEM DETAILS	
NAME	Single Storey Town Barn with Loft and Skillion
ADDRESS	4-8 Chatham Street, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 1 DP 785736
SHI No.	1743104
EXISTING HERITAGE ITEM?	Yes- Item I293 (Heritage Item No. 1740017)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing. Retain as local heritage item.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid 19 th century
MODIFICATION/DATES	Restored and adapted in 1990s
CURRENT USE	Garage and carport with residence/guest room (?) above
FORMER USE	Barn
LOCATION ON SITE:	Close to street at south-west corner of town allotment.
MAIN BARN STRUCTURE	Barn was not inspected internally just from the street. Condition: Good Date: Mid-19 th century with recent conservation/ renovation
NO. OF BAYS	Three
ROOF STRUCTURE	Not inspected internally. Reconstructed at approximately 35°. Condition: Good
LOFT	Not inspected Condition: Good Date: Recent
SKILLION 1	Open skillion along eastern side supported on round posts. Condition: Good Date: Mid-19 th century with recent conservation/ renovation
ROOF CLADDING:	Corrugated steel single sheets. Condition: Good Date: Recent
WALL CLADDING	Vertical timber slabs to loft floor level, weatherboards above. Condition: Good Date: Mid-19 th century with recent conservation/ renovation
OPENINGS	Double garage door at northern end, recent double doors & security grille at loft level.
FLOORING (GROUND)	Not known
FLOORING (LOFT)	Not known
FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	Not known

HISTORY	
<p>This land was shown in the name of C. Tilley on E J H Knapp's plan of 1828, with the rough outline of a building upon it. The site was further shown in the 1843 survey by J. J. Galloway with a dwelling close to the road on the northern part of the lot.</p> <p>Charles Tilley, butcher of Windsor, died on 2 January 1857, and his property passed to his son also known as Charles Tilley.</p> <p>On 10 May 1875, Charles Tilley, butcher of Windsor, sold this allotment that he had inherited from his father to Richard Owens for £14.</p> <p>The survey by surveyor E Arnheim of 1872 showed the land owned and occupied by 'R Owen' with the footprint of the existing barn close to the street alignment.</p> <p>On 21 September 1923, Albert James Owens, schoolteacher originally of Pitt Town, but then of Cranebrook, sold this allotment to James Davis for £300.</p> <p>Based on the documentary evidence, it appears that the town barn at 4-8 Chatham Street, Pitt Town was constructed pre 1872 and is associated with Charles Tilley Snr or Jnr.</p>	
REFERENCES	<p>P.628B Crown plan</p> <p>P.1.522 Crown Plan</p> <p>P.3.857 Crown plan</p> <p>Old System Deed, No 573 Bk 152</p> <p>Old System Deed, No 68 Bk 1320</p>
STATEMENT OF SIGNIFICANCE	
<p>The town barn at No. 4-8 Chatham Street, Pitt Town Catherine Street, Windsor is of historical significance as a surviving mid 19th century timber framed town barn, associated with an historic residence and shop that was owned by Charles Tilley and his son Charles Tilley, both butchers from the 1820s to the 1870s. Although restored and adapted, the town barn is considered to be rare within the Hawkesbury LGA.</p> <p>Located on the street, and together with the adjacent residence and shop, the town barn makes a strong contribution to the historical character of Pitt Town. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>The barn continues to have the potential to provide further information into mid 19th century farming methods, the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 4-8 Chatham Street, Pitt Town is of historical significance as a surviving mid 19th century town barn associated with an historic residence and shop, which enhances its significance.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn has historical associations with Charles Tilley, butcher and his son, also Charles Tilley, a butcher, who owned the property from the late 1820s through to the 1870s and it is assumed operated their butcher's shop from the property.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Although restored and adapted, the town barn is located on the street frontage and together with the adjacent historic residence and shop, makes a strong contribution to the historical character of the town of Pitt Town.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The barn at No. 4-8 Chatham Street, Pitt Town, has the potential to provide further information into mid 19th century farming methods and the relationship between the town barn and other agricultural lands, as well as</p>

	the continuity of use of historic agricultural buildings into the 21 st century. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	Although restored and adapted, the barn at No. 4-8 Chatham Street, Pitt Town, is considered to be rare as a surviving town barn, within the context of the Hawkesbury City local government area. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The town barn at No. 4-8 Chatham Street, Pitt Town is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18 th century and continues today. The basic form of the barn with gabled roof, loft, skillion and slab wall cladding is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate (assumed)

IMAGES

	<p>Caption: The town barn at No. 4-8 Chatham Street, Pitt Town Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
	<p>Caption: The town barn at No. 4-8 Chatham Street, Pitt Town Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>



Caption: Measured drawing and elevations of town barn at No. 4-8 Chatham Street, Pitt Town

Copyright Owner: Graham Edds & Associates


Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Workshop Building
OTHER/FORMER NAMES	Huxley's Blacksmith Shop (former)
ADDRESS	292 Pitt Town Road, Pitt Town
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 11 DP 10192
SHI No.	1743107
EXISTING HERITAGE ITEM?	Yes- Item I304 (Heritage Item No. 1740026)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing
	Retain as local heritage item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Blacksmithy
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
CURRENT USE	Vacant
FORMER USE	Blacksmith shop
LOCATION ON SITE:	Alongside the main road to Pitt Town and approximately 1.3km to the south of the town centre.
DESCRIPTION FORMER BLACKSMITHS SHOP	
MAIN STRUCTURE	Mixture of round and square posts support longitudinal square beams (eastern beam reinforced with round beam under). Many posts are missing, fallen or dislodged. Condition: Poor – western and southern sides are structurally unstable. Date: late 19 th century
NO. OF BAYS	Six
ROOF STRUCTURE	Roof pitch is approximately 30°. Sawn rafters (smoke blackened) at close centres with widely spaced battens for iron. Condition: Poor Date: late 19 th century
LOFT	N/A
SKILLION 1	Eastern skillion is still intact with some remaining slabs and a vertical storage rack formed between two closely spaced posts halfway along the building. Condition: Poor Date: late 19 th century
SKILLION 2	Western skillion is dilapidated almost to the point of collapse but retains some evidence of early detailing in post and beam joints Condition: Poor Date: post and beam
ROOF CLADDING:	Corrugated iron Condition: Poor Date: Unknown
WALL CLADDING	Approximately 25% remnant vertical timber slabs remain in situ. The rest of the wall cladding is vertical corrugated iron. Condition: Poor Date: late 19 th century
OPENINGS	Doors on all sides
FLOORING (GROUND)	Concrete slab

FLOORING (LOFT)	N/A
FLOORING (SKILLION)	Concrete slab
INTERNAL STRUCTURE	Remains of bench and internal water trough for quenching iron.
OTHER (Fixings?)	Raised brick hearth still exists in south-east corner and some blacksmith tackle, a storage rack, iron tools, a vice, chains, etc.
CURRENT USE	Disused and unsafe.
CHANGES FROM 2010?	Deterioration.
HISTORY	
<p>History drawn from Inventory Sheet (Item No. I304, Heritage Item No. 1740026)</p> <p>No. 292 Pitt Town Road, Pitt Town is located on part of a 125 acre grant (Portion 74, Parish Pitt Town) made to John Palmer, Commissary of NSW in 1804 and a 280 acre grant (Portion 56, Parish Pitt Town) made to Thomas Biggers, ex-convict and overseer for Palmer, in 1804.</p> <p>This land had been acquired by John McDonald by 1825, and after his death in 1874, it passed to his devisees who held it for many years. The whole of the McDonald Estate was subdivided and put up for auction on 24 March 1920. A "House or blacksmith's shop" was shown on lot 11 on the auction plan.</p> <p>Lot 11 was transferred to William John Huxley, blacksmith on 15 June 1922 and he held it until it passed to his devisees in 1968 after his death.</p> <p>Although purchased by William, the property had been tenanted by his parents Samuel and Sarah Huxley from the 1880s and where Samuel Huxley operated his blacksmithy. His brother Thomas Huxley was a coach and buggy builder with shops in Richmond and Windsor. William continued in the family business.</p> <p>The building was sketched in the late 20th century and appears in the publication <i>Pitt Town and thereabouts, 1950-1974</i> by Gifford Eardley.</p>	
REFERENCES	<p>RPA 7988; C T 1090 f 221; C T 3355 f 52; Sands, Directory, 1901, p 823; DP 57988; Subdivision Plans ML, R8/42.1</p> <p>Obituary: Sarah Huxley, <i>Windsor and Richmond Gazette</i>, Friday 16th July 1920, p 4</p> <p>Advertising, <i>Windsor and Richmond Gazette</i>, Saturday 4 June 1890, p. 2</p> <p>Article: Death of Mr. Samuel Huxley, <i>Nepean Times</i>, Saturday 23rd September 1922, p. 1</p>
STATEMENT OF SIGNIFICANCE	
<p>The former blacksmith workshop and house at No. 292 Pitt Town, Pitt Town is of historical significance as a rare, surviving late 19th century blacksmithy that provides evidence of the long term agricultural use of the land first granted in 1804. The timber framed, slab building is associated with Samuel Huxley who established the blacksmith business in the 1880s and his son William Huxley who continued on into the 20th century.</p> <p>Located close to Pitt Town Road, the former blacksmiths and house, although now dilapidated, was once a notable building appearing in the publication <i>Pitt Town and thereabouts, 1950-1974</i> by Gifford Eardley and it continues to make a strong contribution to the historical character of the agricultural landscape on the outskirts of Pitt Town. As a surviving late 19th century slab blacksmith workshop and former house, the building is of technical significance and may contain objects and fittings of note associated with the historical use of the place as a blacksmithy.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The former blacksmiths workshop and house at No. 292 Pitt Town Road, Pitt Town Bottoms is of historical significance as a surviving late 19th century blacksmithy and as evidence of the long-term agricultural use of the land, associated with two large early grants made to John Palmer, Commissary of NSW in 1804 and Thomas Biggers, ex-convict and overseer for Palmer, in 1804.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL	The building has historical associations with the Samuel Huxley, who established the blacksmiths (together with a house) on the property in the

ASSOCIATION	1880s and his son William Huxley who continued on with the business and held the property until the late 20 th century. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located close to Pitt Town Road, the former blacksmith building, although now dilapidated, was once a notable building appearing in the publication Pitt Town and thereabouts, 1950-1974 by Gifford Eardley and it continues to make a strong contribution to the historical character of the agricultural landscape on the outskirts of Pitt Town. As a surviving late 19 th century slab blacksmith workshop and former house, the building is of technical significance and may contain objects and fittings of note associated with the historical use of the place as a blacksmithy. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic slab buildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	As a surviving late 19 th century slab blacksmith workshop and former house, the building has the potential to provide further information into late 19 th century blacksmithing techniques. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The building at No. 292 Pitt Town Road, Pitt Town is rare within the context of the Hawkesbury City local government area, as a surviving late 19 th century timber slab blacksmith workshop and house. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The timber framed and slab clad former workshop building at No. 272 Pitt Town Road, Pitt Town is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18 th century and continues today. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate to Little

IMAGES

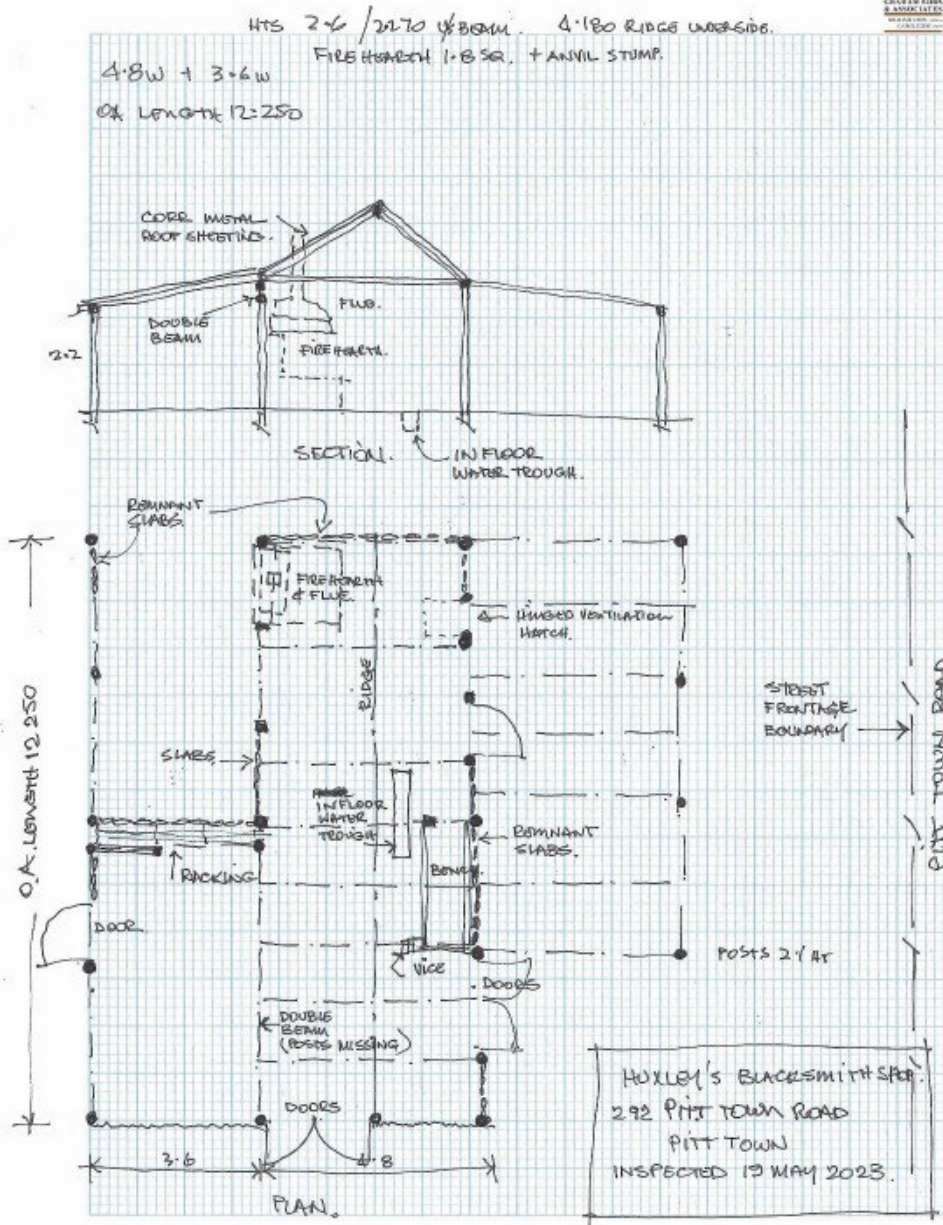
	<p>Caption: Former blacksmith workshop and house at No. 292 Pitt Town Road, Pitt Town (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: May 2023</p>
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Caption: Former blacksmith workshop and house at No. 292 Pitt Town Road, Pitt Town (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Brick hearth inside former blacksmith workshop at No. 292 Pitt Town Road, Pitt Town
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Measured drawing of former blacksmith workshop and house at No. 292 Pitt Town Road, Pitt Town
Copyright Owner: Graham Edds & Associates
Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft- Demolished
OTHER/FORMER NAMES	-
ADDRESS	163 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 1 DP 1014860
SHI No.	1743090
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 18 th to mid 19 th century
MODIFICATION/DATES	1991-2009 The owners advised that during a wind storm approximately 15 years ago the roof blew off. He has placed sheet metal over the former loft floor to provide some weather protection and the barn is still in use [2009 inventory sheet]
CURRENT USE	N/A- Demolished
FORMER USE	Barn
INTEGRITY/INTACTNESS	Demolished
<p>2023: Barn has been demolished</p> <p>[2010 inventory sheet]</p> <p>The physical description below is an extract from the 'Pitt Town Slab Barn Study', 1991, by Graham Edds and Associates. This 2009 study has recorded changes/deterioration within the modification date field.</p> <p>Description 1991:</p> <p>Single storey slab barn with loft having external door. Enclosed on three sides with later skillion additions using original slabs to loft floor level. Horizontal splayed boarding above slabs and at gable ends. Central area of barn 9.5m x 5.2m. The main roof is gabled clad with corrugated iron. Located on land below the 1 in 100 year floor level.</p> <p>Structure:</p> <p>Post and beam with posts set into ground extending into loft space with second top plate providing framework for roof structure. Timber rounds used exclusively. For post structure, loft joists and roof frame. Posts set in ground with spacing generally 1.5m</p>	
HISTORY	
<p>James Ruse (first emancipist to be granted land, known as Experiment Farm Cottage, Harris Park) was granted 30 acres on the east side of the River Hawkesbury in the district of Mulgrave Place to be known as Ruse Farm on 3 November 1794. On 19 March 1798, James Ruse conveyed Ruse Farm to John Stogdell for £300.</p> <p>Judge Advocate David Collins claimed in his history of the early years of the colony that Ruse sold his farm for £40. The legal deed, which Collins himself registered as the Judge Advocate, showed that this was incorrect. Jan Barkley-Jack has argued that Collins libelled Ruse and his neighbour Charles Williams as examples of the unreliability of ex-convict settlers.</p> <p>The history of Ruse's grant is complicated by gaps in the registered legal title but the following has been compiled from reliable sources.</p> <p>By 1814, John Palmer was the owner of Ruse Farm. On 9 August 1814, John Palmer, of Parramatta, esquire conveyed various parcels of land for £14,489/12/0 to William Fairley, Allan Gilmore, John Hutchinson and David Clarke, all of Calcutta Fort, Province of Bengal, East India, merchants and partners in Fairley Gilmore & Co and John Gilmore and William Wilson, partners in the firms of John Gilmore and Co. Ruse's 30 acre</p>	

<p>farm was one of the properties. On 13 October 1814, those partners conveyed several parcels of land to John Benn, of Pitt Town, settler including Ruse's 30 acres. Benn leased part of the farm to Thomas Gilberthorpe, settler of Pitt Town including Ruse's farm on 4 September 1815 from 1 January 1816 for 14 years at £200 per annum. The lease included 'the House, Houses, Out buildings & Buildings, Barns Erections, Fences, Fixtures, Rights common rights and appurtenances of every kind'.</p> <p>An auction of land was advertised for 13 September 1817 to be held by the Provost Marshall, in the case of Roberts versus the administrator of Benn. It included 30 acres, Ruse Farm. A later advertisement appeared on 21 August 1819 offering farms for sale by Mr Bevan for Richard Jones as agent for the heir of the late John Benn including 30 acres granted to James Ruse.</p> <p>By 1829, John Venman held Ruse's grant as the brother and heir of William Venman, also known as John Benn. On 6 June 1829, he conveyed Ruse's Farm to a trustee for the benefit of John Perkins and his wife, Mary, for £600. Years later, on 13 July 1861, John Perkins swore a statutory declaration that he had received the rents of three farms, including James Ruse's since 1830.</p> <p>John Perkins, originally of Sydney, but then of Stepney Green in County Middlesex, England esquire conveyed 30 acres known as Ruse Farm plus 30 acres known as Williams Farm to John Hannabus, Pitt Town, farmer on 16 April 1861 for £3,000. John Hannabus died on 28 August 1888. On 28 October 1921, a deed of partition of the lands of John Hannabus amongst his heirs included a map showing the division of the land. It also showed existing the buildings on the property.</p>	
REFERENCES	<p>Grants Vol 1 No 104</p> <p>Old Register Volume 1 page 30 no 143</p> <p>Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, p 81</p> <p>John Benn, Lease, Mitchell Library Doc Ab 51</p> <p><i>Sydney Gazette</i>, 6 Sept 1817, p 2; 21 Aug 1819, p 3; 21 Aug 1819, p 3</p> <p>Old System Deed, No 261 Bk 77</p> <p>Old System Deed, No 560 No 1244</p>

ITEM DETAILS	
NAME	Complex of Two Slab Barns with Skillions
ADDRESS	231 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 21 DP 730868
SHI No.	1743091
EXISTING HERITAGE ITEM?	Y- I461 (Heritage Item no. 1740027)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing. Retain as local heritage item.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Barn A: Mid-19 th century but recently extensively renovated Barn B: Late-19 th early 20 th century
CURRENT USE	Barn A: Entertainment area Barn B: vacant
FORMER USE	Barns
LOCATION ON SITE:	The two barns are arranged in an L-shape to the south of the house and close to the eastern bank of the Hawkesbury River.
DESCRIPTION BARN A	
MAIN BARN STRUCTURE	Two-storey barn orientated north-south with tall side skillion to west and end skillion to south. It has been extensively repaired and regularized following three floods in two years. Round posts 5.5m high with rectangular sawn longitudinal beams let into outside of posts and loft supported on round pole joists. Condition: Good Date: Mid-19 th century but recently extensively renovated.
NO. OF BAYS	Five
ROOF STRUCTURE	Roof pitch approx. 40°. Loft not accessed. Condition: ? Date: ?
LOFT	Loft enclosed with studs and boarded stud wall to west and corrugated iron on other 3 sides. Not accessible for internal inspection. Condition: Good Date: Mid-19 th century but recently extensively renovated.
SKILLION 1	Tall skillion to eaves height of main barn. Sawn beams rest on round posts. Condition: Good Date: Mid-19 th century but recently extensively renovated.
SKILLION 2	End skillion with lower floor level. Sawn rafters supported on beam bolted to main posts. Condition: Good Date: Mid-19 th century but recently extensively renovated.
ROOF CLADDING:	Corrugated steel Condition: Good Date: Recently replaced.
WALL CLADDING	Vertical timber slabs up to loft floor level, corrugated iron above and in gables. Condition: Good Date: Mid-19 th century but recently extensively renovated

OPENINGS	Skillion open on long side, barn has opening in central bay. Loft door at north end.
FLOORING (GROUND)	Concrete slab of recent construction with attempts to seal gaps around posts to prevent rot.
FLOORING (LOFT)	Plain edged boarding
FLOORING (SKILLION)	Concrete in skillion 1, earth in skillion 2
INTERNAL STRUCTURE	None
CHANGES FROM 2010?	Secondary posts removed, slabs added to walls. External stair removed. Internal spiral stair partially built.
DESCRIPTION BARN B	
MAIN BARN STRUCTURE	Two-storey barn orientated east-west with side skillion to south. It is in an unstable structural condition following three floods in two years and was unsafe to enter. Three rows of round posts with the central row of shorter posts supporting the upper floor. Condition: Poor Date: Late 19 th early 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Roof pitch approx. 30° sawn rafters and battens suitable for iron, wind bracing. Condition: Poor Date: Late 19 th early 20 th century
LOFT	Not accessible for internal inspection. Condition: Poor Date: Late 19 th early 20 th century
SKILLION 1	Skillion extends to eaves height of main barn. Sawn beams rest on round posts. Condition: Poor Date: Late 19 th early 20 th century
ROOF CLADDING:	Corrugated steel Condition: Poor – storm damage Date: Early 20 th century?
WALL CLADDING	Corrugated iron Condition: Poor Date: Late 19 th early 20 th century
OPENINGS	One opening on north side
FLOORING (GROUND)	Concrete slab to northern half of main barn, remainder is earthen.
FLOORING (LOFT)	Irregular unfixed timbers including round poles
FLOORING (SKILLION)	Earthen
INTERNAL STRUCTURE	Short posts supporting mid-span of upper floor.
CURRENT USE	Disused.
CHANGES FROM 2010?	Storm and flood damage.
HISTORY	
<p>William Snailham, ex-convict, was granted 30 acres (Portion 30, Parish Pitt Town) in the District of Mulgrave Place bounded on the west by the River Hawkesbury on 3 November 1794. He quickly disposed of the land. In 1800, William Snailham's 30 acres was held by Anthony Fenn Kemp. It is unclear when Kemp disposed of this grant. Kemp was heavily involved in trade, but most of his efforts were directed towards Tasmania. By 1812, the grant was in the hands of Henry Kable, who leased it along with Douglas' farm and Acres' farm (the two allotments to the north of Snailham's farm) for 10 years to his son, on 1 September 1812. On 14 August 1809, Kable had previously registered the transfer of numerous Hawkesbury farms to himself. Snailham's Farm was not listed under that name, but it may have been transferred by another person.</p> <p>Henry Kable senior sold Snailham Farm of 30 acres to John Teale for £300 on 21 & 22 April 1826. John Teale of Windsor advertised the sale of Snailham's Farm of 30 acres, with a 'good dwelling-house and barn' on the land on 20 August 1831 along with 15 acres part of Acres' Farm.</p> <p>On 2 January 1832, by a deed of feoffment, John Teale sold 15 acres, the northern part of Snailham Farm, to James Rochester as well as 15 acres part of Acres' farm for £220. It was bounded by land to the south, occupied by James Wilbow, being the other half of Snailham Farm.</p> <p>By 1841, the southern half had been transferred to Henry Hudson of Windsor. Hudson had already purchased</p>	

the northern half of the property in 1839, thus reuniting the original 30 acres of Snailham Farm.

Henry Hudson died in July 1848. On 23 August 1870, his son Robert Hudson, of Sydney, yeoman conveyed all 30 acres of Snailham Farm and two separate parcels of 15 acres parts of Acres' Farm to John Johnston, Portland Head, Hawkesbury River, farmer for £1,550. On 29 February 1896, John Johnston of Pitt Town, farmer gifted those parcels of land to his son Andrew George Johnston, Pitt Town, farmer.

Based on the physical evidence of the two existing barns, it appears that both barns were probably constructed during the period the property was owned by the Hudson family.

REFERENCES

Grants Vol 1 p 112 (1)
C J Baxter, *Musters and Lists New South Wales: and Norfolk Island 1800-1802*, ABGR, Sydney, 1988, Entry AB072
M C Kemp, 'A F Kemp (1773? – 1868)', *Australian Dictionary of Biography*, Vol 2, pp 39-40
Old Register, Bk 4 page 3a, No 269; Bk 5 page 192, No 927; Bk 6 page 78, No 1450
Old System Deed, No 532 Bk C
Sydney Gazette, 20 Aug 1831 p 2
Real Property Application 17249

STATEMENT OF SIGNIFICANCE

The barns at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms are of historical significance as surviving mid and late 19th century timber framed barns that are possibly associated with later landowners Henry Hudson Snr. and Jnr. They are surviving evidence of the long-term agricultural use of the land, first granted in 1794 to ex-convict William Snailham and known as Snailham's Farm.

The two barns at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms are of aesthetic significance as large, imposing structures, visible in broad scale views of the Hawkesbury River from the opposite bank along Wilberforce Road that make a strong contribution to the historical character of the locality.

Although extensively renovated and adapted (Barn A) and in poor condition (Barn B), both two storey barns retain evidence of their original construction dates and have the potential to provide further information into 19th century farming methods and construction techniques for agricultural buildings. In their overall forms and configurations, they are representative examples of the historic timber framed barn types found throughout the Hawkesbury City local government area.

ASSESSED SIGNIFICANCE TYPE

Local

CRITERIA A) HISTORICAL

The barns at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms are of historical significance as evidence of the long-term agricultural use of the land, first granted to ex-convict William Snailham in 1794, although he quickly disposed of the land. The barns are of historical significance as surviving from the mid and late 19th century, although now altered, and appear to be associated with Henry Hudson Snr and Jnr, who owned the property in the 1840s through to 1870.
Meets the criterion on a Local level.

CRITERIA B) HISTORICAL ASSOCIATION

The barns at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms are not associated with any persons of historical importance.
Does not meet the criterion.

CRITERIA C) AESTHETIC/TECHNICAL

The two barns at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms are large, imposing structures, visible in broad scale views of the Hawkesbury River from the opposite bank along Wilberforce Road that make a strong contribution to the historical character of the locality. Both two storey barns retain evidence of their original construction dates, although both are now clad in corrugated galvanised steel and Barn A has been extensively renovated and adapted.
Meets the criterion on a Local level.

CRITERIA D) SOCIAL/CULTURAL

The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.
Meets the criterion on a Local level.

CRITERIA E) RESEARCH POTENTIAL	The forms of the barn, with skillions and lofts and retaining evidence of their mid and late 19 th century construction dates have the potential to provide further information into 19 th century farming methods and construction techniques for agricultural buildings. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barns at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms is not considered to be rare within the context of the Hawkesbury City local government area. <i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barns at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms are representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18th century and continues today. The basic forms of the barns with gabled roofs, skillions and lofts are representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Barn A- extensively renovated and adapted- Moderate to Little Barn B- Moderate

IMAGES

	<p>Caption: Barn A at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: May 2023</p>
	<p>Caption: Barn A at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: May 2023</p>



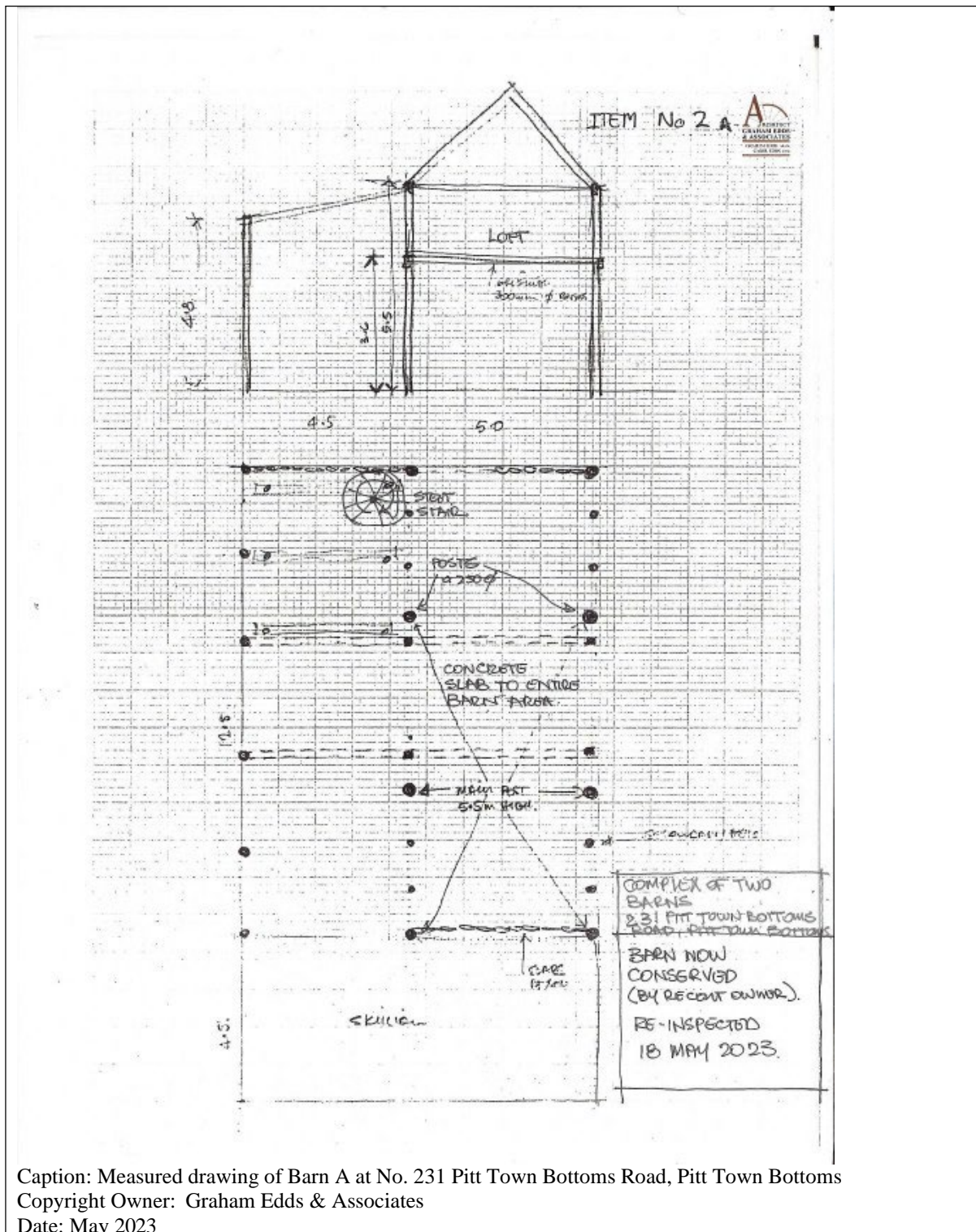
Caption: Barn A at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms (interior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



Caption: Barn B at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



Caption: Barn B at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms (interior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023




Caption: Measured drawing of Barn A at No. 231 Pitt Town Bottoms Road, Pitt Town Bottoms
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft
OTHER/FORMER NAMES	Acres Farm
ADDRESS	251 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 16 DP 776017
SHI No.	1743092/ 1740033
EXISTING HERITAGE ITEM	Yes- Item I462
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing
	Retain as local heritage item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid 19 th century
CURRENT USE	Storage
FORMER USE	Barn
LOCATION ON SITE	The barn is located to the south of the house and alongside the Hawkesbury River. The barn has a skillion to the east and the river on the west. Access was not granted to inspect the barn internally.
MAIN STRUCTURE	Single storey barn with loft. Single storey later skillion. Cross gable inserted facing north to light loft space.
NO. OF BAYS	Not accessed
ROOF STRUCTURE	Not accessed
LOFT	Not accessed
SKILLION 1	Not accessed
SKILLION 2	N/A
ROOF CLADDING:	Corrugated iron
WALL CLADDING	Corrugated iron. Weatherboards to gable ends.
OPENINGS	Windows to loft.
FLOORING (GROUND)	Concrete slab
FLOORING (FIRST)	N/A
FLOORING (LOFT)	Not accessed
FLOORING (SKILLION)	Not accessed
INTERNAL STRUCTURE	Not accessed
OTHER (Fixings?)	Not accessed

HISTORY	
<p>John Acres was granted 30 acres (Portion 29, Parish Pitt Town) in the district of Mulgrave Place bounded on the west by the River Hawkesbury on 3 November 1794. He also appears to have been known as Thomas Acres/Akers.</p> <p>John Acres/Thomas Acres was transported for 7 years as part of the First Fleet and was emancipated in 1792.</p> <p>The conveyance of a 30 acre farm from Thomas 'Akers' to Thomas Lewer for £180 was recorded on 27 May 1805. By 1810, the farm was held by Henry Kable. In 1810, 'William Henry' Kable leased Acres Farm to Miles Fieldgate, for 15 bushels of wheat per acre for 30 acres for four years. Henry Kable had previously registered the transfer of numerous farms on the Hawkesbury to him on 14 August 1809. Acres Farm was not listed under that name, but it may have been transferred by another person. In 1815, Henry Kable senior leased Acres Farm on two separate occasions to Henry Kable junior.</p> <p>By a deed of feoffment of 30 April 1830, Henry Kable senior transferred 15 acres to John Teale bounded on the west by Snailham Farm now owned by John Teale, on the east by the remaining part of the 30 acres held by Henry Kable, on the north by the River Hawkesbury and on the south by a government Road for £150. The metes and bounds description is the same as appeared on the deed.</p> <p>On 2 January 1832, by a deed of feoffment, John Teale transferred the 15 acres, part of Acres' Farm, to James Rochester for £220 along with 15 acres part of Snailham Farm. James Rochester conveyed those parcels to Lawrence May senior on 22 & 23 May 1832 for £265. Christopher May of Pitt Town conveyed the two parcels to Henry Hudson of Windsor on 30 & 31 January 1839 for £350.</p> <p>Henry Hudson died in July 1848. On 23 August 1870, his son Robert Hudson, of Sydney, yeoman conveyed all 30 acres of Snailham Farm and two separate parcels of 15 acres parts of Acres' Farm to John Johnston, Portland Head, Hawkesbury River, farmer for £1,550. On 29 February 1896, John Johnston of Pitt Town, farmer gifted those parcels of land to his son Andrew George Johnston, Pitt Town, farmer.</p> <p>It is assumed the barn was constructed by members of the May or Hudson families.</p>	
REFERENCES	<p>Grants Vol 1 p 109 (1)</p> <p>Old Register, Book 1 page 105 No 588</p> <p>Old Register, Bk 3 page 17, No 119</p> <p>Old Register, Bk 4 page 3a, No 269</p> <p>Old Register, Bk 6 page 78, No 1450</p> <p>Old Register, Bk 6 page 79, No 1451</p> <p>Old System Deed, No 530 Bk C</p> <p>Old System Deed, No 974 Bk D</p> <p>Old System Deed, No 723 Bk E</p> <p>Old System Deed, No 336 Bk P</p> <p>Old System Deed, No 545 Bk 121</p> <p>Old System Deed, No 768 Bk 573</p> <p>https://convictrecords.com.au/convicts/akers/thomas</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 251 Pitt Town Bottoms Road, Pitt Town Bottoms is of historical significance as a surviving mid 19th century timber framed barn that is associated with John Acres who first obtained the land in 1794 and Lawrence May Snr and Henry Hudson, later owners who ran the property as a horse stud.</p> <p>The large single storey barn (now clad in corrugated metal) with two lofts and rear skillion, makes a strong contribution to the historical character of the agricultural lands along Pitt Town Bottoms Road and the Hawkesbury River floodplains. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>The barn is potentially of technical significance for demonstrating mid 19th century construction methods for agricultural buildings and has the potential to provide further information into 19th century farming methods.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 251 Pitt Town Bottoms Road, Pitt Town Bottoms is of historical significance as evidence of the long-term agricultural use of the land, first granted to ex-convict John Acres (Thomas Acres) in 1794.</p> <p>Dating from the mid 19th century, the barn appears to be associated with either Lawrence May senior or Henry Hudson, who separately owned the</p>

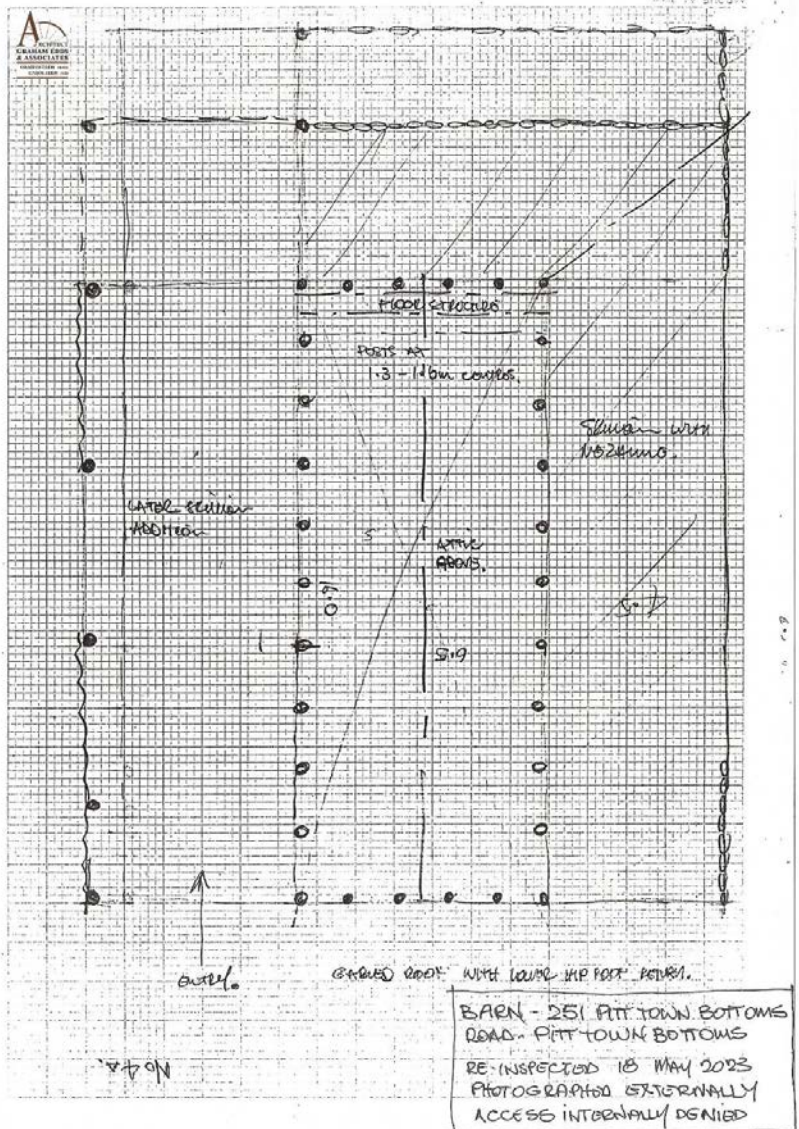
	property in the 1830s to 1850s and who both used the land as a horse stud. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barn at No. 251 Pitt Town Bottoms Road, Pitt Town Bottoms is not associated with any persons of historical importance. <i>Does not meet the criterion.</i>
CRITERIA C) AESTHETIC/TECHNICAL	The large single storey corrugated metal clad timber framed barn with skillions, makes a strong contribution to the historical character of the agricultural lands along Pitt Town Bottoms Road and the Hawkesbury River floodplains. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the barn, with skillion and loft has the potential to provide further information into 19 th century farming methods and mid 19 th century construction techniques for agricultural buildings. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 251 Pitt Town Bottoms Road, Pitt Town Bottoms is not considered to be rare within the context of the Hawkesbury City local government area. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 251 Pitt Town Bottoms Road, Pitt Town Bottoms is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic form of the barn with gabled roof, skillion and loft is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	External- moderate integrity

IMAGES

	<p>Caption: Barn at No. 251 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>
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Caption: Barn at No. 251 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



Caption: Measured drawing of Barn at No. 251 Pitt Town Bottoms Road, Pitt Town Bottoms
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Complex of Two Slab Barns with Lofts
OTHER/FORMER NAMES	Dad and Dave's Turf Supplies
ADDRESS	265 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lots 8 & 9 DP 1079633
SHI No.	1743093
EXISTING HERITAGE ITEM?	Yes- Item No. I464 (SHI No. 1743093)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State heritage listing- internal inspection required to clarify condition and integrity. Retain as local heritage items.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century
MODIFICATION/DATES	Barns 1 & 2 were linked in 2009.
CURRENT USE	Unknown- potentially part residential
FORMER USE	Barns
LOCATION ON SITE:	Complex of two barns orientated in line north-south facing the eastern bank of the Hawkesbury River. In 2010 and 2023 access was denied to the site. The following description is based on the inspection of 1991 by Graham Edds & Associates and by viewing the site from the road and riverside.
DESCRIPTION BARN 1	
MAIN BARN STRUCTURE	Large single storey barn 16 x 6.5m on plan. Closely spaced round posts (1.3 – 1.6m centres) supporting rectangular beams to loft floor and square beams to roof eaves. Condition: not known Date: Early 19 th century
NO. OF BAYS	Ten
ROOF STRUCTURE	Gabled roof with 45° pitch and shingles under corrugated iron. Condition: not known Date: Early 19 th century
LOFT	Converted to residential use for times of flood. Condition: not known Date: Early 19 th century structure, adaptation date not known.
SKILLION 1	Western roof slope continues to form a steep skillion enclosing a mezzanine floor at the lower eaves level. Condition: not known Date: Early 19 th century
SKILLION 2	Recent shallow pitched addition Condition: not known. Date: Not known.
ROOF CLADDING:	Corrugated iron over timber shingles Condition: not known Date: Shingles early 19 th century
WALL CLADDING	Vertical timber slabs with weatherboard above and in gables. Condition: not known Date: Early 19 th century

OPENINGS	Dormer window inserted into western slope of loft roof plus windows in gable ends.
FLOORING (GROUND)	Timber floor structure indicated on 1991 plan drawing
FLOORING (LOFT)	Not known
FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	Not known
DESCRIPTION BARN 2	
MAIN BARN STRUCTURE	Single storey barn with loft 6 x 11m on plan with 3m end skillion. Closely spaced round posts (at 850mm centres) supporting rectangular beams to loft floor and roof eaves. Condition: not known Date: Early 19 th century
NO. OF BAYS	Eleven
ROOF STRUCTURE	Gabled roof with 45° pitch . Condition: not known Date: Early 19 th century
LOFT	Condition: not known Date: Early 19 th century structure, adaptation date not known.
SKILLION 1	Northern end skillion had slab walls with posts expressed on outside and slabs fixed to inside face of beam. Timber shingles remained in 2009. Condition: not known Date: Early 19 th century?
ROOF CLADDING:	Corrugated iron Condition: not known Date: not known
WALL CLADDING	Vertical slabs between posts, weatherboard above and in gables. Condition: not known Date: Early 19 th century
OPENINGS	Wide central openings in main barn for cart or carriage access. Dormer windows inserted into loft roof.
FLOORING (GROUND)	Timber floor indicated in 2009 report.
FLOORING (LOFT)	Not known
FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	Splayed boarding up to 1.8m internally.
HISTORY	
<p>William Douglas (var. Douglass) was granted 30 acres (Portion 28, Parish Pitt Town) to be known as Douglas Farm lying on the east side of the Hawkesbury River in the District of Mulgrave Place on 3 November 1794. Today, No. 265 Pitt Town Bottoms Road is located on the whole of Portion 28 and the southern half of the adjacent land grant made to Joseph Wright, ex-convict, in 1794 (Portion 27, Parish Pitt Town).</p> <p>William Douglas was an ex-convict, having been transported for 7 years and arrived in the colony as part of the First Fleet. Douglas died in 1838.</p> <p>Christopher Watkin May held this grant, which he described as being 45 acres in his will of 31 January 1899, though it was found by a later survey to be 42 acres 2 roods 3½ perches.</p> <p>It is not clear when Christopher Watkin May acquired this land. He was the son of Lawrence (alt. Laurence) May who was a significant landholder in the Hawkesbury district. In June 1845, Christopher Watkin May claimed in a court case to hold five farms across the district. Lawrence May had also purchased a number of farms in the Pitt Town district. It is possible that the current property was in the hands of Lawrence May and passed to his son Christopher Watkin May after his death or that Christopher Watkin May acquired in his own right. The large scale of the barns indicates the success and prosperity of the May family.</p> <p>It is known that Christopher Watkin May was the owner of a town allotment (No. 26A Buckingham Street, Pitt Town) which also contains a large barn constructed in the late 19th century, possibly during May's period</p>	

of ownership (1862-1879). Town barns were often relied on during times of flood when produce, livestock and equipment could be relocated from farm-lands and safeguarded on higher ground in the towns. This approach to the management of property was formalised via colonial era policy regarding land tenure when Governor Macquarie established inseparable links between the town allotments and farming lands. Christopher Watkin May left the land to trustees in his will to divide into two equal parts, leaving the southern part to his nephew, James Alfred May.

Christopher Watkin May died on 16 July 1900 and James Alfred May died on 1 September 1949, leaving instructions as to how to divide the land amongst his relatives.

At the November 1923 assessment by the Valuer General, improvements on 15 acres, part of Portions 27 and 28, held by Mrs Florence Gertrude May were described as cottages with attics, a detached kitchen plus 'slab sheds'. This probably relates to what is now Number 265 Pitt Town Bottoms Road. The adjoining 15 acres was described as part of Portion 28 held by Joshua May were described as including clearing and fencing as well as a 'bark hut'. This appears to be what is now known as Number 259 Pitt Town Bottoms Road.

REFERENCES	Grants, Vol 1 No 108 (3) Australian, 7 June 1845, p 1376 Windsor and Richmond Gazette, 7 Aug 1900, p 7 Valuer General, Valuation cards, State Archives of New South Wales, NRS 14466, 13/7923, No 2005 & 2006
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STATEMENT OF SIGNIFICANCE

The barns at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms are of historical significance as surviving early 19th century barns still located on the original land grant made to ex-convict William Douglas in 1794 and for their associations with the May family, prosperous landowners in the Pitt Town district who obtained the land in the mid 19th century and continued to reside and work the land until at least the early 20th century. Charles Watkins May, who owned the land from c1845 to 1900, also held a town allotment in Pitt Town, which also contains a large late 19th century slab barn (26A Bathurst Street, Pitt Town).


Sited in the floodplains of the Hawkesbury River, the barns are located in a small complex with weatherboard cottage and mature trees that together make a strong contribution to the historical character of the agricultural lands along Pitt Town Bottoms Road. The overall form and configuration of both barns, with corrugated metal cladding and surviving timber slabs are good, large, representative examples of the historic barn type found throughout the Hawkesbury City local government area.

Although altered and potentially adapted for residential use, both of the barns are potentially rare as surviving early 19th century slab barns that remain in use, and potentially of technical significance for retaining surviving evidence of early 19th century construction techniques including round timber posts closely spaced and shingled roofing. They also contain lofts that have been converted to residential and refuge areas during times of flood. Further research is required to determine their current condition and level of integrity, although both barns have been recorded as having high levels of integrity in 1991 and 2010

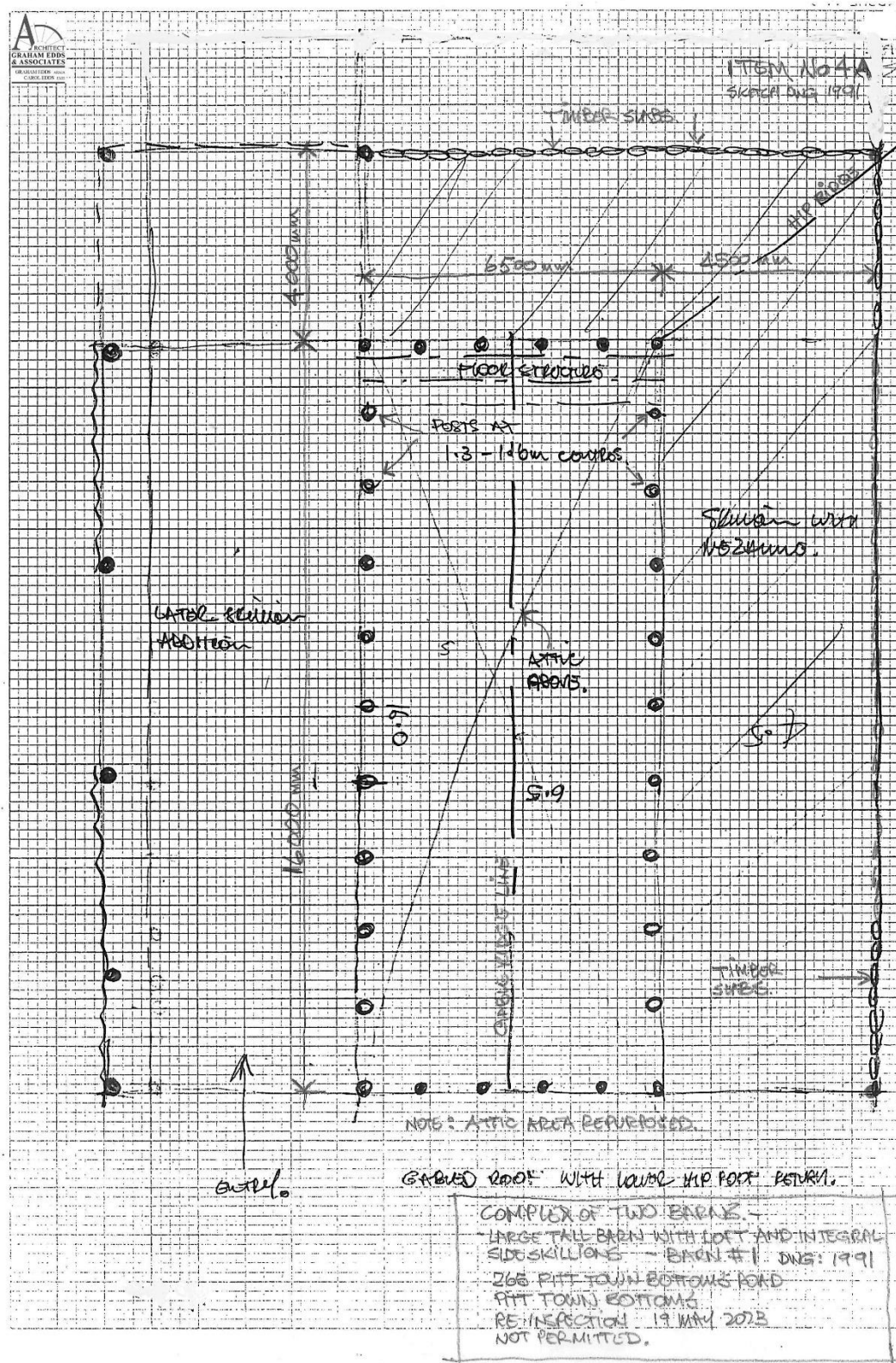
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	The barns at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms are of historical significance as evidence of the long-term agricultural use of the land, first established in 1794 by ex-convict William Douglas (var. Douglass), and as surviving, early 19 th century barns still located on their original land grant. <i>Meets the criterion on a State level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barns have historical associations with William Douglas, a First Fleet convict and original land grantee and with Charles Watkins May a prosperous land owner in the Pitt Town district and who owned the property from the mid 19 th century until at least the early 20 th century, together with an allotment above the flood plains in Pitt Town proper that still contains a mid 19 th century drying barn of large scale. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located within a complex together with a weatherboard cottage and mature trees sited above the floodplains of the Hawkesbury River, the two corrugated metal and timber slab clad barns make a strong contribution to the historical character of the agricultural landscape along Pitt Town Bottoms Road.

	Based on previous inspections, and although altered, both barns are potentially of technical significance, retaining evidence of early construction techniques associated with agricultural buildings and timber slab construction, including closely spaced round posts and shingled roofs. One barn is considered very large, an indication of the prosperity of the owners. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The forms of the barns, with skillions and lofts and retaining evidence of 19 th century construction techniques, have the potential to provide further information into 19 th century farming methods. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barns at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms are potentially rare within the context of the Hawkesbury City local government area, for the extent of the surviving evidence of early construction techniques and as surviving early 19 th century timber slab barns that remain in use on their original 1794 land grant. One of the two being an exceptionally large barn. The historical links between 265 Pitt Town Bottoms Road and the town allotment in Pitt Town proper, which still retains its mid 19 th century large scale drying barn, both being owned by Charles Watkins May, enhances the rarity of this property and the barns. <i>Meets the criterion on a State level.</i>
CRITERIA G) REPRESENTATIVE	The barns at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms are representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic forms of the barns with gabled roofs, skillions and lofts are representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Unknown- assumed moderate to high

IMAGES

	<p>Caption: Barns at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms</p> <p>Photographer: C. Edds</p> <p>Copyright Owner: Grahams Edds & Associates</p> <p>Date: 2009</p>
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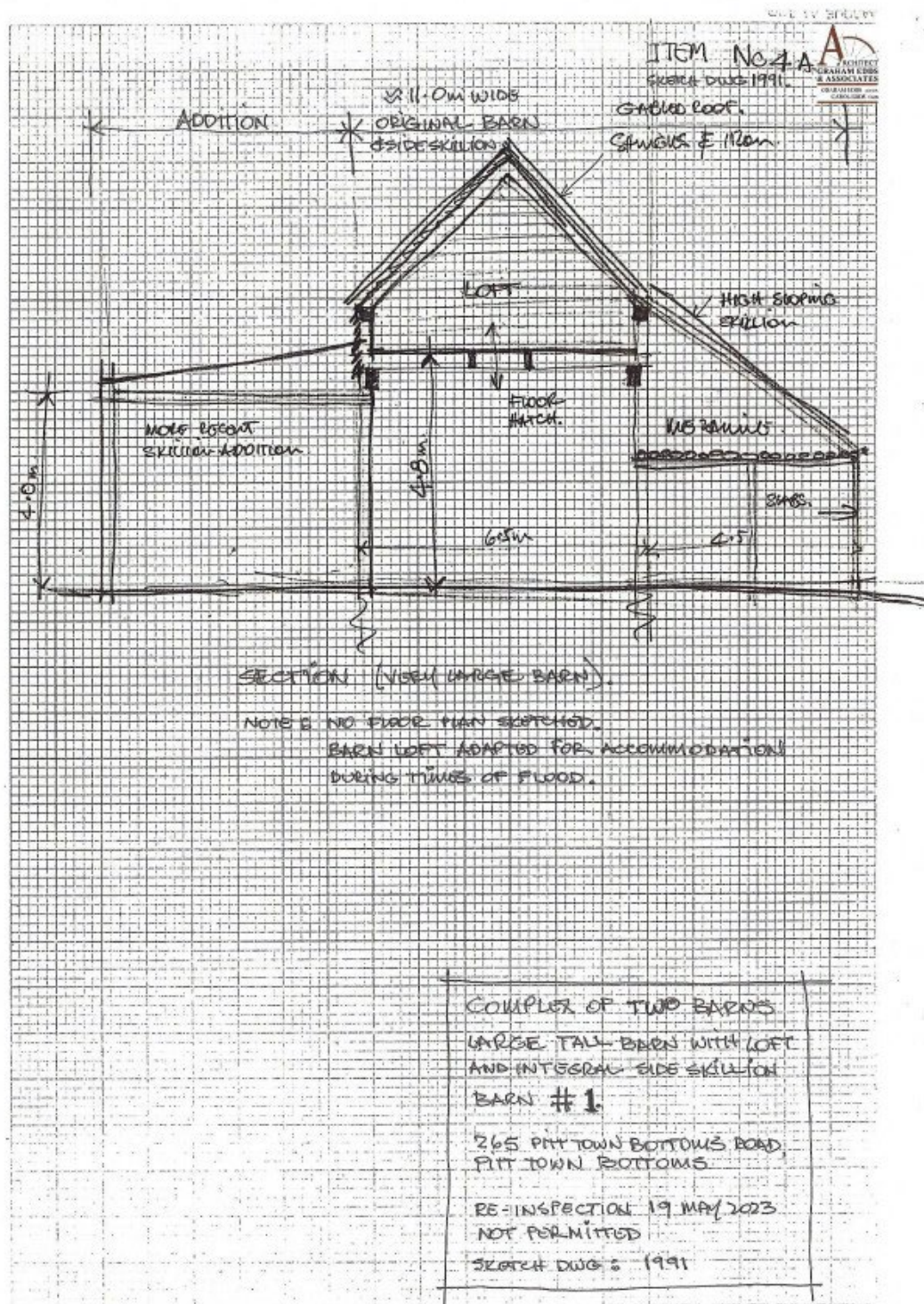
	<p>Caption: Barn B at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms Photographer: C. Edds Copyright Owner: Grahams Edds & Associates Date: 2009</p>
	<p>Caption: Barn A at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms Photographer: C. Edds Copyright Owner: Grahams Edds & Associates Date: 2009</p>



Caption: Measured drawing of Barn A at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms

Copyright Owner: Graham Edds & Associates

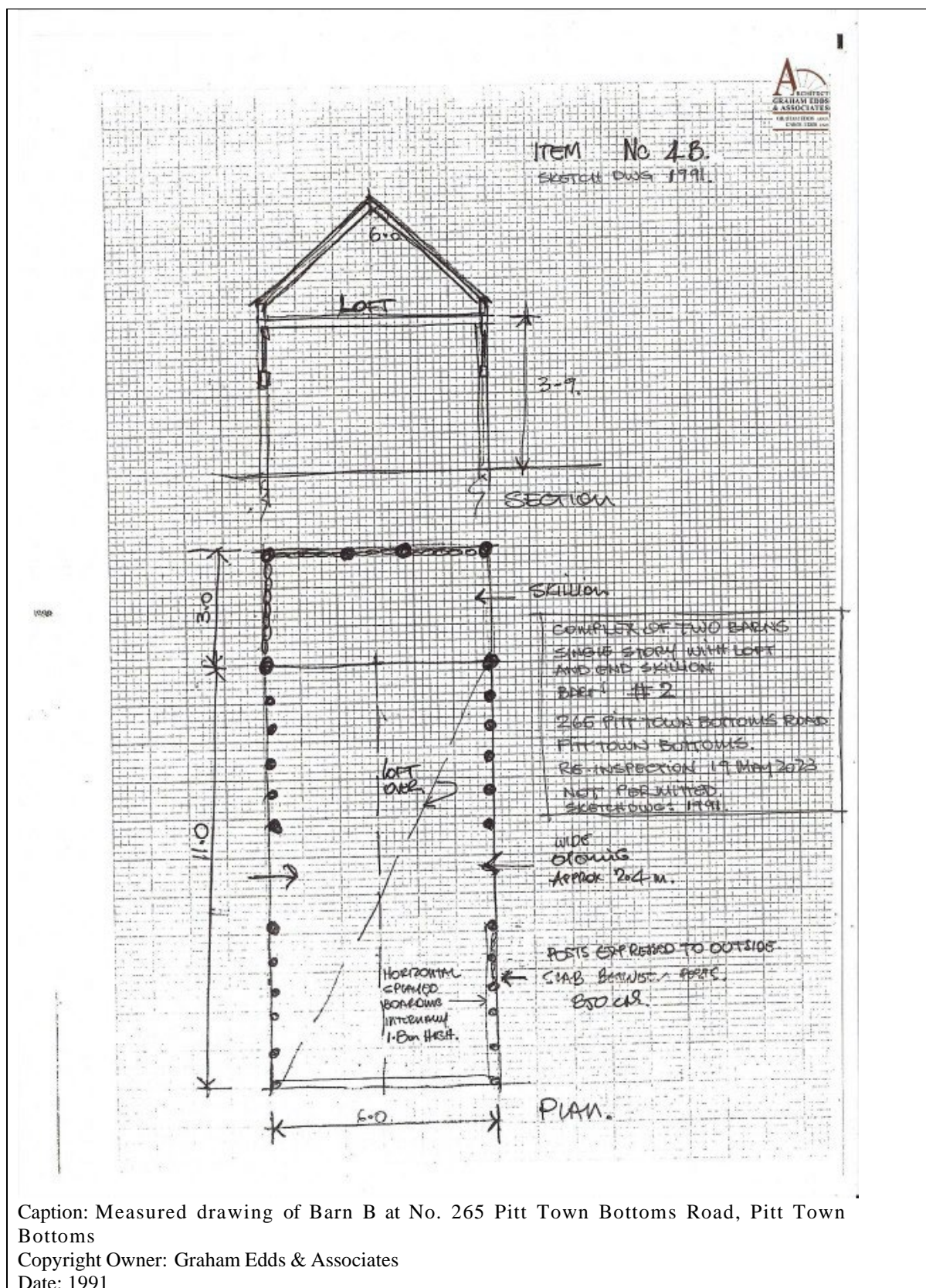
Date: 1991



Caption: Measured drawing of Barn A at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms

Copyright Owner: Graham Eddis & Associates

Date: 1991



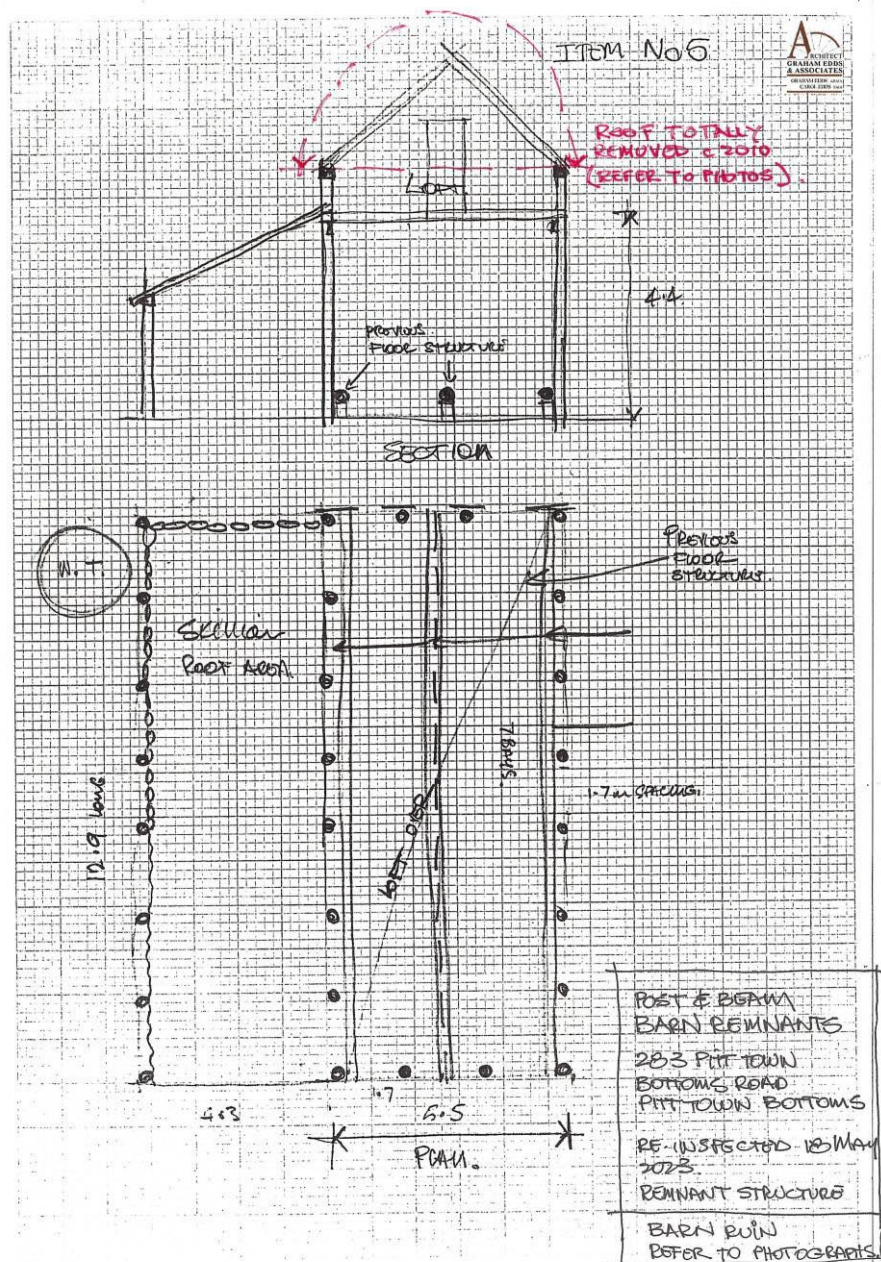
ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillion
OTHER/FORMER NAMES	-
ADDRESS	283 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 102 DP 1154658
SHI No.	1743094
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 18 th to mid 19 th century
FORMER USE	Barn
<p>2023: This barn has substantially collapsed. Unsalvageable and unsafe.</p> <p>The physical description below is an extract from the 'Pitt Town Slab Barn Study', 1991, by Graham Edds and Associates.</p> <p>High single storey slab barn with loft and lower level skillion on one longitudinal side. Some timber slabs remain on the lower skillion wall area and remnants of spaced slats on the opposite longitudinal wall. Horizontal boarding in dilapidated condition line the loft wall areas. Roof areas are gabled and lined with corrugated iron. External access door - no stairs remain. Independent floor structure remains at ground floor level. (Stumps and bearers). Central area of barn 12.9m x 5.5m. Probably used for drying of rural produce. Located on land below the 1 in 100 year flood level.</p> <p>Structure:</p> <p>Post in ground at 1.7m centres extending into loft for roof structure. Remains of floor at ground level. Timber rounds used exclusively for posts, floor joists and roof framework. Timber stud framing used for loft wall frame between posts and at gable end.</p>	
STATEMENT OF SIGNIFICANCE	
<p>The remains of the slab barn at 283 Pitt Town Bottoms Road is located on Portion 27 Parish Pitt Town, associated with ex-convict Joseph Wright's land grants promised in 1794. Joseph Wright was one of the signatories of the first Hawkesbury petition of December 1799 January 1800 over grain prices.</p> <p>A tall early slab barn used primarily for drying produce and associated with early farming of the Hawkesbury district. An indicator of an early barn structure previously containing a raised floor</p>	
INTEGRITY/INTACTNESS	Substantially collapsed. Unsalvageable and unsafe.

IMAGES

Caption: Barn at 283 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023:



Caption: Barn at 283 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023:



Caption: Measured drawing of Barn at 283 Pitt Town Bottoms Road, Pitt Town Bottoms
 Copyright Owner: Graham Eddis & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and End Skillion
ADDRESS	303 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 26 DP 1125833
SHI No.	1743095
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 18 th to mid 19 th century
CURRENT USE	?
FORMER USE	Barn
LOCATION ON SITE	The barn is further hidden behind the overgrowth recorded in 1991. This barn has not been inspected internally or fully recorded.
INTEGRITY/INTACTNESS	Unknown
<p>2023: No access provided. Unable to be viewed from public road.</p> <p>The physical description below is an extract from the 'Pitt Town Slab Barn Study', 1991, by Graham Edds and Associates.</p> <p>Description 1991:</p> <p>Single storey with loft. Skill ion on short side. Located on land below the 1 in 100 year flood level.</p> <p>Structure: Unable to obtain access to or photograph barn.</p>	
HISTORY	
<p>John Fenlow was granted 30 acres (Portion 26, Parish Pitt Town) on the River Hawkesbury in the District of Mulgrave Place on 3 November 1794. Fenlow shot dead his assigned servant David Lane on 4 July 1796, on suspicion that he had been consorting with his wife, Eleanor Byrnes. Local Aborigines assisted in locating Fenlow who was hiding on his grant. Fenlow was executed, apparently the only landholder to be executed before 1796.</p> <p>On 21 September 1798, Jane Wheeler conveyed the grant to Thomas Gilberthorp. Thomas Gilberthorpe was recorded in 1802 as holding 30 acres in the district of Mulgrave Place acquired by purchase, with 14 acres cleared, and 11 acres in wheat with 1 acre in maize. Thomas Gilberthorpe advertised for two Sawyers to 'cut Timber for Building contiguous to Pitt Town on 11 May 1811. Inquiries were to be directed to Gilberthorpe, 'Cottage Farm, Hawkesbury'. Thomas Gilberthorpe of Pitt Town was commended on 5 February 1814 for offering grain to the government when others are withholding in the hope of higher prices.</p> <p>Gilberthorpe appears to have sold the grant in smaller parcels. On 19 February 1817, Thomas Gilberthorp conveyed an unspecified area of land to Mary Nelson. In the 1830s and 1840s, different parts of Fenlow's grant were sold to Thomas Chaseling. On 14 November 1838, Mary Nelson sold an unspecified area to Thomas Chaseling. Later documentation suggests that this comprised 15 acres. Subsequently, on 14 October 1844, Constantine Molloy and Sarah Molloy sold 8 acres to Thomas Chaseling. Charles and Maria Kipper sold another part of 10 acres to Thomas Chaseling on 12 December 1857. The 15 acres sold by Mary Nelson to Chaseling is the site of 303 Pitt Town Bottoms Road.</p> <p>A press report of 15 November 1859 of a master and servant case involving Thomas Chaseling, Pitt Town referred to taking a horse out of the stable.</p>	
REFERENCES	<p>Grants Vol 1 p 109 (3)</p> <p>Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, pp 329-330</p> <p>C J Baxter, <i>Musters and Lists New South Wales: and Norfolk Island 1800-1802</i>, ABGR, Sydney, 1988, entry AG382</p> <p>Deposited Deeds Receipt 18997, Land Registry Services, New South Wales</p>

	<i>Sydney Gazette</i> , 11 May 1811, p 1 <i>Sydney Gazette</i> , 5 Feb 1814, p 1 <i>SMH</i> , 15 Nov 1859 p 3 Old System Deed, No. 413 Bk 75
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ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillions
ADDRESS	313 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 1 DP 778704
SHI No.	1743096
EXISTING HERITAGE ITEM?	Yes- Item No. I466 (Heritage Item No. 1740036)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Site inspection required into condition and integrity.
	Retain as local heritage item.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th or early 20 th century (based on roof pitch, use of slabs and corrugated iron, although would benefit from further investigation)
MODIFICATION/DATES	Unsympathetic additions to eastern side. Changes from 2010- Unknown
CURRENT USE	Dwelling
FORMER USE	Barn
LOCATION ON SITE:	The barn runs north-south alongside weatherboard house and is close to northern site boundary approximately 230m from eastern bank of Hawkesbury River In 2010 and 2023: Access was denied to the site. This description is based on previous inspection in 1991 by Graham Edds & Associates and viewing the site from the road.
MAIN BARN STRUCTURE	Single storey barn 10.6 x 6m on plan with round posts supporting loft and gabled roof. The northern roof slope continues to enclose a skillion which is hipped and wraps around the western end. Condition: Good Date: Late 19 th or early 20 th century
NO. OF BAYS	Six
ROOF STRUCTURE	Roof pitch approximately 30°. Condition: Not known Date: Late 19 th or early 20 th century
LOFT	Loft has a door and window at the northern end and a window in the southern end. It contains a loft floor at eaves level. Condition: Not known Date: Late 19 th or early 20 th century
SKILLION 1	Skillion is 3m wide and is supported on round posts and clad with vertical timber slabs. Condition: Not known Date: Late 19 th or early 20 th century
ROOF CLADDING:	Corrugated iron in short sheets Condition: Moderate. Date: Late 19 th or early 20 th century
WALL CLADDING	Vertical timber slabs with weatherboards to loft level and gables. Condition: Moderate
OPENINGS	Main ground floor opening is positioned centrally on western side (based on 2010 drawing)

FLOORING (GROUND)	Not known
FLOORING (LOFT)	Not known
FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	Not known
HISTORY	
<p>John Fenlow was granted 30 acres (Portion 26, Parish Pitt Town) on the River Hawkesbury in the District of Mulgrave Place on 3 November 1794. Fenlow (vars. Fendlow) was sentenced to transportation for 7 years and arrived in the colony in 1788 as part of the First Fleet.</p> <p>Fenlow shot dead his assigned servant David Lane on 4 July 1796, on suspicion that he had been consorting with his wife, Eleanor Byrnes. Local Aborigines assisted in locating Fenlow who was hiding on his grant. Fenlow was executed, apparently the only landholder to be executed before 1796.</p> <p>The subsequent history of the grant is unclear until the 1840s. On 21 September 1798, Jane Wheeler conveyed the grant to Thomas Gilberthorp, an ex-convict who arrived in 1791. Thomas Gilberthorpe was recorded in 1802 as holding 30 acres in the district of Mulgrave Place acquired by purchase, with 14 acres cleared, and 11 acres in wheat with 1 acre in maize. Gilberthorpe advertised for two Sawyers to 'cut Timber for Building contiguous to Pitt Town on 11 May 1811. Inquiries were to be directed to Gilberthorpe, 'Cottage Farm, Hawkesbury'. Thomas Gilberthorpe of Pitt Town was commended on 5 February 1814 for offering grain to the government when others are withholding in the hope of higher prices.</p> <p>Gilberthorpe appears to have sold the grant in smaller parcels. There is no information currently available about the history of this part of the grant for the following three decades.</p> <p>On 7 April 1857, by a deed of Release, Thomas Miles of Pitt Town, farmer and Abraham Easterbrook of Pitt Town, farmer conveyed 10 acres to John Davis of Pitt Town, farmer. Davis had commenced legal action to obtain possession of this land, which he claimed was illegally held by Miles and Easterbrook. They agreed to convey the land for £100. The 10 acres was described as part of John Fenlow's grant, bounded on the north by the River Hawkesbury in the rear by the land originally held by William Hall, but then by James Dunstan, on the north east by Charles Kipper's other part of Fenlow's portion, on the south east by Thomas Chaseling's land then occupied by James Dunstan. This description was subsequently linked to more recent deeds regarding this parcel of land.</p> <p>The <i>Hawkesbury Pioneer Register</i>, 1994 edition, noted that Abraham Easterbrook was the son-in-law of Thomas Miles. Thomas Miles died on 26 April 1857, aged 84, after choking on a piece of meat.</p> <p>On 12 January 1872, John Davis, senior, of Pitt Town, farmer conveyed this land to John Davis, junior of Pitt Town, farmer. It appears that the property remained in the hands of the Davis family until the mid 20th century.</p> <p>Based on the known physical evidence, the barn appears to have been constructed by the Davis family.</p>	
REFERENCES	<p>Grants Vol 1 p 109 (3)</p> <p>Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, pp 329-330</p> <p>C J Baxter, <i>Musters and Lists New South Wales: and Norfolk Island 1800-1802</i>, ABGR, Sydney, 1988, entry AG382</p> <p><i>Sydney Gazette</i>, 11 May 1811, p 1</p> <p><i>Sydney Gazette</i>, 5 Feb 1814, p 1</p> <p><i>Sydney Morning Herald</i>, 29 April 1857, p 3</p> <p>Old System Deed, No 646 Bk 48</p> <p>Old System Deed, No 254 Bk 129</p> <p>Old System Deed, No 347 Bk 2654</p> <p>Old System Deed, No 109 Bk 3137</p> <p>Hawkesbury Pioneer Register, 1994, p 126</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 313 Pitt Town Bottoms Road, Pitt Town Bottoms is of historical significance as a surviving late 19th to early 20th century barn and is representative of the long term agricultural use of the land, first granted in 1794 to ex-convict John Fenlow in 1794.</p> <p>Sited above the floodplains of the Hawkesbury River, the barn is located in a small complex with weatherboard cottage and mature trees that together make a strong contribution to the historical character of</p>	

<p>the agricultural lands along Pitt Town Bottoms Road. The overall form and configuration of the barn, with corrugated metal cladding and surviving timber slabs is good representative example of the historic barn type found throughout the Hawkesbury City local government area.</p> <p>The barn is potentially of technical significance for retaining surviving evidence of late 19th to early 20th century construction techniques , however, further research is required to determine its current condition and level of integrity.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 313 Pitt Town Bottoms Road, Pitt Town Bottoms is of historical significance as evidence of the long-term agricultural use of the land, first established in 1794 by ex-convict John Fenlow and as a surviving, late 19th to early 20th century barn.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with John Davis and his descendants. The Davis family obtained the property in the mid 19th century and appear to have retained ownership until the mid 20th century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located within a complex together with a weatherboard cottage and mature trees sited above the floodplains of the Hawkesbury River, the timber slab clad barn make a strong contribution to the historical character of the agricultural landscape along Pitt Town Bottoms Road.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form of the barns, with skillions and lofts has the potential to provide further information into late 19th century farming methods.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 313 Pitt Town Bottoms Road, Pitt Town Bottoms is potentially rare within the context of the Hawkesbury City local government area, as a surviving late 19th to early 20th century timber slab barns that remains in use.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 313 Pitt Town Bottoms Road, Pitt Town Bottoms is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19th century and continues today.</p> <p>The basic form of the barn with gabled roof, skillions and lofts is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Unknown

IMAGES

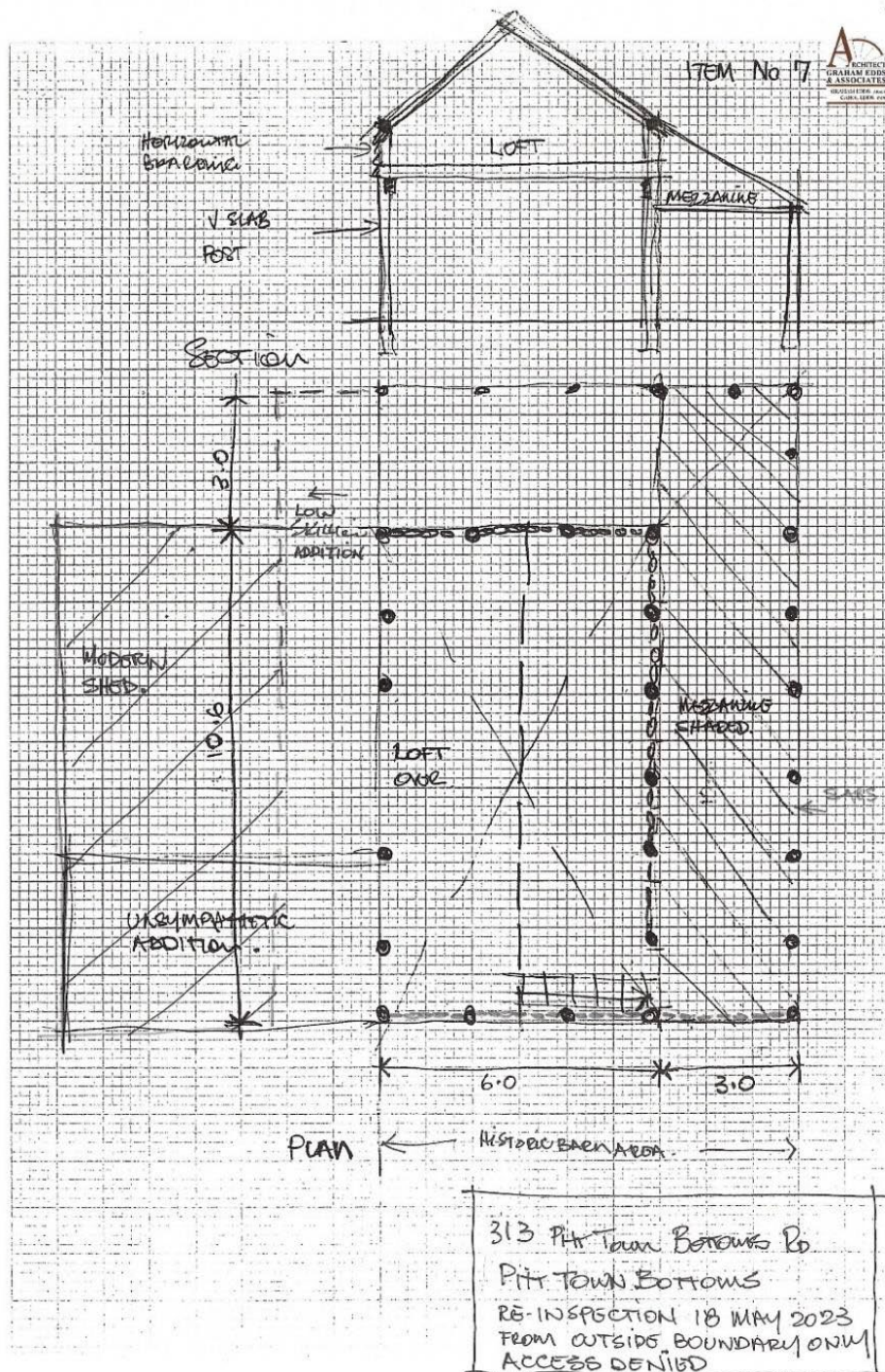
Caption: Barn at No. 313 Pitt Town Bottoms Road, Pitt Town Bottoms
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



Caption: Barn at No. 313 Pitt Town Bottoms Road, Pitt Town Bottoms
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



Caption: Barn at No. 313 Pitt Town Bottoms Road, Pitt Town Bottoms
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



Caption: Measured drawing of barn at No. 313 Pitt Town Bottoms Road, Pitt Town Bottoms

Copyright Owner: Graham Edds & Associates

Date: 1991

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Chimney- Demolished
ADDRESS	333 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 1 DP 774609
SHI No.	1743097
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 18 th to early 19 th century
MODIFICATION/DATES	[2010 inventory sheet] 1991 to 2009 The barn has developed a considerable lean due to the loss of structural integrity. Shortly after the site inspection a severe wind storm removed the remaining roof cladding.
CURRENT USE	Unknown
FORMER USE	Residence?
INTEGRITY/INTACTNESS	Unknown. Original barn appears to have been demolished.
<p>2023: Access not permitted. Not inspected. The former barn/residence included in the 1991 study appears to have been demolished and replaced with a large, corrugated metal clad shed.</p> <p>[2010 inventory sheet]</p> <p>The physical description below is an extract from the 'Pitt Town Slab Barn Study', 1991, by Graham Edds and Associates. This 2009 study has recorded changes/deterioration within the modification date field.</p> <p>Description 1991: Single storey barn with loft and chimney. Slab walls and corrugated iron roof. Sandstone brick end wall and chimney collapsed. Previous battening for shingles evident. Characteristic lean. Covered in grape vine and wisteria. Central area of barn 9m x 4m. Located on land below the 1 in 100 year flood level. Structure: Post and beam structure. Posts extend into loft. Posts at close centres. Vertical slabs between posts to loft floor level. Horizontal splayed boarding to gable and sides above slabs.</p>	
HISTORY	
<p>Peter Bond was granted 30 acres on the east side of the River Hawkesbury in the district of Mulgrave Place to be known as Parker Farm on 3 November 1794. By the late 1790s, Peter Bond's farm along with those of Edward Cunningham and John Owen had been acquired by Deputy Commissary James Williamson, which were managed for him by John Brenan. On 15 February 1803, James Williamson signed an agreement that John Brenan would supervise Williamson's Hawkesbury farms for £100. James Williamson leased three unnamed farms of cleared land to Laurence May on 1 August 1806. These were possibly the three farms of Bond, Cunningham and Owen.</p> <p>On 26 & 27 January 1829, by a deed of Lease and release, Jane Williamson of Parramatta, widow, administrator of the estate of James Williamson deceased sold Parker farm of 30 acres granted to Peter Bond to Patrick Mahony and Maurice Mahony of Pitt Town, farmers for £320. Patrick Mahoney signed his will on 28 December 1865 and died on 4 January 1866. On 26 May 1866, the trustees of the deceased estate of Patrick Mahoney, Windsor, yeoman, divided Peter Bond's grant amongst his devisees into 4 lots.</p>	
REFERENCES	<p>Grants, Vol 1 No 107</p> <p>Jan Barkley-Jack, Hawkesbury Settlement Revealed, pp 149, 333-4</p> <p>Old Register Volume 1 page 76 no 361</p> <p>Old Register Volume 1 page 139 No 1071</p> <p>Old System Deed, No 590 Bk B</p>


	Old System Deed, No 696 Bk 98
ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Ramp
OTHER/FORMER NAMES	Pittsmoor/ Owen Farm
ADDRESS	353 Pitt Town Bottoms Road, Pitt Town Bottoms
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 1 DP 569711
SHI No.	1743098
EXISTING HERITAGE ITEM?	Y- I467 (Heritage Item No. 1740037)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State heritage listing
	Retain as Local item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century
MODIFICATION/DATES	Mid 19 th (skillion) to Mid 20 th century (roof cladding)
CURRENT USE	Machinery store.
LOCATION ON SITE:	The barn is orientated north-south and is located halfway between road and east bank of Hawkesbury River (approximately 140m east of river).
MAIN BARN STRUCTURE	A large and impressive single-storey barn 13.7m x 6.5m on plan with a loft supported on square adzed posts with unusual projecting eaves detail and longitudinal beams with trenched undersides to take post tenons and shaped ends of vertical slabs. Condition: Moderate Date: Early 19 th century
NO. OF BAYS	Eight
ROOF STRUCTURE	Roughly squared rafters at close centres, pegged to eaves beam and loft floor joists. Most of the original shingle battens survive. Condition: Moderate Date: Early 19 th century
LOFT	Tightly laid timber floor boards on round joists with top and bottom surfaces adzed flat. Condition: Moderate Date: Early 19 th century
SKILLION 1	Skillion to southern end built of small section round timber rafters on sawn square beam bolted to round posts. There is no sign of shingle battens. Gables are clad in weatherboard. Condition: Moderate Date: Mid- late 19 th
ROOF CLADDING:	Corrugated galvanized iron. Condition: Moderate Date: Mid-20 th century?
WALL CLADDING	Vertical timber slabs, weatherboards to gable ends. Condition: Moderate. Date: Early 19 th century
OPENINGS	Central doorway opening to east side. Loft accessed via external ramp.
FLOORING (GROUND)	Earthen

FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Earthen
OTHER (Fixings?)	Unusual cantilevered eaves with pegged joints. Unusual trenched longitudinal edge beam to suit mortises on top of posts and to accept shaped ends of vertical timber slabs.
CHANGES FROM 2010?	Raked round posts have been added outside both long sides and bolted to longitudinal beams to buttress the barn. Ramp rebuilt.
FORMER USE	Barn
HISTORY	
<p>The barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms is located on part of a grant of 30 acres (Portion 24, Parish Pitt Town) made on 3 November 1794 to John Owen situate on the east side of the River Hawkesbury in the district of Mulgrave Place to be known as Owen Farm. Ex-convict John Owen had arrived in the colony as part of the First Fleet.</p> <p>By 1800, John Owen's 30 acres at Mulgrave Place, was held by James Williamson, Commissary with 20 acres cultivated. By this time, Williamson owned 359 acres of land and 419 head of stock including 320 sheep, one of the largest flocks in the settlement. It appears that No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms was one of a number of properties owned by Williamson and it is assumed the property was farmed by tenants or employees.</p> <p>James Williamson died in 1826. On 1 June 1830, his widow, Jane Williamson, of Parramatta, conveyed John Owen's 30 acre grant to Patrick Mahony, Pitt Town, farmer for £300. The deed recited that John Owen's grant, was previously owned by John Owen. It was then held by Robert Ledaway, and then by James Williamson. It had lately been occupied by Patrick Mahony as tenant, who was now purchasing the land.</p> <p>By a conveyance of 13 June 1865, Patrick Mahoney, Windsor, farmer conveyed various parcels of land to Roger Ryan, North Richmond, farmer. The land was 100 acres in several parcels being 50 acres, 37 acres 30 perches and 12 acres 3 roods 10 perches. The last parcel of 12 acres 3 roods 10 perches is the one relevant to this site, being part of a grant to John Owen, commencing at the Hawkesbury River at the south west corner of Cunningham's 30 acres bounded on the north by that grant 37 chains 50 links and then on the east by a line 3 chains 47 Links, on the south by a line to the Hawkesbury River, 38 chains, and on the west by that river.</p> <p>After the death of Roger Ryan, the property passed to Edward Ryan, Glebe, carrier. It was then known as Myall Farm, occupied by Mrs John Ryan.</p> <p>Based on the physical evidence of the construction it is assumed the barn was built by James Williamson between 1800-26 or Patrick Maloney who owned the property from 1826 to 1865.</p>	
REFERENCES	<p>Grants Vol 1 No 107</p> <p>C J Baxter, <i>Musters and Lists New South Wales: and Norfolk Island 1800-1802</i>, ABGR, Sydney, 1988, entry AE522; entry AB059, List of land held by government officials</p> <p>B H Fletcher, 'J Williamson (1758-1826)', <i>Australian Dictionary of Biography</i>, volume 2, 197, p 602</p> <p>C J Baxter, <i>Musters of New South Wales and Norfolk Island 1805-1806</i>, ABGR, Sydney, 1989, entry A3338</p> <p>Old System Deed, No 446 Bk C; No 798 Bk 98; No 756 Bk 959</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms is of historical, aesthetic, technical significance and rarity on a State level as a surviving early 19th century barn of high integrity.</p> <p>The large (8 bay) barn with ramp access to loft level is a distinctive element in the rural landscape of Pitt Town Bottoms Road and makes a strong contribution to the historical character of the locality. The ramp in particular is a distinctive feature related to its position adjacent to the Hawkesbury River, allowing easy transportation of stock, equipment and machinery into the loft in times of flood, an important advantage for properties located in the floodplains.</p> <p>The barn is of technical significance for retaining evidence of its early 19th century construction and unusual detailing including adzed posts, projecting eaves with pegged joints, longitudinal beams with</p>	

<p>trenched undersides to take post tenons and shaped ends of vertical slabs, roughly squared rafters at close centres pegged to eaves beam and loft floor joists, surviving shingle battens and tightly laid timber floor boards on round joists with top and bottom surfaces adzed flat.</p> <p>The barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms is considered to be rare within the context of the Hawkesbury City local government area for its unusual detailing, large scale, and extent of surviving early 19th century fabric. Of particular note is the overhanging triangulated roof together with timber pegged joints and close spacing of posts suggesting a very early construction date (potentially in the first two decades of the 19th century).</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The large barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms, is of historical significance as a surviving early 19th century barn that remains substantially intact, and as evidence of the long-term agricultural use of the land since the late 18th century.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The property is associated with ex-convict John Owen who was granted the land, known as Owen Farm, in 1794; and with James Williamson, Commissary who owned the land between 1800 and 1826 as one of a number of land holdings and with Patrick Maloney, local farmer who owned the property from 1826 to 1865. It is not known which owner or tenant of the land in the early 19th century was responsible for the construction of the barn.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>The large (8 bay) barn with ramp access to loft level is of aesthetic significance as a distinctive element in the rural landscape of Pitt Town Bottoms Road and makes a strong contribution to the historical character of the locality.</p> <p>The ramp is a distinctive feature related to its position adjacent to the Hawkesbury River, allowing easy transportation of stock, equipment and machinery into the loft in times of flood, an important advantage for properties located in the floodplains.</p> <p>The barn is of technical significance for retaining evidence of its early 19th century construction and unusual detailing including adzed posts, projecting eaves with pegged joints, longitudinal beams with trenched undersides to take post tenons and shaped ends of vertical slabs, roughly squared rafters at close centres pegged to eaves beam and loft floor joists, surviving shingle battens and tightly laid timber floor boards on round joists with top and bottom surfaces adzed flat. Of particular note is the overhanging triangulated roof together with timber pegged joints and close spacing of posts suggesting a very early construction date (potentially in the first two decades of the 19th century).</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic slab barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The large, highly intact barn of unusual detailing with surviving evidence of its early 19th century construction has high potential to provide further information into early 19th century farming methods and construction techniques.</p> <p><i>Meets the criterion on a State level.</i></p>

CRITERIA F) RARITY	<p>The barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms is considered to be rare within the context of the Hawkesbury City local government area for its unusual detailing, large scale, and extent of surviving early 19th century fabric.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn is representative of the long history of agricultural development within the floodplains of the Hawkesbury River and South Creek, which commenced in the late 18th century and continues today.</p> <p>Its overall form with gabled roof, skillion, loft and timber slab wall cladding is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/ INTACTNESS	High

IMAGES

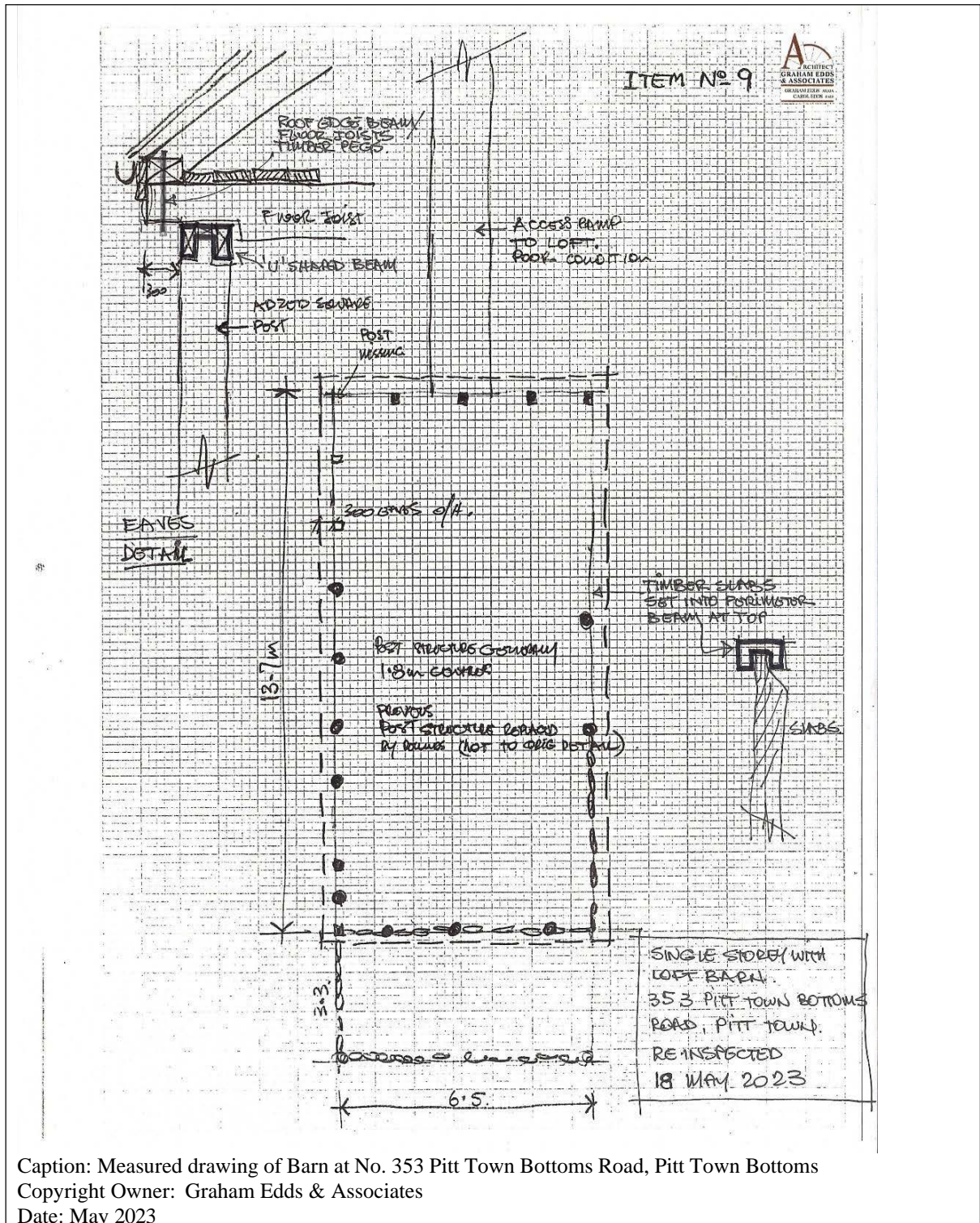
	<p>Caption: Barn at No.353 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: May 2023</p>
	<p>Caption: Barn at No.353 Pitt Town Bottoms Road, Pitt Town Bottoms (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: May 2023</p>



Caption: Barn at No.353 Pitt
Town Bottoms Road, Pitt Town
Bottoms (interior of skillion)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson & Partners Pty
Ltd
Date: May 2023



Caption: Barn at No.353 Pitt
Town Bottoms Road, Pitt Town
Bottoms (interior of loft)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson & Partners Pty
Ltd
Date: May 2023



ITEM DETAILS	
NAME	Two storey Slab Carriage House and Stables
ADDRESS	4 Bensons Lane, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	12 DP 1182898
SHI No.	1743058
EXISTING HERITAGE ITEM	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Recommend for Local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Stables/Carriage house
DESCRIPTION	
CIRCA	Y
PERIOD	Mid-19 th century
MODIFICATION/DATES	20 th century- restored and adapted
CURRENT USE	Storage/Residence in loft
FORMER USE	Stables and carriage house
LOCATION ON SITE:	The site is on the northern fringe of Richmond and 60m to the east of Bensons Lane. Formerly part of larger property- Benson House, 61 Francis Street, Richmond.
CARRIAGE HOUSE & STABLES STRUCTURE	Two-storey carriage house and stables approximately 12 x 6m on plan. Main posts are adzed square 230 x 230mm. Longitudinal beams and cross beams seem to have been replaced. Corner posts extend to roof eaves but other posts have been cut at first floor level and the whole loft structure including the roof appears to have been rebuilt. Condition: Good Date: Mid- 19 th century fabric partially reconstructed in late 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Steep 45° pitch but probably reconstructed. Condition: Good Date: late 20 th century?
LOFT	Lined internally and fitted out as accommodation. Condition: Good Date: late 20 th century?
ROOF CLADDING:	Ribbed Colorbond sheeting Condition: Good Date: late 20 th century?
WALL CLADDING	Vertical timber slabs with a series of ledged and braced doors with hand forged strap and gudgeon hinges and timber ventilation grilles above. Weatherboards to loft walls and gable. Condition: Good Date: Mid-19 th century fabric partially reconstructed in late 20 th century
OPENINGS	See above
FLOORING (GROUND)	Round timber sets in stables section, concrete floor in cart house.
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	Early timber posts and slab partitions.
OTHER (Fixings?)	Bolted joints between posts and longitudinal beams
CURRENT USE	Storage on ground floor, accommodation in loft.
CHANGES FROM 2010?	None.

HISTORY

Thomas Gordon, free-settler, was granted 100 acres (Portion 58, Parish Ham Common) on 16 July 1804 in the district of Mulgrave Place, bounded on the east by Wilson and on the west by William Carlisle. William Carlisle, free settler, had been granted his land (Portion 57) in the same year.

In 1811, Gordon transferred 50 acres at Mulgrave Place to William Carlisle for a working bullock. In that same year, Carlisle married Mary Ann Gordon, Thomas Gordon's daughter. Carlisle and Gordon had known each other in England and emigrated together to NSW.

Thomas Gordon was a farmer, missionary, coach painter and school teacher, who had a zeal to bring Christianity to the Maori people at the Bay of Islands in New Zealand, spending a number of years at Samuel Marsden's mission there.

In 1822, William Carlisle advertised a 50 acre farm at Richmond for sale. The property was described as having high lands free from floods on which "is a good weatherboarded and shingled house, a barn, and other conveniences fenced in; with an orchard etc." Timber had been cut on 43 acres and almost 30 acres had been cleared. Crops were growing on 20 acres. Half the purchase money was to be taken in good sheep or horned cattle.

By a deed of bargain and sale dated 10 June 1822, William Carlisle, transferred that 50 acres to Edward Smith Hall, esquire of Sydney for £200. It was more correctly described as 50 acres bounded on the east by the other half of Thomas Gordon's 100 acre grant, and on the west by Carlisle's farm. The transfer also included a piece of land containing 2 acres adjoining together with a cottage and outbuildings. This separate piece of land is the location of Benson House.

Subsequently, on 14 and 15 July 1836, by a deed of lease and release, Edward Smith Hall, of Sydney, esquire, and his wife Sarah conveyed the land to John Burns, Richmond, farmer for £500. The land was the same as described in June 1822, including the cottage and all other buildings.

On 9 August 1842, a deed of release in trust was signed with the following parties, 1st John Fawcett, Richmond, farmer, and his wife, Elizabeth, who was the widow of John Burns of Richmond deceased, 2nd William Bowman, Richmond, esquire, trustee and 3rd William Murray Benson, Richmond, farmer, who was the illegitimate son of Elizabeth Fawcett, originally Elizabeth Burns (born Williams).

The land was the same as described in June 1822, including the cottage with other buildings. The land would be held by Bowman in trust for the benefit of John Fawcett for the term of his natural life, and then for the benefit of Elizabeth Fawcett for the term of her natural life, and then to William Murray Benson.

Elizabeth Fawcett died at Richmond on 21 April 1844, aged 76. After the death of his wife, John Fawcett, promised to marry a much younger woman, but when he withdrew his promise, he was charge for breach of promise and found guilty. A payment of £50 was due to the woman who he had jilted. John Fawcett died aged 58 on 28 September 1847.

William Murray Benson died 26 February 1859, leaving his property to his wife, Marian. On 6 January 1870, Marion Benson, of Richmond, widow gifted the property to her son William Benson, Richmond, farmer.

By the 1890s, via marriage, the property was in the ownership of the Ridge family.

It is during the Fawcett/Benson period of ownership that the original single storey Colonial Georgian house, known as Benson house was built and it is assumed the outbuildings and the stables building located on the adjacent property.

REFERENCES

Grants, Vol 3 p 137 (4)
Old Register, Vol 3 page 21 no 145
Sydney Gazette, 31 May 1822, p 3
Sydney Morning Herald, 30 April 1844, p 3

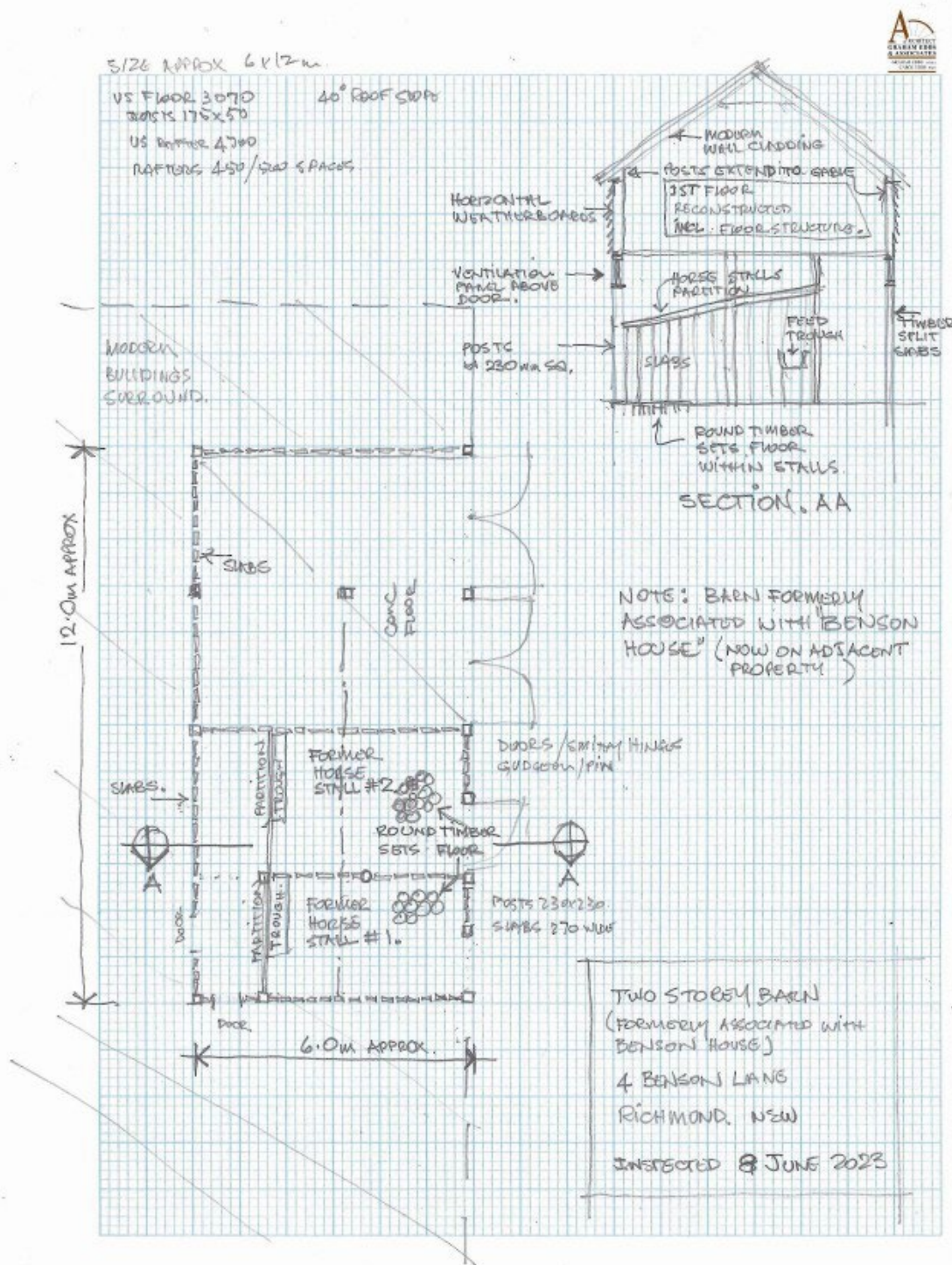
STATEMENT OF SIGNIFICANCE

The stables and coach house at No. 4 Bensons Lane, Richmond is of historical significance as a surviving mid-19th century outbuilding associated with the Colonial Georgian house, constructed by the Fawcett/Benson family, known as Benson House (located on the adjacent property). Located on a land grant made in 1804 to free-settler Edward Gordon, the stables and coach house is sited on the high ground above the floodplains of the Hawkesbury River and contributes to the historical character of the Richmond low lands. Although restored and adapted, the stables and coach house retains evidence of its mid 19th century construction including adzed main posts, a series of ledged and braced doors with hand forged strap and

gudgeon hinges, and round timber sets in the former stables floor. It is a good example of sensitive adaptive reuse of a mid-19 th century stables and carriage house. The overall form and enough early fabric is retained to understand the building's construction and use. Of particular interest is the stable flooring consisting of round timber sets and remains of the stables feed trough system.	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The stables and coach house at No. 4 Benson Lane, Richmond is of historical significance as a mid-19 th century former stables and coach house that is associated with the adjacent Colonial Georgian house, Benson House. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	Located on land originally granted to Edward Gordon, free-settler in 1804, the stables/coach house appears to have been constructed by the Fawcett/Benson family who owned the property from the 1830s through to at least the 1870s. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located at the rear of Benson House (although now part of a separate property) on high ground looking over the floodplains of the Hawkesbury River, the stables and coach retains its agricultural setting and contributes to the historical character of the Richmond low lands. The building, although modified and adapted, is of technical significance for retaining evidence of its mid 19 th century construction including adzed main posts, a series of ledged and braced doors with hand forged strap and gudgeon hinges, round timber sets in the former stables floor and stables feed troughs. However, the significance of this barn has been lessened by the extent of modern construction to the barn on three sides and the adaptation of the loft. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the stables and coach house, with loft and constructed using traditional techniques, has the potential to provide further information into mid 19 th construction methods for agricultural buildings of the period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The stables/coach house at No. 4 Bensons Lane, Richmond is not considered to be rare within the context of the Hawkesbury City local government area, although the use of round timber sets for stable flooring is considered very rare in the Hawkesbury district. <i>Meets the criterion on a local level.</i>
CRITERIA G) REPRESENTATIVE	The stables/coach house at No. 4 Bensons Lane, Richmond is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18 th century and continues today. The restored and adapted building is a good example of sensitive adaptive reuse of a mid-19 th century stables and carriage house. The overall form and enough early fabric is retained to understand the building's construction and use. <i>Meets the criterion on a Local level.</i>
INTEGRITY/ INTACTNESS	High- moderate

IMAGES

	<p>Caption: Stables and Coach house at 4 Bensons Lane, Richmond (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023</p>
	<p>Caption: Detail of log floor to Stables at 4 Bensons Lane, Richmond Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023</p>
	<p>Caption: Detail of forged iron hinge of Stables and Coach house at 4 Bensons Lane, Richmond Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023</p>



Caption: Measured drawing of stables and coach house at No. 4 Benson Lane, Richmond


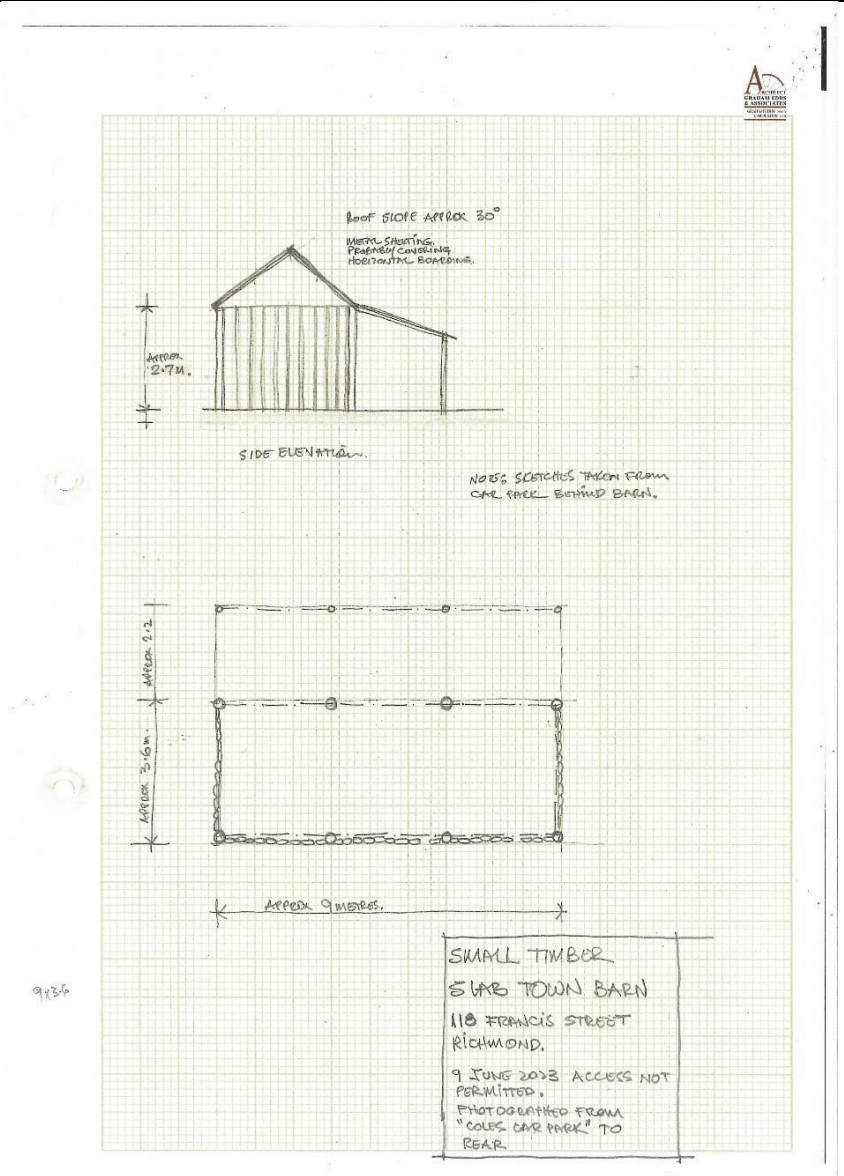
Copyright Owner: Graham Edds & Associates

Date: June 2023

ITEM DETAILS	
NAME	Single Storey Town Slab Barn with Side Skillion
OTHER/FORMER NAMES	House and Slab Barn
ADDRESS	118 Francis Street, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 1 DP 571910
SHI No.	1743057
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
MODIFICATION/DATES	Slabs and skillion removed since 2010.
CURRENT USE	Abandoned
FORMER USE	Barn
<p>Site access not provided in 2023.</p> <p>The following description is from the 2010 Hawkesbury Slab Barn Study, Graham Edds and Associates.</p> <p>The barn is in poor condition with little surviving original fabric.</p> <p>A single storey town barn within the rear yard of a mid-19th century town cottage property.</p> <p>Access to the property was not available so the following is provided from observation from Francis Street and the Council carpark to the rear.</p> <p>The barn is a small structure rectangular in shape with gabled roof and a skillion roof along one side of the long axis (facing the cottage).</p> <p>Structure:</p> <p>A post and beam structure utilising round poles and beams, walls clad with vertical slabs for the full wall height, simply supported roof structure clad with corrugated metal sheeting and skillion similarly structured and clad.</p>	
HISTORY	
<p>The land at No. 118 Francis Street, Richmond was originally promised to Edward Powell by Governor Lachlan Macquarie. Powell assigned this site described as 4 acres (Lot 2, Section 4 of the Richmond Town Plan) between Jonathan Griffiths' allotment on the west, and John Stevenson's allotment on the east to Joseph Onus for £35 on 10 July 1830.</p> <p>After the death of Onus, it passed to his heirs. On 6 February 1838, it was granted as 4 acres to Ann Sharp (formally Onus), wife of William Sharp of Richmond, in accordance with the report on Case 89 in the Court of Claims, dated 2 September 1837.</p> <p>The site was shown as vacant on Galloway's plan of town of Richmond of March 1841. On 14 May 1881, the entail created by Onus's will was negated for the northern half of the grant with an area of 2 acres 2 roods 30 perches. On 16 May 1881, that parcel of land was conveyed to the Bank of New South Wales for £1800.</p> <p>It was subdivided into 10 lots with 33 feet frontages to Francis Street by surveyor George Matcham Pitt junior for the bank and auctioned on 16 December 1882. No. 118 Francis Street is on lots 3 and 4 in that subdivision with the current barn situated on lot 4. No buildings were shown on the plan.</p> <p>The bank conveyed lot 4 of section 4 amounting to 27 and 9/10 perches, to sisters Mary and Julia Davenport, both spinsters of Richmond for £166/13/0 on 13 March 1885.</p> <p>It appears that the Davenport sisters farmed the land, as Mary Davenport won prizes in Hawkesbury Agricultural Show, including second place for rye and butter in 1884 and 1885. Julia Davenport won numerous prizes for her fancy work. The sisters resided at their Francis Street property for the remainder of their lives, both dying within a year of each other in 1931 (Mary) and 1932 (Julia).</p>	

REFERENCES	<p>Old System Deed, No 98 Bk F Grants, Volume 47 Number 247 Old System Deed, No 35 Bk 221 Old System Deed, No 36 Bk 221 Old System Deed, Nos 438 and 439 Bk 308 Richmond subdivision, plans, Mitchell Library, ZSP: R8/22 <i>Hawkesbury Chronicle and Farmers Advocate</i>, Saturday 9th May 1885, p. 9 and Saturday 17th May 1884, p. 2</p>
STATEMENT OF SIGNIFICANCE	
The barn at No. 118 Francis Street, Richmond is of historical significance as a surviving late 19 th century timber framed town barn, although now abandoned and with little integrity.	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 118 Francis Street, Richmond is of historical significance as a surviving late 19th century town barn, although now in dilapidated condition. <i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Dating from the late 19th century, the barn appears to be associated with sisters Mary and Julia Davenport, although they are not well known today. <i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of a residential allotment in the centre of the town of Richmond and associated with a weatherboard late 19th century cottage, the barn makes little contribution to the historical character of Richmond. <i>Does not meet the criterion.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Potentially meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The remains of the late 19th century barn are unlikely to provide further information into the use of town barns that is not able to be found elsewhere. <i>Does not meet the criterion.</i></p>
CRITERIA F) RARITY	<p>As a surviving town barn, the barn at 118 Francis Street Richmond is considered to be rare within the context of the Hawkesbury City local government area, although it is now abandoned and dilapidated, with little original fabric surviving. <i>Does not meet the criterion.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The remains of the barn with gabled roof, timber support posts and corrugated metal roofing is a poor example of a late 19th century town barn. <i>Does not meet the criterion.</i></p>
INTEGRITY/INTACTNESS	<p>Little. No slabs or skillion surviving- only posts and corrugated metal gable roof.</p>

IMAGES

	<p>Caption: Barn at 118 Francis Street, Richmond (exterior) Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
 <p>Roof slope approx 30° RAFTERS SPACING PEAKED CARPENTRY HORIZONTAL BOARDING.</p> <p>Approx 2.7m.</p> <p>SIDE ELEVATION.</p> <p>NOTE: SKETCHES TAKEN FROM CAR PARK BEHIND BARN.</p> <p>Approx 9m.</p> <p>Approx 3.6m.</p> <p>Approx 9m.</p> <p>9x3.6</p> <p>SMALL TIMBER SLAB TOWN BARN 118 FRANCIS STREET RICHMOND. 9 JUNE 2023 ACCESS NOT PERMITTED. PHOTOGRAPHED FROM "COPS CAR PARK" TO REAR.</p>	<p>Caption: Measured drawing of Barn at 118 Francis Street, Richmond Copyright Owner: Graham Edds & Associates Date: June 2023</p>

ITEM DETAILS	
NAME	Resited and Altered Slab Barn
OTHER/FORMER NAMES	Clear Oaks/ Moxey's Farm House
ADDRESS	135 Francis Street, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 100 DP789415
SHI No.	1743122
EXISTING HERITAGE ITEM?	Y – Local (I00058) and State (SHR 00058)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century?
MODIFICATION/DATES	Relocated 1977
CURRENT USE	?
FORMER USE	Barn
2023: Access not provided. Photographed from public road only.	
HISTORY	
HISTORICAL NOTES	[2010 inventory sheet] A re-sited and altered two storey slab barn. The slab barn was originally located in Macquarie Street, Windsor and associated in the 19th century with Samuel Marsden's Tannery. It was purchased 1977, dismantled and relocated to Clear Oaks, a highly significant historic site in Richmond.
INTEGRITY/INTACTNESS	Resited and altered- site inspection required to determine integrity and condition. Significance level cannot be determined without a site inspection but representational significance only.



Caption: Barn at 135 Francis Street, Richmond (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: July 2023

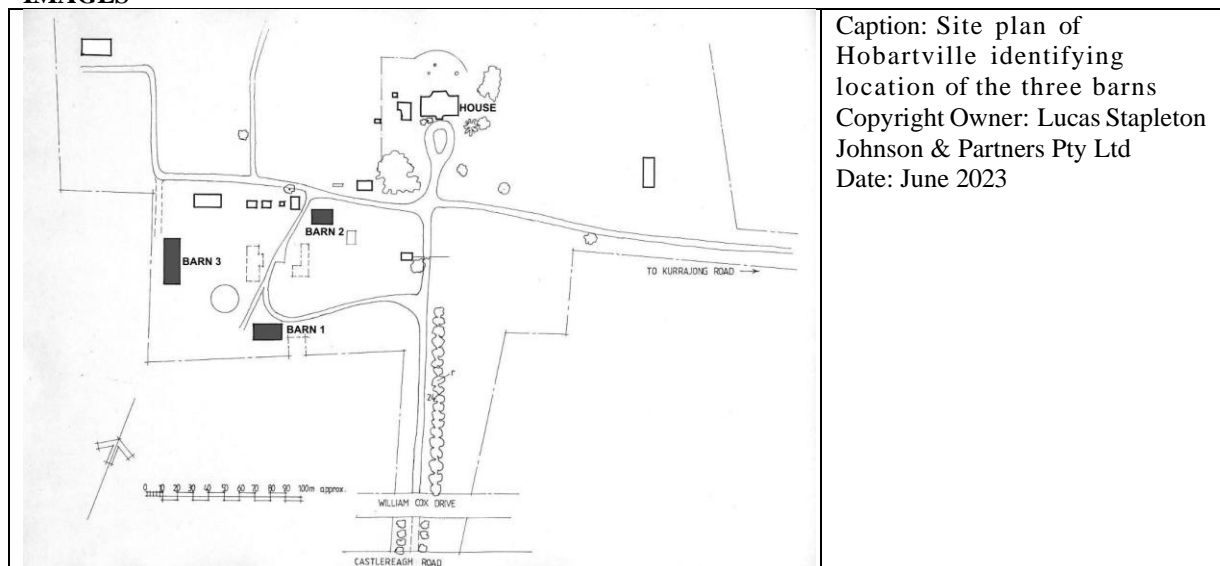
ITEM DETAILS	
NAME	Group of three barns- part of historic homestead
OTHER/FORMER NAMES	Hobartville
ADDRESS	36 and 40 Inalls Lane and 16 William Cox Drive, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 1 and 2 DP 596558
SHI No.	1743059
EXISTING HERITAGE ITEM?	Y- Item I14 (SHI 1741548) and SHR 00035 (SHI 5045232)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Retain as State item
	Retain as Local item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barns Stables
DESCRIPTION	
CIRCA	Y
PERIOD	Barn 1 & 2: Early 19 th century Barn 3: Late 19 th to early 20 th century
MODIFICATION/DATES	20 th century
CURRENT USE	Barns, storage, machinery sheds
FORMER USE	Barns
LOCATION ON SITE:	The three barns in this study are clustered in a complex of farm buildings to the south-west of the house, Hobartville. All three barns are noted as of 'high' cultural significance in the 2004 Conservation Management Plan by Clive Lucas Stapleton & Partners.
DESCRIPTION BARN 1 'TOP STABLES'	
MAIN BARN STRUCTURE	It is a large and high single storey barn (approx 20m long x 5.5m wide) originally with loft, a feed storage area extending each side with integral skillions (approx 3.6m wide each side) and the total floor area sectioned off for cattle stables but partitions removed for a loading dock at the west end. The main structure is round timber posts and sawn beams. Condition: Good Date: Early 19 th century but with extensive later modifications
NO. OF BAYS	Six
ROOF STRUCTURE	Roof framing replaced with 100 x 50 rafters @ 900 crs. Condition: Good Date: Late 20 th century?
LOFT	Remains of loft floor frame evidence and wall framing for weatherboard cladding. Condition: N/A Date: Early 19 th century
SKILLION 1	Skillion wrap around three sides and are integral with the main barn structure. Condition: Good
ROOF CLADDING:	Corrugated iron in short sheets. Condition: Moderate Date: Mid-20 th century?
WALL CLADDING	Vertical timber slabs remain around three sides of the eastern skillion only. Elsewhere there are vertical timber planks. Condition: Moderate Date: Early 19 th century but with extensive later modifications

OPENINGS	Stable doors have been inserted on north, east and south sides and double doors to the loading dock at the western end.
FLOORING (GROUND)	Brick flooring generally but raised timber floor in north-western corner.
FLOORING (LOFT)	None
FLOORING (SKILLION)	As above.
CURRENT USE	Feed shed and stables
CHANGES FROM 2010?	None
DESCRIPTION BARN 2 'BOTTOM STABLES'	
MAIN BARN STRUCTURE	A relatively low barn but large on plan (15 x 8m) with a loft originally as evidenced by the loft door in the east end. It is constructed with round pole columns, rafters and beams and has later added verandahs along each long side. Gable walls have posts at close centres to support the wide span. Condition: Good Date: Early 19 th century
NO. OF BAYS	Six
ROOF STRUCTURE	Round pole rafters with collar ties and shingle battens. Condition: Good Date: Early 19 th century
LOFT	Removed
ROOF CLADDING:	Corrugated iron short sheets Condition: Moderate Date: Early or mid-20 th century?
WALL CLADDING	Vertical planks to long sides, horizontal corrugated iron to gable ends. Condition: Moderate Date: Early or mid-20 th century?
OPENINGS	Stable doors both sides.
FLOORING (GROUND)	Concrete slab
CURRENT USE	Stables
CHANGES FROM 2010?	None
DESCRIPTION BARN 3 'OLD BARN'	
MAIN BARN STRUCTURE	Large round posts are trenched at the top to take rectangular longitudinal beams with bolted connections. Large square cross beams have iron tie bars at mid span connected to the top of each rafter. Slabs are stockpiled within the barn but there is no evidence of their use in cladding the walls of this barn. Condition: Moderate – tops of posts have been repaired in places and longitudinal beams spliced or replaced. Date: Late 19 th early 20 th century?
NO. OF BAYS	Eight
ROOF STRUCTURE	Each pair of sawn rafters is triangulated by connection to a large rectangular cross beam and the sag in the latter member is limited by vertical iron tie rods connected to the apex of the roof. Condition: Moderate Date: Late 19 th early 20 th century?
SKILLION 1	Low pitched skillion on east side intersects with the main barn approximately 1m below the eaves. It is constructed of round pole rafters with sawn battens for iron roofing. Condition: Moderate Date: Late 19 th early 20 th century?

ROOF CLADDING:	Corrugated iron in short sheets. Condition: Moderate. Date: Late 19 th early 20 th century?
WALL CLADDING	None
OPENINGS	Sides are open
FLOORING (GROUND)	Earthen
FLOORING (SKILLION)	Earthen
OTHER (Fixings?)	Bolted with some later strengthening
CURRENT USE	Machinery shed and storage
HISTORY	
<p>The Hobartville estate, including the main house and associated outbuildings, the group of three barns and other agricultural outbuildings, is located on a 100 acre grant made to James Blackman in 1802 and 400 acres made to surgeon Edward Luttrell in 1804.</p> <p>In 1816, William Cox Jnr. purchased Luttrell's grant and the property become known as Hobartville and was advertised as having a house, garden and out offices. By 1818, Cox had also purchased Blackman's grant.</p> <p>On the death of William Cox in 1850, the estate was left to his eldest son, yet another William, but with a life interest to his widow, Elizabeth. She moved permanently to England in 1864 and William had another property, so they passed Hobartville to another son, Sloper Cox who lived there until 1877.</p> <p>In 1877 it was bought by Andrew Town, who established his famous horse stud and sales there. In 1900, the property was sold to Percy Reynolds who continued the use of the place as a thoroughbred stud. Reynolds had been born at Tocal Station, Paterson. The Reynolds family built up Australia's most renowned Hereford cattle herd in the 1930s.</p> <p>Although the original estate lands have been subdivided and sold for residential development, the property still retains a large amount of land and continues to operate as a stud facility.</p>	
REFERENCES	Inventory sheet for Hobartville (SHR 00035)
STATEMENT OF SIGNIFICANCE	
<p>The barns at No. 36-40 Inalls Lane, Richmond are of historical significance as forming part of a complex of agricultural outbuildings associated with the significant and rare colonial estate Hobartville, and as surviving early and late 19th century timber framed barns that remain in agricultural use today.</p> <p>The barns have associations with a number of historically notable past owners of Hobartville, including William Cox, Andrew Towns and Percy Reynolds, and surgeon Edward Luttrell. The barns at Hobartville, a highly successful horse stud and cattle farm, are also associated with prize winning and famous stock animals including past Melbourne Cup winning sires and their offspring, trotters and the Hobartville Hereford cattle. Although modified over time, the barns at Hobartville are rare and of technical significance for surviving substantially intact to their original construction date and configurations and displaying a mix of early to late 19th century construction methods associated with timber agricultural buildings.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	The barns at No. 36-40 Inalls Lane, Richmond are of historical significance as forming part of a complex of agricultural outbuildings associated with the significant and highly intact colonial estate Hobartville, and as surviving early and late 19 th century timber framed barns that remain in agricultural use today. <i>Meets the criterion on a State level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barns have historical associations with a number of historically notable past owners of Hobartville, including William Cox, Andrew Towns, Percy Reynolds and surgeon Edward Luttrell. The barns of Hobartville a highly successful horse stud and cattle farm, are also associated with prize winning and famous stock animals including past Melbourne Cup winning sires and their offspring, trotters and the Hobartville Hereford cattle. <i>Meets the criterion on a State level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Forming part of the complex, the barns at Hobartville contribute to the historical character and aesthetic significance of the whole of the place. Although modified over time, two of the barns at Hobartville are of technical

	significance for surviving substantially intact to their original construction date and configurations and displaying a mix of early to late 19 th century construction methods associated with timber agricultural buildings. <i>Meets the criterion on a State level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	Forming part of a significant colonial estate, the barns at Hobartville contribute to an understanding of the historical development of the estate and its history of use. <i>Meets the criterion on a State level.</i>
CRITERIA F) RARITY	Barns 1 and 2 are rare as surviving early 19 th century timber framed barns that continue in agricultural use today. All three barns form part of a complex of buildings associated with the significant colonial estate Hobartville. <i>Meets the criterion on a State level.</i>
CRITERIA G) REPRESENTATIVE	The barns at Hobartville are representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18th century and continues today. The basic forms of the barns with gabled roofs, skillions and lofts are representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/ INTACTNESS	Moderate to high

IMAGES



Caption: Site plan of Hobartville identifying location of the three barns
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn 1 at 331
Hobartville, 36-40 Inalls
Lane, Richmond (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn 1 at 331
Hobartville, 36-40 Inalls
Lane, Richmond (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn 2 at 331
Hobartville, 36-40 Inalls
Lane, Richmond (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn 2 at 331
Hobartville, 36-40 Inalls
Lane, Richmond (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners Pty Ltd
Date: June 2023



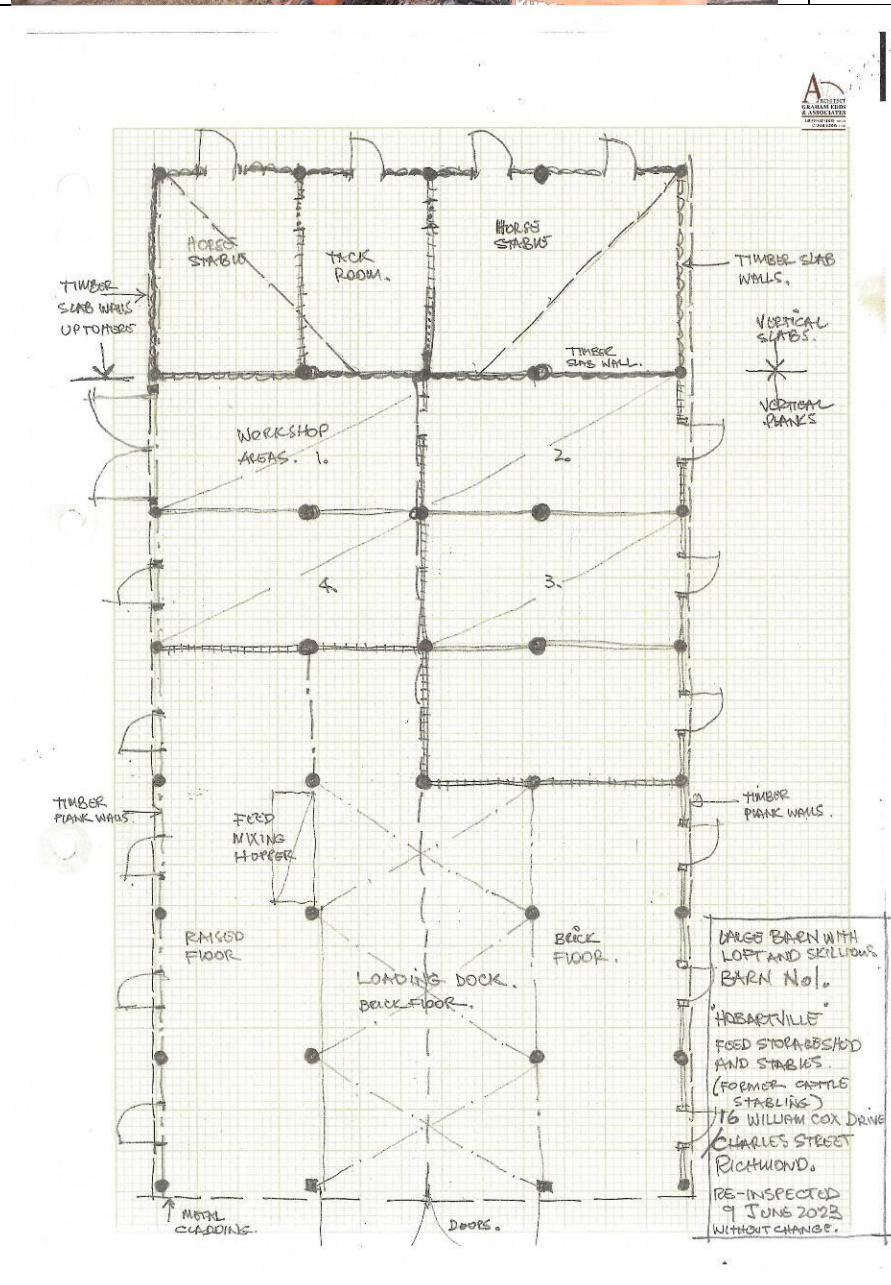
Caption: Barn 3 at 331
Hobartville, 36-40 Inalls
Lane, Richmond (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners Pty Ltd
Date: June 2023



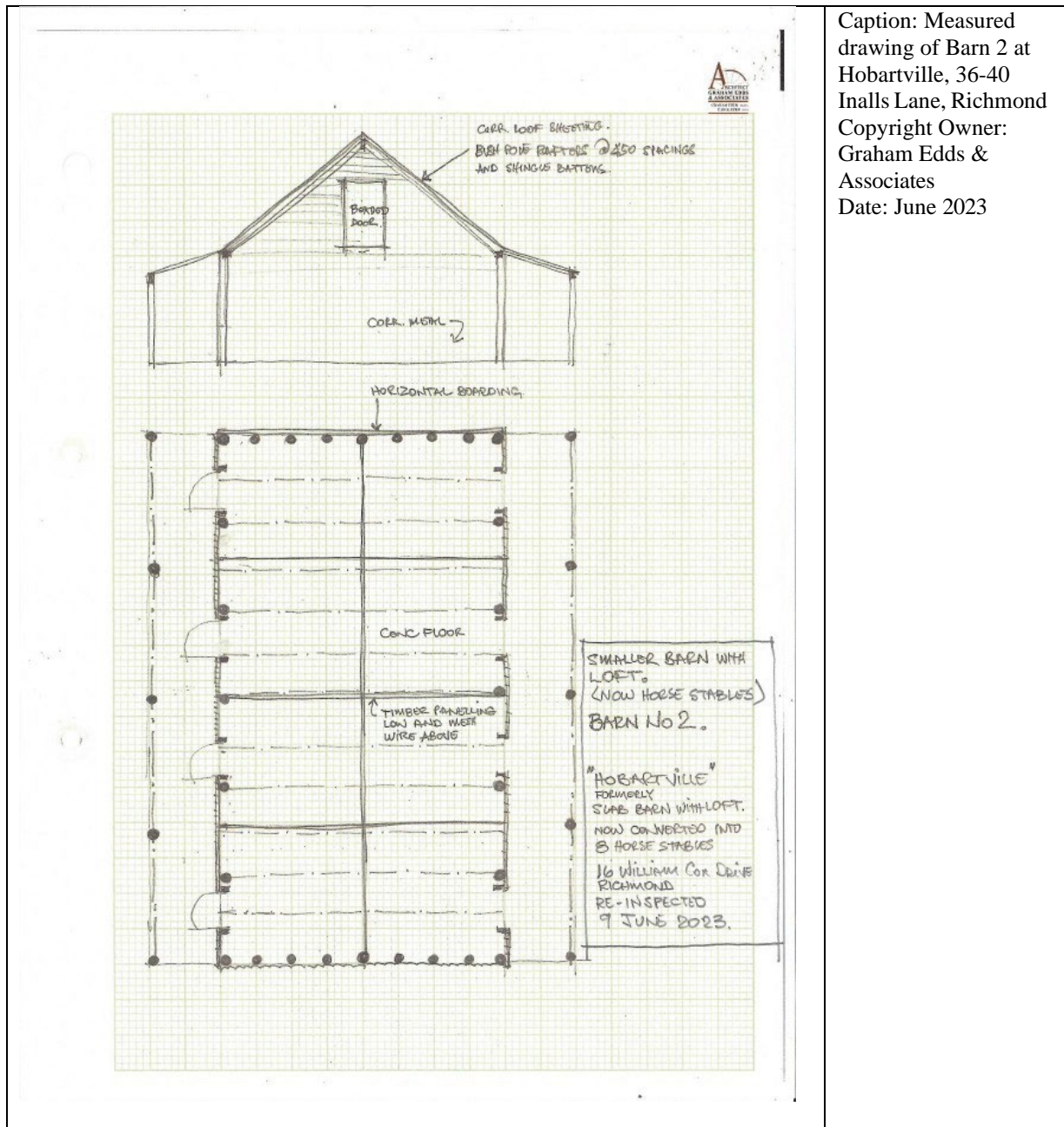
Caption: Barn 3 at 331
Hobartville, 36-40 Inalls
Lane, Richmond (interior
looking north)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners Pty Ltd
Date: June 2023



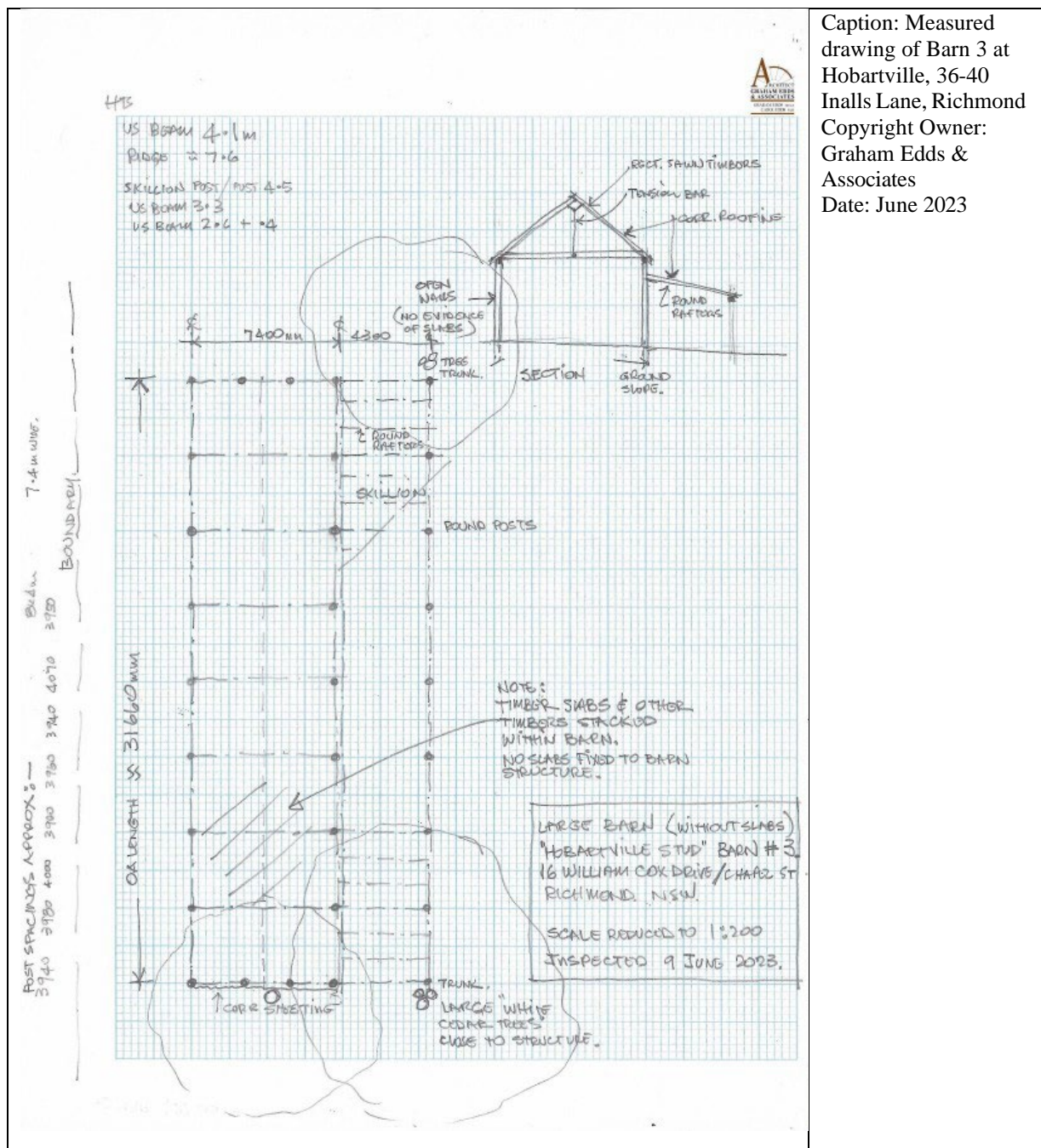
Caption: Barn 3 at 331
Hobartville, 36-40 Inalls
Lane, Richmond (interior
looking south)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners Pty Ltd
Date: June 2023



Caption: Measured
drawing of Barn 1 at
Hobartville, 36-40
Inalls Lane, Richmond
Copyright Owner:
Graham Edds &
Associates
Date: June 2023



Caption: Measured
drawing of Barn 2 at
Hobartville, 36-40
Inalls Lane, Richmond
Copyright Owner:
Graham Edds &
Associates
Date: June 2023



Caption: Measured drawing of Barn 3 at Hobartville, 36-40 Inalls Lane, Richmond
Copyright Owner: Graham Edds & Associates
Date: June 2023

ITEM DETAILS	
NAME	Single storey town barn with loft
ADDRESS	102 Lennox Street, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 2 DP 207974
SHI No.	Potential
EXISTING HERITAGE ITEM?	Yes- I49 (SHI No. 1741084)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Retain Local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid 19 th century
MODIFICATION/DATES	Mid 20 th century
CURRENT USE	Barbeque and entertaining space.
FORMER USE	Town barn
LOCATION ON SITE:	Town barn in back yard to south of mid-19 th century cottage.
MAIN BARN STRUCTURE	Town barn supported mostly on round posts but some are adzed square or faceted. Some posts bases have splice repairs. Continuous loft floor beam indicates that loft extended over the whole structure (now only part). Additional light wall framing above loft floor to support weatherboard cladding. Posts extend to eaves level and are notched to receive the eaves beam. Condition: Moderate Date: Mid-19 th century with later repairs
NO. OF BAYS	Five
ROOF STRUCTURE	Light weight sawn rafters and battens (structure replaced) Condition: Good Date: Mid-20 th century replacement?
LOFT	Loft floor of plain edge timber boarding is supported on original joists. Condition: Moderate Date: Mid-19 th century
ROOF CLADDING:	Corrugated iron short sheets Condition: Poor Date: Mid-20 th century?
WALL CLADDING	Vertical timber slabs (some 400 wide) up to loft floor level. Weatherboards to loft level and gables, early beaded weatherboards to western side, other weatherboards are more recent. Condition: Moderate Date: Mid 19 th century with late 20 th century repairs
OPENINGS	All bays are open on eastern side and at each end.
FLOORING (GROUND)	Brick paving
FLOORING (LOFT)	Timber boarding
OTHER (Fixings?)	Beams let into and bolted to posts.

HISTORY	
<p>The barn at No. 102 Lennox Street, Richmond is located on Lot 2, Section 10 of the Town Plan of Richmond.</p> <p>A copy of surveyor George B White's Survey of Richmond dated December 1827 made on 30 November 1831 by Walker Rannie Davidson showed the footprint of a building on this allotment marked 'T Wilcox'. A later notation added to the map in red showed the land was granted to George Guest. The footprint of the building shown on the plan appears to relate to the existing single storey cottage at the property.</p> <p>By a deed of Lease and release of 21 & 22 July 1841 with the following parties 1st John Town senior, 2nd Andrew Badgery and 3rd George Guest, Lot 2 in section 10 in the town of Richmond was sold to Guest. It had been promised to Josiah Cooper on 29 October 1821, who later transferred the right to John Town. The transaction was for £20 paid by Guest to John Town and £30 from Guest to Badgery.</p> <p>On 24 August 1841, George Guest of Richmond was granted lot 2 section 10, Town of Richmond with an area of 1 acre 2 roods 15 perches. It was bounded on the north east by Lennox Street 2 chains 64 links. It had originally been allotted to Josiah Cooper by Governor Lachlan Macquarie but was granted to Guest in accordance with the report under Court of Claims 5 Wm IV No 21, No 956.</p> <p>George Guest arrived as a free-settler in 1832 and was a saddler and later also an auctioneer.</p> <p>A deed of Lease and release and assignment in trust for the benefit of creditors was signed on 28 & 29 July 1841 with the following parties, 1st George Guest, Richmond, saddler and his wife Jane, 2nd John George Richardson, Sydney, draper, and Charles Younger, Sydney, ironmonger 3rd Creditors of George Guest. By that transaction, Guest transferred his right to the land to trustees Richardson and Younger who would use Guest's assets to meet the debts of Guest to those creditors. George Guest died in 1893.</p> <p>The land was subsequently sold by the trustees to William Sharpe but the transaction never appears to have been registered. On 28 October 1896, William Sharpe of Richmond, signed his will leaving 3 roods 11 perches part of George Guest's grant to Martha McManis, wife of Arthur McManis, Parramatta, council clerk. Richard Dwyer currently lived in the house on the land that had been purchased from the trustees of George Guest's estate.</p> <p>Based on the physical evidence, it appears the barn was constructed by George Guest in the mid 19th century.</p>	
REFERENCES	<p>R.469, Crown Plan R.469e, Crown Plan Grants, Vol 52 No 70 Old System Deeds, No 858 Bk U; No 716 Bk W; No 551 No 636 and No 567 No 636 The Sydney Morning /herald, Saturday 5th April 1856, p. 10 Windsor and Richmond Gazette, Saturday 18 February 1893, p. 6</p>
STATEMENT OF SIGNIFICANCE	
<p>The town barn at No. 102 Lennox Street, Richmond is of historical significance as a surviving mid 19th century timber framed barn, associated with a mid 19th century single storey cottage. The barn appears to be associated with free-settler George Guest, saddler, who was granted the property in 1841 and retained ownership potentially until the 1890s. Guest appears to have built the barn for use in his business at the premises.</p> <p>As a town barn, it is potentially rare within the Hawkesbury City local government area and has the potential to provide further information into the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.</p> <p>Although modified and adapted, the barn is of technical significance for retaining evidence of its mid 19th century construction date including some adzed square or faced posts and the use of vertical timber slabs (some 400 wide) up to loft floor level. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area and</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 102 Lennox Street, Richmond is of historical significance as a surviving mid 19th century town barn, associated with an early 19th century single storey cottage that appears to date from the 1820s. First established in the 1820s by T. Wilcox, the property was held from c1841 to possibly the 1890s by local saddler George Guest. As a town barn, the building would have been used in association with farm lands located outside of the town of Windsor, emphasising the continued importance of agriculture in the district</p>

	well into the 20 th century. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The town barn at No. 102 Lennox Street, Richmond has historical associations with free-settler George Guest, saddler, who possibly built the barn for use in his business. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/ TECHNICAL	Located at the rear of the main residence, the barn is not visible from the street and makes no contribution to the historical character of Lennox Street. The single storey barn, although modified and adapted, is of technical significance for retaining evidence of its mid 19 th century construction date including some adzed square or faced posts and the use of vertical timber slabs (some 400 wide) up to loft floor level. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The barn No. 102 Lennox Street, Richmond, has the potential to provide further information into the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21 st century. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 102 Lennox Street, Richmond is potentially rare within the context of the Hawkesbury City local government area, as a surviving mid 19 th century town barn. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 102 Lennox Street, Richmond is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18 th century and continues today. The basic form of the barn with gabled roof, remains of a loft and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/ INTACTNESS	Moderate

IMAGES

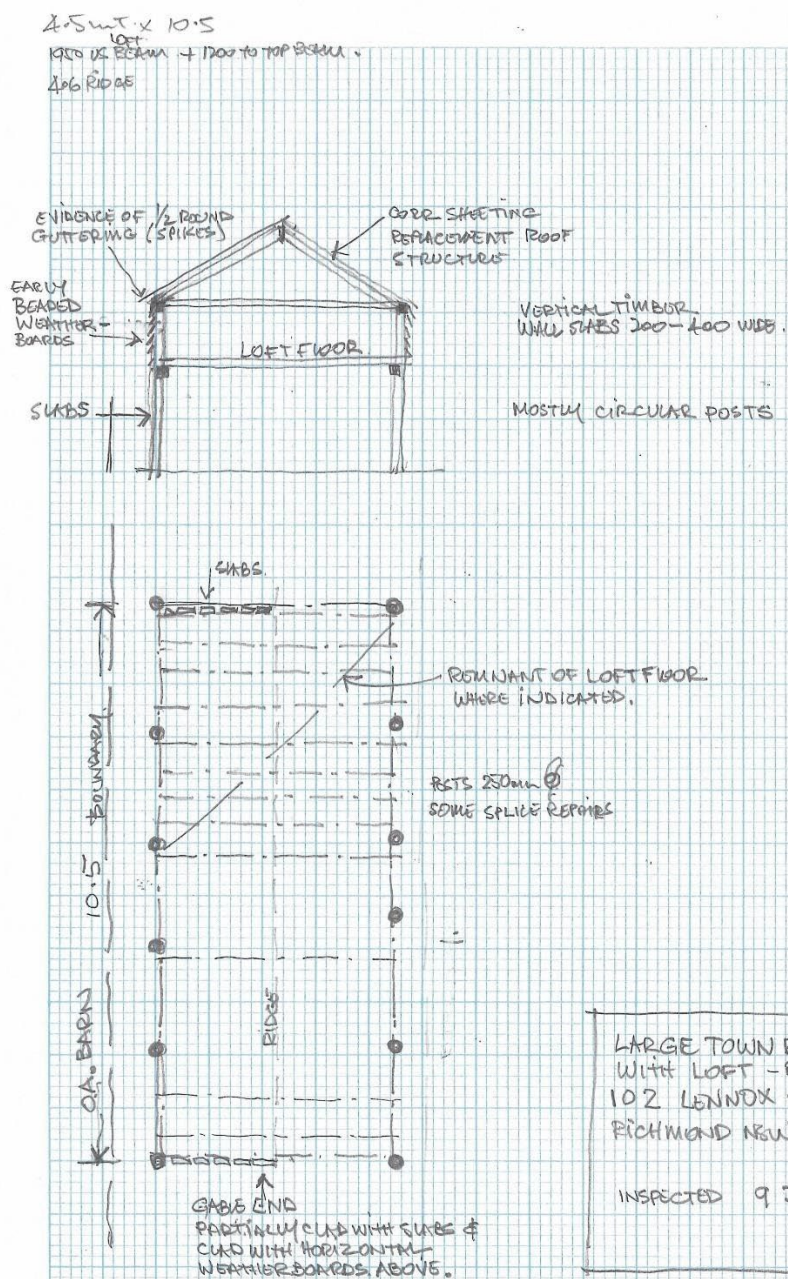
	<p>Caption: The town barn at No. 102 Lennox Street, Richmond (exterior). Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
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Caption: The town barn at No. 102 Lennox Street, Richmond (interior).
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: The town barn at No. 102 Lennox Street, Richmond (interior).
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Measured drawing of barn at No. 102 Lennox Street, Richmond

Copyright Owner: Graham Edds & Associates


Date: June 2023

ITEM DETAILS	
NAME	Single storey town barn
OTHER/FORMER NAMES	Rutherglen
ADDRESS	158 March Street, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot A Section 6 DP 152400
SHI No.	1743056
EXISTING HERITAGE ITEM?	Y- I69 (1741094)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Retain Local listing. Whole property potentially worthy of State listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn/shed
DESCRIPTION	
PERIOD	Early 19 th century (pre 1841)
MODIFICATION/DATES	Mid 20 th century
CURRENT USE	Storage
FORMER USE	Barn/shed
LOCATION ON SITE:	Behind two-storey Georgian townhouse approximately 50m south of the road (approximately the same location as shown on 1841 survey).
MAIN BARN STRUCTURE	A small square town barn/shed composed of adzed square posts, sawn eaves beams and slender pole cross beams. Condition: Moderate Date: Early 19 th century.
NO. OF BAYS	Two
ROOF STRUCTURE	Rafters are split timber pitched at 45°. Battens are suitable for iron. Condition: Moderate Date: Early 19 th century.
SKILLION 1	Pole rafters supported on pole edge beam. Condition: Moderate Date: Early 19 th century.
ROOF CLADDING:	Corrugated iron short sheets. Condition: Moderate Date: Mid-20 th century?
WALL CLADDING	Vertical timber slabs with shaped tops. Vertical timber boarding to gable is modern. Condition: Moderate Date: Early 19 th & late 20 th century
OPENINGS	Modern double doors.
FLOORING (GROUND)	Earth
FLOORING (SKILLION)	Earth
OTHER (Fixings?)	Posts notched to accept beams in two directions.
CURRENT USE	Store shed.
CHANGES FROM 2010?	N/A
HISTORY	
The barn at Rutherglen, 158 March Street, Richmond is located on Lot 2 Section 6 of the Richmond Town Plan. This allotment, measuring 1 acre 3 roods 25 perches, was granted to William Sharp on 24 August 1841 in accordance with the report on Case 969 Court of Claims of 21 July 1841. The land had originally been	

<p>promised to Thomas Spencer by Governor Macquarie, however a list dated 1822 and deposited in the Surveyor-General's Office indicated that the land had previously been sold to Robert Burns. The Government Gazette noted that the widow of Robert Burns had married the claimant and probably the allotment belonged to the heir-at-law of Burns.</p> <p>William Sharp's first wife was a Sarah Reeves (nee Rumble), who had previously been married to a Robert Reeves and so, perhaps the reference to a Robert Burns was a misnomer.</p> <p>Building footprints were shown on survey of Richmond by surveyor J. J. Galloway of March 1841. A small building was shown behind the main house near the western boundary of the allotment in approximately the same location as the existing barn/shed. The property originally stretched from March Street southwards to Lennox Street and it is assumed that the land to the rear of the house was used for the production of food for the owners, hence the need for a barn.</p> <p>William Sharpe [sic] of Richmond, farmer, conveyed Lot 2 Section 6 to Joseph Onus, of Richmond gentleman on 14 August 1888 for £825. Joseph was his second wife Ann's son by her first marriage, to Joseph Onus Snr., who was an ex-convict and successful landowner of cattle stations, with a number of properties in the town of Richmond. The property remained in the Onus family, passing to Joseph Onus's grandson until sold to Albert Grimwood in 1921.</p>	
REFERENCES	<p>R.469b Crown plan Grants, Vol 52 No 94 Old System Deed, No 320 Bk 395 NSW Government Gazette, Friday 21st May 1841 (Issue No. 40), p. 726 Statement of Heritage Impact: 158 March Street, Richmond, Archnex Designs, 2014 https://convictrecords.com.au/convicts/ones/joseph/107246</p>
SUMMARY STATEMENT OF SIGNIFICANCE	
<p>The town barn at Rutherglen, No. 158 March Street, Richmond is of historical significance as a rare, surviving early 19th century timber framed barn/shed, constructed prior to 1841, contemporary with the Georgian house located at the property. Granted in 1841 to William Sharp, farmer, the property remained in the hands of the extended Sharp family via his stepson Joseph Onus until the early 1920s.</p> <p>The small single storey barn/shed is of technical significance for retaining evidence of its early 19th century construction date including adzed square posts, sawn eaves beams, slender cross beams and pole rafters supported on pole edge beam. The barn provides evidence of the continuity of use of historic agricultural buildings into the 21st century. In its overall form and configuration, it is a representative, although small scale, example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at Rutherglen, 158 March Street, Richmond is of historical significance as a surviving early 19th century town barn. Documentary evidence indicates that it was constructed contemporary with the main Georgian house prior to 1841. As a small town barn or shed, the building was probably used for the cultivation of produce for the house on the original 1 acre grant.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn at No. 158 March Street, Windsor has historical associations with William Sharp, farmer, who was granted the property in 1841, although the site had already been developed at the time of the grant with the house and barn. The property remained in the hands of Sharp until the 1890s when it passed to his stepson Joseph Onus, farmer, and later Onus's grandson, who held the property until the 1920s. The Onus family are associated with ex-convict and successful landowner of cattle stations Joseph Onus.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of the main residence, the small town barn is not visible from the street and makes no contribution to the historical character of March Street.</p> <p>The single storey barn is of technical significance for retaining evidence of its early 19th century construction date including adzed</p>

	square posts, sawn eaves beams, slender cross beams and pole rafters supported on pole edge beam. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The town barn No. 158 March Street, Richmond provides evidence of the long-term continuity of use of early 19 th century agricultural buildings into the 21 st century. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 158 March Street, Richmond is potentially rare within the context of the Hawkesbury City local government area, as a surviving early 19 th century town barn that remains relatively intact. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 158 March Street, Richmond is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18 th century and continues today. The basic form of the barn with gabled roof and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district, although a small example associated with the Georgian house. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate to High

IMAGES

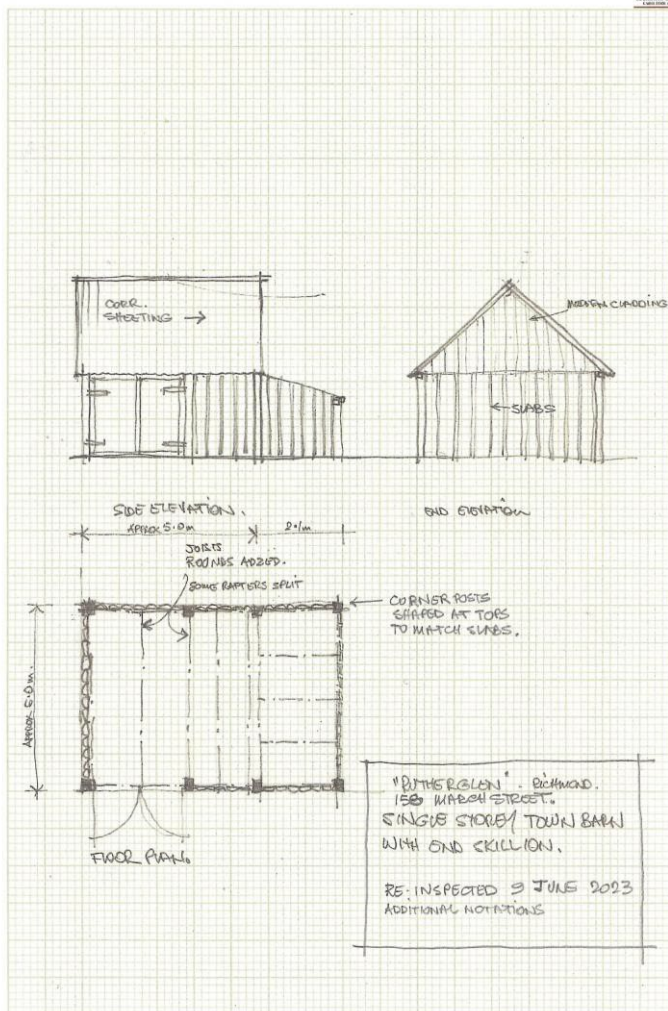
	<p>Caption: The town barn at No. 158 March Street, Richmond (exterior). Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
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Caption: The town barn
at No. 158 March
Street, Richmond
(interior).

Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners

Date: May 2023



Caption: Measured
drawing of barn at No.
158 March Street,
Richmond

Copyright Owner:
Graham Edds and
Associates


Date: June 2023



ITEM DETAILS	
NAME	Single storey town barn with loft
ADDRESS	11 West Market Street/ 239 Windsor Street, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 1 DP 770613
SHI No.	1743055
EXISTING HERITAGE ITEM?	Y- I90 (SHI No. 1743199)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Retain as local item- more information needed to confirm date of construction and modifications.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid to late 19 th century (potentially)
CURRENT USE	Storage warehouse
FORMER USE	Town Barn
LOCATION ON SITE:	The barn stretches the entire width of the urban block of land from the street frontage to the north-western corner of the block.
MAIN BARN STRUCTURE	A long town barn approximately 20 x 5m on plan with a continuous loft. Posts are mostly obscured by the building's contents but those that are visible are adzed square and extend through to the eaves level. The structure is robust and well built and appears to be partially rebuilt. Longitudinal beams are of a deep rectangular section, circular sawn. Loft floor joists are notched over beams and have herringbone strutting. Condition: Good Date: Mid to late 19 th century (potentially)
NO. OF BAYS	Not known
ROOF STRUCTURE	Roof framing is circular sawn hardwood. Rafters have low collar ties bolted with modern bolts and are birdsmouthed over the longitudinal beams. Condition: Good Date: Mid to late 19 th century (potentially)
LOFT	Loft is well built (rebuilt?) with deep joists spanning between longitudinal beams, herringbone strutting, tonged and grooved flooring and wall linings of beaded horizontal boards. Date: Mid to late 19 th century (potentially)
SKILLION 1	Skillion addition to half the length of the southern side of the barn. Condition: Good. Date: Mid to late 19 th century (potentially)
ROOF CLADDING:	Corrugated steel long sheets. Condition: Good Date: Mid to late 19 th century (potentially)
WALL CLADDING	Vertical timber slabs with cover strips of galvanized steel. Weatherboard outer cladding added later. Condition: good Date: Mid to late 19 th century (potentially)
OPENINGS	The loft has a door on the street front with a beam over for hoisting in goods. There are a series of louvred ventilation openings in the loft wall.
FLOORING (GROUND)	Concrete slab
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Not known

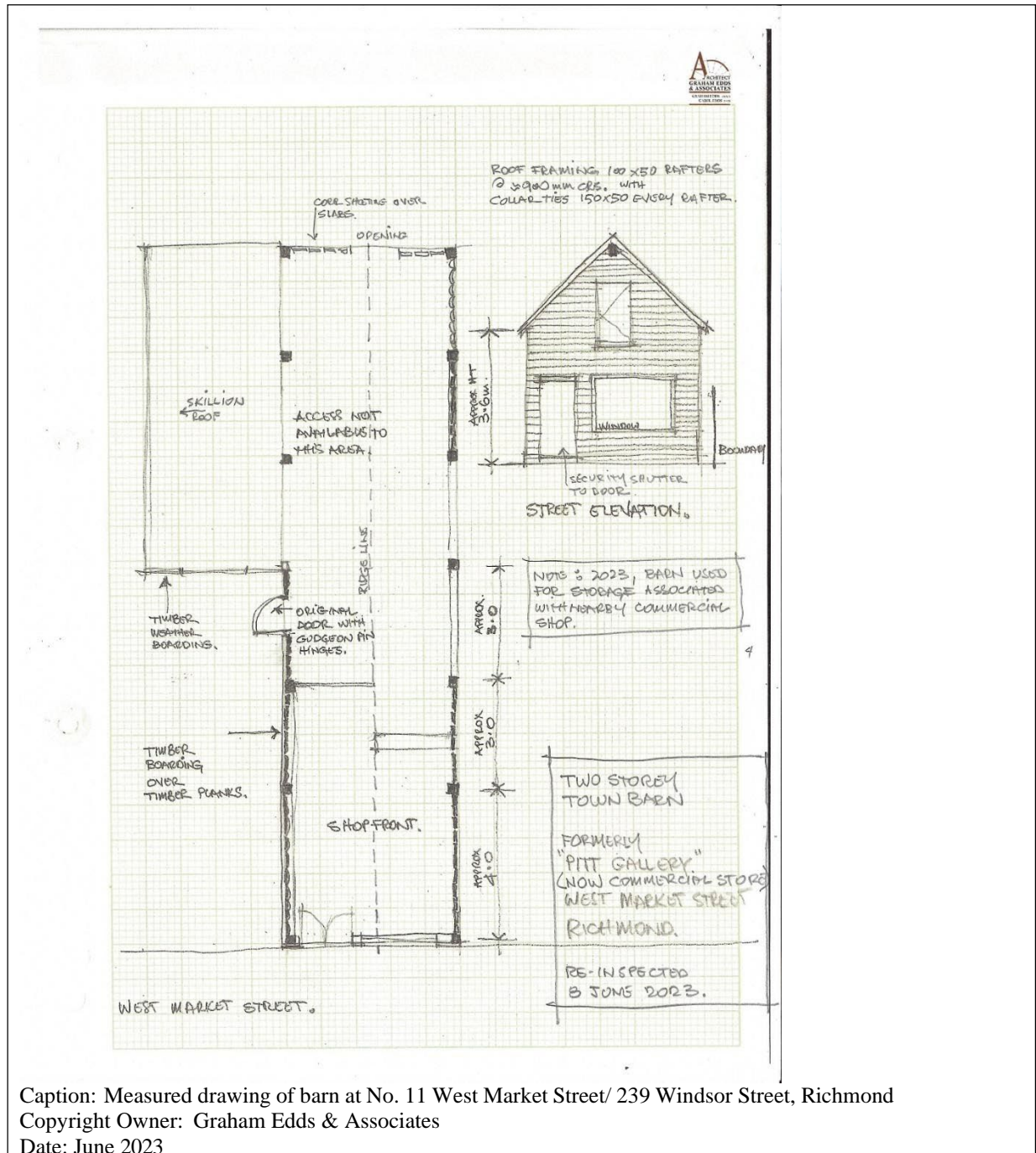
INTERNAL STRUCTURE	Stair and additional support posts have been inserted under loft floor beam.
OTHER (Fixings?)	Bolts with square nuts indicating late 19 th early 20 th century construction.
CURRENT USE	Warehouse
CHANGES FROM 2010?	Change of use.
HISTORY	
<p>The barn at No. 239 Windsor Street, Richmond is located on Lot 3 Section 4 of the Richmond Town Plan. This land forms part of a grant of 15 September 1841 to John Stephenson, Richmond for 1 acre 2 roods 9 perches. It had been promised to him by Lachlan Macquarie.</p> <p>On 28 & 29 June 1842, by a deed of lease and release, John Stephenson conveyed 30½ perches bounded on the south west by Windsor Street 63 feet 5 inches and on the south east by West Market Street, 132 feet to Abraham Cornwell for £120. Cornwell was described as a settler and he owned substantial amounts of land including in Emu Plains as well as throughout the town of Richmond. Cornwell owned the property for many years. According to Sam Boughton's reminiscences published in the <i>Hawkesbury Herald</i> in 1903, the site was used for a bakery. Occupiers included a man named Williams, followed by James Martin Kelly, and then Frederick Withers. All would have been tenants of Abraham Cornwell.</p> <p>On 19 September 1881, Abraham Cornwell of Richmond, tanner conveyed the 30½ perches described as in the 1842 deed to Thomas Chalmers, Richmond, baker for £1000. From the time of his purchase, Thomas Chalmers occupied the land as a bakery. In 1897, he demolished the existing buildings facing Windsor Street and erected Chalmers buildings on the corner.</p> <p>Chalmers died in 1899 leaving the property to his wife, Mary. He had previously conducted a flour mill at Clarendon, and then as a miller in the old brewery, buildings, at Windsor.</p>	
REFERENCES	Grants, Vol 52 No 137 Old System Deed, No 678 Bk 1 Old System Deed, No 943 Bk 230 Old System Deed, No 871 Bk 625 Windsor and Richmond Gazette, 13 March 1897, p 12; 10 April 1897, p 12; 21 Oct 1899, p 4 Hawkesbury Herald 19 June 1903 p 11
STATEMENT OF SIGNIFICANCE	
<p>The town barn at No. 239 Windsor Street, Richmond is of historical significance as a surviving mid to late 19th century timber framed barn, potentially associated with landowner Abraham Cornwell, who owned the site from the 1840s to 1880s. As the property was in use as a bakery, the town barn may have been constructed for this use.</p> <p>Located at the rear of a notable row of shopfronts, the Chalmers Building, the barn faces West Market Street and is a notable historic feature in the streetscape, making a strong contribution to the locality of the area. The single storey barn is of technical significance for retaining evidence of its mid to late 19th century construction date including a continuous loft with adzed square posts extending through to the eaves level, loft floor joists notched over beams with herringbone strutting and vertical timber slabs with cover strips of galvanised steel.</p> <p>The town barn has the potential to provide further information into mid to late 19th century commercial practices within the township and in its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 239 Windsor Street, Richmond is of some historical significance as a surviving mid to late 19th century town barn, associated with a notable Victoria row of shopfronts, the Chalmers Building, constructed 1897. As a town barn, the building would have been used in association with farm lands located outside of the town of Windsor, emphasising the continued importance of agriculture in the district well into the 20th century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn at No. 239 Windsor Street, Richmond has some historical associations with Abraham Cornwell, settler and landholder, who owned the property from the 1840s to 1880s. As a bakery operated from the property during this period, the barn was potentially built in association with this use.</p> <p><i>Meets the criterion on a Local level.</i></p>

CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of a notable row of shopfronts, the Chalmers Building, the barn faces West Market Street and is a notable historic feature in the streetscape, making a strong contribution to the historic character of the locality.</p> <p>The single storey barn is of technical significance for retaining evidence of its mid to late 19th century construction date including a continuous loft with adzed square posts extending through to the eaves level, loft floor joists notched over beams with herringbone strutting and vertical timber slabs with cover strips of galvanised steel.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The town barn at No. No. 239 Windsor Street, Richmond has the potential to provide further information into mid to late 19th century commercial practices within the township and the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 239 Windsor Street, Richmond is potentially rare within the context of the Hawkesbury City local government area, as a surviving mid to late 19th century town barn associated with a commercial premises.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The town barn at No. 239 Windsor Street, Richmond is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18th century and continues today.</p> <p>The basic form of the barn with gabled roof, loft, skillion and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/ INTACTNESS	Moderate

IMAGES

	<p>Caption: The town barn at No. 239 Windsor, Richmond (exterior).</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: May 2023</p>
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 A photograph showing the interior of a town barn. The walls are made of dark, weathered wooden slabs. On the left, there are several cardboard boxes stacked. On the right, there are metal shelves holding various containers, including white and blue cans. A red pipe runs vertically along the wall.	<p>Caption: surviving original slabs at the town barn at No. 239 Windsor, Richmond (interior). Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
 A photograph showing the interior of a town barn, specifically the loft. The floor is made of wooden planks. The walls are made of brick. The ceiling is made of wooden beams. There are many cardboard boxes stacked on the floor. A rope is hanging from the ceiling.	<p>Caption: The town barn at No. 239 Windsor, Richmond (loft interior). Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>



Caption: Measured drawing of barn at No. 11 West Market Street/ 239 Windsor Street, Richmond
 Copyright Owner: Graham Edds & Associates
 Date: June 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillions
ADDRESS	888 Sackville Road, Sackville
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 4 DP 616167
SHI No.	1743071
EXISTING HERITAGE ITEM?	Y - I373 (SHI 1743057)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing Remove reference to barn in existing listing for the property.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century
MODIFICATION/DATES	?
CURRENT USE	Dilapidated
FORMER USE	Barn
<p>2023: Site inspection revealed that the barn had substantially collapsed (only 3 bays of 8 remaining) and is not salvageable.</p> <p>The following description is from the 2010 Hawkesbury Slab Barn Study, Graham Edds & Associates:</p> <p>A long and tall rectangular barn with gabled roof containing 8 bays of differing widths, now only partially clad with timber slabs and horizontal boarding. The ground floor contains three horse stalls each with feed trough along one end and a drying loft above.</p> <p>The opposite end also contains a loft in poor condition, with floor joists temporarily supported as the edge beam is missing. Only the perimeter of the horse stalls and the opposite end wall are clad with slabs. The remainder is open. The loft claddings are similarly missing except for a small section on the western side wall and the complete gabled end and corrugated metal along the opposite long side.</p> <p>The barn is approx. 18 0 metres long x 5.5 metres wide with a 3.0 metre skillion at one end.</p> <p>The barn is located on the rise from Sackville Road possibly higher than flood level and associated with an Inter-War house.</p> <p>Structure:</p> <p>A post and beam structure utilising roughly adzed square posts and beams with bolted plate connections. Wall plates for the spiking of the vertical timber slabs have been housed into the posts and double as the support for the loft floor joists. The loft floor remnants are clad with loose bush poles indicating this area was utilised for the drying of produce. The loft walls are framed with vertical timber studs for the fixing of horizontal external boarding.</p> <p>The roof structure is framed at wide rafter spacings for metal roof sheeting.</p>	
HISTORY	
<p>This land was originally promised to Edward Churchill by Governor Lachlan Macquarie in exchange for a piece of land at Windsor. On 11 & 12 January 1833, by a deed of Lease and release, Edward Churchill of Portland Head sold the land to Stephen Tuckerman of Portland Head for £500. It was described as 200 acres at Portland Head (Portion 3, Parish Wilberforce) adjoining the farms of Addy, Crawford and Hall. After the land was advertised for a grant in the name of Churchill, Tuckerman applied to receive the land. The case was sent to the Court of Claims, which decided in his favour.</p> <p>Stephen Tuckerman of Sackville Reach, County Cook, was granted 200 acres, at Lower Portland Head, County Cook on 8 August 1835. The land was bounded on the east by Crawford's farm now Byrns and part of Addys Farm, on the north by the River Hawkesbury, on the west by Churchill's 80 acre farm, on the south by an easterly line 41 chains to a narrow drain of the swamp, and on the east by that drain to the corner of Crawford's farm. It had been promised on 31 January 1818 by Governor Macquarie to Edward Churchill and was granted in accordance with report 113 under the Court of Claims, 4 Wm IV No 9.</p>	

Stephen Tuckerman of Sackville Reach signed his will on 21 November 1874 leaving part of the property to his daughter Clara on condition of paying various sums to his other children. Stephen Tuckerman died on 1 February 1875.

On 10 November 1876, Arthur Charles Macquarie Bowman, lately of Sackville Reach but now of Hawthorn, Victoria gentleman, and his wife, Clara (originally Clara Tuckerman) conveyed 145 acres, including parts of Addy's Farm and Tuckerman's grant to James Holmes, Windsor, hotelkeeper for £500. It included 90 acres of Tuckerman's grant, which is the land upon which the barn is situated.

REFERENCES

Grants, Vol 41 No 17
Old System Deed, No 667 Bk E
Old System Deed, No 444 Bk 164

STATEMENT OF SIGNIFICANCE**SUMMARY STATEMENT OF SIGNIFICANCE**

[2010 inventory sheet]

A representative example of a long Hawkesbury barn with loft still utilised with horse stalls and close to the river located on the side of the hill above the location of the Sackville Ferry. This barn is probably associated with an earlier cottage and not the existing Inter-war bungalow on site.

INTEGRITY/INTACTNESS

Mostly collapsed- only 3 bays of 8 remain.

IMAGES

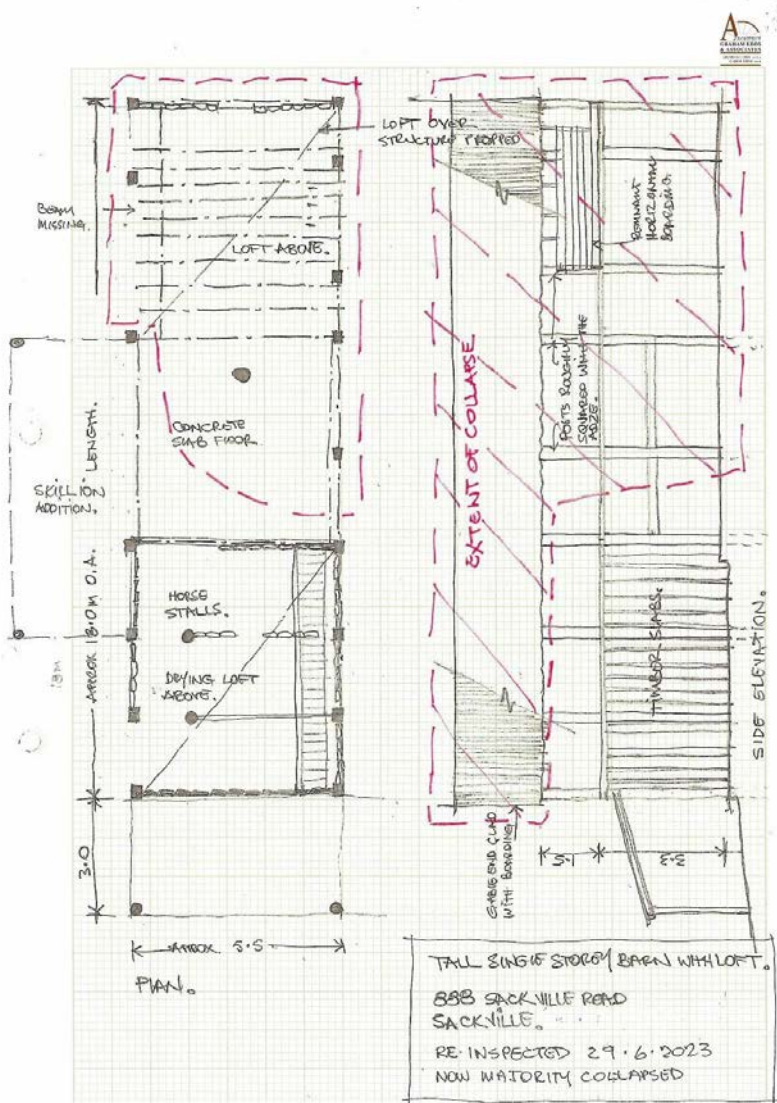
Caption: Barn at 888 Sackville Road, Sackville (exterior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn at 888 Sackville Road, Sackville (exterior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn at 888 Sackville Road, Sackville (interior)
 Photographer: LSJ
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: June 2023



Caption: Measured drawing of Barn at 88 Sackville Road, Sackville
 Copyright Owner: Graham Edds & Associates
 Date: June 2023

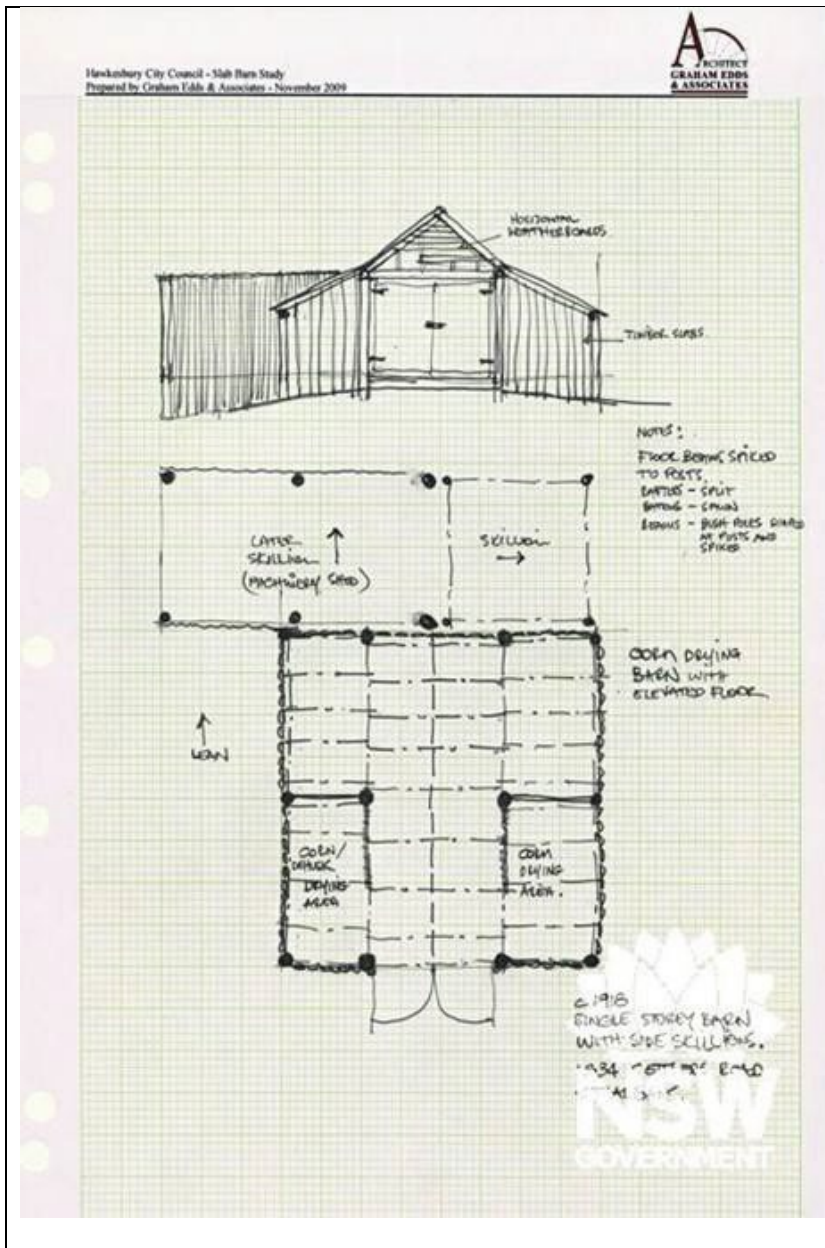
ITEM DETAILS	
NAME	Elevated Single Storey Slab Barn with Side Skillions
ADDRESS	1834 Settlers Road, St Albans
LOCAL GOVT AREA	Hawkesbury
PARISH	St Albans
LOT/DP	Lot 49 DP 1113128 (House Lot 2 755258)
SHI No.	1743115
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Recommend for Local listing- Site inspection required into condition and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid-late 19 th century
MODIFICATION/DATES	?
CURRENT USE	Not known
FORMER USE	Storing/drying corn
LOCATION ON SITE:	Approximately 90m north of the road. NB access was not available to this barn. The following description is based on the previous report by Graham Edds & Associates (2010) and viewing from the public road.
MAIN BARN STRUCTURE	Single storey barn (8 x 3.6m on plan) with side skillions and suspended timber floor. Floor beams are spiked to posts. Longitudinal beams are bush poles shaped and spiked at supports. Condition: Not known Date: late 19 th century
NO. OF BAYS	Two
ROOF STRUCTURE	Rafters are of split timber with sawn battens and roof pitch is approximately 30°. Condition: Not known Date: late 19 th century
LOFT	N/A
SKILLIONS	Built integrally with the barn and used for drying corn. Condition: Not known Date: late 19 th century
ROOF CLADDING:	Corrugated iron in short sheets. Condition: Not known Date: late 19 th century
WALL CLADDING	Vertical timber slabs, weatherboards in gables. Condition: Not known Date: late 19 th century
OPENINGS	Double door at end of barn only.
FLOORING (GROUND)	Raised timber floor with some areas slatted for drying.
FLOORING (SKILLION)	Raised timber floor with some areas slatted for drying.
HISTORY	
The barn at No. 1834 Settlers Road, St. Albans is located on part of a 50 acre grant (Portion 49, Parish St. Albans) made to John Wait on 30 June 1823. On 22 & 23 July 1833 by a deed of Lease and release, John Wait, farmer of Sydney sold the 50 acres as granted	

<p>to James Comer, of Sydney innkeeper for £30. It was followed on 25 & 26 July 1833 by a deed of Lease and release, when James Comer sold the grant to Thomas Holmes, of Castlereagh Street, Sydney, builder for £50.</p> <p>On 25 July 1843, Thomas Holmes, originally of Castlereagh Street, Sydney, builder but then a farmer of Williams River and his wife, Miriam sold the 50 acres to Matthew George Thompson of Macdonald River, farmer for £50.</p> <p>Matthew George Thompson was a significant landholder in the area who died in 1899. The property was still in the hands of the Thompson family in 2010, when the owner at the time Norma Thompson indicated that she had lived on the property all her life and that the barn was used primarily to store and dry corn. The side skillions were the drying areas and the central bay used to unload and dehusk the corn before throwing them into the drying area.</p> <p>A crown plan survey of adjacent land on 25 August 1898 marked a square in approximately the same position as the barn, possibly indicating a building or a fenced area. The 1934 St Albans topographic map sheet appears to show the footprint of a building in this approximate location.</p>	
REFERENCES	<p>Grants, Volume 17 No 74</p> <p>Old System Deed, No 166 Bk F</p> <p>Old System Deed, No 173 Bk F</p> <p>Old System Deed, No 608 Bk 9</p> <p>N.1356.2111, Crown Plan</p> <p>1934 topographic map St Albans, 1:633360 series, Zone 8 Sh 409</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 1834 Settlers Road, St. Albans is of historical and aesthetic significance as a surviving mid to late 19th century timber framed barn forming part of an historic farm complex, picturesquely sited at the foot of the Womerah Range on the outskirts of the town of St. Albans. The barn is associated with Matthew George Thompson and the Thompson family, early settlers in the district and successful landholders, who owned the property from the mid 19th through to the 21st century. The barn is a representative example of the typical form of agricultural outbuilding found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 1834 Settlers Road, St Albans is of historical significance as a mid to late 19th century timber framed agricultural building, that forms part of an historic farm complex.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Located on land associated with members of the Thompson family, early settlers in the district and substantial landholders, the property was held by the Thompson family from the mid 19th through to the 21st century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/ TECHNICAL	<p>Located in the foothills of the Womerah Range just outside of the village of St Albans, the barn, within a complex of timber outbuildings is of aesthetic significance for contributing to the historical character of the St Albans district. The building is potentially of some technical significance for demonstrating traditional mid to late 19th century construction techniques for agricultural outbuildings.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>Being constructed in the mid to late 19th century, the barn has the potential to provide further information into farming practices and construction methods of this period.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 1834 Settlers Road, St Albans is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA G)	The barn at No. 1834 Settlers Road, St Albans is representative of the long

REPRESENTATIVE	history of agricultural development within the floodplains of the MacDonald River, which commenced in the early 19 th century and continues today. The building is a representative example of a typical timber framed agricultural outbuilding found throughout the Hawkesbury City local government area. <i>Meets the criterion on a Local level.</i>
INTEGRITY/ INTACTNESS	Unknown

IMAGES

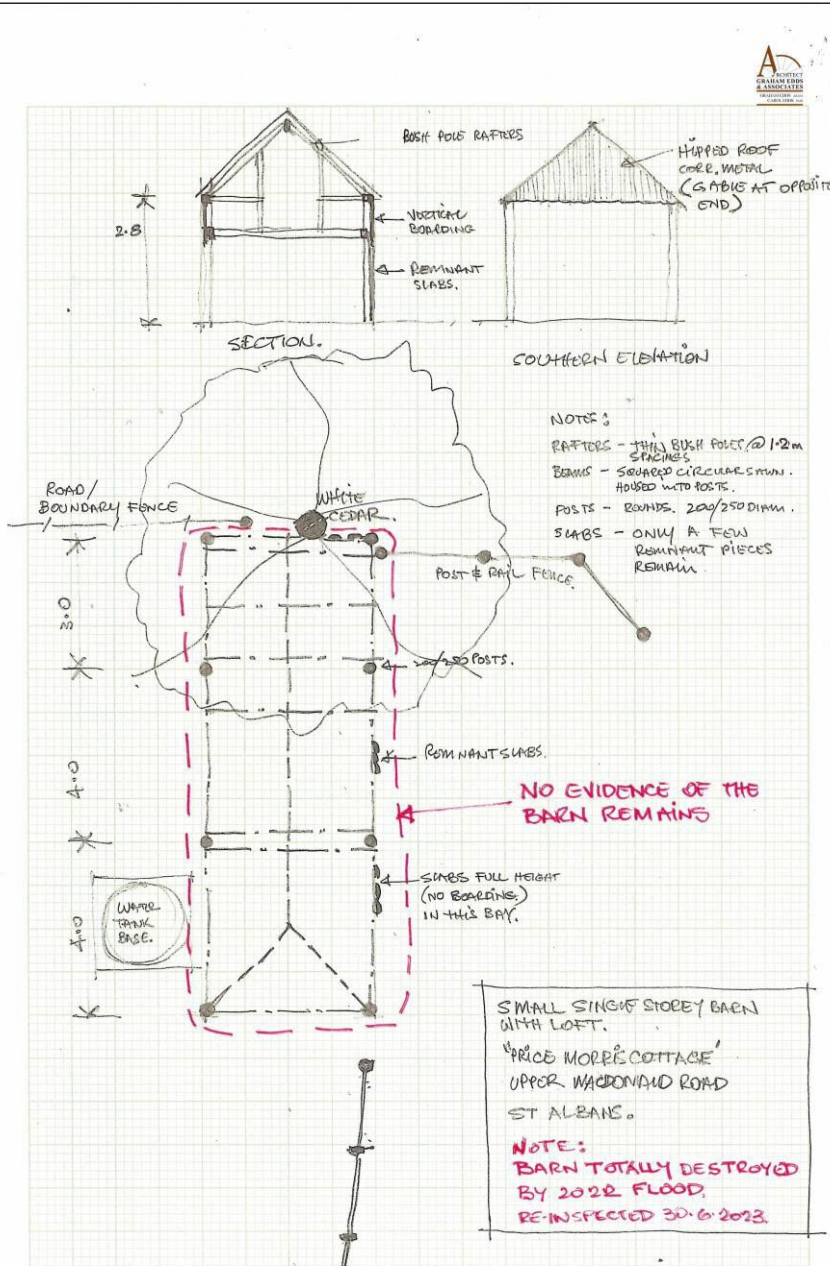
	<p>Caption: Barn at No. 1834 Settlers Road, St Albans Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023</p>
	<p>Caption: Barn at No. 1834 Settlers Road, St Albans Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023</p>



Caption: Measured drawing of barn at No. 1834 Settlers Road, St Albans
Copyright Owner: Graham Edds & Associates
Date: 2010

ITEM DETAILS	
NAME	Single Storey Barn with Loft- Demolished
OTHER/FORMER NAMES	Price Morris Cottage
ADDRESS	37 Upper Macdonald Road, St Albans
LOCAL GOVT AREA	Hawkesbury
PARISH	Macdonald
LOT/DP	Lot 26 DP 753793
SHI No.	1743112 (also 5051285 – listing)
EXISTING HERITAGE ITEM?	Y – Local (I01444) and State (SHR 01444)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing Update inventory sheets.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	19 th century
MODIFICATION/DATES	?
CURRENT USE	N/A
FORMER USE	Barn
<p>2023: Barn has been demolished.</p> <p>[2010 inventory sheet]</p> <p>A small single storey barn (formerly with loft) with a gabled roof at one end and hipped at the opposite end. The barn is located at the roadside on the southern bank of the Upper Macdonald River and is associated with the slab cottage further up the hillside.</p> <p>The barn is in a stable but deteriorated state and remains as a skeletal frame with a roof. The rectangular shaped barn is constructed in 3 bays, 2 x 4 metres and 1 x 3 metres, each 4 metres wide (total length approx. 11 metres x 4 metres). The wall claddings are a combination of timber slabs and weatherboards and the roof is clad with corrugated metal. A White Cedar tree is located adjacent to the gable end wall.</p> <p>A post and beam structure with simply supported roof frame fixed to the uppermost perimeter beam. A second level of beams supports the former loft floor joists. The beams are circular sawn and roughly square (approx. 150mm x 120mm), housed and bolted to the posts. The posts are approx. 200-250mm diam. The rafters are thin bush poles approx. 60-75mm diam and spaced at approx. 1200mm centres. A few remnant timber slabs are located along one side and end and are nail fixed at the top. The wall cladding to the loft, between the two wall beams is vertical timber boards.</p>	
INTEGRITY/INTACTNESS	No barn

IMAGES



Caption: Measured drawing of Barn at 37 Upper Macdonald Road, St Albans
 Copyright Owner: Graham Edds & Associates
 Date: June 2023

ITEM DETAILS	
NAME	Complex of two slab barns
OTHER/FORMER NAMES	Jacks Dairy
ADDRESS	239 Upper Macdonald Road, St Albans
LOCAL GOVT AREA	Hawkesbury
PARISH	Macdonald
LOT/DP	Lot 14 DP 708324
SHI No.	1743113
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Recommend for Local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn & Milking shed
DESCRIPTION	
CIRCA	Y
PERIOD	Early 20 th century
CURRENT USE	Machinery and feed store/animal shelter
FORMER USE	Milking shed and barn
LOCATION ON SITE:	A pair of barns on either side of the entrance driveway. One is 10m west of the road, the other 25m. Access was not available but enough could be seen from the driveway.
DESCRIPTION BARN 1 – MILKING SHED	
MAIN BARN STRUCTURE	A single storey barn with its length orientated north-south with skillions on both sides. It measures approx. 14 x 5m on plan and is sited on sloping ground with the fall across the width of the barn. Round posts support round pole longitudinal beams which are flattened where they meet the top of the post which is halved and bolted through the beam. Round pole cross beams are in turn halved over the longitudinal beams. Condition: Good Date: early 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Slender bush pole rafters meet at the ridge board and support sawn battens for iron. Thin bush poles are fixed diagonally for wind bracing. The roof has a pitch of approx. 30°. Condition: Date: early 20 th century
SKILLION 1	The eastern skillion is divided by rails into four stalls and has access to a continuous feeding trough along the eastern side of the main barn. Condition: Good Date: early 20 th century
SKILLION 2	The western skillion is enclosed with timber slabs apart from one open bay. Roofing is supported on bush poles laid at a very flat angle. Condition: Date: early 20 th century
ROOF CLADDING:	Galvanised corrugated iron. Condition: Moderate Date: early 20 th century
WALL CLADDING	Vertical timber slabs enclose the western skillion and southern end. Slabs are of differing lengths and some have previous cut-outs and possibly have been reused from elsewhere. The gables are clad in corrugated iron. Condition: Moderate.

	Date: early 20 th century
OPENINGS	One open bay in western skillion, openings at each end of main barn, eastern skillion fully open.
FLOORING (GROUND)	Timber boarding runs the length of the barn and is supported on logs laid across the barn on the ground.
FLOORING (SKILLION)	Earth in eastern skillion and concrete slabs in western one.
OTHER (Fixings?)	Bolted
CURRENT USE	Machinery and feed store.
DESCRIPTION BARN 2- Internal access was not available to this barn.	
MAIN BARN STRUCTURE	A single storey barn smaller than Barn 1 with its length orientated east-west with skillions on both sides. It measures approx. 8 x 5m on plan with 3m wide skillions. Round posts support round pole longitudinal beams. Round pole cross beams are in turn halved over the longitudinal beams. Condition: Good Date: early 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Slender bush pole rafters support sawn battens for iron. Thin bush poles are fixed diagonally for wind bracing. The roof has a pitch of approx. 30°. Condition: Good Date: early 20 th century
SKILLIONS	Both skillions are constructed of bush pole rafters on round posts but earlier square posts were identified outside the southern perimeter indicating that reconstruction work has occurred. Condition: Good Date: early 20 th century
ROOF CLADDING:	Galvanised corrugated iron. Condition: Moderate Date: early 20 th century
WALL CLADDING	Vertical timber slabs enclose half the length of the perimeter. Slabs are nailed to a bottom plate and to the eaves beam. Gables are clad in corrugated iron. Condition: Moderate. Date: early 20 th century
OPENINGS	Half the perimeter bays are open and half enclosed with slabs.
FLOORING (GROUND)	Remains of timber boarding was reported at the eastern end.
FLOORING (SKILLIONS)	Earth
OTHER (Fixings?)	Bolted
CURRENT USE	Storage/ shelter
HISTORY	
<p>The barn and milking shed at Jack's Dairy, No. 239 Upper Macdonald Road, St Albans are located on part of a 60 acre grant (Portion 33, Parish Macdonald) made to Sylvester Butler in 1823. Conditions of the grant included that he clear and cultivate 16 acres within five years.</p> <p>The following year, Butler assigned his 60 acres to Mary Fernance for £30. The Fernance family was a notable family in the district, creating a network of land holdings along the river, including Portion 34 immediately to the north.</p> <p>On 30 April 1857, John Fernance, Macdonald River, farmer and his wife Mary conveyed Butler's 60 acre grant to Aaron Walker, Macdonald River, farmer as trustee for the benefit of their son, Charles Fernance. Mary Fernance died on 9 July 1860 and John Fernance died on 10 October 1860. Many of the family left the district and settled at Ulmarra on the Clarence River, selling various parcels of land. Some was sold to Thomas Thompson including Portion 33.</p>	

The Thompson family later expanded their land holdings by obtaining the adjoining land Portion 28, an 80 acre grant originally applied for in 1908 by Frederick Thompson and granted via an Additional Condition Purchase, applied for in 1918 and granted on 6 July 1920.

The property was transferred to Henry Ernest Bailey, farmer, in 1935 and then passed to his son Charles John Bailey in 1967.

The Bailey and Thompson families inter-married and both families were early settlers in the St Albans area.

The property is known as Jack's Dairy after Charles John Bailey, known as Jack. Charles John Bailey was interviewed by Jill Gumbley for the *Australia 1938* oral history project (1982), held in the National Library of Australia.

Based on the physical evidence of the barns including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles, some earlier squared posts indicating extensive repair/ reconstruction, the barn appears to have been constructed in the early 20th century and seem likely to have been constructed by Thomas Thompson.

REFERENCES

Grants Vol 15 No 79
Old System Deed, No 521 Bk E
Old System Deed, No 930 Bk 48
Old System Deed, No 682 Bk 317
Certificate of Title Volume 3082 f 12

STATEMENT OF SIGNIFICANCE

The barn and milking shed at Jack's Dairy, No. 239 Upper Macdonald Road, St. Albans are of historical significance as surviving early 20th century timber framed agricultural buildings associated with former owners Thomas Thompson and Charles 'Jack' Bailey after whom the property is named, and for being located on land that is associated with members of the Fernance, Thompson and Bailey families, all of whom were early settlers in the St Albans area.

Located next to Upper Macdonald Road, the barn and milking shed are of aesthetic significance for contributing to the historical character of the St Albans district. The buildings are of some technical significance for their use of traditional construction methods for early 20th century agricultural buildings including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles. They are representative examples of the typical form of agricultural outbuilding found throughout the Hawkesbury City local government area.

ASSESSED

SIGNIFICANCE TYPE

Local

CRITERIA A) HISTORICAL

The barn and milking shed at No. 239 Upper Macdonald Road, St Albans are of historical significance as early 20th century timber framed agricultural buildings.
Meets the criterion on a Local level.

CRITERIA B) HISTORICAL ASSOCIATION

Located on land associated with members of the Fernance, Thompson and Bailey families, all of whom were early settlers of the St. Alban's area, the barn and milking shed appear to have been constructed by Charles 'Jack' Bailey, and the property is still known as Jack's Dairy today.
Meets the criterion on a Local level.

CRITERIA C) AESTHETIC/TECHNICAL



Located next to Upper Macdonald Road, the barn and milking shed are of aesthetic significance for contributing to the historical character of the St Albans district.
The buildings are of some technical significance for their use of traditional construction methods for early 20th century agricultural buildings including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles.
Meets the criterion on a Local level.

CRITERIA D) SOCIAL/CULTURAL

The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.
Meets the criterion on a Local level.

CRITERIA E) RESEARCH POTENTIAL	Being constructed in the early 20 th century, the barn and milking shed have minor potential to provide further information into farming practices and construction methods of this period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn and milking shed at No. 239 Upper Macdonald Road, St Albans are not considered to be rare within the context of the Hawkesbury City local government area. <i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barn and milking shed at No. 239 Upper Macdonald Road, St Albans are representative of the long history of agricultural development within the floodplains of the MacDonald River, which commenced in the early 19 th century and continues today. The buildings are representative examples of typical timber framed agricultural outbuildings found throughout the Hawkesbury City local government area. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate

IMAGES

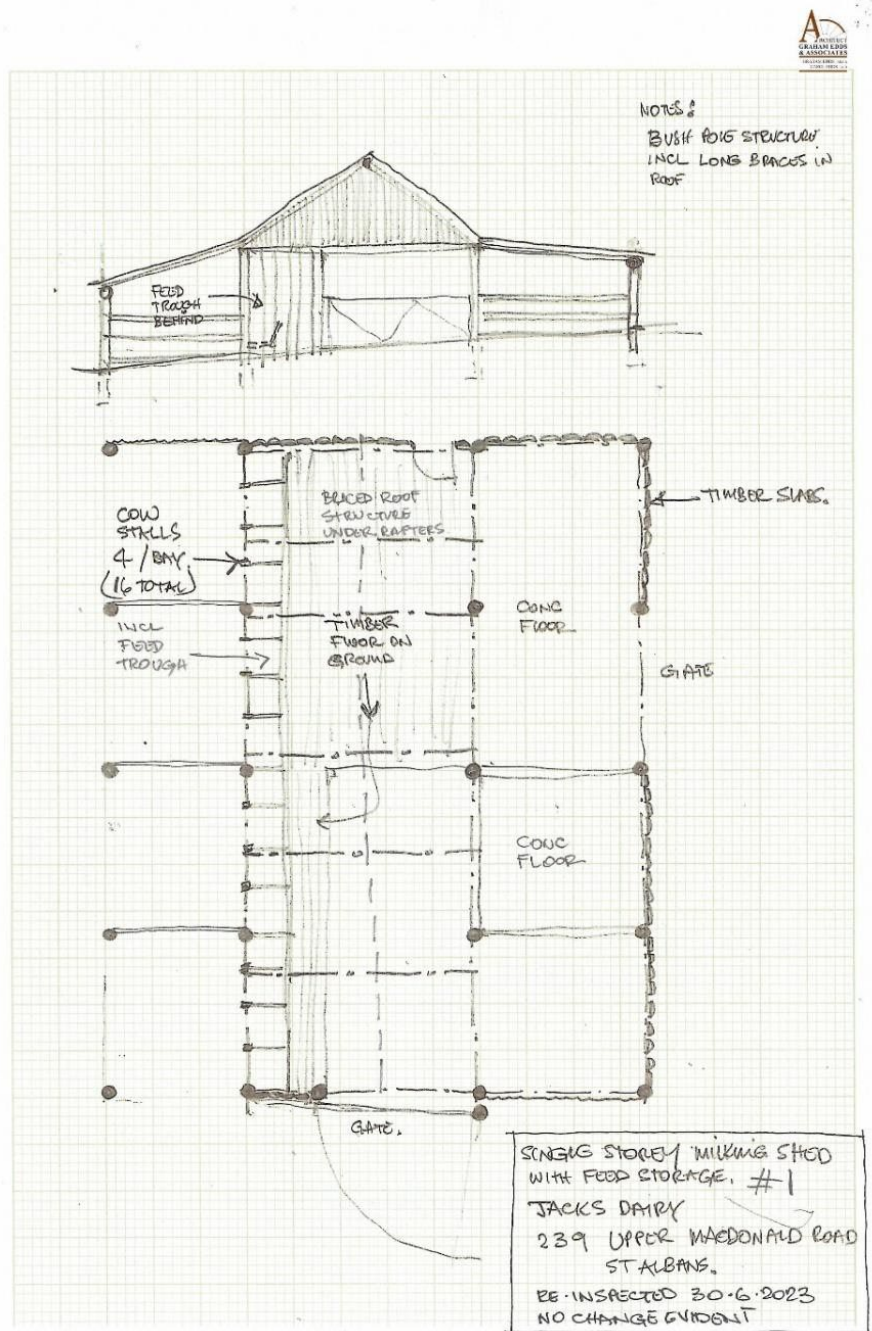
	<p>Caption: Milking Shed at No. 239 Upper Macdonald Road, St Albans (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023</p>
	<p>Caption: Milking Shed at No. 239 Upper Macdonald Road, St Albans (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023</p>



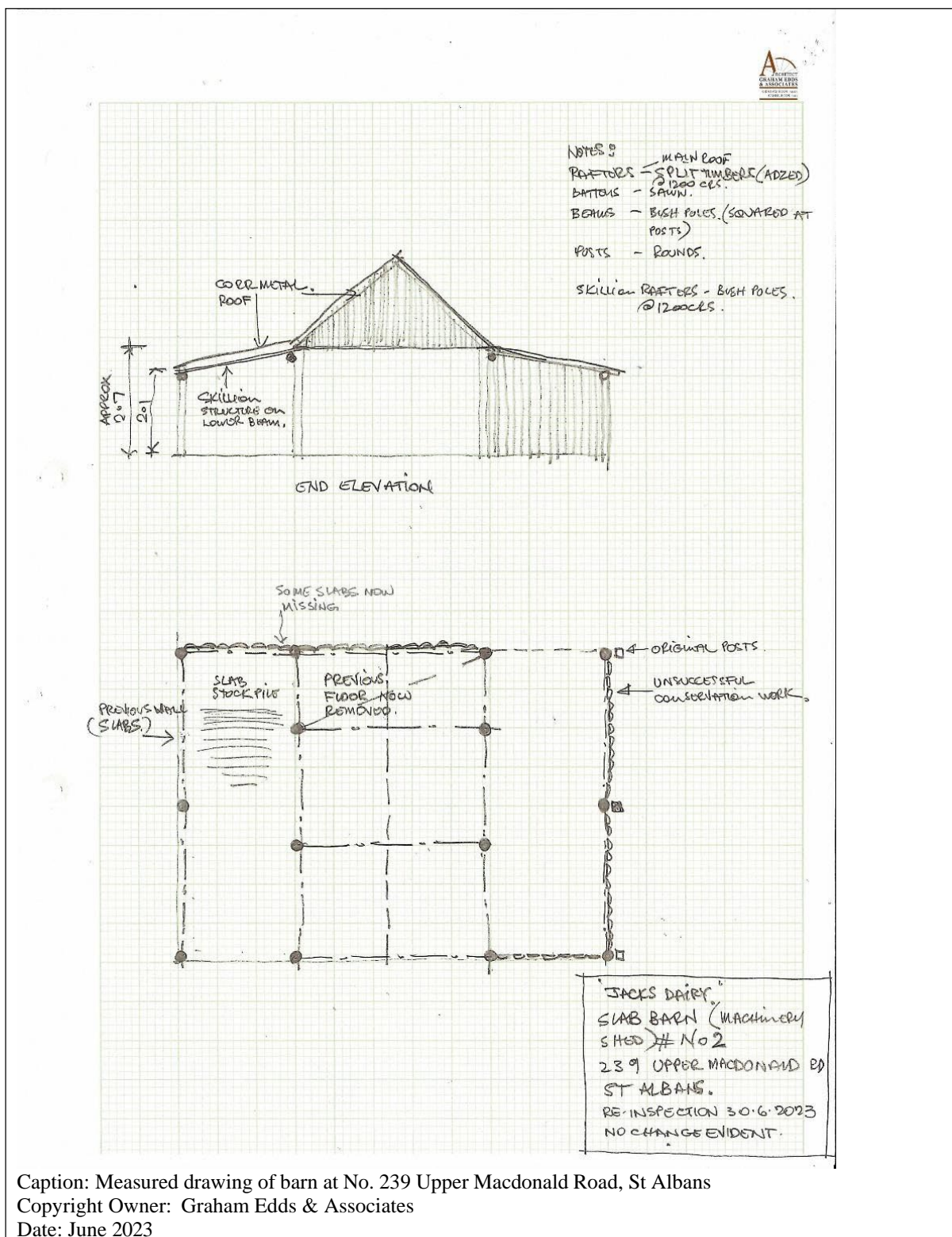
Caption: Detail of Milking Shed at
No. 239 Upper Macdonald Road,
St Albans (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners
Date: June 2023



Caption: Barn at No. 239 Upper
Macdonald Road, St Albans
(exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners
Date: June 2023



Caption: Measured drawing of milking shed at No. 239 Upper Macdonald Road, St Albans
 Copyright Owner: Graham Edds & Associates
 Date: June 2023


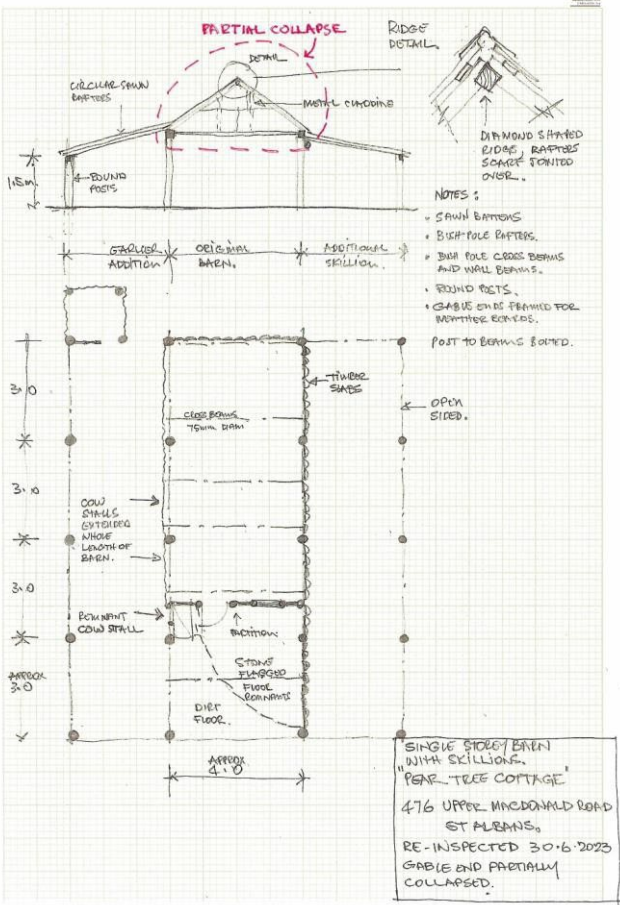


ITEM DETAILS	
NAME	Single storey slab barn with side skillions
OTHER/FORMER NAMES	Pear Tree Cottage
ADDRESS	476 Upper Macdonald Road, St Albans
LOCAL GOVT AREA	Hawkesbury
PARISH	Macdonald
LOT/DP	Lot 3 DP 1001852
SHI No.	1743116
EXISTING HERITAGE ITEM?	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Not recommended for Local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
CURRENT USE	Storage
FORMER USE	Barn
LOCATION ON SITE:	Next to a house approximately 50m west of the road.
MAIN BARN STRUCTURE	Barn is severely dilapidated, roof has partially collapsed and several bays have been removed. Round poles support adzed rectangular longitudinal beams and round cross beams. Condition: Poor Date: late 19 th century
NO. OF BAYS	Originally four, now only two left
ROOF STRUCTURE	Round pole rafters at approx. 30° support square ridge board set at 45°. Gable ends were framed for weatherboard cladding. Condition: Poor – partially collapsed Date: late 19 th century
LOFT	N/A
SKILLIONS	Skillion roofs have sawn rectangular rafters. North-western skillion was added to house milking bails, the south-eastern skillion was added in late 20 th century. Condition: Moderate but partially removed. Date: late 19 th century to late 20 th century
ROOF CLADDING:	Corrugated iron Condition: Poor Date: late 19 th century?
WALL CLADDING	Remains of vertical timber slabs. Condition: not known Date: late 19 th century
CURRENT USE	Storage
CHANGES FROM 2010?	Partial collapse and removal of bays – probably flood damage
HISTORY	
<p>The barn at No. 476 Upper Macdonald Road, St Albans is located on part of a 40 acre grant (Portion 36, Parish MacDonald) in the Township of Benton made to James Goddard on 30 June 1823.</p> <p>He later transferred his grant to Anthony Best. By a deed of Lease and Release dated 2 & 3 September 1834, Anthony Best sold the grant to Roger Sheehy for £140.</p>	

<p>A road survey of 22 February 1865 by Licensed Surveyor George Matcham Pitt junior showed this land was in the hands of Mrs Delander. A revised road survey of 22 October 1892 by Licensed Surveyor Charles Robert Scrivener, showed the grant held by Mrs Delander, with a racecourse marked across the site.</p> <p>Johanna Delander was the daughter of Roger Sheehy, who first married Richard Jurd and later John James Delander. In 1855, Richard Jurd purchased the Settler's Arms Inn, St Albans and his descendants held the licence for the following 80 years. For a period of time in the 1860s and 1870s, the hotel was known as Delander's Inn.</p>	
REFERENCES	<p>Grants, Vol 17 No 77</p> <p>Old System Deed, No 342 Bk G</p> <p>R.478.1603, Crown plan</p> <p>R.478a.1603, Crown plan</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 476 Upper Macdonald Road, St. Albans is of historical significance as a partially surviving, late 19th century timber framed barn that is associated with members of the Sheehy, Jurd and Delander families, who owned the property throughout the 19th century. The Jurd and Delander families held the licence for the Settler's Arms Inn, St Albans during this same period.</p> <p>Located next to Upper Macdonald Road, the barn is of aesthetic significance for contributing to the historical character of the St Albans district and has some technical significance for retaining evidence of its late 19th century construction, although its dilapidated state and lack of intactness somewhat diminishes its significance. The barn is a representative example of the typical form of agricultural outbuilding found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 476 Upper Macdonald Road, St Albans is of some historical significance as a surviving, late 19th century timber framed barn, although as it is substantially dilapidated and no longer intact, its significance is somewhat diminished.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn appears to have historical associations with the Sheehy, Jurd and Delander families, early settlers in the St Albans area and who owned the property throughout the majority of the 19th century, although no physical evidence of this association survives. The Jurd and Delander family were long term licence holders of the Settler's Arms Inn, St Albans, although not well known today.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located next to Upper Macdonald Road and overlooking the floodplains of the MacDonald River, the barn is of aesthetic significance for contributing to the historical character of the St Albans district.</p> <p>The building is of some technical significance for retaining evidence of its late 19th century construction including round poles supporting adzed rectangular longitudinal beams and round cross beams and the use timber slabs, although its dilapidated state somewhat diminishes its significance and better examples are located elsewhere in the district.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>As the barn is substantially dilapidated, there is little potential for the building to provide further information that is not able to be gained elsewhere.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 476 Upper Macdonald Road, St Albans is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>

CRITERIA G) REPRESENTATIVE	The barn at No. 476 Upper Macdonald Road, St Albans is representative of the long history of agricultural development within the floodplains of the MacDonald River and is a representative, though dilapidated, example of a typical timber framed agricultural outbuildings found throughout the Hawkesbury City local government area; however, numerous better examples are found elsewhere. <i>Does not meet the criterion.</i>
INTEGRITY/ INTACTNESS	Little

IMAGES

	<p>Caption: Barn at No. 476 Upper Macdonald Road, St Albans (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: June 2023</p>
	<p>Caption: Measured drawing of milking shed at No. 476 Upper Macdonald Road, St Albans</p> <p>Copyright Owner: Graham Edds & Associates</p> <p>Date: June 2023</p>

ITEM DETAILS	
NAME	Complex of 6 slab barns
OTHER/FORMER NAMES	Industrious Settler
ADDRESS	135A & B Wollombi Road, St. Albans
LOCAL GOVT AREA	Hawkesbury
PARISH	St. Albans
LOT/DP	135A - Lot 2 DP 707535/135B - Lot 4 DP 806902
SHI No.	1743117
EXISTING HERITAGE ITEM?	Y- I433 (SHI No. 1743117)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	<p>Recommend for State listing- whole property worthy of listing as State heritage item.</p> <p>Retain as Local item</p> <p>Further research and investigation of the surviving assemblage of agricultural machinery, farming and blacksmithing artefacts and other historical archaeology is recommended.</p>
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
PERIOD	Early 19 th to Early 20 th century
CURRENT USE	Storage
FORMER USE	Barns
LOCATION ON SITE:	Complex of timber slab farm buildings clustered around 1820s slab cottage and 1830s house/ inn. There are other slab buildings on this extraordinary site that are not described below as they are not barns e.g. original cottage, kitchen, small outbuilding.
OTHER:	Along with the full complement of buildings and associated landscape features and plantings associated with a 19 th century farming complex, there is also a large assemblage of surviving agricultural machinery and farming and blacksmithing artefacts of varying ages. There also survives a sandstone base for a carriage wheel blacksmithing area associated with the blacksmithing that occurred on the property.
SUMMARY OF DATING	<p>Barns are numbered in accordance with Graham Edds & Associates 2010 record of the site.</p> <p>Barns 4, 6 & 8 are of a similar size and positioning relative to the entrance driveway. Based on its form and construction, Barn 4 appears to be the oldest outbuilding and we have assigned this to the first period of occupation i.e. early 19th century.</p> <p>Barns 6 & 8 could be contemporary with Barn 4 or later, so we have assigned a date range of early to mid-19th century.</p> <p>Barn 7 is of a different construction to Barns 4, 6 & 8 but its raised earthen floor and wall construction appear to belong to the 19th century, so we have given it a later date range of mid to late 19th century.</p> <p>Barn 5 is of a non-traditional barn form and insubstantial construction hence the later date of late 19th or early 20th century.</p> <p>Barn 9 is the largest of the slab buildings on this site and is robustly built using traditional round posts and adzed or axed squared beams and slabs. The way the posts and beams are put together is non-traditional, so we have assigned a later date range of late 19th or early 20th century but the materials might be earlier.</p>
DESCRIPTION BARN 4 – internal access limited due to condition and contents	
MAIN BARN STRUCTURE	Single storey barn with a loft in each end bay and full height in the middle bay. In plan it measures 9.5 x 3.5m and 3.2m high at the eaves. Round posts

	extend from ground to eaves and have round pole beams at loft floor level and eaves level. The upper beam is fixed to the top of the posts, the floor beam is bolted to the outside face. Condition: Poor Date: Early 19 th century
NO. OF BAYS	Three
ROOF STRUCTURE	Slender bush pole rafters and battens. Some recent strengthening work (collar ties & wind bracing). Condition: Poor Date: Early 19 th century
LOFT	Severely decayed floor boarding is supported on pole joists spanning the width of the barn. Condition: Poor Date: Early 19 th century
ROOF CLADDING:	Corrugated iron Condition: Poor Date: Mid-20 th century?
WALL CLADDING	Vertical slabs, remains of weatherboards in gables and above slabs in central bay, horizontal bush poles with ventilation gaps to loft side walls. Condition: Poor Date: Early 19 th century
OPENINGS	Central bay open to east.
FLOORING (GROUND)	Earth
FLOORING (LOFT)	Boarding
OTHER (Fixings?)	Spikes and bolts.
CURRENT USE	Storage
CHANGES FROM 2010?	Further deterioration.
DESCRIPTION BARN 5	
MAIN BARN STRUCTURE	A small shed approximately 4.6m square on plan with a side skillion. Squared posts at the front corners are halved at the top to support a round pole cross beam and round pole longitudinal beams. Condition: Moderate Date: Late 19 th or early 20 th century
NO. OF BAYS	Two
ROOF STRUCTURE	Light bush pole rafters with rudimentary trusses in each gable plus one cross beam all made of slender bush poles. Roof pitch approx. 30° with battens for corrugated iron roofing. Condition: Moderate Date: Late 19 th or early 20 th century
SKILLION 1	Ground level rises towards the western side skillion which consequently has a low headroom of about 1.2m inside. Skillion is of similar construction the main barn with remnant slab wall cladding. Condition: Poor Date: Late 19 th or early 20 th century
ROOF CLADDING:	Corrugated iron hot dip galvanized Condition: Moderate Date: Late-19 th century
WALL CLADDING	Vertical timber slabs on three sides with corrugated iron in western gable. Condition: Moderate Date: Late 19 th or early 20 th century
OPENINGS	Eastern end is open
FLOORING (GROUND)	Earth
FLOORING (SKILLION)	Earth
CURRENT USE	Machinery store
CHANGES FROM 2010?	Dilapidation
DESCRIPTION BARN 6	
MAIN BARN STRUCTURE	This barn is in line with Barn 4 and of a similar size on plan (8.4 x 3.4). It is supported on sturdy round posts with large round longitudinal beams flattened

	at supports. It has one cross beam where there is an internal slab partition leaving the northern end as a milking/ feeding area with head stall. Condition: Poor Date: Early or mid-19 th century
NO. OF BAYS	Three bays on west side, four bays on east.
ROOF STRUCTURE	Bush pole rafters at approximately 30° pitch with battens suitable for corrugated iron. Condition: Poor Date: Early or mid-19 th century
ROOF CLADDING:	Corrugated iron hot dipped galvanised Condition: Poor Date:
WALL CLADDING	Vertical timber slabs shaped at top end and fixed to bottom plate 500mm above ground. Condition: Moderate Date: Early or mid-19 th century
OPENINGS	North end is open for milking/ feeding shed, central opening in southern section.
FLOORING (GROUND)	None
CURRENT USE	Storage
CHANGES FROM 2010?	Dilapidation and flood damage
DESCRIPTION BARN 7	
MAIN BARN STRUCTURE	Squared timber posts resting on bottom plate which in turn is supported by timber stumps with sandstone infilling. Condition: Moderate Date: Mid – late 19 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Replaced with light sawn timber framing including eaves beam. Condition: Good Date: Late 20 th century
ROOF CLADDING:	Red Colorbond corrugated steel Condition: Good Date: Late 20 th century
WALL CLADDING	Vertical timber slabs and weatherboard gables Condition: Moderate Date: Mid – late 19 th century
OPENINGS	North end open and one window on east side.
FLOORING (GROUND)	Earthen
CURRENT USE	Machinery store
CHANGES FROM 2010?	None
DESCRIPTION BARN 8	
MAIN BARN STRUCTURE	This barn is of a similar size to Barns 4 & 6 (9 x 3.6m) but it differs from those by having a suspended timber floor and skillion additions. The main round posts extend down into the ground as per usual but the vertical slabs finish at floor level and the floor is supported on sandstone piers. There are also round pole longitudinal and cross beams. Condition: Moderate Date: Early or mid-19 th century
NO. OF BAYS	Three
ROOF STRUCTURE	Bush pole rafters at a pitch of approx. 40° Condition: Moderate Date: Early or mid-19 th century
SKILLION 1	End skillion is supported on sawn rafters and is termite-damaged. Condition: Poor Date: Early or mid-19 th century
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Mid-19 th century

WALL CLADDING	Vertical timber slabs, weatherboard gables. Condition: Moderate Date: Early or mid-19 th century
OPENINGS	Central opening to north-eastern side.
FLOORING (GROUND)	Suspended timber boarding
FLOORING (SKILLION)	Suspended timber boarding
CHANGES FROM 2010?	Deterioration
DESCRIPTION BARN 9	
MAIN BARN STRUCTURE	Barn is 9.75 x 6.75 on plan and is supported on round posts around the perimeter and at the third spans. Longitudinal eaves beams are roughly squared and sit on top of posts. Condition: Date: Late 19 th or early 20 th century?
NO. OF BAYS	Three
ROOF STRUCTURE	Round pole rafters with cross tie beams over bay divisions. Roof framing partly replaced. Wind bracing added. Condition: Good Date: Rebuilt in late 20 th century partly using old materials
SKILLION 1	Light pole framing Condition: Poor Date: Late 19 th or early 20 th century
ROOF CLADDING:	Colorbond corrugated roofing Condition: Good Date: Late 20 th century
WALL CLADDING	Vertical timber slabs, weatherboard gables. Condition: Moderate Date: Late 19 th or early 20 th century
OPENINGS	Double doors at northern end.
FLOORING (GROUND)	Suspended timber flooring
FLOORING (SKILLION)	Earth
OTHER (Fixings?)	Bolted.
CURRENT USE	Workshop and store
CHANGES FROM 2010?	None
HISTORY	
<p>Nos. 135A and B Wollombi Road together form a grant of 50 acres (Portion 50, Parish St Albans), in the Township of Howick, made to Aaron Walters on 30 June 1823. Walters was a seaman armourer aboard the convict ship Broxbornebury which arrived in the colony in July 1814. Walters jumped ship.</p> <p>Walters married Susannah Laellemont/Lilbement (who was a convict on the same ship) at Saint Phillips Church, Sydney on 23 January 1815. The children included Aaron, born 2 February 1826 and Moses born 2 August 1828.</p> <p>In 1834 Walters was granted a licence to keep a public house known as "the Industrious Settler Inn". It was the earliest inn at St Albans, although it closed shortly after, and Walters never renewed the license. Both Walter Snr. and his son Aaron also worked as blacksmiths as well as farming the land.</p> <p>In 1837 the Reverend Richard Taylor visited Mrs Walters and dined on tea and eggs and drew a picture of the Walters' house which is in New Zealand (current owners have a copy of the pencil sketch).</p> <p>On 10 October 1854 Aaron Walters senior of Macdonald River, farmer signed his will leaving his property including this 50 acre grant to his son, Aaron Walters Jnr. Aaron Walters Snr. died on 2 July 1866.</p> <p>The land was partitioned on 6 May 1899 between Aaron Walters Jnr. of West Wallsend, storekeeper, and Moses Walters, St Albans, of Macdonald River, farmer.</p> <p>Both halves of the original 50 acre grant appear to have been held by the descendants of the Walters family well into the mid 20th century.</p> <p>Located directly opposite the property on Wollombi Road is the St Albans General Cemetery, where eleven members of the Walters family are buried in the Methodist section.</p>	
REFERENCES	Hawkesbury Pioneer Register, 1994 edition, p 199 Grants, Vol 17 No 75 Old System Deed, No 151 Bk 644 Primary Application 58316

	<i>The Industrious Settler Inn, St Albans NSW</i> (Matt Kenny, Director HHA) https://www.hha.net.au/our-work
STATEMENT OF SIGNIFICANCE	
<p>The barns at No. 135A & B Wollombi Road, St Albans are of historical significance as surviving early 19th century to early 20th century timber framed barns that form part of a rare, historic property comprising a complex of farm buildings, an 1830s house, 1820s slab cottage, landscape features, plantings, associated farmlands and an assemblage of agricultural machinery and farming artefacts, still located on their original 50 acre grant established in 1823 and owned by the family of the original grantee Aaron Walters until the mid 20th century. The property operated for a short period in the 1830s as the first inn to be established in the locality, known as the Industrious Settler.</p> <p>Picturesquely sited in the floodplains of the Macdonald River, with the river wrapping around the grant lands and the 1830s house located on a knoll, the property, including the notable collection of slab outbuildings, slab cottage, timber fence lines and remnant orchards as well as the assemblage of machinery and artefacts relating to the long term use of the place, is of aesthetic significance and presents as an open air museum. Visible from Wollombi Road, the place makes a strong contribution to the historical character of the St Albans locality.</p> <p>The earliest surviving slab barns at the property are rare and of technical significance for retaining evidence of their early and mid 19th century construction. Forming part of a group of slab agricultural outbuildings within an historic farm complex, the whole of the place has high research potential and is of technical significance for demonstrating the historical development of the property from the 1820s through to date and is rare for containing the highest known concentration of slab outbuildings, including the barns, within the Hawkesbury City local government area.</p> <p>As a surviving farm complex containing a full complement of buildings, including the original slab cottage and later stone house/inn, as well as landscape features, plantings and a collection of agricultural machinery and farming and blacksmithing artefacts, that remains on its original grant lands, and owned by the same family for over 100 years, the former Industrious Settler's Inn property, No. 135A & B Wollombi Road, St Albans is rare within the state of NSW.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The barns at No. 135 Wollombi Road, St Albans are of historical significance as surviving early 19th to early 20th century barns that form part of an historic property comprising a complex of farm buildings, an 1830s house, 1820s slab cottage, plantings, fencing, associated farmlands and an assemblage of agricultural machinery and farming artefacts, still located on their original 50 acre grant lands, established in 1823. The property operated for a short period in the 1830s as the first inn to be established in the locality, known as the Industrious Settler.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barns have historical associations with Aaron Walters, free-settler, and his sons Aaron and Moses. The Walters family obtained the 50 acre grant in 1823, built the barns, house, slab cottage and other outbuildings, established the Industrious Settler Inn and ran the farm until the mid 20th century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Picturesquely sited in the floodplains of the Macdonald River, with the river wrapping around the grant lands and the 1830s house located on a knoll, the property including the notable collection of slab outbuildings, slab cottage, timber fence lines and remnant orchards, is of aesthetic significance for its rural landscape setting. Visible from Wollombi Road and the St. Albans Cemetery opposite, the place makes a strong contribution to the historical character of the St Albans locality.</p> <p>The earliest surviving slab barns at the property are of technical significance for retaining evidence of their early and mid 19th century construction. Forming part of a group of slab agricultural outbuildings within an historic farm complex, the whole of the place, including all buildings, landscape features, plantings and surviving artefacts, is of technical significance for demonstrating the historical development of the property from the 1820s through to date and presents as an open air museum.</p> <p><i>Meets the criterion on a State level.</i></p>

CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The forms of the barns, with skillions and lofts and retaining evidence of their 19 th century construction techniques, have the potential to provide further information into 19 th century farming methods. The whole of the property, including all buildings, landscape features and surviving artefacts, also has high potential to provide further information into the historical development of the place, the St Albans locality, early inns and 19 th century farming practices. <i>Meets the criterion on a State level.</i>
CRITERIA F) RARITY	The surviving early to mid 19 th century barns of the Industrious Settler complex are rare within the context of the Hawkesbury City local government area. The property is also rare for containing the highest known concentration of slab outbuildings, including the barns, within the Hawkesbury City local government area. As a surviving farm complex containing a full complement of buildings, including the original slab cottage and later stone house/inn, landscape features, plantings and an assemblage of agricultural machinery and farming and blacksmithing artefacts, located on its original grant lands, owned by the same family for over 100 years, the former Industrious Settler's Inn property, No. 135A & B Wollombi Road, St Albans is rare within the state of NSW. <i>Meets the criterion on a State level.</i>
CRITERIA G) REPRESENTATIVE	The barns at No. 135A & B Wollombi Road, St Albans are representative of the long history of agricultural development within the floodplains of the MacDonald River, which commenced in the early 19 th century and continues today. The basic form of the barns with gabled roof, skillions and lofts is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	High to Moderate to Little

IMAGES

	<p>Caption: Barn 4 at 135A & B Wollombi Road (exterior) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
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	<p>Caption: Barn 4 at 135A & B Wollombi Road (interior underside of loft) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
	<p>Caption: Barn 5 at 135A & B Wollombi Road (exterior) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
	<p>Caption: Barn 5 at 135A & B Wollombi Road (interior) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>



Caption: Barn 6 at 135A & B
Wollombi Road (exterior)
Photographer: LSJ
Copyright Owner: Lucas
Stapleton Johnson & Partners
Pty Ltd
Date: June 2023



Caption: Barn 6 at 135A & B
Wollombi Road (interior)
Photographer: LSJ
Copyright Owner: Lucas
Stapleton Johnson & Partners
Pty Ltd
Date: June 2023



Caption: Barn 7 at 135A & B
Wollombi Road (exterior)
Photographer: LSJ
Copyright Owner: Lucas
Stapleton Johnson & Partners
Pty Ltd
Date: June 2023

	<p>Caption: Barn 8 at 135A & B Wollombi Road (exterior) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
	<p>Caption: Barn 9 at 135A & B Wollombi Road (exterior) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
	<p>Caption: Barn 9 at 135A & B Wollombi Road (interior joint) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>

