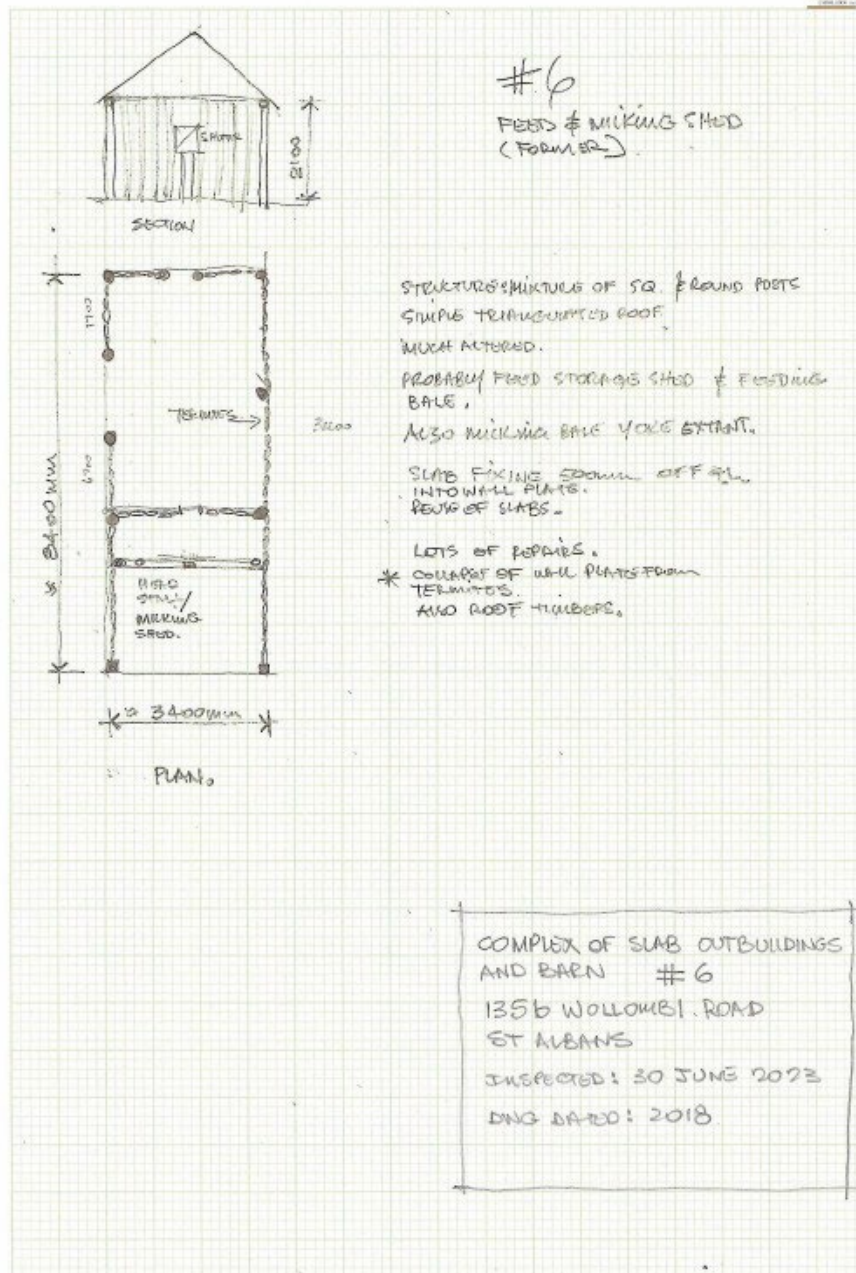


Caption: Measured drawing of Barn 5 at 135 A & B Wollombi Road, St Albans

Copyright Owner: Graham Edds & Associates

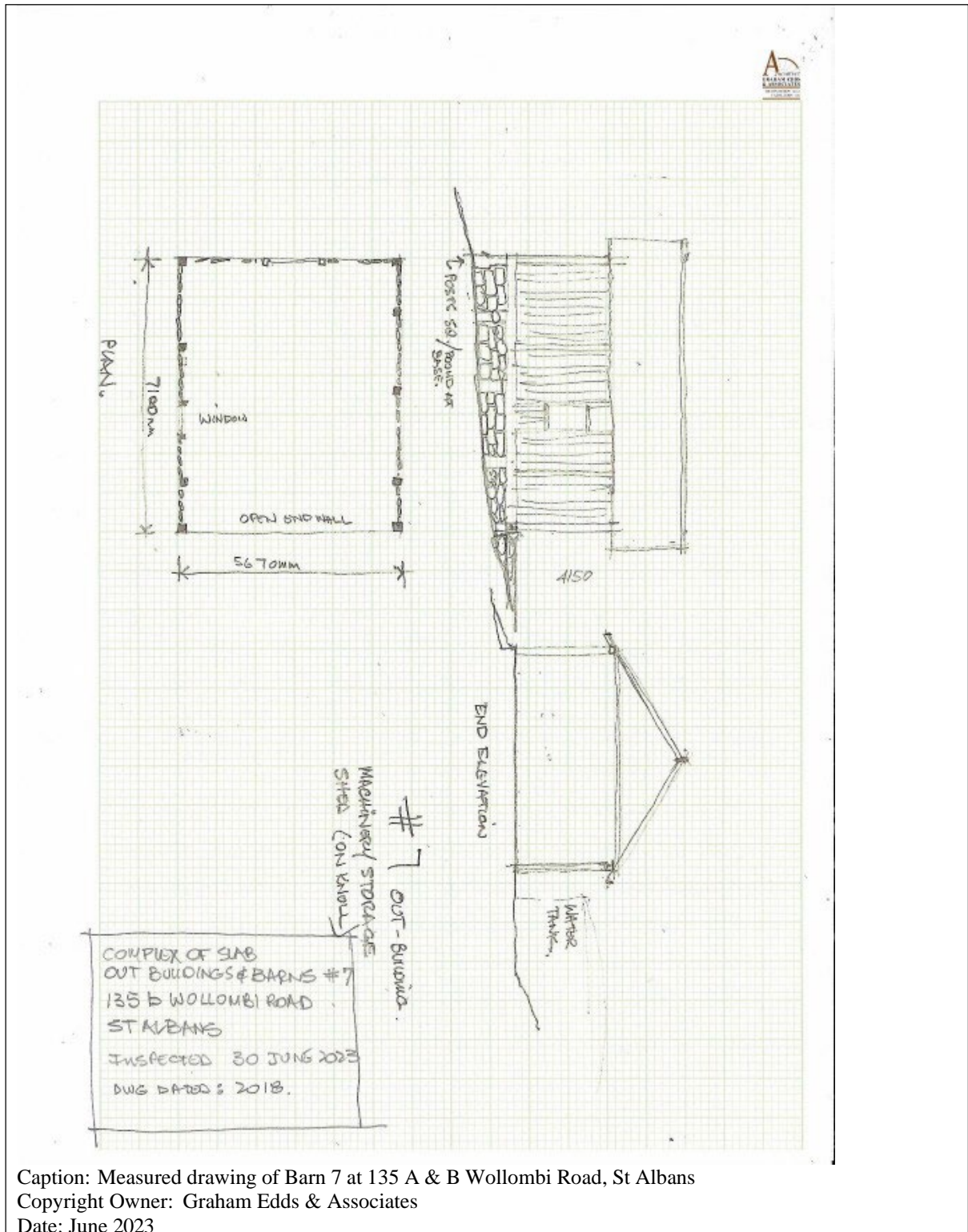
Date: June 2023



Caption: Measured drawing of Barn 6 at 135 A & B Wollombi Road, St Albans

Copyright Owner: Graham Edds & Associates

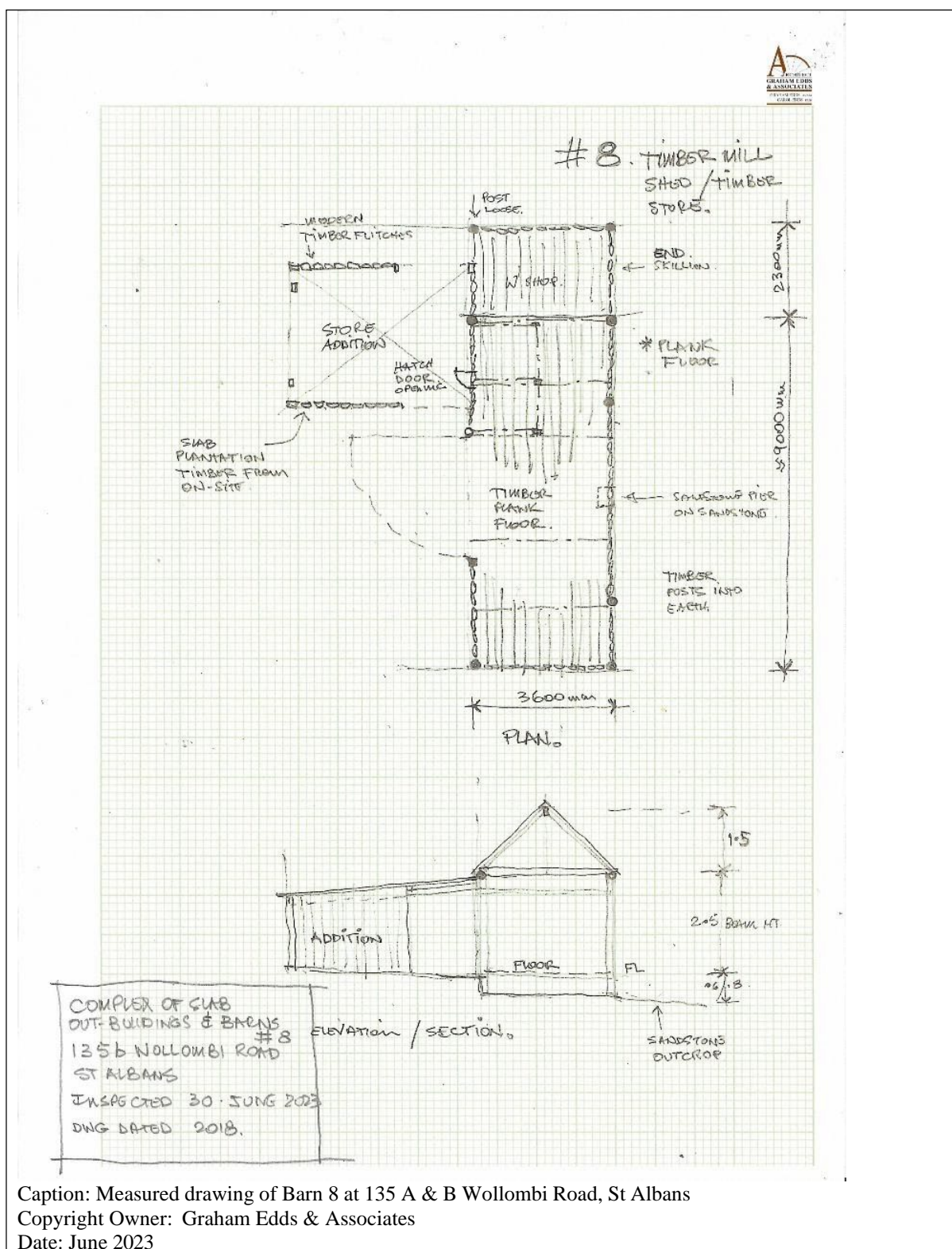
Date: June 2023



Caption: Measured drawing of Barn 7 at 135 A & B Wollombi Road, St Albans

Copyright Owner: Graham Edds & Associates

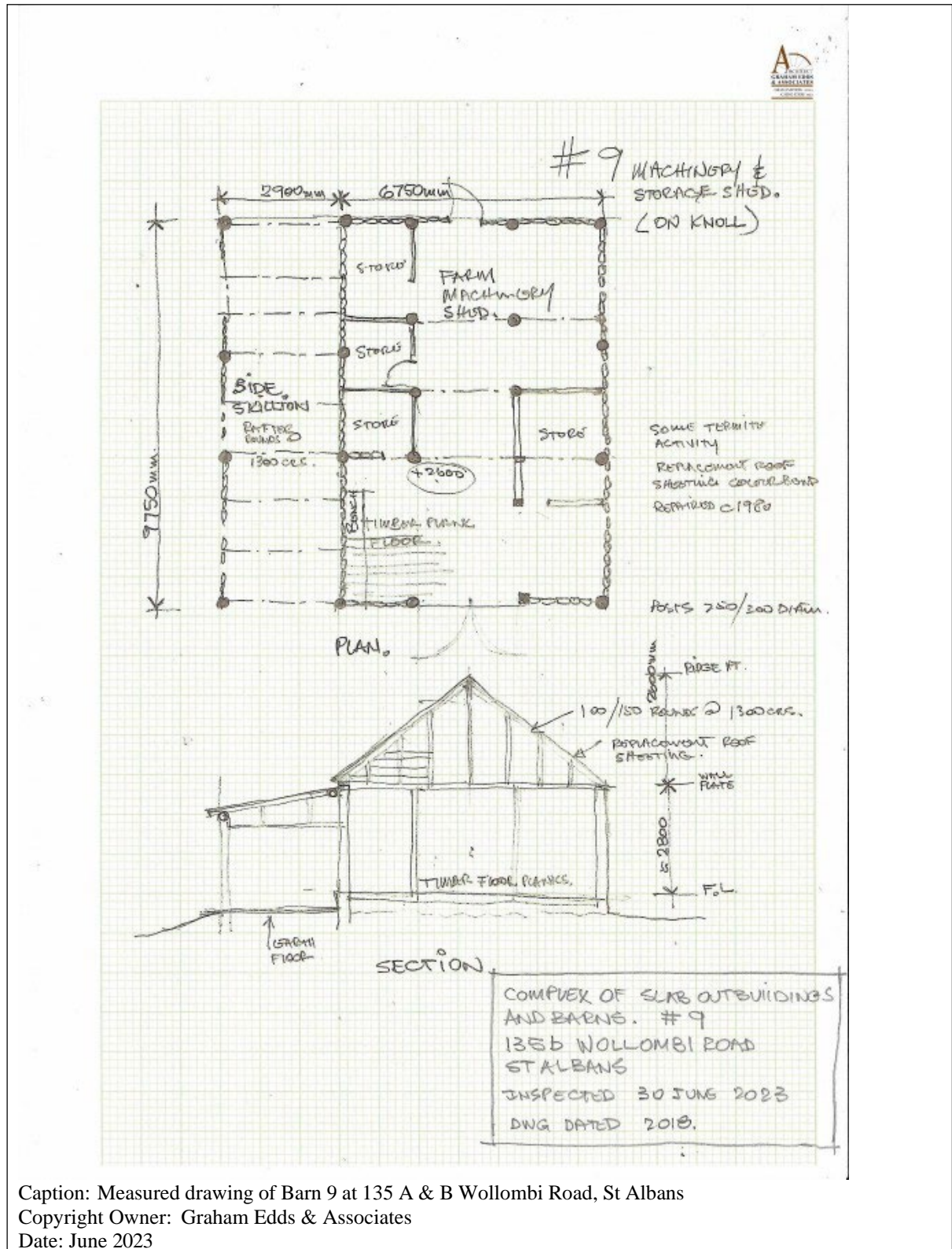
Date: June 2023



Caption: Measured drawing of Barn 8 at 135 A & B Wollombi Road, St Albans

Copyright Owner: Graham Edds & Associates

Date: June 2023



Caption: Measured drawing of Barn 9 at 135 A & B Wollombi Road, St Albans

Copyright Owner: Graham Edds & Associates

Date: June 2023

ITEM DETAILS	
NAME	Slaughterhouse
OTHER/FORMER NAMES	Griffin Manor
ADDRESS	33 Griffins Road, Tennyson
LOCAL GOVT AREA	Hawkesbury
PARISH	Currency
LOT/DP	Lot 7 DP 249442
SHI No.	1743111
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Recommended for Local listing. Site inspection required to clarify condition and integrity
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Slaughterhouse
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
MODIFICATION/DATES	?
CURRENT USE	Vacant
FORMER USE	Slaughterhouse
LOCATION ON SITE:	This small timber slab building is near the middle of a large block approximately 220m east of the Tennyson Road. A small brick cottage is located nearby. The structure was not accessed but was photographed from the road. This description is based on the view from the road and the previous description by Graham Edds & Associates, 2010.
MAIN BARN STRUCTURE	This small slaughterhouse structure is 4.5 x 3m on plan and 3.6m to the eaves. Its length runs north-south. It is supported on round posts and bush pole beams and rafters. Condition: Poor Date: Late 19 th century
NO. OF BAYS	Two
ROOF STRUCTURE	Roof has a pitch of approximately 30°. The ridge board is supported by central posts at each end which also support an animal hanging rail. Condition: ? Date: Late 19 th century
LOFT	N/A
ROOF CLADDING:	Corrugated iron Condition: Poor Date: ?
WALL CLADDING	Vertical slabs up to 2.4 and corrugated iron above (originally weatherboard). Condition: Not known Date: Late 19 th century
OPENINGS	There are two doorways opposite each other at the southern end framed by main posts.
FLOORING (GROUND)	Not known
CURRENT USE	Disused
CHANGES FROM 2010?	The roof has partially been blown off leaving the structure vulnerable to rapid deterioration.

HISTORY

The slaughterhouse at 33 Griffins Road, Tennyson is located on part of a grant of 100 acres (Portion 33, Parish Currency) in the District of Kurrajong made to Benjamin Cussley (var. Cusley) on 30 June 1823. Cussley arrived in New South Wales in 1788 as a Private in the Royal Marines. Cussley was also granted 200 acres in the Parish of Wilberforce, adjacent to Bushnell's Lagoon.

In 1878, the land was jointly held by Margaret Fleming and Ann Hall. On 4 November 1878, George Fleming of Macdonald River, farmer, and his wife, Margaret, and Ann Hall of Dartbrook, widow sold the 100 acres to John Thomas Gosper, Windsor, farmer for £90, who held the property for many years.

John Thomas Gosper Jnr (1832–1910) was the son of John Thomas Gosper, an early settler in the Upper Colo region. Gosper Jnr. was an Alderman of Windsor Municipal Council, committee member of the Hawkesbury District Agricultural society and director and part owner of the Hawkesbury Steam Navigation Company. He was also a well-known breeder of draught stock. Gosper held numerous parcels of land throughout the Hawkesbury, and it is assumed this property was tenanted.

On 10 August 1906, Gosper signed his will leaving the property to trustees. He died on 17 January 1910 and the land was auctioned, along with many other parcels owned by Gosper on 6 April 1910. The grant to Cussley was described as 'Substantially fenced and has valuable timber on it.'

The trustees of his estate, Alfred Gosper of Seven Hills, railway guard and John Jackson Paine of Windsor solicitor sold the 100 acres on 17 December 1910 to John James McMahon, of North Richmond, former brickmaker, now orchardist, for £220. McMahon conveyed 40 acres bounded on the east by the road from Richmond to Bull Ridge for £120 on 24 October 1914 to James Lavender, former bullock driver, now orchardist.

During the late 20th century, the 100 acre grant was subdivided into a series of smaller agricultural and residential allotments and the main house at No. 33 Griffins Road is a late 20th century dwelling.

Based on the history of the property and what is known of the physical evidence, the slaughterhouse was potentially constructed during the Gosper period of ownership, although it is assumed that the land was leased or tenanted.

REFERENCES

Grants Vol 18 No 103
Old System Deed, No 790 Bk 186
Old System Deed, No 566 Bk 923
Old System Deed, No 408 Bk 1044
Windsor and Richmond Gazette, 2 April 1910, p 8
Windsor & Richmond Gazette, 22 January 1910, p 4

STATEMENT OF SIGNIFICANCE

The slaughterhouse at No. 33 Griffins Road, Tennyson is of historical significance as a surviving late 19th century timber framed agricultural outbuilding located on land that was initially granted to mariner Benjamin Cussley in 1823 and appears to have been in continuous agricultural use since the early 19th century. The property also has historical associations with former land owner John Thomas Gosper Jnr, former Alderman of Windsor Municipal Council, who held the property from the 1870s through to the early 20th century. Although disused and in poor condition, the slab and corrugated iron clad slaughterhouse, sited in a paddock with small brick cottage adjacent, makes a strong contribution to the historical character of the agricultural lands throughout Tennyson. In its overall form and configuration, it is a representative example of an historic timber framed agricultural outbuilding found throughout the Hawkesbury City local government area. The building is potentially of technical significance for retaining evidence of its late 19th to early 20th century construction including round posts, bush pole beams and rafters and timber slabs, and has the potential to provide further information into 19th century farming methods.

ASSESSED**SIGNIFICANCE TYPE**

Local

**CRITERIA A)
HISTORICAL**


The slaughterhouse at No. 33 Griffins Road, Tennyson is of historical significance as evidence of the long-term agricultural use of the land since 1823 when 100 acres was granted to mariner Benjamin Cussley. The property appears to have been in agricultural use since this time.
Meets the criterion on a Local level.

**CRITERIA B)
HISTORICAL
ASSOCIATION**

The land has historical associations with the original grantee Benjamin Cussley and later owner John Thomas Gosper Jnr, former Alderman of Windsor Council and a notable figure in the Windsor area in the late 19th and early 20th century. Built in the late 19th century, the slaughterhouse is

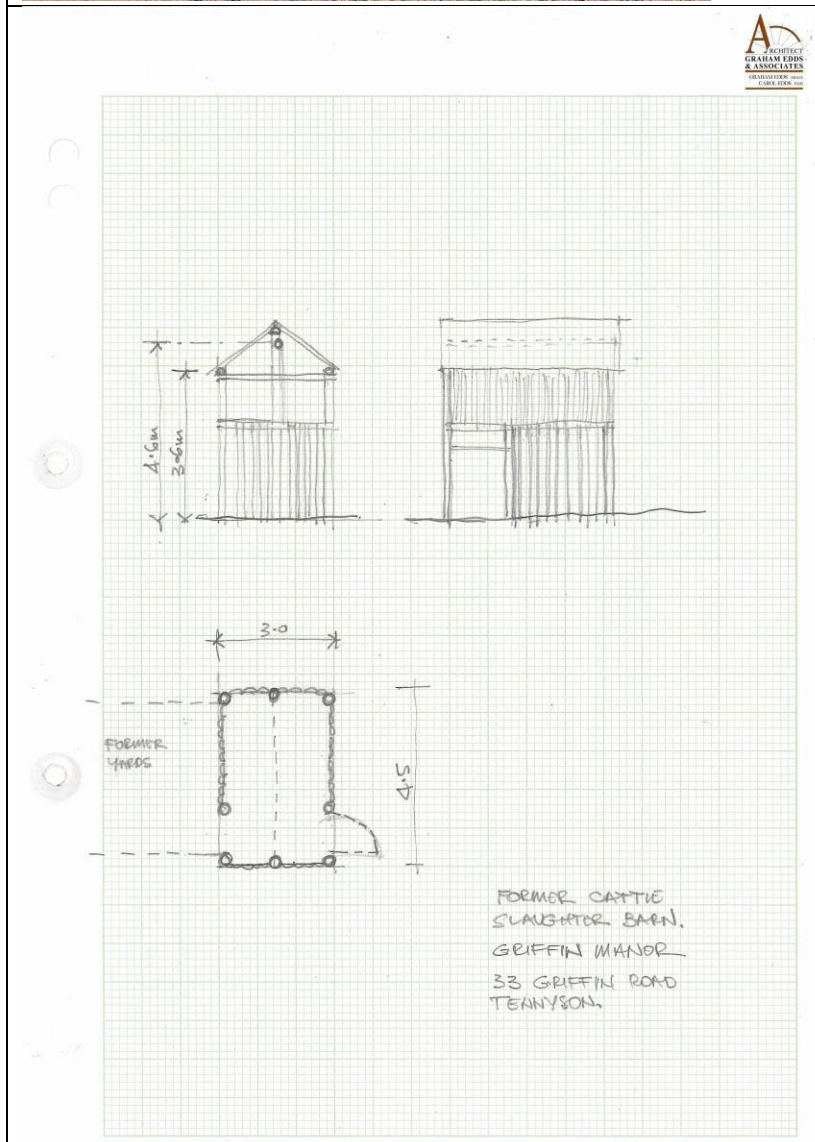
	assumed to have been built by or is associated with J. T. Gosper. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	The small timber framed, slab and corrugated iron slaughterhouse sited within a paddock with adjacent brick cottage makes a strong contribution to the historical character of the agricultural lands throughout Tennyson. Although disused and in poor condition, the building is potentially of some technical significance for retaining evidence of its late 19 th century to early 20 th century construction including round posts, bush pole beams and rafters and timber slabs. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns and agricultural 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 and fabric of the slaughterhouse has the potential to provide further information into late 19 th century farming and construction methods for agricultural buildings of the period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The slaughterhouse at No. 33 Griffins Road, Tennyson, being a late 19 th or early 20 th century agricultural outbuilding, 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 barn at 191 Wilberforce Road, Wilberforce 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	Unknown

IMAGES

	<p>Caption: Barn at No. 33 Griffins Rd, Tennyson Photographer: G. Edds Copyright Owner: Graham Edds & Associates Date: June 2023</p>
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Caption: Barn at No. 33
Griffins Rd, Tennyson
Photographer: G. Edds
Copyright Owner: Graham Edds
& Associates
Date: June 2023



Caption: Measured drawing
of Barn at 33 Griffins Road,
Tennyson
Copyright Owner: Graham Edds
& Associates
Date: June 2023

ITEM DETAILS	
NAME	Single Storey Plank Barn with Skillions
ADDRESS	753 Upper Colo Road, Central Colo
LOCAL GOVT AREA	Hawkesbury
PARISH	Colo
LOT/DP	Lot 3 DP 751632
SHI No.	1743086
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	Late 19 th century
MODIFICATION/DATES	Roof frame (at least in part) and roof cladding replaced
CURRENT USE	Car port and storage
FORMER USE	Barn
LOCATION ON SITE:	Approximately 50m south-west of the road behind the house.
<p>2023: The site was accessed but inspection of the barn was not allowed.</p> <p>The following description is from the previous report by G Edds & Associates, 2009 with minor additions:</p> <p>The property contains a single storey barn and former loft within a medium pitched gable roof and a skillion along each side. The primary barn is rectangular in shape (approx 13m x 5m) of four bays and its suspended floor is integral with the barn structure covering the entire primary barn footprint.</p> <p>The former loft also covered the entire footprint, evidence by the close spacing of the loft floor joists @ approx. 900mm spacings and by the opening within the gable for a door.</p> <p>The corner posts are hewn square from logs leaving the base as the circular posts to provide a shelf for the bearing of the floor beams.</p> <p>The intermediate posts are generally smaller and of bush pole appearance.</p> <p>The wall perimeter beam is hewn square (adzed) and fully housed into the corner posts and the side of the round intermediate posts scarfed and bolted.</p> <p>The walls have been clad with hand hewn timber planks, possibly pit sawn then adzed.</p> <p>The differing wall claddings are nailed to the top and bottom beams.</p> <p>Part of the primary barn walls are clad with spaced battens to provide drying for produce stored. Similarly the same parts of the barn floor are also clad with spaced flooring slats. The remainder of the barn is clad with timber planks up to approx.. 300/350mm wide x 40/45mm thick. Large areas of the walls are unclad and a large number of the existing have deteriorated.</p> <p>The rafters are pit sawn to a rectangular shape and are nail fixed at the base to the perimeter horizontal planks above the loft floor joists and to a ridge timber.</p> <p>The floor joists of the loft are nearly all bush poles and with only a couple being pit sawn.</p> <p>The timber species used has a very cranky grain, possibly local ironbark or similar red coloured timber.</p> <p>The side skillions are constructed of bush poles at spacings that differ each side and to the primary barn. These are clearly later additions. The outer line of posts support a beam which in turn supports the bush</p>	

pole rafters. The opposite end of the rafters bear onto the perimeter planks of the primary barn. The entire roof areas are clad with corrugated metal (recently reclad as of 2023). It is thought that the structure has been extensively repaired/maintained and that the pit sawn joists are remnants of the original.

The owner advised that there is the archaeology of a pit saw further up the gully and has been told that the timbers for both the plank barn and cottage were hewn from the property.

HISTORY

The barn at 753 Upper Colo Road, is situated on a grant of 30 acres (Portion 3, Parish Colo, County of Cook) in the District of Kurrajong to Robert Evans of 30 June 1823.

By the late 1830s, the grant had come into the hands of the Ridge family, as along with numerous other adjacent parcels of land, the property was mortgaged on 20 February 1839 by James Bligh Ridge to John Betts and John Panton for £100. Subsequently, on 9 September 1847, James Bligh Ridge, of Colo, landholder, and his wife Sophia conveyed Evans's 30 acres to Richard Cox, of Colo, landholder for £100.

It remained in Cox's hands until 21 October 1874 when Richard Cox, of Pitt Town, farmer conveyed it to George Middleton of Kurrajong, Church of England clergyman, along with the adjoining grant of 60 acres (Portion 2, Parish Colo) originally made to Richard Cavanagh for £400.

Reverend George Middleton, then living at Emu (now Emu Plains), conveyed both grants to George Boyter, of Colo, farmer for £480 on 5 September 1879. Boyter held it until his death on 15 June 1913 intestate. The Supreme Court ordered that his property be sold by public auction. It was auctioned by J B Johnston and Co at the Royal Hotel, Windsor and described in The Daily Telegraph as being a "highly improved property, consisting of 190 acres, and has frontage to the Colo River". Boyter also owned the adjoining land (Portions 50 and 63, Parish Colo).

His widow Maria Boyter of Upper Colo and son George Henry Boyter of Upper Colo, farmer conveyed all four grants to Thomas Bentley Jones, of Upper Colo, farmer on 1 October 1913 for £700. The allotment boundaries of these four grants remain in place today.

Based on the history of the property and available information regarding the physical evidence, it appears the barn relates to the Boyter period of ownership.

REFERENCES

Grants, Vol 15 No 54
Old System Deed, No 412 Bk O
Old System Deed, No 407 Bk 13
Old System Deed, No 43 Bk 149
Old System Deed, No 44 Bk 149
Old System Deed, No 141 Bk 196
Old System Deed, No 543 Bk 1014
Windsor and Richmond Gazette 23 Aug 1913 p 12
The Daily Telegraph, Saturday 30th August 1913, p. 17

STATEMENT OF SIGNIFICANCE

The barn at No. 753 Upper Colo Road, Central Colo is of historical significance as a surviving late 19th century timber framed barn located on land that was initially granted in 1823 to Robert Evans and has been in continuous agricultural since that time.

Although altered and partially rebuilt, the large barn with two side skillions sited on the high ground above the floodplains of the Colo River, continues to contribute to the historical character of the area. In its overall form and configuration (albeit altered), it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area and may have some technical significance for retaining evidence of its late 19th century construction.

ASSESSED

SIGNIFICANCE TYPE

Local

CRITERIA A) HISTORICAL

The barn at No. 753 Upper Colo Road is of historical significance as evidence of the long-term agricultural use of the land since the 1820s when 30 acres was granted to Robert Evans. The property appears to have been in continuous agricultural use since that time.
Meets the criterion on a Local level.

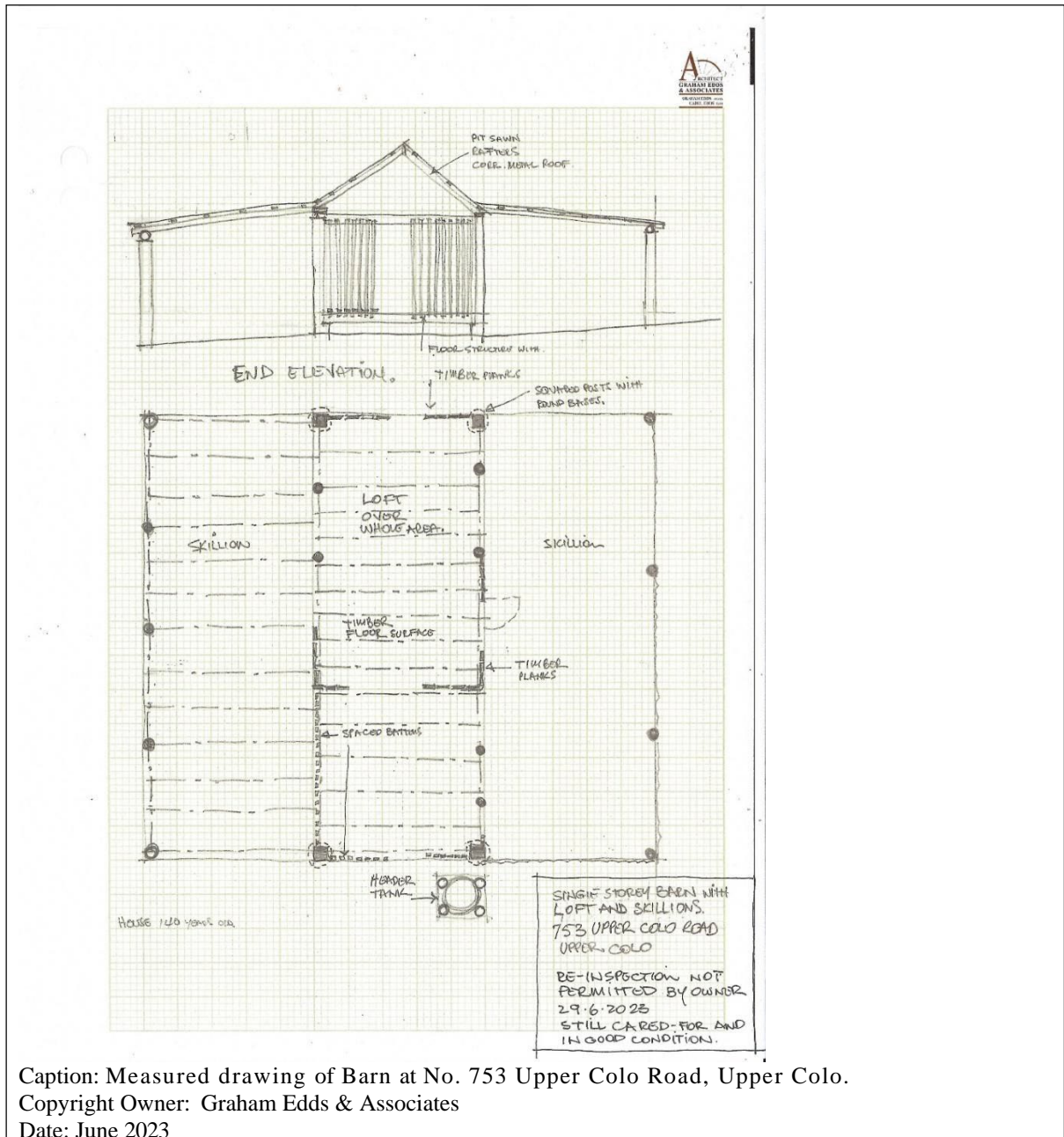
CRITERIA B) HISTORICAL

The barn appears to be associated with George Boyter, of Colo, farmer and his descendants who held the property from 1879 to 1913, although the

ASSOCIATION	family is not well known today. <i>Does not meet the criterion.</i>
CRITERIA C) AESTHETIC/TECHNICAL	The timber framed barn with skillions, located on the high ground above the Colo River floodplains, contributes to the historical character of the agricultural lands along Upper Colo Road. The barn potentially has some technical significance for its unusual construction methods. <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 side skillions, remnants of a loft and retaining evidence of late 19 th century construction techniques, has the potential to provide further information into 19 th century farming and construction methods for agricultural buildings of the period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at 753 Upper Colo Road is potentially rare due to its unusual construction including spared posts hewn from larger logs, pit sawn and adzed hand hewn timber plank wall cladding, and the bush pole construction of side skillions. <i>Potentially meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at 753 Upper Colo Road, Central Colo is representative of the long history of agricultural development within the floodplains of the Colo River, which commenced in the late 18 th century and continues today. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Unknown but appears to be moderate.

IMAGES







Caption: Measured drawing of Barn at No. 753 Upper Colo Road, Upper Colo.
 Copyright Owner: Graham Edds & Associates
 Date: June 2023

ITEM DETAILS	
NAME	Two Storey Slab Barn with Side and End Skillions
ADDRESS	995 Upper Colo Road, Upper Colo
LOCAL GOVT AREA	Hawkesbury
PARISH	Colo
LOT/DP	Lot 1 DP 563874
SHI No.	1743087
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State listing
	Recommend 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	Disused
FORMER USE	Barn
LOCATION ON SITE:	Alongside the entrance driveway 110m from the road.
MAIN BARN STRUCTURE	A tall two-storey barn measuring approximately 7 x 4m on plan and 5m high to the eaves. It has skillions on the south-eastern side and south-western end, hipped at the corner. In addition to the usual round pole supports around the perimeter, it has central posts supporting the ridge board at each end and in mid-span. The first floor, skillions and roof are constructed of bush poles. Internally there are slab partitions presumably for stables. Condition: Poor – structure has a pronounced lean to the south-east due to recent flood. Date: late 19 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Slender bush pole rafters with collar ties and sawn boards used as battens for iron. Roof pitch approximately 30°. There are round pole cross beams at each end and at mid-span. Condition: Moderate Date: late 19 th century
LOFT	Walls are clad with remains of horizontal plank boarding, now covered over with corrugated iron. Condition: Poor Date: late 19 th century
SKILLIONS	Light weight bush pole structures clad with vertical timber slabs. Side skillion has cattle race built through it. Condition: Poor Date: late 19 th century
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Mid-20 th century?
WALL CLADDING	Vertical timber slabs up to loft level, corrugated iron above. Condition: Moderate to poor Date: Mid-20 th century?
OPENINGS	Remains of doors to stables on driveway side of main barn.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Earthen
OTHER (Fixings?)	Bolted connections

CHANGES FROM 2010?	Flood damage causing structure to lean.
HISTORY	
<p>The barn at No. 995 Upper Colo Road, Upper Colo is located on part of a 40 acre conditional purchase on the Colo River selected by John Thomas Gosper of Colo River under the 13th section of the <i>Crown Lands Alienation Act</i> of 1861 on 11 February 1862. It was granted to him on 10 February 1866 and he held the land until his death.</p> <p>John Thomas Gosper Jnr (1832–1910) was the son of John Thomas Gosper (after whom Gosper’s Lagoon is named), an early settler in the Upper Colo region. Gosper Jnr. was an Alderman of Windsor Municipal Council, committee member of the Hawkesbury District Agricultural society and director and part owner of the Hawkesbury Steam Navigation Company. He was also a well-known breeder of draught stock. Gosper held numerous parcels of land throughout the Hawkesbury and it is assumed this property was tenanted.</p> <p>This parcel of land was probably occupied by a member of his family or by tenants.</p> <p>On 13 April 1910, the property passed by transmission to John Thomas Gosper’s son Alfred Gosper of Seven Hills, railway guard and John Jackson Paine of Windsor solicitor. They transferred it on 18 October 1910 to Wilfred Arthur Gosper of Upper Colo, farmer, nephew of Alfred Gosper. The land was next transferred on 24 February 1919 to David George Simmons of Upper Colo, farmer.</p>	
REFERENCES	<p>Certificate of title Vol 28 folio 21</p> <p>“Obituary”, Windsor and Richmond Gazette, Saturday 22nd January 1910, p. 4</p> <p>Biography - John Thomas Gosper - People Australia (anu.edu.au)</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 995 Upper Colo Road, Upper Colo is of historical significance as a late 19th century timber framed agricultural building that survives on its original land grant made in 1866, that is associated with John Thomas Gosper Jnr. and his descendants. Gosper was a notable person in the Hawkesbury region, being an Alderman on Windsor Municipal Council and committee member of the Hawkesbury District Agricultural Society.</p> <p>Clearly visible from Upper Colo Road, the tall two storey barn is a visual landmark in the area and has aesthetic significance for contributing to the historical character of the Upper Colo district.</p> <p>Although in poor condition (structurally failing), it is relatively intact and of technical significance for retaining evidence of its late 19th century construction including first floor, skillions and roof constructed of bush poles with slab and plank cladding and internal slab partitions presumably for stables, slender bush pole rafters with collar ties and sawn boards used as battens for iron.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The barn at No. 995 Upper Colo Road, Upper Colo is of historical significance as a late 19th century timber framed agricultural building that survives relatively intact, on its original land grant made in 1866.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Located on land originally granted to John Thomas Gosper Jnr. and held by the Gosper family from the mid 19th century through to the early 20th century. John Thomas Gosper Jnr. was a notable person in the Hawkesbury region, a successful farmer and horse breeder, large land holder, an Alderman on Windsor Municipal Council and committee member of the Hawkesbury Agricultural Society.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/ TECHNICAL	<p>Clearly visible from Upper Colo Road, the tall two storey barn is a visual landmark in the area and of aesthetic significance for contributing to the historical character of the Upper Colo district.</p> <p>The barn is of some technical significance for retaining evidence of its late 19th century construction including first floor, skillions and roof constructed of bush poles with slab and plank cladding and internal slab partitions presumably for stables, slender bush pole rafters with collar ties and sawn boards used as battens for iron.</p> <p><i>Meets the criterion on a State 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</p>

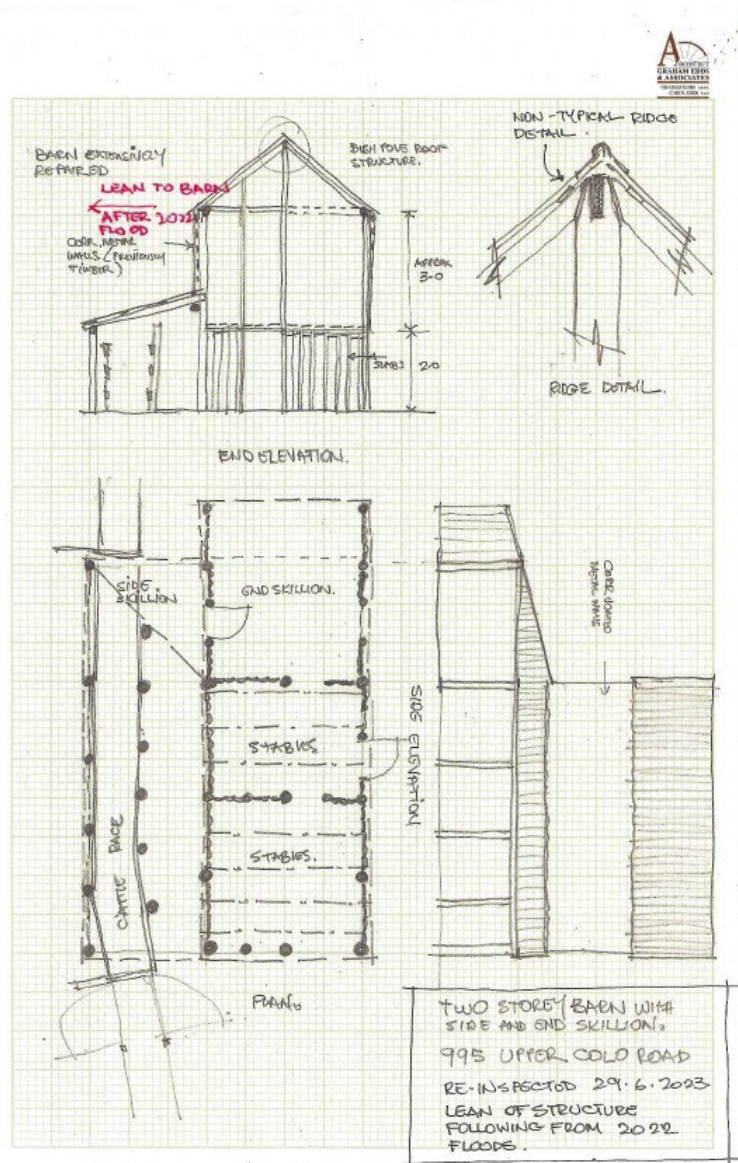
	agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	Being constructed in the late 19 th century, the barn has some potential to provide further information into farming practices and construction methods of this period. Being of two storey construction makes this barn unusual. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 995 Upper Colo Road, Upper Colo, being a two storey barn, 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 No. 995 Upper Colo Road, Upper Colo is representative of the long history of agricultural development within the floodplains of the Colo River, which commenced in the early 19 th century and continues today. The building is a notable, yet representative example 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

	Caption: Barn at No. 995 Upper Colo Road, Upper Colo (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023
	Caption: Interior detail of barn at No. 995 Upper Colo Road, Upper Colo Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: June 2023



Caption: Barn at No. 995 Upper Colo Road, Upper Colo (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: June 2023



Caption: Measured drawing of barn at No. 995 Upper Colo Road, Upper Colo
 Copyright Owner: Graham Edds & Associates
 Date: June 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillion- Demolished
OTHER/FORMER NAMES	-
ADDRESS	1483 Upper Colo Road, Upper Colo
LOCAL GOVT AREA	Hawkesbury
PARISH	Colo
LOT/DP	Lot 142 DP826135
SHI No.	1743088
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	19 th century
MODIFICATION/DATES	?
CURRENT USE	?
FORMER USE	Barn
INTEGRITY/INTACTNESS	Unknown. Possibly demolished.
<p>2023: Site access denied. Based on available views from Upper Colo Road, it appears the barn has been demolished or has substantially collapsed.</p> <p>The following description is from the 2010 Hawkesbury Slab Barn Study, Graham Edds & Associates.</p> <p>Description: A single storey slab barn with loft and lean-to at one side, located on higher ground on the side of a knoll overlooking the Colo River.</p> <p>The barn was not inspected in detail as the owner refused permission owing to previous unsatisfactory experiences with those that studied Gaspers Lagoon, also within his property. However the barn is valued by the property owner and it can be viewed from the road in association with a small timber slab Victorian Georgian style cottage located further up the knoll.</p> <p>Structure: As viewed from the road and whilst leaving documentation of the slab barn study it was noted that the barn is rectangular in shape, of post and beam construction, in three bays and with one end bay elevated with a timber floor, the remainder on ground as a machinery shed. The roof is gabled and is simply supported. The barn has a sideways lean at the higher northern end.</p>	
HISTORY	
<p>In June 1823, a 60 acre grant of land (Portion 14, Parish Colo, County Cook) was made to John Gosport (Gosper) in the district of Kurrajong, bounded on the north side by the 2nd branch and on the west side by Joseph Gosport's (Gosper) Farm. Joseph and John were brothers, and Gosper's Lagoon, named after the Gosper family is located to the south of the property.</p>	
REFERENCES	Grant Register Serial 15 pg. 47

IMAGES

Caption: No. 1483 Upper Colo Road, Upper Colo. The barn is not visible.

Photographer: S. Johnson

Copyright Owner: Lucas Stapleton Johnson & Partners

Date: June 2023

ITEM DETAILS	
NAME	Single Storey Elevated Slab Barn with Lofts
OTHER/FORMER NAMES	Brawdy Farm
ADDRESS	1665 Upper Colo Road, Upper Colo
LOCAL GOVT AREA	Hawkesbury
PARISH	Colo
LOT/DP	Lot 1 DP 1050501
SHI No.	1743089
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Site inspection required to clarify condition and integrity. Not able to determine significance level without an inspection. 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	?
CURRENT USE	?
FORMER USE	Barn
INTEGRITY/INTACTNESS	Unknown- Significant termite damage in 2010
<p>2023: Site access not available. No inspection undertaken. Since 2010, location of the barn is obscured by regrowth forest and is no longer visible from the road. Aerial photographs suggest that the barn still survives. The following description is from the 2010 Hawkesbury Slab Barn Study, Graham Edds & Associates.</p> <p>Located on the side of the hillside out of reach of the Colo River flood waters the barn has a setting with white cedar trees, kurrajong trees, native vegetation on the rise and a grassed paddock in the foreground.</p> <p>An unusually constructed barn with lofts, rectangular in shape approx 12.5m long x 6 metres wide with a gabled roof and a raised timber floor for 2/3rds of its length (western end), 1/3rd with loft above, and the remaining 1/3 of the barn area containing a second storey (eastern end). The upper floors are each structured differently and at differing heights.</p> <p>Structure:</p> <p>Similar to other barns in the Hawkesbury, it is structured with posts set into the ground at approx 2.5metre spacings, but differs in that the ridge beam is supported by three posts placed centrally along the axis of the barn. The ridge timber is also interesting as it is hewn from one length of bush timber (approx 120mm diam x 12.5 metres long) and two sides shaped with the broadaxe or adzed to a unified thickness of approx 60mm. The rafters are shaped to fit flush and nail fixed.</p> <p>The barn is also structured with 5 bays, the perimeter posts supporting the perimeter rectangular adzed beams and these support the cross beams that form triangulation to the roof frame. The perimeter and cross beams are halved jointed and the perimeter beams unusually cantilever at the gable ends beyond the posts/wall frame. The roof is framed with rafters nail fixed to the perimeter beams and the timber ridge beam. The bush pole rafters and pit sawn/adzed battens are spaced for corrugated metal roof cladding.</p> <p>The eastern two storey end is structured with a dividing wall and the first floor structure is integral with the barn post structure. The floor is clad with split timber slabs laid horizontally over the joist frame. The balustrade of the first floor is also clad with split slabs shaped at the ends for nail fixing. Access to the first floor level is unclear from the remaining evidence however the remnant timbers in the eastern gable end suggest that access could have been through an external door. The cladding of the gable was pit sawn small bush poles to provide open battening potentially for drying.</p> <p>The opposite end (western end) has an independent raised floor structure to the main barn structure. The floor consists of a mix of split slabs and pit sawn thick flooring (orientated at opposite axis), the slabs supported on large diameter floor beams (250/300mm diam) @ 1200mm spacings housed over large diameter stumps (approx</p>	

450/500mm diam) @ 2.5 metre spacings; and the pit sawn floor supported additionally on round timber floor joists (approx 150 diam) @ 700mm spacings.

Approx half of this area (western extremity) has a loft structured of bush poles and beams and the total floor clad with thin bush poles (approx 80/100mm diam). The additional post structure for this loft continues to the top perimeter wall beam to provide support a timber rail.

The whole of the exterior is clad with split timber slabs either full height (approx 3.6 m) or in two lifts of approx 1.8 metres at the eastern end. The smaller height slabs are nail fixed at the ends to beams, but the full height slabs are fixed at approx 2/3rds height, the remainder unfixed and terminating to the underside of the perimeter beams. The base of the slabs are set into the ground in the traditional manner.

HISTORY

The barn at 1665 Upper Colo Road, Upper Colo is located on land that was granted on 30 June 1823 to Joseph Gosport [sic] as 60 acres in the County Northumberland District of Kurrajong and was described as bounded on the north by Cribb's farm and the second branch, on the west and south by mountains, and on the east by John Gosport's farm. It later became part of parish Colo, County Cook (Portion 16).

On 15 March 1880, Joseph Gosper, of Colo, farmer conveyed the entire 60 acres as described in the grant to his son Jonathan Gosper of Colo, farmer, subject to an annual rent charge of £20 per annum paid to Joseph Gosper. Jonathan Gosper mortgaged the land on 22 November 1880 for £100 and again on 7 April 1890 all the same sum. Title was re-conveyed to Jonathan Gosper on 24 November 1898. The Gosper family are notable in the Hawkesbury region, with extensive land holdings by various members of the family. Gosper's Lagoon is named for John Thomas Gosper, the brother of Joseph.

REFERENCES

Grants, Vol 15 No 46
Old System Deed, No 22 Bk 208
Old System Deed, No 608 Bk 216
Old System Deed, No 353 Bk 632

IMAGES



Caption: Slab barn at No. 1665
Upper Colo Road, Upper Colo.
Photographer: C. Edds
Copyright Owner: Graham Edds &
Associates
Date: 2010



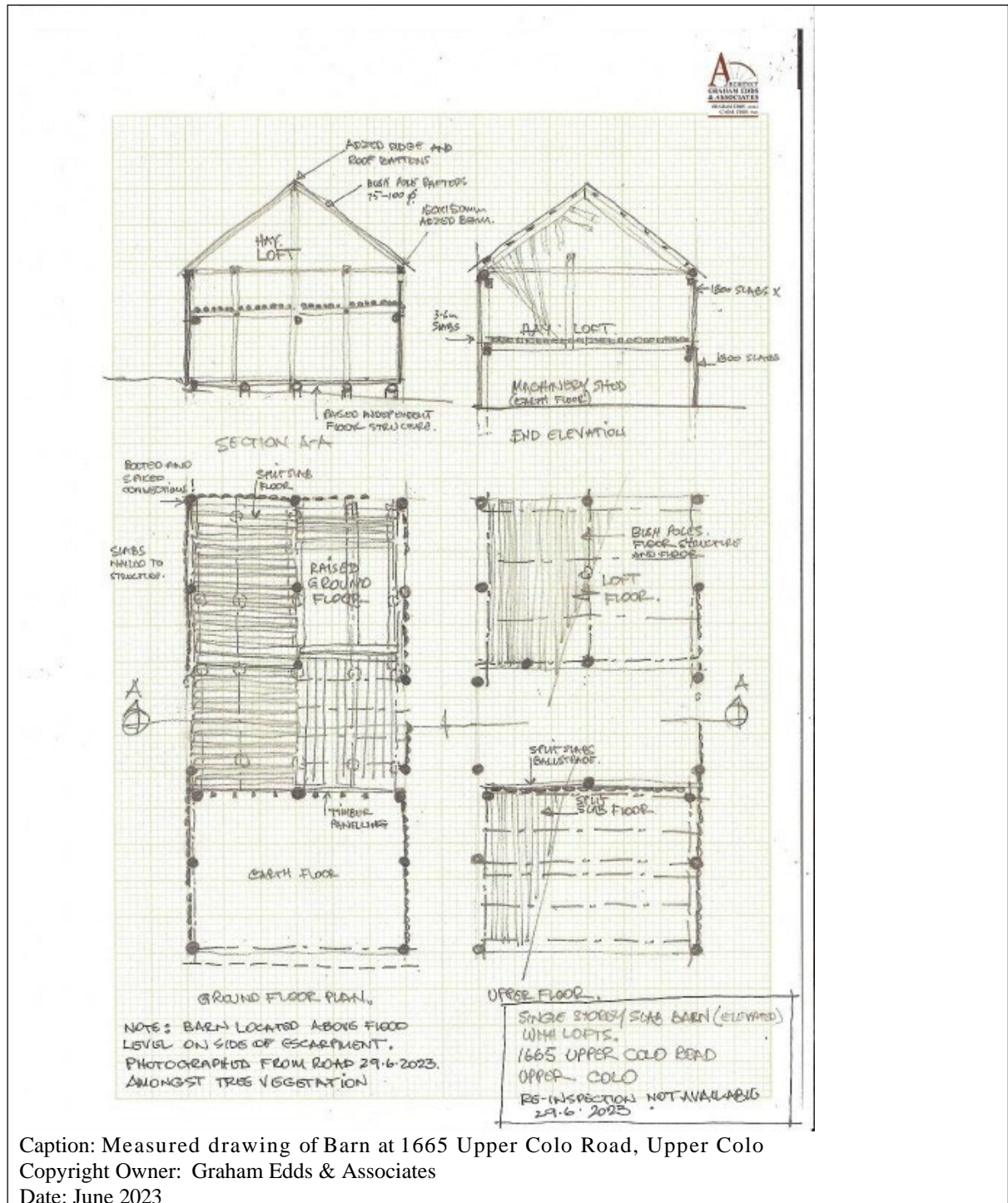
Caption: Slab barn at No. 1665
Upper Colo Road, Upper Colo.
Photographer: C. Edds
Copyright Owner: Graham Edds &
Associates
Date: 2010



Caption: Slab barn at No. 1665
Upper Colo Road, Upper Colo.
Photographer: C. Edds
Copyright Owner: Graham Edds &
Associates
Date: 2010



Caption: Slab barn at No. 1665
Upper Colo Road, Upper Colo.
Photographer: C. Edds
Copyright Owner: Graham Edds &
Associates
Date: 2010



Caption: Measured drawing of Barn at 1665 Upper Colo Road, Upper Colo
 Copyright Owner: Graham Eddis & Associates
 Date: June 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn/Milking Shed with Skillion
ADDRESS	1764 Upper Macdonald Road, Upper Macdonald
LOCAL GOVT AREA	Hawkesbury
PARISH	Auburn
LOT/DP	Lot 37 DP 755206
SHI No.	SHI 1743114
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	Late 19 th century
CURRENT USE	Storage in main barn, skillion disused.
FORMER USE	Barn and Milking shed
LOCATION ON SITE:	Close alongside the north side of the road overlooking the river.
MAIN BARN STRUCTURE	A long milking shed/ barn 15 x 4m on plan with a 3m wide dilapidated skillion along the northern side containing the milking bails. Round posts support round longitudinal beams which are flattened at joints. Posts are halved around the outside face of the beams, chamfered at the top and nailed. Round pole cross beams are halved over the longitudinal beams. Condition: Poor Date: Late 19 th century
NO. OF BAYS	Five
ROOF STRUCTURE	Alternate pairs of bush pole rafters are triangulated by round pole cross beams. Roof pitch is approximately 30°. Battens are suitable for iron roofing. Condition: Poor Date: Late 19 th century
SKILLION 1	Lightly framed structure to accommodate 19 milking bails. Condition: Poor - collapsed Date: Late 19 th century
ROOF CLADDING:	Corrugated iron. Condition: Poor Date: Late 19 th century?
WALL CLADDING	Vertical timber slabs Condition: Moderate Date: Late 19 th century
OPENINGS	One doorway only on southern side but eastern and northern sides are open.
FLOORING (GROUND)	Earthen but raised timber floor alongside trough assumed to remain.
FLOORING (SKILLION)	Earthen
OTHER (Fixings?)	Feed trough made of bush poles remains intact but contents stored in barn obscure the raised floor behind the trough. Machinery room enclosed with slabs on south side.
CHANGES FROM 2010?	Floor damage.

HISTORY

William Pearson Thompson, of Dauphigny, McDonald River was granted 60 acres (Portion 37, Parish Auburn) beginning at the south-east corner of Joseph Fernance's 60 acres to be known as Dauphigny on 8 February 1840. The land had been promised to Thompson before 26 November 1829 and he had been authorised to take possession on the 11 November 1830. The land was located directly to the south of his father's land, Matthew Pearson Thompson, ex-convict, after whom Thompson Creek is named.

On 23 March 1843, he signed a legal Release with the following parties, 1st James Martin, 2nd William Pearson Thompson, and wife, Elizabeth 3rd William Hopkins (purchaser) for the 60 acres as granted. A sum of £180 was paid by Thompson to Martin and £255 was paid by Hopkins to Thompson.

William Hopkins of Windsor, miller conveyed the grant to William Sternbeck of McDonald River, farmer and his brother George Sternbeck of McDonald River, farmer on 1 July 1851 for £300. The Sternbecks already held numerous portions of land along the Macdonald River.

William Sternbeck was born at Macdonald River, son of Christian William Sternbeck, ex-convict who had settled in the Windsor area by 1815.

A road survey of May 1865 showed a dwelling and barn on this grant. Another road survey of October 1892 showed the house, whilst a shed was shown on the site occupied by the barn in the 1865 survey. Both plans showed William Sternbeck as the current landowner. He died on 15 June 1906.

Members of the Sternbeck family continue to own the property today.

REFERENCES

Grants, Vol 59 No 203
Old System Deed, No 767 Bk 3
Old System Deed, No 159 Bk 21
R.478.1603, Crown plan
R.478a.1603, Crown plan

STATEMENT OF SIGNIFICANCE

The barn with skillion at No. 1764 Upper Macdonald Road, Higher Macdonald is of historical significance as a surviving late 19th century timber framed barn that has been in the ownership and use by members of the Sternbeck family, early settlers along the Macdonald River, since its original construction. The property is also of historical significance for its associations with the Thompson family, the first landowners, and after whom the nearby Thompson Creek is named.

Although in an isolated location, the long single storey barn with skillion, makes a strong contribution to the historical character of the agricultural lands along the Macdonald 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.

The long barn with side skillion containing 19 milking bails, remains of a bush pole feed trough, round posts supporting round longitudinal beams flattened at joints, round pole cross beams and bush pole rafters is of technical significance for demonstrating late 19th century construction methods for agricultural buildings. The building is considered rare within the context of the Hawkesbury City local government area for the surviving milking bails and feed trough and for its long and continuing association with the Sternbeck family.

ASSESSED SIGNIFICANCE TYPE

Local

CRITERIA A) HISTORICAL

The barn with milking shed at No. 1764 Upper Macdonald Road, Higher Macdonald is of historical significance as evidence of the long-term agricultural use of the land from at least the 1830s. Dating from the late 19th century, the barn appears to be associated with William Sternbeck and the Sternbeck family who have owned the property since 1851 and members of the Sternbeck family continue to own and farm the land today.
Meets the criterion on a Local level.

CRITERIA B) HISTORICAL ASSOCIATION

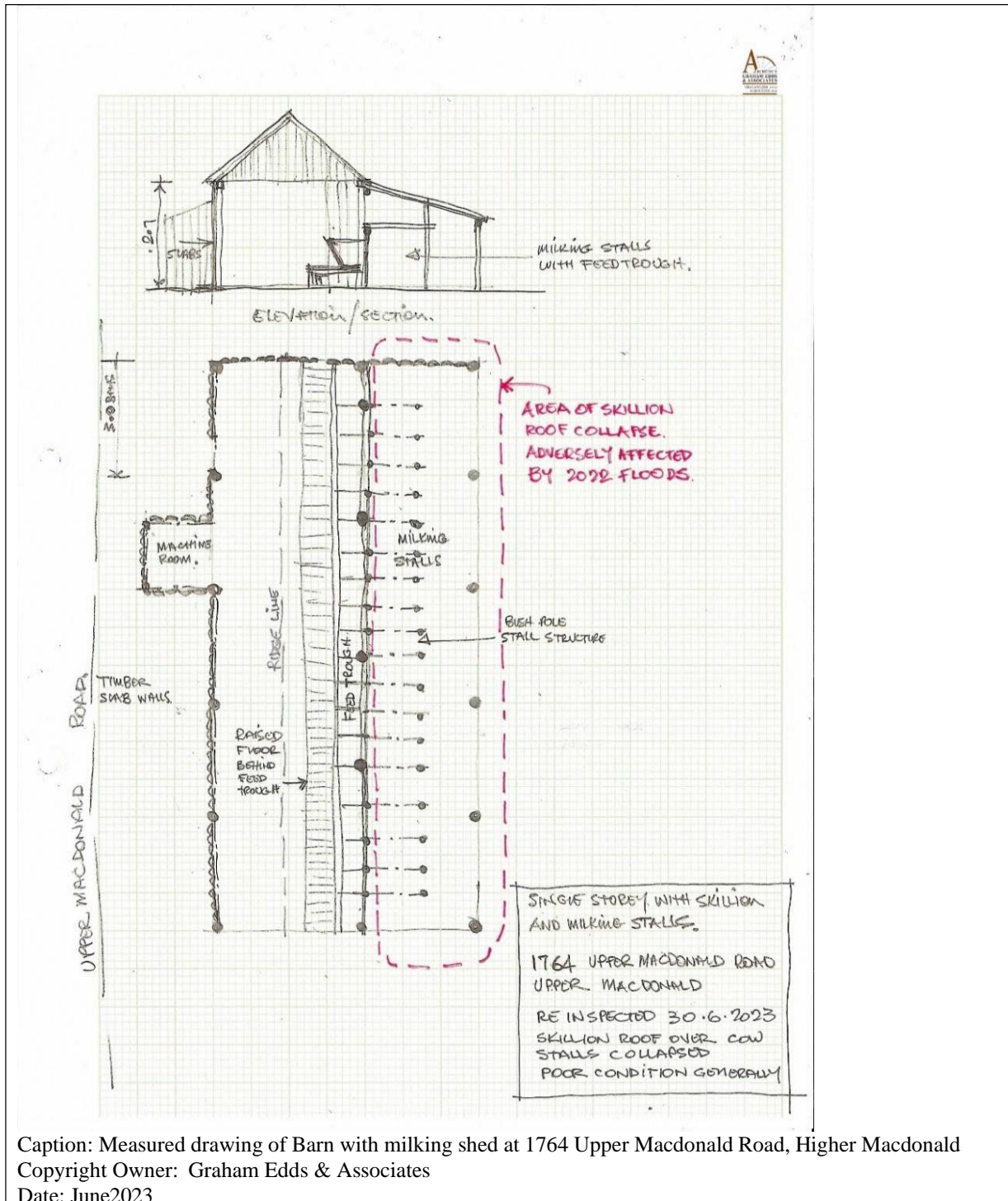
The barn and milking shed have historical associations with the Sternbeck family, early settlers of the Macdonald River locality, who have owned the property continuously since the 1850s, however the family is not well known today. The property is also associated with the Thompson family, after whom Thompson Creek nearby is named.
Does not meet the criterion.

CRITERIA C) AESTHETIC/TECHNICAL	<p>Although in an isolated location alongside the Macdonald River, the long barn with milking shed, forming part of a small farming complex, makes a strong contribution to the historical character of the agricultural lands within the Macdonald River floodplains.</p> <p>The building is of technical significance for demonstrating late 19th century construction methods for agricultural buildings including round posts supporting round longitudinal beams flattened at joints, round pole cross beams and bush pole rafters, the 19 milking bails within the skillion, and the remains of a bush pole feed trough.</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 barn with loft and side skillion containing milking bails and bush pole feed trough, and retaining evidence of late 19th century construction techniques, has the potential to provide further information into 19th century farming methods.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at 1764 Upper Macdonald Road, Higher Macdonald is considered to be rare within the context of the Hawkesbury City local government area, for its skillion containing 19 milking bails and remains of a bush pole feed trough. The property is also considered to be rare for being in owned and used by members of the Sternbeck family continuously since the mid 19th century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at 1764 Upper Macdonald Road, Higher Macdonald is representative of the long history of agricultural development within the floodplains of the Macdonald River, which commenced in the early 19th century and continues today.</p> <p>The basic form of the barn with gabled roof, loft and skillion, 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/Poor condition

IMAGES

	<p>Caption: Barn at 1764 Upper Macdonald Road, Higher Macdonald (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: June 2023</p>
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	<p>Caption: Barn at 1764 Upper Macdonald Road, Higher Macdonald (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
	<p>Caption: Barn at 1764 Upper Macdonald Road, Higher Macdonald (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
	<p>Caption: Detail of post/beam junction in barn at 1764 Upper Macdonald Road, Higher Macdonald Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>




Caption: Measured drawing of Barn with milking shed at 1764 Upper Macdonald Road, Higher Macdonald
 Copyright Owner: Graham Edds & Associates
 Date: June 2023

ITEM DETAILS	
NAME	Slab Barn
ADDRESS	8 Burdekin Road, Wilberforce (Alternative address 228 Sackville Road)
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 2 DP 541505
SHI No.	Potential
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Recommend for Local listing -To be confirmed by site inspection to clarify construction and integrity
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
CURRENT USE	Unknown
FORMER USE	Barn
DESCRIPTION	
GENERAL	2023: The barn was not accessible. This description is based on viewing from the road and aerial photographs. A single storey barn approximately 6 x 4m on plan with skillions at the north-west end and north-east side and hipped at the corner. Another later skillion has been added to the south-east. The walls are clad in a mixture of flat and corrugated steel. The roof pitch is approximately 30° and is clad corrugated iron with battens suitable for iron. It has a marked sag in the roof and appears to be in poor condition.
HISTORY	
<p>The barn at 8 Burdekin Road, Wilberforce is located on a grant of 4 acres 30 perches (Portion 302, Parish Wilberforce) purchased by Charlotte Fleming, widow of Wilberforce for £6/5/8 dated 16 February 1897. It was transferred to Reuben Greentree, farmer of Wilberforce on 6 June 1900, who then transferred it to Sarah Matilda Daley, widow of Wilberforce on 14 June 1900.</p> <p>Sarah Matilda Daley died on 12 July 1930. Born as Sarah Matilda Turnbull, she married Patrick Daley in 1871. After moving around the colony to various locations, they returned to Wilberforce, where her husband set up a butchering business, which continued for many years. When her husband died in 1898, she took over the business which then passed to her sons about 1903. The land was transferred by her devisees to Arthur Patrick Daley, gentlemen of Wilberforce on 10 December 1930, at which time the butchering business ceased. The property remained in the hands of the Daley Family until the late 1960s.</p> <p>Based on the history of the property, it appears the barn was constructed by the Daley family in the late 19/early 20th century in association with their butchering business.</p>	
REFERENCES	Certificate of Title Vol 1215 f 247 Windsor and Richmond Gazette, 18 July 1930, p 3
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 8 Burdekin Road, Wilberforce is of historical significance as a surviving early 20th century timber framed barn that provides evidence of the long and continuing history of agriculture in the Wilberforce district and is associated with the Daley family who operated a butchering business at the property from 1900 to c1930.</p> <p>Located in a paddock, the corrugated metal clad, timber framed barn with side skillions, makes a strong contribution to the historical character of the agricultural lands in the Wilberforce locality 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- potential

CRITERIA A) HISTORICAL	The barn at No. 8 Burdekin Road, Wilberforce is of historical significance as a surviving early 20 th century barn that provides evidence of the long and continuing history of agriculture in the Wilberforce district. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barn has historical associations with Patrick and Sarah Daley and the Daley family who owned the land and operated their butchering business from the property for a period of at least 30 years, although they are not well known today. <i>Does not meet the criterion.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located in paddock, the corrugated metal clad timber framed barn with side skillions, makes a strong contribution to the historical character of the agricultural lands in the Wilberforce locality and is potentially of technical significance for demonstrating early 20 th century construction methods for agricultural buildings. <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 has the potential to provide further information into early 20 th century farming methods. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 8 Burdekin Road, Wilberforce 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 barn at No. 8 Burdekin Road, Wilberforce 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 and skillions is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Unknown

IMAGES

	<p>Caption: Barn at 8 Burdekin Road, Wilberforce (exterior) Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: July 2023</p>
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Caption: Aerial view of barn at
8 Burdekin Road, Wilberforce
(exterior)

Copyright Owner: Goggle
Maps/ Airbus CNES
Date: November 2023

ITEM DETAILS	
NAME	Two storey slab barn with side skillions
ADDRESS	331 Grono Farm Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 2 DP 1087156
SHI No.	Potential
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend for Local listing 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	Mid-19 th century
MODIFICATION/DATES	Restored and modified 21 st century
CURRENT USE	?
FORMER USE	Barn
LOCATION ON SITE:	To south of house and 50m east of the road. 2023: Access was denied. This description is based on viewing from the road and the previous inspection and photographs by G. Edds, undertaken in 2015.
MAIN BARN STRUCTURE	A small two-storey barn with side skillions, a two-storey addition to the northern end and a further skillion addition to the east. Original barn is approx. 7.6 x 4.5m on plan and 2.5m high at the eaves and is supported on squared posts. Longitudinal and cross beams floor are adzed square. Date: Mid-19 th century? (original barn)
NO. OF BAYS	Four to original barn.
ROOF STRUCTURE	Roof structure has an assortment of rafters with modern wind bracing, roof pitch of approx. 30°. Date: 20 th century replacement?
LOFT	Not inspected Date: Mid-19 th century? (original barn)
SKILLIONS	Skillions are supported on round posts and Date: Late 19 th & early 20 th century?
ROOF CLADDING:	Corrugated steel in striped colour scheme. Date: Late 20 th century
WALL CLADDING	Vertical slabs have been reused around part of the perimeter of the skillions. Short vertical slabs cladding to loft. Date: Mid-19 th century?
OPENINGS	Not known
FLOORING (GROUND)	Not known
FLOORING (LOFT)	Timber planks
FLOORING (SKILLION)	Not known
OTHER (Fixings?)	Internal stair was added
CURRENT USE	Not known
CONDITION	Unknown

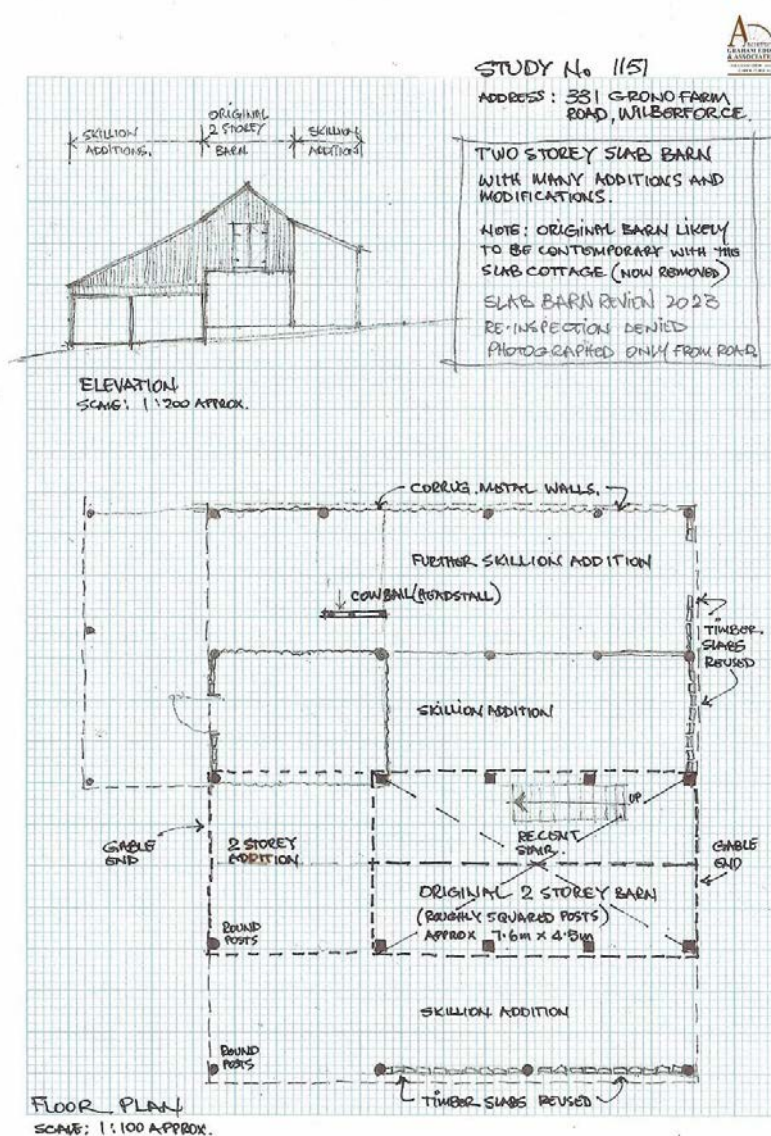
CHANGES FROM 2010?	Garage door added to end of main barn.
DATING RATIONALE	Squared posts and beams and the small scale of original barn indicate an early date. 2015 description notes that the barn has undergone many alterations and additions.
HISTORY	
<p>The barn at No. 331 Grono Farm Road, Wilberforce, stands on a grant of 52 acres, District of Mulgrave Place of 31 March 1802 to James Sherrard, to be known as Sherrard Farm bounded on the south east by Seaton Farm. James Sherrard, convict, had arrived on the <i>Active</i> in 1791 and died in 1822.</p> <p>By a conveyance dated 30 September 1811 recorded on a later title schedule for this land, John Merritt transferred the land to David Brown. No copy of this transaction was registered.</p> <p>John Merritt (also Marrott) was a convict who arrived as part of the First Fleet and he received a 50 acre grant of land at Prospect Hill in January 1794. By mid 1800 he shared land held by purchase with James Sherrard at Mulgrave Place. Two years later they held 110 acres which probably included Merritt's original 50 acres at Prospect Hill. By 1806 Marrott held 105 acres known as Sherrard's Farms at Caddi (Cattai). His partnership with Sherrard seems to have been dissolved by this time.</p> <p>No deeds or other transactions have been located between the conveyance to David Brown and will of Thomas Burdekin.</p> <p>On 24 April 1837, Thomas Burdekin, an extremely wealthy colonist, ironmonger and extensive landholder, signed his will vesting his property in trustees for members of his family including the 52 acres as described in the grant. Thomas Burdekin died on 18 August 1844. The property passed down through various trustees for the benefit of members of the family. The property came into the hands of Marshall Burdekin, who died on 10 November 1886. Marshall Burdekin was a Member of the Legislative Assembly for the Liverpool Plains and it is unlikely that he resided at Wilberforce, although he did take an interest in the area according to newspaper articles.</p> <p>An auction of 60 acres of land about 1 mile east of the town of Wilberforce with the frontage to the Hawkesbury River, the property of Marshall Burdekin was advertised for 19 May 1900. It was then occupied by Mr Bragg who would permit inspection of the property. William Bragg and wife Margorie were late comers to the Hawkesbury region, relocating from Sydney in the 1850s.</p> <p>By a conveyance dated 10 October 1900, Clement Cheese, solicitor of 9 The Strand, London, the surviving trustee of the will of Marshall Burdekin sold this grant to Mary Ann Bragg, Hominy Point, Wilberforce, farmer (daughter of William Bragg). It was described as 52 acres being John Sherrard's grant for £225. The property remained in the hands of the Bragg Family until the 1960s. A survey of the newspaper press showed that the Bragg family had lived in the Wilberforce area since their arrival in the Hawkesbury, but there is no definite information regarding their place of residence. It is unclear when they took up occupation of this land as tenants of the Burdekin family, but it is possible that they were responsible for erecting any buildings on the property.</p>	
REFERENCES	<p>Grants, Vol 3, No 98 (1) Sydney Gazette, 1 June 1803, p 3 Old System Deed, No 588 Bk 79 Old System Deed, No 125 Bk 677 Old System Deed, No 447 Bk 2581 Deposited Deeds Receipt No 25522 Hawkesbury Advocate 11 May 1900 p 6 Baxter, Carol J, Musters and Lists, New South Wales and Norfolk Island 1800-1802, ABGR, Sydney, 1988, AA355 & AA356 Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, pp 178, 182, 184, 344, 440 'Marrott, John (c. 1751–1812)', People Australia, National Centre of Biography, Australian National University</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 331 Grono Farm Road, Wilberforce is of historical significance as a surviving mid 19th century timber framed barn that appears to be associated with the Bragg family who may have tenanted the property before purchasing it in 1900 and held the land until the 1960s. The Bragg/Burdekin family are not well known today.</p>	

<p>The small two storey barn with skillions, although modified, makes a strong contribution to the historical character of the agricultural lands along Grono Farm Road. 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>Having undergone numerous alterations and additions, little evidence survives of its mid 19th century construction date other than the use of squared posts and adzed square longitudinal and cross beams. Regardless, the barn is of some 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	The barn at No. 331 Grono Farm Road, Wilberforce is of historical significance as evidence of the long-term agricultural use of the land from 1802 when first granted to James Sherrard, through to present day. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barn has historical associations with William Bragg and his daughter Mary Ann Bragg, farmers, who appear to have constructed the barn in the mid 19 th century and held the land until the 1960s, although they are not well known today. <i>Does not meet the criterion.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located to the rear of a large modern residence with adjacent early 20 th century fibro house and weatherboard house, the barn painted in red with a striped roof, is clearly visible from the road and makes a strong contribution to the historical character of the locality. Although modified, the barn is of some technical significance for retaining evidence of its mid-19 th century construction including squared posts and adzed square longitudinal and cross beams. <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, although modified, with skillions and retaining some evidence of mid 19 th century construction techniques, the barn at 3331 Grono Farm Road, Wilberforce 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 331 Grono Farm Road, Wilberforce 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 barn at 331 Grono Farm Road, Wilberforce 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 and skillions is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Unknown

IMAGES



Caption: Barn at No. 331 Grono Farm Road, Wilberforce
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: July 2023



Caption: Measured drawing of Barn at 331 Grono Farm Road, Wilberforce
 Copyright Owner: Graham Edds & Associates
 Date: July 2023

ITEM DETAILS	
NAME	Single storey slab barn with silo
ADDRESS	86 King Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 471 DP 1111956
SHI No.	1743067
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend for Local listing- Site inspection is required to clarify age, construction methods and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn / Silo
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century (assumed)
CURRENT USE	Unknown
LOCATION ON SITE:	Located on the southern edge of the town of Wilberforce, the barn is set well back behind the house, approximately 70m south of the road and immediately behind a silo. NB Access was not available to inspect the barn. The following description is based on what can be seen from the road.
MAIN BARN STRUCTURE	A medium to small sized barn with a skillion on the eastern side which hips around each end to become end skillions.
NO. OF BAYS	Not known
ROOF STRUCTURE	Roof pitch of approx. 30°. Vent in apex of gable.
LOFT	There is probably a loft but this was not confirmed. The loft level was clad in weatherboard but this has been covered with corrugated iron.
SKILLIONS	The northern skillion is twice the depth of the eastern and southern ones.
ROOF CLADDING:	Corrugated iron in short sheets.
WALL CLADDING	Vertical timber slabs can be seen on the western side of the barn but the rest is clad in corrugated iron. It is not known how much timber slab cladding remains.
OPENINGS	Not known
FORMER USE	Barn
HISTORY	
<p>The barn and silo at 86 King Road, Wilberforce are located on part of a 70 acre grant (Portion 47, Parish Wilberforce) made to ex-convict John Howith (Howarth) in 1803. Howith had already been granted Portion 48, also 70 acres, located directly to the south fronting the Hawkesbury River in 1798.</p> <p>By 1829, the land was owned by Samuel Terry who by deed of lease and release transferred the property to John Cobcroft.</p> <p>Although subdivided and now amounting to about 6 acres, the property continues to be held by members of the Cobcroft family.</p> <p>John Cobcroft was transported to NSW for life, arriving in 1790. Cobcroft received a conditional pardon in 1794 and the following year he received a 30 acre grant of land (Portion 56, parish Wilberforce) on the Hawkesbury River. Cobcroft received a further 40 acres adjoining his first grant and over the subsequent years he slowly amassed land throughout Wilberforce and was one of the Hawkesbury's most successful farmers. By 1828 he held 485 acres, cultivating 130 of them, including the land that now holds the</p>	

<p>Australiana Pioneer Village where an early 19th century barn associated with the Cobcroft family still stands. Cobcroft married another ex-convict Sarah Smith and together they raised a family of 10 and established a dynasty of many thousands of descendants, some of whom continue to reside in the Wilberforce locality.</p>	
REFERENCES	<p>Primary Application 21148 Grant register Serial 3 No. 120 Old System Deed, Bk 2310 No. 259 Old System Deed, Bk C No. 221 Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, p. 151-153</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 86 King Road, Wilberforce is of historical significance as a late 19th century timber framed barn (assumed) that is associated with the Cobcroft family who first obtained the land in 1829 and continue to own the property today. The historical associations with ex-convict John Frederick Cobcroft, one of the most successful farmers in the Hawkesbury in the early colonial era, and the continued ownership of the land by his descendants makes the place of historical significance and rare within the context of the Hawkesbury City local government area.</p> <p>Located within a semi-rural agricultural setting behind an historic cottage on the street frontage, the barn and adjacent silo make a strong contribution to the historical character of the Wilberforce locality. In its overall form the barn 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. 86 King Road, Wilberforce is of historical significance as evidence of the long-term agricultural use of the land by the Cobcroft family, a notable family in the Wilberforce district and held by the Cobcrofts since 1829.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with the John Frederick Cobcroft, who purchased the land in 1829 and was one of the most successful colonial farmers in the Hawkesbury region. His descendants still reside in the Wilberforce area including at the subject property.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Still located in a semi-rural setting with historic cottage on the street frontage, the barn and associated silo are of aesthetic significance for contributing to the historical character of the Wilberforce locality.</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 appears to date from the late 19th century and may have the potential to provide further information into 19th century farming methods.</p> <p><i>Potentially meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at 86 King Road, Wilberforce is considered to be rare within the context of the Hawkesbury City local government area for being owned by the Cobcroft family from the 1820s to date.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at 86 King Road, Wilberforce is 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 form of the barn 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 and silo at 86 King Road, Wilberforce Road, Freemans Reach (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023




ITEM DETAILS	
NAME	Single Storey Town Barn with End Skillion
ADDRESS	87 King Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 4 DP 714768
SHI No.	1743066
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend for Local listing
	Whole property including cottage is worthy of listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid to late 19 th century
MODIFICATION/DATES	?
CURRENT USE	Storage and workshop
FORMER USE	Barn
LOCATION ON SITE:	The barn is located directly behind a slab cottage which in turn is behind and attached to a weatherboard and brick cottage facing the street.
MAIN BARN STRUCTURE	A small town barn approximately 5 x 3.6m on plan with an end skillion facing the back of the slab cottage. It is set very low, the eaves are 2.1m high and the skillion even lower. The posts are left in the round and support round longitudinal beams and cross beams some of which are roughly squared or faceted. Condition: Moderate
NO. OF BAYS	Four
ROOF STRUCTURE	Bush pole rafters pitched at approximately 45°. Condition: Moderate Date: Mid-19 th century
LOFT	Cross beams are used to support storage in the roof space.
SKILLION 1	Slender bush poles and shingle battens. Condition: Moderate Date: Mid-19 th century
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Late 19 th century?
WALL CLADDING	Vertical timber slabs to walls and gables. Condition: Moderate Date: Mid-19 th century
OPENINGS	The south end is open to the skillion and there are windows on both sides, the eastern window opening (no glass) has a shutter on gudgeon hinges, the western windows have thick sills set into the sides of the posts.
FLOORING (GROUND)	Earth
FLOORING (SKILLION)	Earth
OTHER (Fixings?)	Iron spikes at post/ beam junctions.
CURRENT USE	Storage/ workshop

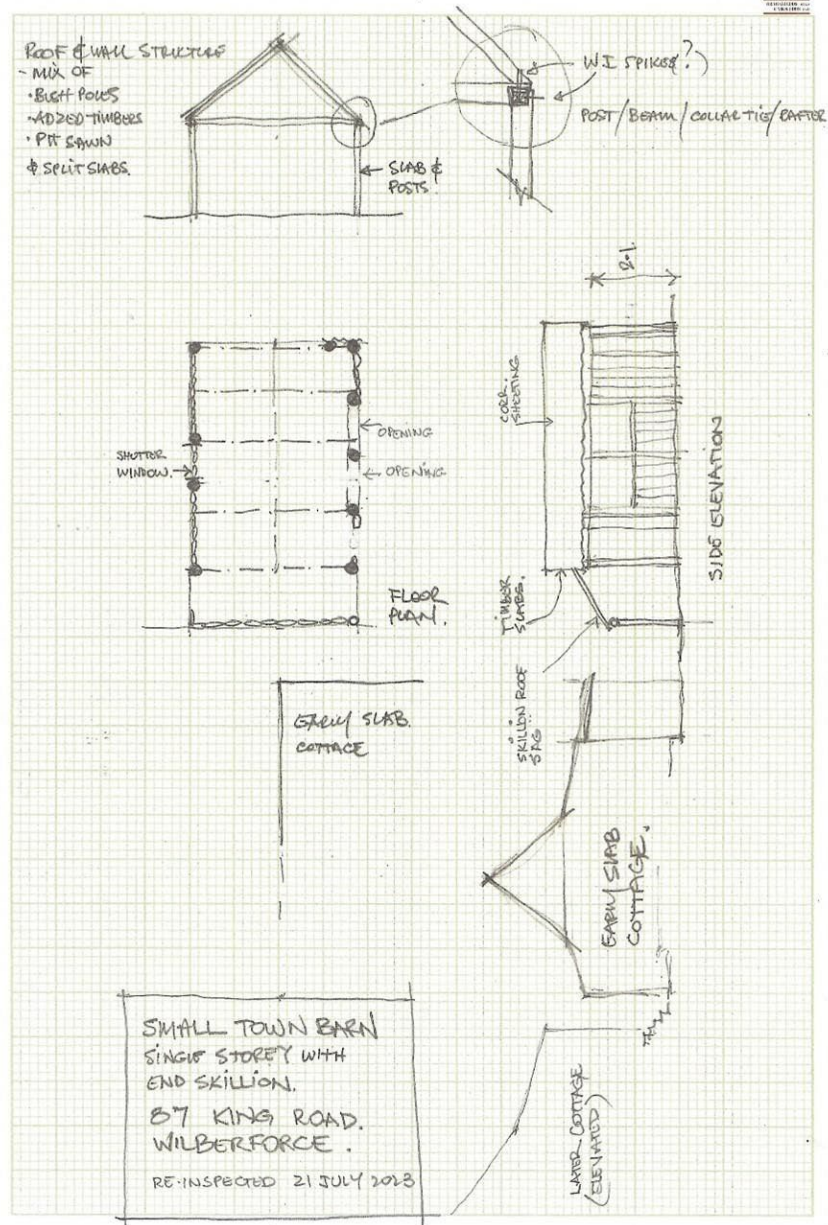
HISTORY	
<p>The barn at 87 King Road, Wilberforce is located on part of Portion 310 of the Wilberforce Town Plan.</p> <p>Much of Wilberforce was occupied on the basis of a promise from Governor Lachlan Macquarie which seems to have been basis of occupation for many years. However, many lots were not officially granted until the 1890s.</p> <p>Surveyor Felton Mathews' plan of Wilberforce from 1833 showed this land as vacant. The land was shown as held by Cobcroft on a survey plan of 1851, with the footprints of various buildings, though none in the location of the buildings currently on the allotment. The Cobcroft family first established themselves in the Wilberforce area in 1795 when John Cobcroft received a 30 acre grant of land to the south of No. 87 King Road. By the 1820s, he held 485 acres including the land that now holds the Australian Pioneer Village where an early 19th century barn associated with the Cobcroft family still stands. John Cobcroft was one of the Hawkesbury's most successful farmers and established a dynasty of many thousands of descendants, some of whom continue to reside in the Wilberforce locality.</p> <p>A single dwelling at 87 King Road was shown on the 1894 plan prepared for auction sale.</p> <p>The property was auctioned by the Crown at Windsor 20 January 1897 as Portion 310 with existing improvements valued at £103. The local press reported the sale of 'Homesteads at Wilberforce' that attracted a large crowd stating that, 'Most of the lots were bought in by existing occupiers at the upset price.' Portion 310 was bought by William Henry Buttsworth, farmer of Wilberforce, for £3. Being located on the southern edge of the town of Wilberforce, the allotment was 1 acre and 26 perches in area.</p> <p>William Henry Buttsworth was the grandson of Henry Buttsworth, an early settler in the Kurrajong region and after whom Buttsworth Swamp is named. The Buttsworth family married into the Cobcroft, Rose and Turnbull families and owned various land in the Wilberforce locality, including the Buttsworth Mill at Wilberforce established by William's father Henry Buttsworth Jnr, and after whom Buttsworth Creek is named. The Buttsworth family's associations with the district continues today, with Alderman H.R. Buttsworth of Windsor Council in the 1920s and the business Buttsworth Engineering still trading in South Windsor.</p> <p>After William's death in 1909, the land passed to his widow and other devisees. This land with buildings upon it was valued at only £60 after his death and was described as 'house and sheds Where Testator resided the same is in a very bad state of repair'.</p> <p>Based on historic aerial photographs of the property in the mid to late 20th century, a larger barn was located further to the north on the same allotment.</p> <p>In c1985, Portion 310 was subdivided into four allotments and the adjacent lots were developed for residences.</p> <p>Based on the physical evidence of the barn (and cottages) and the available historical documentary evidence, the barn was constructed either in the mid 19th century during the Cobcroft period or the late 19th century by William Buttsworth.</p>	
REFERENCES	<p>W.829 Crown Plan W.1.840 Crown Plan W.1610.1507 Crown Plan <i>New South Wales Government Gazette</i>, 14 November 1896, p 8162 <i>Windsor & Richmond Gazette</i>, 16 Jan 1897 Certificate of Title Volume 1222 f 101 Deceased estate file, W H Buttsworth, B156371, State Archives of New South Wales 20/6559</p>
STATEMENT OF SIGNIFICANCE	
<p>The town barn at No. 87 King Road, Wilberforce is of historical significance as a surviving mid to late 19th century timber framed barn that is potentially associated with the Cobcroft family who held the property in the mid 19th century or with William Henry Buttsworth who owned the property in the late 19th century. Both the Cobcrofts and Buttsworths are notable historical families who made substantial contributions to the development of the Wilberforce locality and whose descendants continue to reside in the Hawkesbury region.</p> <p>As a town barn, the building would have been used in association with farm lands located outside of the town of Wilberforce, 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</p>	

<p>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 mid to late 19th century construction date including posts left in the round supporting round beams and roughly squared or faceted cross beams, bush pole rafters and iron spikes at post/beam junctions. 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 21st century.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 87 King Road, Wilberforce is of historical significance as a surviving mid to late 19th century town barn associated with a mid to late 19th century weatherboard and slab cottage, that provides evidence of the long-term agricultural use of the land from the early 19th century through to the late 20th century.</p> <p>As a town barn, the building would have been used in association with farmlands 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. 87 King Road, Wilberforce is potentially associated with the Cobcroft family who held the property in the mid 19th century or with William Henry Buttsworth who owned the property in the late 19th century. Both the Cobcrofts and Buttsworths are notable historical families who made substantial contributions to the development of the Wilberforce locality and whose descendants continue to reside in the Hawkesbury region.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of the property the barn is not visible from the street, although the whole of the property together with the mid to late 19th century weatherboard cottage and slab cottage, makes a strong contribution to the historical character of King Road,</p> <p>The single storey barn is of technical significance for retaining evidence of its mid to late 19th century construction date including posts left in the round supporting round beams and roughly squared or faceted cross beams, bush pole rafters and iron spikes at post/beam junctions.</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 No. 87 King Road, Wilberforce, has the potential to provide further information into mid 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>The barn at No. 87 King Road, Wilberforce is potentially rare within the context of the Hawkesbury City local government area, as a surviving mid to late 19th century town barn that remains relatively intact.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 87 King Road, Wilberforce 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, 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
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IMAGES

	<p>Caption: Barn at No. 87 King Road, Wilberforce (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: July 2023</p>
	<p>Caption: Barn at No. 87 King Road, Wilberforce (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: July 2023</p>
	<p>Caption: Barn at No. 87 King Road, Wilberforce (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: July 2023</p>



Caption: Measured drawing of Barn at 87 King Road, Wilberforce
 Copyright Owner: Graham Edds & Associates
 Date: July 2023

ITEM DETAILS	
NAME	Two Storey Slab Barn with Skillion
OTHER/FORMER NAMES	Sundown, House and Barn
ADDRESS	55 McKinnons Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 408 DP 751665
SHI No.	1743069 (and 1740161)
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Recommend for Local listing- Site inspection required to clarify condition and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th – early 20 th century
CURRENT USE	?
FORMER USE	Barn
LOCATION ON SITE:	The barn with later attached metal clad silo, is in the middle of a paddock approximately 125m south of McKinnons Road. Associated with an early 20 th century weatherboard cottage.
MAIN BARN STRUCTURE	A small barn with loft and side skillion. The body of the barn is approximately 9 x 4m on plan. Condition: Poor
NO. OF BAYS	Three (assumed)
ROOF STRUCTURE	The roof is pitched at approximately 30° and has battens suitable for corrugated iron roofing. Condition: Poor
LOFT	Not inspected.
SKILLION	The skillion is approximately 3m wide and located along the southern side of the barn. It was not inspected. Condition: Not known
ROOF CLADDING:	Corrugated iron Condition: Poor
WALL CLADDING	Two lifts of vertical timber slabs with corrugated iron to gable end. Condition: Poor.
OPENINGS	Appears to have an opening in the central bay.
OTHER	Corrugated metal clad silo
HISTORY	
<p>The barn and silo at 55 McKinnons Road, Wilberforce are located on Portion 408, Parish Wilberforce, a 43 acre allotment which was taken up as a Homestead Selection by Charles L. Rhodes on 5 November 1908. The allotment boundaries of the original selection remain in place today.</p> <p>A Homestead Selection (under the <i>Crown Lands Act</i> of 1895) allowed for land to be held and occupied under a perpetual lease arrangement. Most of the Homestead Selections established on the Wilberforce Common averaged around 40 acres, designed to support one family carrying out orcharding and mixed farming. The selector was required to commence residency on the land within three months and erect a dwelling within eighteen months. In 1917, legislation allowed for the land to be converted to freehold. The Wilberforce</p>	

settlement was originally known as Copeland Village, named for the Minister of Lands, Hon. H. Copeland.

Charles Rhodes emigrated to Australia in the late 19th century from England and worked as a plumber until c1912 when he became a commission agent and salesman for the Bathurst Street Fruit Exchange, Sydney. He was also appointed a member of the Board of Control for the Wilberforce Settlement in 1893, indicating that Rhodes was one of the earliest settlers of the Wilberforce Settlement.

Rhodes appears to have erected a cottage within the next few years, as one of the conditions of his Homestead Selection and based on an historic photograph held in the collection of Arthur Cooper and published in the Hawkesbury Gazette, this early dwelling consisted of a complex of timber slab buildings that no longer survive. In 1914, Charles Rhodes died leaving behind a wife and twelve children.

In June 1924, the Homestead Selection was converted into a Conditional Purchase. On 30 December 1927, the land was granted to son Stephen Ernest Rhodes, of Wilberforce, for £53/15/-.

Based on the history of the property and the known physical evidence, the barn appears to have been constructed by Charles Rhodes in the late 19th or early 20th century.

REFERENCES

Certificate of Title V 4097 f 127
Parish Maps, Wilberforce, 1906, 1925
“Obituary”, Windsor and Richmond Gazette, Friday 11th December 1914, p. 4
Windsor and Richmond Gazette, Saturday 23rd March 1912, p. 3
<https://www.hawkesbury.org/name/homestead-grants-nsw-1895.html>
<https://www.hawkesburygazette.com.au/story/3803460/glossodias-older-currency/>

STATEMENT OF SIGNIFICANCE

The barn at No. 55 McKinnons Road, Wilberforce is of historical significance and potentially rare as a surviving late 19th/early 20th century timber framed barn, that is evidence of the former Copeland Village, a Homestead Selection settlement established on the Wilberforce Common in c1893. The 43 acre allotment was taken up by Charles Rhodes, member of the Board of the Control of the Wilberforce Settlement, whose family held the property until the late 1920s. The original allotment boundaries of the selection remain in place today.

The small barn with side skillion and adjacent later silo located in the centre of a paddock makes a strong contribution to the historical character of the agricultural lands in the Wilberforce 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.

ASSESSED SIGNIFICANCE TYPE

Local

CRITERIA A) HISTORICAL

The barn at No. 55 McKinnons Road, Wilberforce is of historical significance as evidence of the former Copeland Village, a Homestead Selection settlement established in c1893. The 43 acre allotment was taken up by Charles Rhodes in the 1890s and the family held the property until the late 1920s and it is assumed built the barn.
Meets the criterion on a Local level.

CRITERIA B) HISTORICAL ASSOCIATION


The barn has historical associations with Charles Rhodes, an early settler of the Wilberforce Settlement (Copeland Village) and former member of the Board of Control for the Wilberforce Settlement, although he is no longer well known today.
Meets the criterion on a Local level.

CRITERIA C) AESTHETIC/TECHNICAL

Located in the middle of a large paddock and associated with an early 20th century weatherboard cottage, the barn (with later attached silo) makes a strong contribution to the historical character of the agricultural lands in the Wilberforce locality.
The small barn with loft and side skillion, two lifts of vertical timber slabs with corrugated iron to gable ends is potentially of technical significance for demonstrating late 19th/early 20th century construction methods for agricultural buildings.
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. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the barn, with loft and skillion has the potential to provide further information into 19 th and 20 th century farming methods, as well as further information into the history of the Wilberforce Settlement. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 55 McKinnons Road, Wilberforce is potentially rare within the context of the Hawkesbury City local government area, as surviving evidence of the Homestead Selection settlement at Wilberforce established in c1893. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 55 McKinnons Road, Wilberforce 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	Unknown

IMAGES

	<p>Caption: Barn at No. 55 McKinnons Road, Wilberforce. Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: July 2023</p>
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ITEM DETAILS	
NAME	Complex of Single Storey Slab Barn with Loft and Corn Shed- Demolished
OTHER/FORMER NAMES	Harmony Farm
ADDRESS	108 Pitt Town Ferry Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 1 DP 588784
SHI No.	1743068 (also 1740082)
EXISTING HERITAGE ITEM?	Y – Local (I388)
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-mid 19 th century
CURRENT USE	N/A- Demolished
FORMER USE	Barn
INTEGRITY/INTACTNESS	Barn demolished
<p>2023: Barn and Corn Shed have been demolished.</p> <p>[2010 inventory sheet]</p> <p>A complex containing the rural homestead and two out buildings located beside the farmhouse some distance away and closer to the road boundary. A twentieth century stables building is located behind the farmhouse. The principal structure is a single storey barn (approx 1m x 5.2m) formerly with a loft and a skillion at one end. The loft structure is missing and along with other deterioration and missing posts may well be the reason for its poor condition with dramatic lean at one end. An independent floor structure is throughout the ground floor area (not including the skillion). The roof has a high pitch, typical of a 19th century barn. The upper wall areas have remnant splayed weather boarding and the lower walls also contain remnants of timber slabs on two sides. Other timber slabs presumably from the barn are stockpiled at the rear. One central bay of the structure is located double stable doors with hand made hinges.</p> <p>The second outbuilding is a corn croft (corn drying shed) rectangular in shape (approx 4m x 5m) with a gabled roof and walls of thin bush poles crossed at the corners resulting in spaces for free flow ventilation. The walls and floor structure appear to be independent of the roof structure. The roof and wall structure has been severely weakened by termite attack and the roof structure has collapsed in the last couple of years. Against one wall of this corn shed is a huge eucalyptus tree that may have also contributed to the demise of the structure.</p> <p>Structure:</p> <p>The principal barn is post and beam structure with posts (250-300mm diam) continuous to the loft roof wall beam (approx 4.2 m long above ground) with an end skillion integrally constructed. The roof is structured with closely spaced bush pole rafters suggesting that the original cladding was timber shingles. The existing batten spacings are now for a lighter corrugated metal cladding. The rafters are spiked to perimeter beams (adzed or broad axed to roughly rectangular) and these are housed into the post tops. Unusually the beam corners are triangulated in the horizontal plane with a timber brace. The structure is in poor condition but with a little bracing the structure could be stabilised.</p> <p>The corn shed as described above has an independent post and beam structure that surrounds the ventilating walls. The four perimeter beams halved and spiked at the corners provide the base structure for the roof rafters. These are supported by four posts set into the ground along two sides of the walls, the beams cantilevering to cover the full extent of the wall structure. The entire structure has been framed with bush poles of varying diameters but because of extensive termite damage the entire structure has collapsed.</p>	

HISTORY

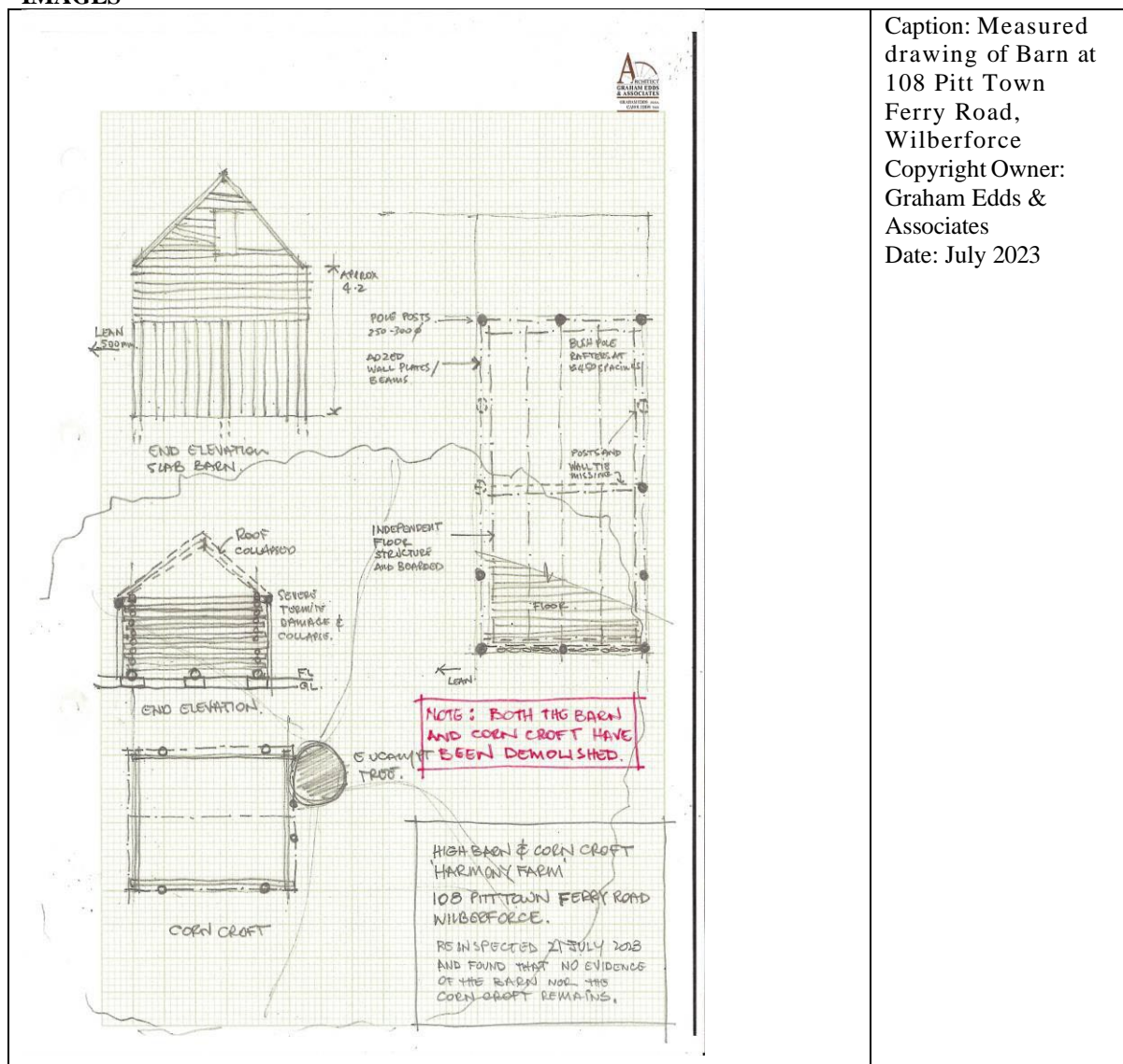
Ex-soldier John Atkins was granted 85 acres named Atkins Farm on the banks of the River Hawkesbury in the district of Mulgrave Place on 1 May 1797. The large area may have been to provide for a wife and family. On 14 September 1804, the sale of 20 acres of land 'part of a Farm called Atkins's farm' from David Brown to David Dunstan Snr. for £170 was recorded. It is possible that this was this parcel of land. The land passed to Dunstan Snr's son, also David Dunstan.

After his death in August 1881 aged 86, the land passed to his son Benjamin, measuring 30 acres. Benjamin Dunstan had occupied the land, and after his death on 16 November 1910, it was devised to his three children, David, Charles Dunstan, Maria, Martha Dunstan and Angelina Miriam Dunstan in equal shares. The house on the land was occupied by Benjamin Dunstan.

When Edwin Grantley Dunstan, farmer of Wilberforce, applied to convert the land to Torrens Title in 1972, the LTO found that there was a large break in the title in the mid nineteenth century.

REFERENCES

Grants, Volume 2 No 151
 Old Register, Book 1 page 91 no 477, Land Registry Services, New South Wales
 Old System Deed, No 834 Bk 947
 Jan Barkley-Jack, *Hawkesbury Settlement Revealed*, pp 66-67
 Real Property Application 49077, Land Registry Services, New South Wales


IMAGES

ITEM DETAILS	
NAME	Slab barn
ADDRESS	63 Wilberforce Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Pt 1 DP 520343
SHI No	1740131
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Recommended for local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 20 th century
CURRENT USE	Machinery store
FORMER USE	Barn
LOCATION ON SITE	Alongside (to the west of) Federation period weatherboard bungalow
MAIN BARN STRUCTURE	Single-storey barn with partial loft and lower-level mezzanine, round timber posts, sawn rectangular longitudinal beams and cross beams. End bays have diagonal bracing in plane of eaves. Date: Early 20 th century Condition: Good
NO. OF BAYS	Five (2 small 3 large).
ROOF STRUCTURE	Sawn rafters, some collar ties, sawn battens at wide centres for sheeting. Date: Early 20 th century Condition: Good
LOFT	Loft structure only in middle bay and cantilevered over half of one additional bay. Boarded sides with gaps for ventilation. Date: Early 20 th century
SKILLION 1	Single-storey skillion to the western side. End skillion to northern end. Date: Early 20 th century
ROOF CLADDING:	Corrugated steel.
WALL CLADDING	Corrugated steel. Timber slat ventilated walls to northern end & around raised timber floor. Weatherboards to northern gable end. Date: Early 20 th century
FLOORING (GROUND)	Concrete (raised timber slatted floor in northern two bays)
FLOORING (LOFT)	Timber narrow t&g boarding
FLOORING (MEZZANINE)	Drying floor with slatted boards and sides over 2 end bays
FLOORING (SKILLION)	Concrete
INTERNAL STRUCTURE	Round timber poles and rectangular sawn beams supporting mezzanine and loft.
HISTORY	
<p>The barn at No. 63 Wilberforce Road, Wilberforce is located on part of a grant of 30 acres (Portion 67, Parish Wilberforce) on the River Hawkesbury in the district of Mulgrave Place made to Thomas Gosper on 19 November 1794, to be named Gosper Farm, bounded on the north east by land granted to James Richards and on the south west by land granted to William Cuckow.</p> <p>Gosper was sentenced to seven years' transportation and arrived in Sydney aboard the <i>Surprise</i> in June 1790. On 19 February 1827, Gosper conveyed the 30 acres to Richard Dunstan for £340. Richard Dunstan was later</p>	

<p>a churchwarden for Saint Matthew's Church, Windsor, and also operated as an undertaker in Windsor.</p> <p>The property remained in the Dunston family until the early 20th century.</p> <p>By his will of 7 May 1873, Richard Dunstan left this land to William Dunston. Richard Dunstan died on 12 August 1879. A road survey plan of 1881 recorded William Dunstan as owner and occupier of this land. A house was shown on the southern side of the road on this part of the grant but no barn was shown on the plan.</p> <p>William Dunston died on 28 June 1896, leaving his property to his two sons, William Richard Dunston and Arthur Ernest Dunston as trustees. At an auction of this land on 12 August 1896, the property was purchased by William Dunston snr's brother Robert Charles Dunston and another son Frederick John Dunston. The auction advertisement for the sale mentioned household furniture, livestock and agricultural equipment but gave no details of buildings.</p> <p>By a formal conveyance dated 27 October 1896, William Richard Dunston of Windsor, labourer and Arthur Ernest Dunston of Wilberforce Road, tailor (trustees of the will of William Dunston) conveyed the land to Robert Charles Dunston of Leichhardt, baker and Frederick John Dunstan of Wilberforce Road, farmer for £1,691/11/6. Gosper's grant was then recorded more accurately as measuring 36 acres 1 rood 14 perches.</p> <p>On 6 March 1900, the grant was subdivided between Robert Charles Dunston of Leichhardt, baker and Frederick John Dunstan of Wilberforce Road, farmer. Frederick John Dunstan received the western part of Portion 67 measuring 18 acres 1 rood 23 perches. The same day he mortgaged that half to John Johnston of Pitt Town, farmer and David Hall of Scone, grazier for £600. Shortly afterwards on 3 July 1900, Frederick John Dunstan of Windsor, farmer, conveyed his remaining interest or equity in the property to John Johnston of Pitt Town, farmer and David Hall of Scone, grazier for an additional £600.</p> <p>On 31 July 1911, David Hall conveyed the property to Abraham Charles Johnston (John Johnston's nephew) of Cornwallis, Windsor, farmer, for £1,000.</p> <p>The Johnston family first arrived in the Hawkesbury area as free-settlers in 1802, settling in Windsor and they were the founders of the Ebenezer Presbyterian Church, Ebenezer, the oldest Presbyterian Church in Australia.</p> <p>Abraham Charles Johnston died on 20 July 1958. His will stated that he gave one half of the property situated at Wilberforce Road (to be divided by a line from the river to the back boundary) containing the house and sheds and being the nearest half to Windsor to his son, George Thomas Johnston. Abraham Johnston's wife Emmeline Bridget Johnston, was given a life estate to live in the house, subject to the payment by their son George of one half of the net proceeds of the farm to Emmeline during her lifetime.</p>	
REFERENCES	<p>Grants, Vol 1 p 127 (1)</p> <p>Old Register, Bk 6 p 333 no 140</p> <p>Old System Deed, No 664 Bk C</p> <p>Old System Deed, No 935 Bk 588</p> <p>Old System Deed, No 466 Bk 660</p> <p>Old System Deed, No 468 Bk 660</p> <p>Old System Deed, No 856 Bk 668</p> <p>Old System Deed, No 520 Bk 944</p> <p><i>Windsor and Richmond Gazette</i>, 1 Aug 1896 p 8</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 63 Wilberforce Road, Wilberforce is of some historical significance as forming part of the long history of agricultural use of the land from 1794 to date, and for its associations with later members of the Johnston family, a pioneer Hawkesbury family, who owned the property from the early 20th century and were probably responsible for the construction of the barn.</p> <p>Sited above the Hawkesbury River, adjacent to an early 20th century weatherboard house, the barn makes a strong contribution to the historical character of the agricultural lands along Wilberforce Road. The overall form and configuration of the barn, with corrugated metal cladding, timber slat ventilated walls, loft and skillions, is a good representative example of an early 20th century timber framed barn found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The barn at No. 63 Wilberforce Road, Wilberforce is of some historical significance as forming part of the long-term history of agricultural use of the land from 1794 to date. The property was initially established when granted to ex-convict Thomas Gosper in 1794 and by the 1820s was in the ownership

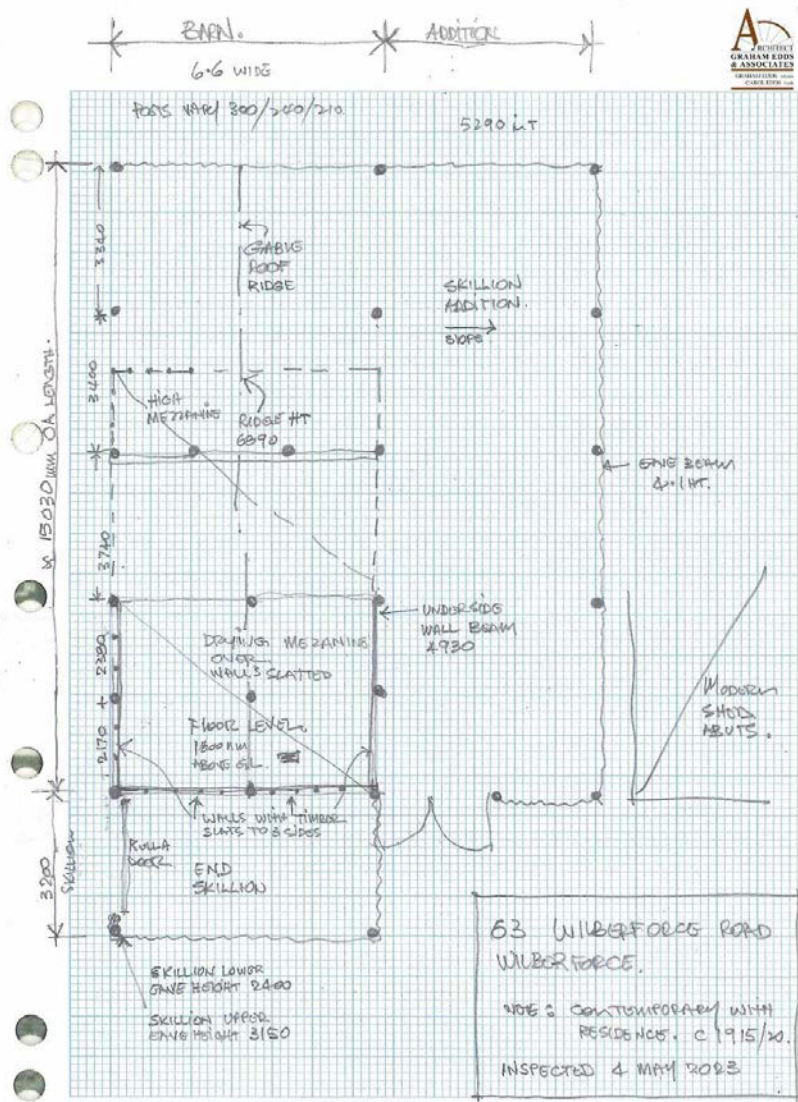
	of the Dunstan family until the 20 th century. The barn appears to date from the early 20 th century during the period of ownership of the property by the Johnston family, a notable pioneer family of the Hawkesbury district. <i>Meets criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barn has historical associations with later members of the Johnson family, who arrived in the Hawkesbury district in the early 19 th century as free-settlers and were responsible for the construction of the Ebenezer Presbyterian Church. <i>Meets criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located next to an early 20 th century weatherboard house, sited above the Hawkesbury River, the large timber framed barn partially clad in corrugated iron, with timber slat ventilated walls to its northern end, loft and mezzanine makes a strong contribution to the historical character of the agricultural landscape along Wilberforce Road. <i>Meets 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 criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form and configuration of the barn, with skillions and loft, has the potential to provide further information into early 20 th century farming methods and construction techniques for agricultural buildings of the period. <i>Meets criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at 63 Wilberforce Road, Wilberforce 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 barn at 63 Wilberforce Road, Wilberforce is a good representative example of an early 20 th century timber framed barn that remains in agricultural use and 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 roofs, skillions and loft is representative of the typical form of barn found throughout the district. <i>Meets criterion on a Local level.</i>
INTEGRITY/INTACTNESS	High integrity/Moderate intactness

IMAGES

	<p>Caption: Barn at 63 Wilberforce Road, Wilberforce (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
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Caption: Barn at 63 Wilberforce Road, Wilberforce (interior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



Caption: Measured drawing of barn at 63 Wilberforce Road, Wilberforce
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Two Storey Slab Barn with Skillion- Demolished
ADDRESS	76 Wilberforce Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 2 DP 520343
SHI No.	1743063
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	?
CURRENT USE	N/A
FORMER USE	Barn
<p>2023: Barn has been demolished</p> <p>[2010 inventory sheet]</p> <p>Access to this barn was denied by the adjacent property occupant, so the description and photograph has been observed from the Wilberforce Road.</p> <p>Description:</p> <p>A high two storey slab barn located on the western bank of the Hawkesbury River and close to the Windsor bridge. Long rectangular primary barn approx 4-5m wide x at least 20m long with a skillion on one side (facing the river). The barn is clad with timber slabs at ground level and horizontal boarding to the upper storey and gable ends. The roof has a high pitch and is clad with corrugated metal. The curtilage to the building is overgrown with vision both from the road and the river being obscured.</p> <p>The Hawkesbury Heritage Inventory further describes the barn as containing horse troughs of hollowed timber logs and outside is a sandstone grinding wheel once mechanically driven by a belt drive. This grinding wheel is covered by a small skillion addition at the side of the barn. Refer to SHI NO 1740131</p> <p>Structure:</p> <p>A post and beam structure with posts continuous into the full height of the upper storey. The posts are regularly spaced with door openings hinging from these posts. The upper side and end walls are obscured from view but likely to be framed vertically for the nail fixing of the weather boarding. The structure appears to be maintained and appears vertical and reasonably straight.</p>	
HISTORY	
<p>Thomas Gosper was granted 30 acres on the River Hawkesbury to be known as Gosper Farm between the farms of James Richards and William Cuckow on 19 November 1794. The 1800 Stock Muster showed that Thomas Gosper held 30 acres with 16 acres cleared and 13 [sic] acres planted in wheat and 5 [sic] acres planted in maize. He placed notices in the press in February 1804 warning trespassers against cutting timber on this grant between Richards and Cuckow. Gosper acquired other parcels of land at Wilberforce.</p> <p>By a deed of conveyance of 19 February 1827, Thomas Gosper sold the grant to Richard Dunstan (also spelt as Dunston) for £340 in dollars at five shillings each. The property remained in the hands of the Dunston family for the rest of the century. By his will of 7 May 1873, Richard Dunston left the property to William Dunston. Richard Dunston died on 12 August 1879.</p> <p>William Dunston signed his will on 23 June 1892 appointing his sons, William Richard Dunston and Albert Ernest Dunston as trustees to sell the land by auction. William Dunston died on 28 June 1896. The land was auctioned on 12 August 1896. Press advertisements for the sale provided no details of buildings on the land. By a deed of conveyance dated 27 October 1896, William Richard Dunston of Windsor, labourer and Arthur Ernest Dunston of Wilberforce Road, tailor (executors and trustees of the will of William Dunston) conveyed</p>	

the land to Robert Charles Dunston of Leichhardt, baker and Frederick John Dunston of Wilberforce Road, farmer for £1,691/11/6. They agreed to divide the land between them. On 6 March 1900, the land was partitioned. Robert Charles Dunston received the eastern part measuring 18 acres 1 rood 23 perches.	
REFERENCES	Grants, Vol 1 p 127 (1) C J Baxter, Musters and Lists New South Wales: and Norfolk Island 1800-1802, ABGR, Sydney, 1988, AG237 Sydney Gazette, 26 Feb 1804, p 4 Old System Deed, No 664 Bk C Old System Deed, No 935 Bk 588 Old System Deed, No 465 Bk 660 Windsor and Richmond Gazette, 8 Aug 1896 p 8
STATEMENT OF SIGNIFICANCE	
[2010 inventory sheet] A very rare Hawkesbury barn overlooking the Hawkesbury River near Windsor with early structural characteristics. This barn has not been sufficiently inspected to discuss further its cultural significance. Associated with ex-convict, Thomas Gosper's land grant promised in 1794.	
INTEGRITY/INTACTNESS	Demolished.


ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillions
ADDRESS	87 Wilberforce Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 616 DP 863291
SHI No	1740203
EXISTING HERITAGE ITEM	Yes- I275
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	Late 19 th or Early 20 th century
MODIFICATION/DATES	Mid 20 th century
FORMER USE	Barn including corn drying
CURRENT USE	Vacant
LOCATION ON SITE	On a shallow block of land between road and river, the barn is opposite a brick chimney which is all that remains of the house.
MAIN BARN STRUCTURE	Single-storey barn with lofts at each end and skillions on three sides. Round timber posts, sawn rectangular longitudinal beams and cross beams. Date: Late 19 th or early 20 th century Condition: Moderate
NO. OF BAYS	Five
ROOF STRUCTURE	Roof pitch 30°. Sawn rafters, sawn battens at wide centres for sheeting. Date: Late 19 th or early 20 th century Condition: Moderate
LOFT	Not accessed
SKILLION 1	Northern end skillion is the earliest with remains of slab wall cladding and a very lightweight pole roof structure. Date: Late 19 th or early 20 th century Condition: Poor
SKILLION 2	Western skillion has a low pitched roof with sawn rafters and battens and corrugated iron cladding. Remains of timber floor at north end, stepped concrete floor at south end. Date: Early 20 th century Condition: Poor
SKILLION 3	Eastern skillion has a flattish roof with sawn rafters and battens and corrugated iron cladding. Date: Mid 20 th century? Condition: Poor
ROOF CLADDING:	Corrugated iron, short sheets. Condition: Poor
WALL CLADDING	Remains of vertical timber slabs on western side of both slatted drying

	enclosures at each end of main barn, remains of weatherboard cladding to upper level of central bay of barn, elsewhere corrugated iron. Condition: Poor
OPENINGS	Doorways in skillions, one side of main barn completely open to skillion.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Timber boarding Condition: Moderate
FLOORING (SKILLION)	Earthen
INTERNAL STRUCTURE	Slatted drying enclosures at each end of barn. The southern enclosure has a raised ventilated floor of round poles. The northern one has no raised floor but a loft. Condition: Moderate
HISTORY	
<p>No. 87 Wilberforce Road, Wilberforce forms part of a grant of 30 acres of 19 November 1794 to James Richards to be known as Richards Farm (Portion 66, Parish Wilberforce) on the River Hawkesbury in the district of Mulgrave Place bounded on the north-east by Henry Hyams land and on the south west by Thomas Gosper.</p> <p>James Richards had been sentenced 7 years' transportation and arrived in NSW on the <i>Scarborough</i> as part of the First Fleet.</p> <p>On 2 June 1809, James Richards of Hawkesbury, dealer transferred 30 acres known as Richards farm and 15 acres part of Hyams Farm to John Norman, Hawkesbury for £400. John Norman of Windsor mortgaged both parcels of land to Samuel Terry, merchant of Sydney on 20 December 1815. On 24 March 1817, Norman transferred his interest in two farms mortgaged to Samuel Terry and Edward Eagar to Dennis Conway, containing all the farms, 'a Farm House, Houses, Land & premises'. Conway never appears to have confirmed his interest to this land.</p> <p>John Norman died shortly afterwards. Edward Eagar to whom Norman had mortgaged the land on 1 January 1817, successfully brought an action for debt against Norman's estate. An auction notice announced that the estate of John Norman deceased would be auctioned on 2 July, including 54 acres being Richards' farm and part of Hyam's farm. No details of buildings on the two grants were included in the notice. Both Richards' farm and 15 acres, half of Hyam Farm were purchased at the auction by Edward Eagar.</p> <p>By some means, which does not appear to have been recorded, the land came into the hands of Samuel Terry, ex-convict and successful merchant landowner. Samuel Terry gave his son John Terry the estate of Box Hill plus other land on 12 May 1831. On 7 and 8 September 1835, this land was settled on trustees for the benefit of John Terry and his children.</p> <p>On 1 January 1836, Richards' farm was leased for five years from Eleanor Terry to John Hogan. On 1 March 1854, Eleanor Terry leased 30 acres at Wilberforce for five years to John Barret. By a deed of release dated 17 February 1862 with the following parties, 1st John Hosking and John Richard Rouse 2nd Richard Rouse Terry 3rd Edward Terry 4th Samuel Henry Terry, various parcels of land including Richards' farm were conveyed to Samuel Henry Terry.</p> <p>On 19 February 1862, Samuel Henry Terry, of Cooks River, esquire conveyed Richards' farm to John Barrett, of Wilberforce, farmer for £1,100. John Barrett of Wilberforce Road was one of the people identified as being forced to leave their homes by the recent flood in July 1867.</p> <p>John Barrett's will of 14 July 1879 appointed trustees to hold his farm land at Wilberforce, purchased from Terry for the benefit of his wife, Catherine until his youngest child was 21 years old, also creating a life interest for his son Michael Barrett. John Barrett died on 29 September 1880.</p> <p>A road survey plan of February 1881 showed John Barratt as owner and occupier of this land, but the ownership details were altered to 'Mrs Barratt'. No buildings were shown on that survey. Catherine Barrett, widow of John Barrett, died on 29 May 1886. Michael Barrett had long been occupying the farm. On 10 April 1889, Michael Barrett, of Sydney, farmer assigned his life insurance policy to Brinsley Hall, of Windsor, gentleman for £430. Not only did Barrett assign his life insurance policy worth £400 but he also transferred his interest in Richards' farm.</p> <p>Brinsley Hall was a one time president of the Hawkesbury District Agricultural Society; secretary of the</p>	

<p>Hawkesbury Race committee and in 1901 he was elected to the New South Wales Legislative Assembly as the member for Hawkesbury. Born in St. Albans, Brinsley's father George Smith Hall owned the property known as Lilburndale, Sackville. Brinsley Hall retained Richards' farm until his death on 8 May 1940 and the property was passed on to members of his family.</p> <p>Based on the physical evidence, it appears likely that the barn at No. 87 Wilberforce Road, Wilberforce is associated with Brinsley Hall's period of ownership of the land.</p>	
REFERENCES	<p>Grants, Vol 1 p 123 (2) Old Register, Bk 5 p 50 no 519 Old Register, Bk 6 p 244 no 1 Old Register, Bk 6 p 249 no 9 Old Register, Bk 8 p 56 No 67 Old System Deed, No 750 Bk 77 Old System Deed, No 490 Bk 411 R.2305.1603, Crown plan <i>Sydney Morning Herald</i>, 2 July 1867, p 3</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 87 Wilberforce Road, Wilberforce is of historical significance as a surviving late 19th /early 20th century timber framed barn that may be associated with notable Hawkesbury person Brinsley Hall MLA, former president of the Hawkesbury District Agricultural Society, secretary of the Hawkesbury Race committee and member for the Hawkesbury, who owned the property from 1889 to 1940.</p> <p>The large single storey barn (now clad in corrugated metal) with skillions, makes a strong contribution to the historical character of the agricultural lands along Wilberforce 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>Containing lofts at each end and skillions on three sides with round timber posts, sawn rectangular longitudinal beams and cross beams, vertical timber slabs and weatherboard wall cladding and slatted drying enclosures at each end of main barn, the barn is of some technical significance for demonstrating late 19th/early 20th century construction methods for agricultural buildings and has the potential to provide further information into late 19th century farming methods.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 87 Wilberforce Road, Wilberforce is of historical significance as evidence of the long-term agricultural use of the land, first established in 1794 by ex-convict James Richards and in continuous agricultural use since that time. Dating from the late 19th or early 20th century, the barn appears to be associated with Brinsley Hall, who owned the property from 1889 until his death in 1940, and then passed on to members of his family.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with Brinsley Hall, a prominent member of the Hawkesbury community, being a one-time president of the Hawkesbury District Agricultural Society, secretary of the Hawkesbury Race committee and Member of the Legislative Assembly as the member for Hawkesbury.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located adjacent to the remains of a dwelling, the large, corrugated metal clad timber framed barn with side and rear skillions, makes a strong contribution to the historical character of the agricultural lands along Wilberforce Road and the Hawkesbury River floodplains.</p> <p>The single storey barn contains lofts at each end and skillions on three sides with round timber posts, sawn rectangular longitudinal beams and cross beams, vertical timber slabs and weatherboard wall cladding and slatted drying enclosures at each end of main barn and is of some technical significance for demonstrating late 19th/early 20th century construction methods for agricultural buildings.</p> <p><i>Meets the criterion on a Local level.</i></p>

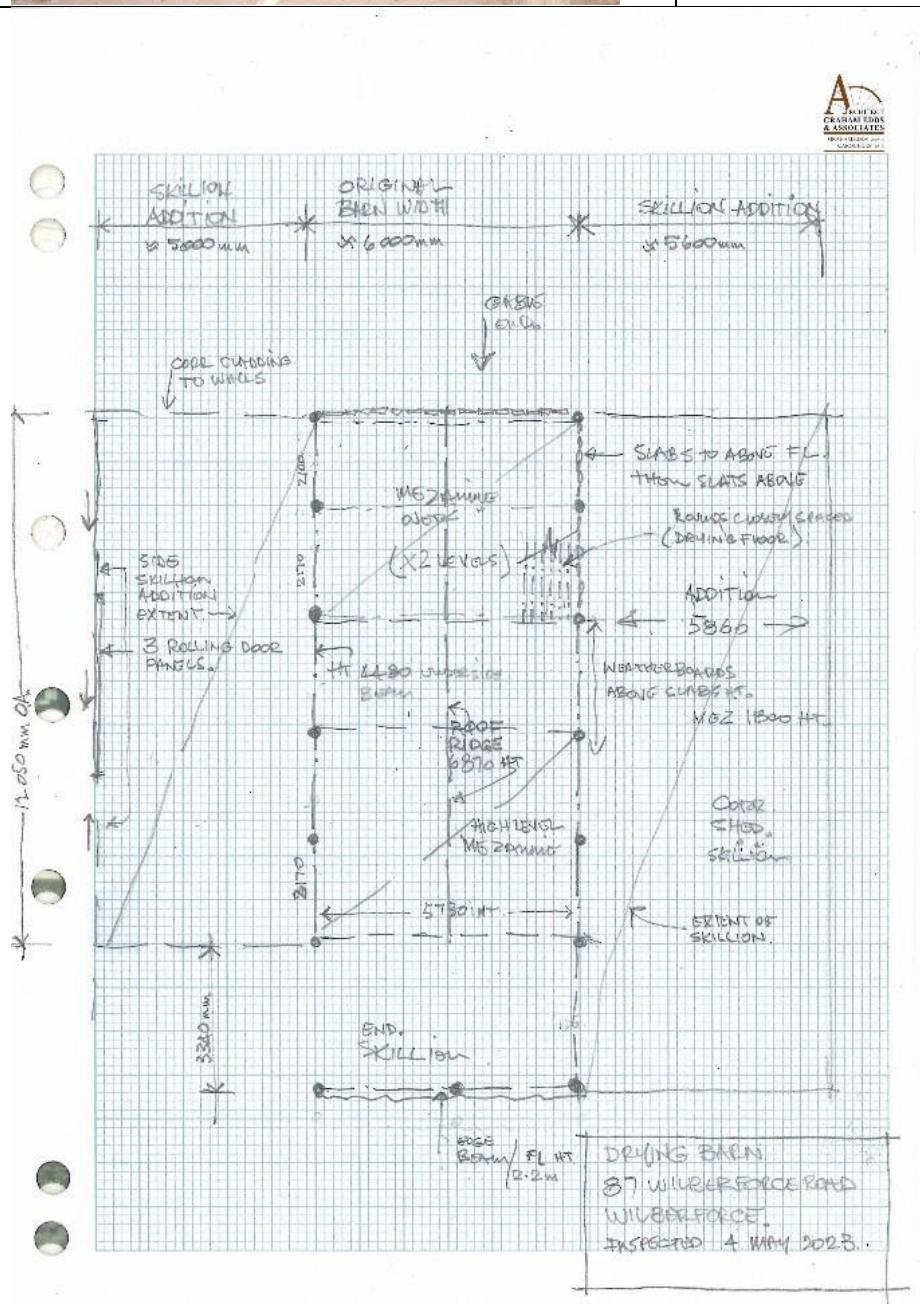
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the barn, with skillions and lofts and retaining evidence of late 19 th /early 20 th century construction techniques, the barn at 87 Wilberforce Road, Wilberforce has the potential to provide further information into 19 th and 20 th century farming methods. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at 87 Wilberforce Road, Wilberforce 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 87 Wilberforce Road, Wilberforce 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, 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	Moderate to high integrity/intactness. The extent of perimeter skillion accretions lessen the overall appearance and aesthetics of the barn.

IMAGES

	Caption: Barn at 87 Wilberforce Road, Wilberforce (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023
	Caption: Barn at 87 Wilberforce Road, Wilberforce (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023



Caption: Barn at 87 Wilberforce Road, Wilberforce (interior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023




Caption: Measured drawing of Barn at 87 Wilberforce Road, Wilberforce
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Two Storey Slab Barn with Skillion
OTHER/FORMER NAMES	Ryans Farm
ADDRESS	191 Wilberforce Road Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 620 DP 1012728
SHI No.	1743064
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Recommend for Local heritage listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid – late 19 th century?
MODIFICATION/DATES	Late 20 th century
CURRENT USE	Machinery store
FORMER USE	Barn
LOCATION ON SITE	Close to the western bank of the Hawkesbury River and next to a derelict single-storey weatherboard house which is surrounded by a group of established trees.
MAIN BARN STRUCTURE	Two-storey barn with timber mezzanine floors at each end. Round timber posts, large squared longitudinal beams and round cross beams supporting loft floor. Unfortunately, not intact due to removal of roof and (possibly loft) structure, replaced with flat roof. Main posts extend past loft floor beams. Date: Mid – late 19 th century? Condition: Moderate
NO. OF BAYS	Six (skillion has seven by dividing larger bay in 2)
ROOF STRUCTURE	N/A original roof removed and replaced with flat roof.
LOFT	N/A roof and loft removed.
SKILLION 1	Steep 45° skillion along whole eastern side of barn. Pole rafters and sawn battens for corrugated iron. Date: Mid – late 19 th century? Condition: Moderate
ROOF CLADDING:	Corrugated iron sheets laid flat on loft floor. Condition: Moderate
WALL CLADDING	Remains of vertical timber slabs on southern end of main barn and an upper level of vertical slabs in central bay. Remains of weatherboard cladding to skillion gables, elsewhere corrugated iron. Date: Mid – late 19 th century?
OPENINGS	Main doorway in centre of front wall. Skillion open at ends.
FLOORING (GROUND)	Earthen (cement screed at one end)
FLOORING (LOFT)	Timber boarding Date: Mid – late 19 th century?
FLOORING (SKILLION)	Concrete
INTERNAL STRUCTURE	Large, round, closely spaced beams to mezzanine and loft floors. Date: Mid – late 19 th century?
OTHER (Fixings?)	Iron bolts and straps used to join beams to posts. Early ladder to loft southern end of barn. Large Camphor laurel tree against southern end of barn. Mid- late 19 th C?

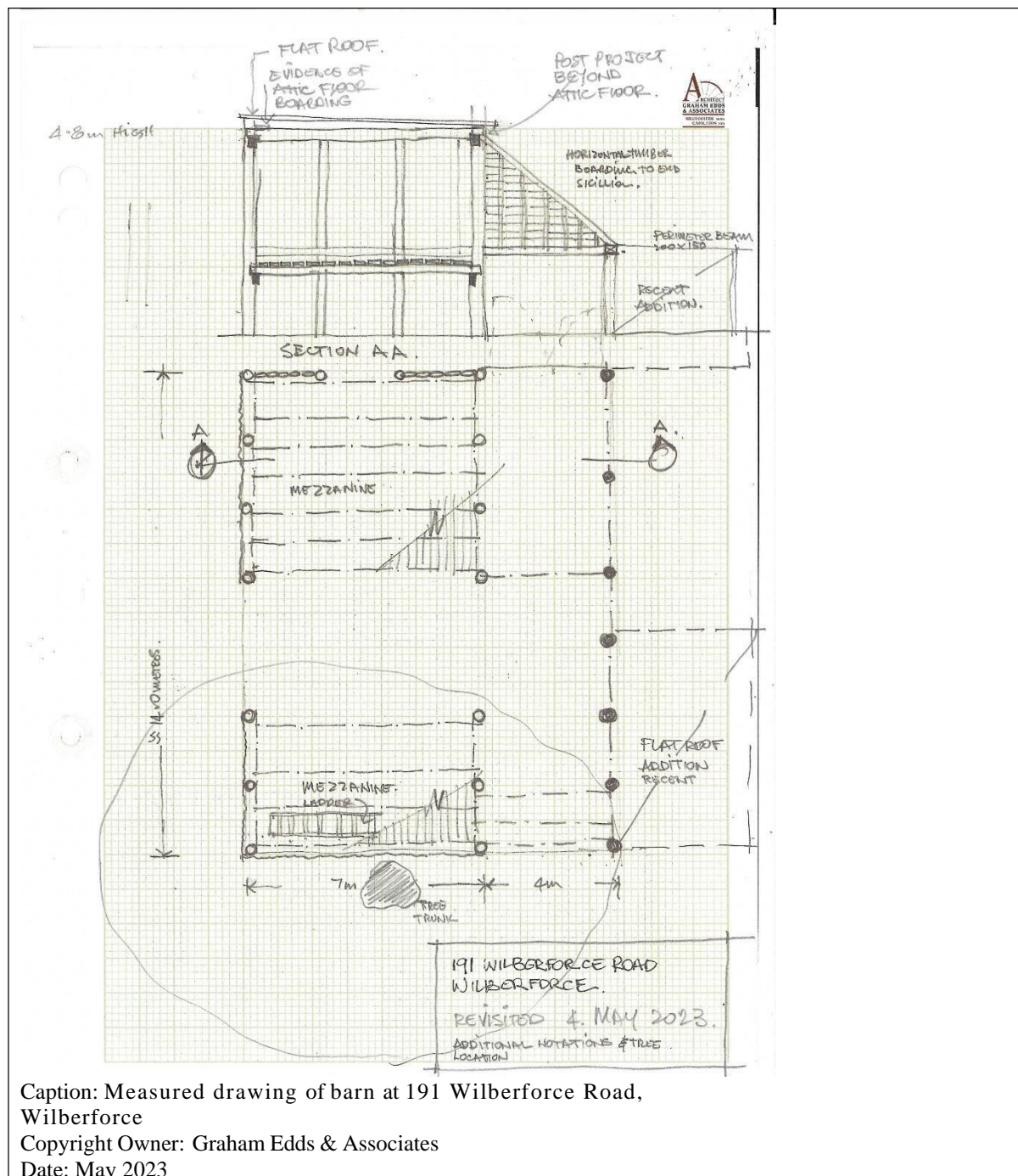
HISTORY	
<p>John Ryan was granted 30 acres on 14 March 1795 on the Hawkesbury River (portion 62, Parish Wilberforce), bounded on the north west by David Lankey and on the south east by John Davison. The property was to be known as Ryan Farm.</p> <p>John Ryan was sentenced to 7 years transportation and arrived in Sydney on the <i>Friendship</i> as part of the First Fleet.</p> <p>Problems exist in locating the correct chain of title for Ryan Farm, Wilberforce, since another John Ryan (who arrived via the <i>Neptune</i> as part of the Second Fleet) was also granted land at Richmond Hill.</p> <p>By 15 March 1883, the land was owned by Alfred Robinson, of Wilberforce, farmer who mortgaged it to Elizabeth Dunston, Windsor, widow, for £800. Subsequently, Alfred Robinson, of Wilberforce, farmer sold Ryan Farm to Archibald Walmsley, Camperdown, carter on 16 September 1884 for £2,000.</p> <p>On 3 April 1886, Archibald Walmsley, then described as being a farmer of Wilberforce, conveyed it to Roger Ryan, Pitt Town, farmer for £1,600. Roger Ryan died on 23 June 1911 leaving Ryan Farm to Edward Ryan. Edward Ryan, of Glebe, carrier conveyed the property to Lesley Franklin, of Sydney, builder on 22 March 1922 for £2,935.</p>	
REFERENCES	<p>Grants, Vol 1A p 153 (6)</p> <p>Old System Deed, No 933 Bk 264</p> <p>Old System Deed, No 103 Bk 298</p> <p>Old System Deed, No 693 Bk 335</p> <p>Old System Deed, No 544 Bk 1255</p> <p>https://peopleaustralia.anu.edu.au/biography/ryan-john-30857</p> <p>https://convictrecords.com.au/convicts/ryan</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 191 Wilberforce Road, Wilberforce is of historical significance as a surviving mid to late 19th century timber framed barn located on land that was initially granted to ex-convict John Ryan in 1794. Originally known as Ryan Farm, the property has been in continuous agricultural use since the late 18th century.</p> <p>Although much altered, including the removal of its gabled roof and loft, the large barn (now clad in corrugated metal) makes a strong contribution to the historical character of the agricultural lands along Wilberforce Road and the Hawkesbury River floodplains, which is reinforced by the large, mature <i>Camphor laurel</i> immediately adjacent. In its overall form and configuration (albeit altered), it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>Retaining evidence of its mid to late 19th century construction including iron bolts and straps used to join beams to posts, remains of vertical slab wall cladding, remains of weatherboard cladding to skillion gables, and pole rafters and sawn battens for corrugated iron to skillion roof, the barn is of some technical significance for demonstrating mid to late 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. 191 Wilberforce Road, Wilberforce is of historical significance as evidence of the long-term agricultural use of the land since 1794 when 30 acres (Portion 62, Parish Wilberforce) was granted to ex-convict John Ryan. Originally known as Ryan Farm, the property has been in continuous agricultural use since that time</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn does not have any known associations with persons of historical note.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>The large, corrugated metal clad, timber framed barn with skillion makes a strong contribution to the historical character of the agricultural lands along Wilberforce Road and the Hawkesbury River floodplains, which is reinforced by the large, mature <i>Camphor laurel</i> tree immediately adjacent. The barn forms part of a group of historic barns located on the</p>

	banks of the Hawkesbury River between Windsor and Wilberforce. Although much altered due to removal of the original loft and gabled roof, and replacement with a flat roof truncating the overall form of the building, the barn retains evidence of mid to late 19 th century construction techniques including iron bolts and straps used to join beams to posts, remains of vertical slab wall cladding, remains of weatherboard cladding to skillion gables, and pole rafters and sawn battens for corrugated iron to skillion roof. The barn has some technical significance for demonstrating mid to late 19 th century construction methods for agricultural buildings. <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 retaining evidence of mid to late 19 th century construction techniques, has the potential to provide further information into 19 th century farming methods and construction methods for agricultural buildings of the period. <i>Meets the criterion on a Local level</i>
CRITERIA F) RARITY	The barn at 191 Wilberforce Road, Wilberforce 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 barn at 191 Wilberforce Road, Wilberforce 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

IMAGES

	<p>Caption: Barn at 191 Wilberforce Road, Wilberforce (exterior) Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
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	<p>Caption: Barn at 191 Wilberforce Road, Wilberforce (exterior and skillion) Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
	<p>Caption: Barn at 191 Wilberforce Road, Wilberforce (interior) Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>



Caption: Measured drawing of barn at 191 Wilberforce Road,
Wilberforce

Copyright Owner: Graham Edds & Associates

Date: May 2023

ITEM DETAILS	
NAME	Complex of two slab barns
ADDRESS	235 Wilberforce Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 1 DP 197917
SHI No	1743065/1740199
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Barn A: recommend for State heritage listing Barn B: recommended for local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn and Shed/Garage
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century/ Late 19 th century
CURRENT USE	Barn A: Machinery store Barn B: Garage
FORMER USE	Barn and storage shed
LOCATION ON SITE	The property is located between the western bank of the Hawkesbury River and Wilberforce Road. The buildings are clustered closer to the road. From south to north there is a large barn (Barn A), a smaller slab barn/shed (Barn B), a late 19 th century weatherboard cottage and a more recent two-storey house.
DESCRIPTION: BARN A	
MAIN BARN STRUCTURE	Main posts are closely spaced, roughly squared with adze or axe and jointed to similarly squared beams using traditional pegged mortice and tenon joints. Condition: Good Date: Early 19 th century?
NO. OF BAYS	Nine closely spaced bays, central bay wider for doors.
ROOF STRUCTURE	Steep 50° pitch, formed of closely spaced pole rafters with shingle battens indicating an early date. Wooden pegs used to join cross beams to longitudinal beams. Condition: Good
LOFT	Small loft structure supported on pole beams at southern end approximately 1.0m below eaves level. Larger loft at eaves level consisting of closely spaced round beams and loose flooring in centre only. Condition: Good
SKILLION 1	Shallow pitched skillion on eastern side Condition: Good Date: Late 20 th century?
ROOF CLADDING:	Corrugated iron short sheets. Condition: Moderate
WALL CLADDING	Vertical timber slabs except in central doorways which have timber ventilation grilles over. Exterior now clad in corrugated steel. Condition: Good Date: Early 19 th century?
OPENINGS	Central doorways in both sides of barn with ventilated panels over.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Concrete.
INTERNAL STRUCTURE	Large, round, closely spaced beams to loft floors.

OTHER (Fixings?)	Camphor laurel tree at southern end causing damage. Post/ beam pegged mortice and tenon joints Wooden pegs used to join cross beams to longitudinal beams.
DESCRIPTION: BARN B	
MAIN BARN STRUCTURE	Small barn or garage constructed of round posts, adzed squared longitudinal beams. Condition: Moderate
NO. OF BAYS	Three
ROOF STRUCTURE	Bush pole rafters. Bracing and central tie added later. No shingle battens. Condition: Moderate Date: Late 19 th century?
LOFT	Small loft supported on poles 300mm below eaves level in western end. Condition: Moderate Date: Late 19 th century?
SKILLION 1	N/A
ROOF CLADDING:	Corrugated iron makers name: Gospel Oak (1850-1939). Condition: Moderate
WALL CLADDING	Vertical timber slabs, weatherboard cladding to gables, elsewhere corrugated iron. Condition: Moderate Date: Late 19 th century?
OPENINGS	Large doorway in gable end only.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Loose timber boarding Condition: Moderate Date: Late 19 th century?
FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	Large, round, closely spaced beams to mezzanine and loft floors. Condition: Moderate Date: Late 19 th century?
OTHER (Fixings?)	Iron bolts and straps used to join beams to posts. Condition: Moderate Date: Late 19 th century?
HISTORY	
<p>Matthew/Matthias Lock (various Locke) was granted 30 acres (Portion 60, Parish Wilberforce) in the district of Mulgrave Place on the River Hawkesbury on 19 November 1794. Lock had been transported to Australia for 7 years, arriving in 1790.</p> <p>Lock originally concentrated on growing maize but switched to wheat, which had a ready market. Later, Lock acquired his neighbour David Lankey's 30 acre grant (Portion 61, Parish Wilberforce), and he eventually became one of the most successful ex-convict landholders in the district, obtaining various other grants of land including 50 acres on Robinson's (later Bushell's) Lagoon, 30 acres at Mulgrave Place, 60 acres at Kurrajong and a further 100 acres at Kurrajong.</p> <p>In 1805 Lock was made one of the residential trustees of the Phillip (Wilberforce) Common, in 1808 he was made District Constable, and in 1810 he became the Chief Constable of the Hawkesbury.</p> <p>Matthew (Matthias) Lock of Hawkesbury, yeoman, assigned his entire 1794 grant to Thomas Maloney, Hawkesbury, farmer on 3 April 1830. The transfer was for £150 and included a covenant permitting Lock and his wife Alice to reside on the farm for the term of the natural lives, free of rent or any demands. Matthew Lock died in April 1836. Alice was his second wife and she died on 2 December 1834. Maloney was an emancipist, who had arrived in NSW in 1811 with a life sentence and in 1818, he married Matthew Lock's daughter Mary Graham.</p> <p>After this date, the land was in the hands of the Maloney family and appears to have been passed down through their line for many decades. It was not conveyed by any member of the Maloney family. During this time Lock's 30 acres was divided into two halves. In June 1864, a severe flood demolished Thomas Maloney senior's house as well as Thomas Maloney junior's house.</p>	

A road survey plan of February 1881 showed a barn on Lock's grant in the same position as today, plus another barn on Lankey's grant to the south as well as a house. Based on the physical evidence, it appears that the large barn (Barn A) may be a survivor of the 1864 flood.

In 1916, the southern part of Lock's grant was owned and occupied by Charles William Hawkins, farmer. He died on 9 September 1916 intestate. The property was auctioned on 31 July 1920. The southern part of Lock's 30 acre grant was sold as a parcel of 18 acres 3 roods and 18.5 perches to Margaret Harriett Daley, wife of Alfred James Daley of Freemans Reach, for £2,245/2/6. The auction notice for the sale by auctioneer A J Berkelman of Windsor advertised the land as well as agricultural equipment for sale plus livestock including dairy cattle and horses but gave no details of buildings on the site.

REFERENCES

Jan Barkley-Jack, *Hawkesbury Settlement Revealed*, pp 182, 347
 Old System Deed, No 796 Bk G
 Old System Deed, No 158 Bk J
 Advertising; *The Sydney Gazette and NSW Advertiser*, Sunday 20 June 1805, p. 1
 Government and General Orders; *The Sydney Gazette and NSW Advertiser*, Sunday 28 January 1810, p. 1
<https://convictrecords.com.au>

STATEMENT OF SIGNIFICANCE

Barn A and Barn B at 253 Wilberforce Road, Wilberforce are of historical significance as 19th century timber framed barns that are associated with the ex-convict Matthew Lock, who first obtained the land (known as Lock's Farm) in 1794 and went on to become one of the most successful ex-convict landholders in the district, a trustee of the Phillip (Wilberforce) Common, and District Constable and then Chief Constable of the Hawkesbury. The property subsequently passed to Lock's son-in-law Thomas Maloney in the 1830s, and it remained in the hands of the Maloney family until the early 20th century. Barn A, constructed in the early 19th century, may have direct associations with Matthew Lock and his period of ownership.

Located immediately next to Wilberforce Road, both Barn A and Barn B contribute to the historical character of the agricultural lands along Freeman's Reach Road and the Hawkesbury River floodplains. In their overall form and configuration, with gabled roofs, skillions and lofts, they are both representative examples of an historic timber framed barn type found throughout the Hawkesbury City local government area.

Retaining evidence of early 19th century construction techniques including closely spaced main posts, roughly squared with adze or axe and jointed to squared beams using pegged mortice and tenon joints; steep 50° pitch roof formed of closely spaced pole rafters with shingle battens indicating an early date with wooden pegs used to join cross beams to longitudinal beams and vertical timber slabs to walls, Barn A is considered to be rare. Both slab barns, Barn A and Barn B, are of technical significance for demonstrating early to late 19th century construction methods for agricultural buildings and both have the potential to provide further information into 19th century farming methods.

ASSESSED

SIGNIFICANCE TYPE

State

CRITERIA A) HISTORICAL


Barn A and Barn B at No. 253 Wilberforce Road, Wilberforce are of historical significance as evidence of the long-term agricultural use of the land (known as Lock's Farm) by the Lock and Maloney families. First established in 1794 by ex-convict Matthew (Mathias) Lock and passing to his son-in-law Thomas Maloney by the 1830s, the Maloney family retained ownership of the property until (assumed) the early 20th century.
Meets the criterion on a State level

CRITERIA B) HISTORICAL ASSOCIATION

Barn A has historical associations with Matthew Lock, an ex convict who established Lock's Farm and was one of the most successful ex-convict landholders in the district, a trustee of the Phillip (Wilberforce) Common, and District Constable and then Chief Constable of the Hawkesbury. Constructed at a later date, Barn B is associated with Lock's extended family, Thomas Maloney and his descendants.
Meets the criterion on a State level

CRITERIA C) AESTHETIC/TECHNICAL	<p>Although somewhat obscured by mature trees, Barn A and Barn B are located immediately adjacent Wilberforce Road and both make a contribution to the historical character of the agricultural lands along Freeman's Reach Road and the Hawkesbury River floodplains.</p> <p>The large, corrugated metal clad Barn A is of technical significance for retaining evidence of early 19th century construction techniques including closely spaced main posts, roughly squared with adze or axe and jointed to squared beams using pegged mortice and tenon joints; steep 50° pitch roof formed of closely spaced pole rafters with shingle battens indicating an early date with wooden pegs used to join cross beams to longitudinal beams and vertical timber slabs to walls.</p> <p>Barn B has some technical significance as a small barn or garage constructed in the late 19th century of round posts, adzed squared longitudinal beams, bush pole rafters and vertical timber slab wall cladding.</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>Barn A at 253 Wilberforce Road, Wilberforce, with skillion and lofts, has the potential to provide further information into 19th century farming methods and construction techniques for agricultural buildings of the early 19th century.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA F) RARITY	<p>Barn A at 253 Wilberforce Road, Wilberforce is considered to be rare within the context of the Hawkesbury City local government area, for the extent of the surviving evidence of early 19th century construction techniques and its relatively high level of integrity.</p> <p>Barn B, being constructed in the late 19th century is not considered to be rare.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA G) REPRESENTATIVE	<p>Barn A and Barn B at 253 Wilberforce Road, Wilberforce are 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 forms of the barns with gabled roofs, skillions and lofts 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 A: High integrity and intactness</p> <p>Barn B: High integrity and moderate intactness</p>

IMAGES

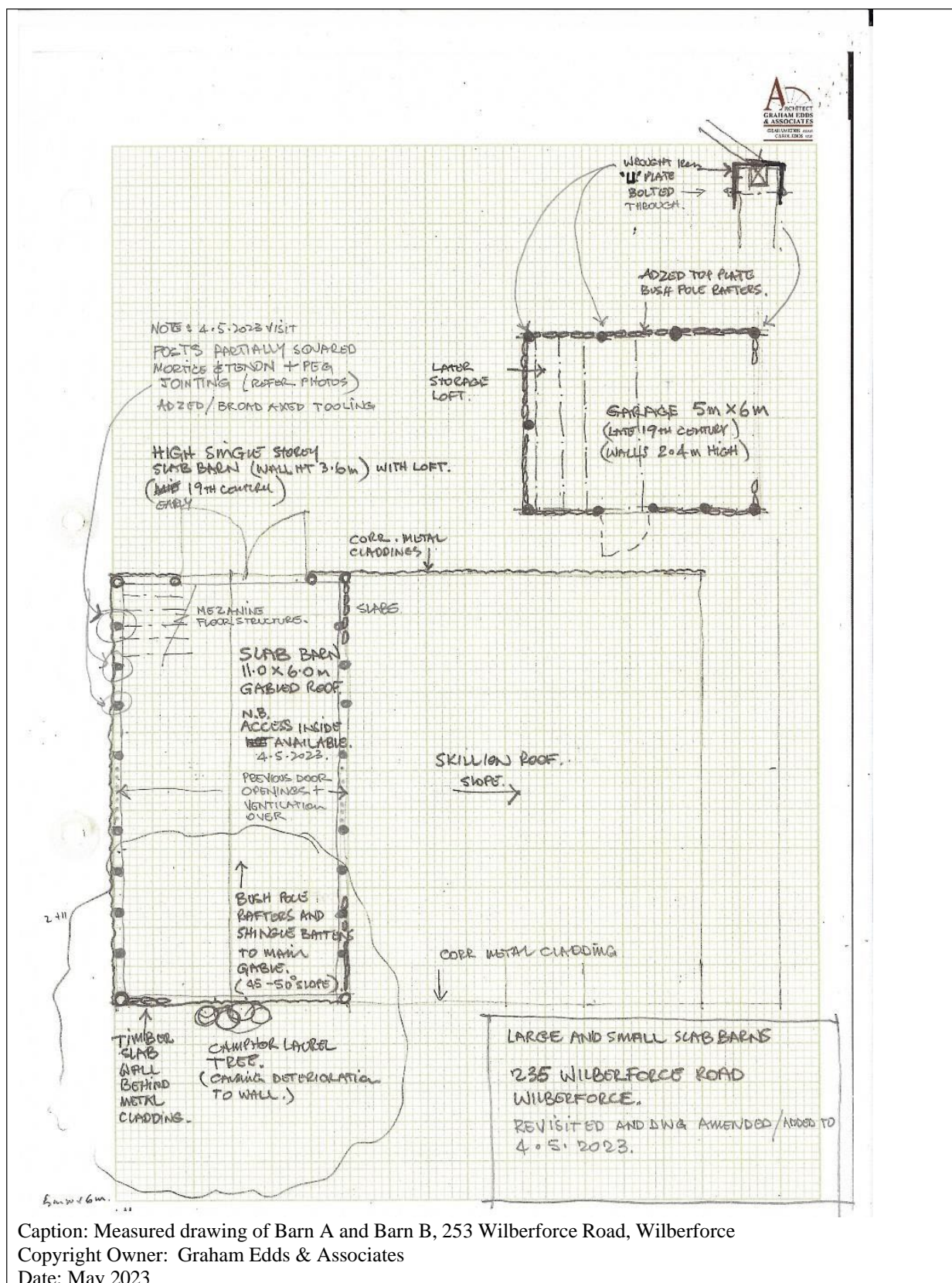
	<p>Caption: Barn A at 253 Wilberforce Road, Wilberforce (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: May 2023</p>
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Caption: Barn A at 253 Wilberforce Road, Wilberforce (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023



Caption: Barn B at 253 Wilberforce Road, Wilberforce (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023



Caption: Measured drawing of Barn A and Barn B, 253 Wilberforce Road, Wilberforce

Copyright Owner: Graham Eddis & Associates

Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn with Skillions
OTHER/FORMER NAMES	Cobcroft's Barn/Salter's Barn
ADDRESS	496 Wilberforce Road, Wilberforce (Australiana Pioneer Village)
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 22 DP 829589
SHI No.	1743061
EXISTING HERITAGE ITEM?	Y (Item No. I01683 and SHR 01683)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Retain as State item
	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	Roof replaced mid 20 th century
CURRENT USE	Storage of machinery but barn is also an exhibit in the village.
FORMER USE	Barn
LOCATION ON SITE:	The barn is now part of the Australiana Pioneer Village complex but it is the only 'exhibit' located on its original site, approximately 50m east of the Wilberforce Road on the western boundary of the village site.
MAIN BARN STRUCTURE	A large single storey barn approximately 12 x 5.6m on plan with skillions on both sides making the overall plan a 12 metres square. It is supported on adzed square posts at close centres which are mortised and tenoned to longitudinal squared beams. Round pole cross beams divide the space into four bays and are bolted to the longitudinal beams with iron plates. There was once a loft as evidenced by rebates in the main posts. Condition: Good Date: Early 19 th century
NO. OF BAYS	Eleven
ROOF STRUCTURE	Sawn rafters, battens and wind bracing of relatively light section size indicating that the roof structure has been rebuilt. The pitch however is convincingly steep at 45° indicating a faithful reconstruction. Condition: Good Date: Mid-20 th century replacement?
LOFT	N/A Removed
SKILLIONS	Skillion roofs have similar (later) construction to main barn but posts and beams and timber slab cladding are early. Horizontal squared timber ties are dovetail lap jointed to the main posts. Condition: Good. Date: Early 19 th century with mid-20 th century roof replacement
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Mid-20 th century?
WALL CLADDING	Vertical timber slabs to skillions, corrugated iron elsewhere. Condition: Moderate Date: Early 19 th to mid-20 th century.
OPENINGS	There are openings (double doors) in the northern end of both skillions and the main barn as well as single door opening at the south end.
FLOORING (GROUND)	Earth
FLOORING (SKILLION)	Timber planks in northern end of eastern skillion, earth elsewhere.

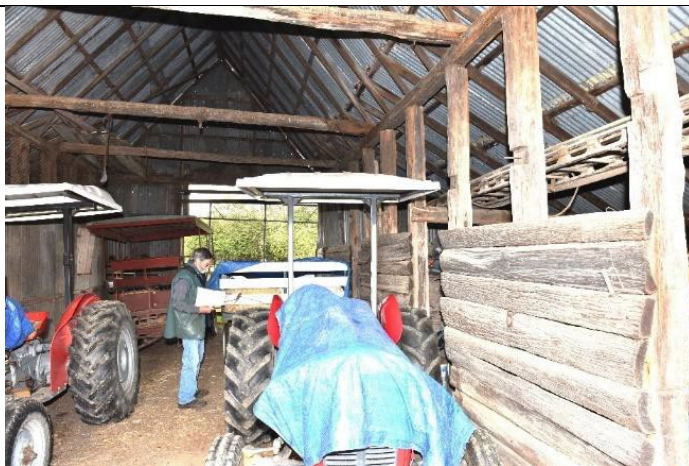
OTHER (Fixings?)	Mortise and tenon joints with timber pegs. Internal divisions formed by horizontal slabs. Gudgeon pin hinging to doors
DATING RATIONALE	Some elements are missing: (loft, skillion ties) or replaced: (roof structure) but the robust post and beam structure composed of closely spaced adzed or axed square hardwood, the use of pegged mortise and tenon joints and the impressive overall form of the barn indicate an early date.
HISTORY	
<p>The barn at No. 496 Wilberforce Road, Wilberforce is located on part of a 30 acre grant (Portion 49, Parish Wilberforce), made to William MacKay in 1797. However, by the early 1800s, 6 acres 2 roods 19 perches of the property was owned by Richard William Cobcroft, probably following his marriage in 1812. Certainly, Richard Cobcroft was residing in Wilberforce in 1816, when he subscribed to contribute to the relief of the troops of the Duke of Wellington, following the Battle of Waterloo.</p> <p>Richard was the son of John Cobcroft, an ex-convict who amassed a substantial amount of land throughout Wilberforce and becoming one of the Hawkesbury's most successful farmers of the early 19th century. John Cobcroft married another ex-convict Sarah Smith and together they raised a family of 10 and established a dynasty of many thousands of descendants, some of whom continue to reside in the Wilberforce locality.</p> <p>Richard Cobcroft lived and worked on the property until his death in 1866. By a codicil to his will on 23 February 1866 Richard Cobcroft, devised 'the house land and premises upon which I now reside at Wilberforce' to his wife Mary Ann Cobcroft for her life and after her death the land would be divided into three equal lots. He devised lot 1 adjoining Yeoman' property and parallel with it to his daughter Emily Louisa Cobcroft; Lot 2 on which his house stood he devised to his daughter Ann Jane Hutchinson; Lot 3 to his daughter Mary Ann Eliza Cobcroft. His widow Mary Ann Cobcroft died on 28 April 1873. Emily Louisa Cobcroft married Thomas Pidgeon and subsequently died on the 26 August 1886 having made her will on 27 July 1886 appointing her husband Thomas as the devisee.</p> <p>On 14 November 1905, Thomas Pidgeon of North Sydney, mercantile clerk, Ann Jane Hutchinson of Station Street, Petersham, widow and Mary Ann Eliza Cobcroft of Forest Lodge, spinster conveyed 6 acres 2 roods 19 perches part of William Mackay's grant bounded on the west by the main government road from Windsor to Wilberforce 4 chains, on the north by a fence dividing it from other property 13 chains, on the east by a fence 4 chains 62 links, on the south 8½ chains to the government road to Thomas Jerome Salter, Wilberforce, farmer for £100.</p> <p>Subsequently, on 4 September 1920, Thomas Jerome Salter of Wilberforce, farmer conveyed 2 acres 3 roods 27 perches, being the northern portion of his Homestead property with a frontage of 3 chains 3 yards to Wilberforce Road, which was bounded on one side by the properties of Mrs Bowman and Mrs Gardiner 12 chains 18 yards on the rear by Humphries' property 1 chain 17 yards on the other side 'by property belonging to the said Vendor' 10 chains to the Wilberforce Road to William Salter junior, Wilberforce, farmer for £100.</p> <p>By an acknowledgement under the Wills and Probate Act, on 27 August 1959 Garney Selwyn Salter and Valerie Salter, executors of the will of William Salter, Wilberforce, farmer made a devise to Garney Selwyn Salter, under the will being 2 acres 3 roods 27 perches at Wilberforce 'being the Northern portion of the Homestead property of the said Vendor having a frontage of three chains 3 yards to Wilberforce Road'. This property was later incorporated into the Australiana Pioneer Village including the barn, known as 'Salter's Barn'.</p> <p>Although no evidence has been uncovered as yet as to when the barn was constructed, based on physical evidence, it is possible that it was built soon after the purchase of the land by Richard Cobcroft in c1812, making it one of a very small group of slab barns in the Hawkesbury district still surviving from the first decades of the 19th century.</p>	
REFERENCES	<p>Will of Richard William Cobcroft, NRS 13660, Supreme Court, Probate Packet, Series 1 No 7394, State Archives of New South Wales 14/3411</p> <p>Old System Deed, No 259 Bk 792</p> <p>Old System Deed, No 916 Bk 1198</p> <p>Old System Deed, No 522 Bk 2498</p> <p>The Sydney Gazette and NSW Advertiser, Saturday 16th March 1816, p. 2</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at the Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce is of historical significance as a rare, surviving early 19th century timber framed barn of impressive size and integrity, that is associated with Richard William Cobcroft and his descendants who held the land throughout most of the 19th century. The Cobcrofts were early settlers and one of the most successful farming families in the Hawkesbury.</p> <p>Visible in glimpse views from Wilberforce Road, the impressive, large barn continues to contribute to the</p>	

<p>historical character of the locality. In its overall form and configuration, it is a representative, and notable, example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>Although some elements of the original construction of the barn are missing (loft, skillion ties) or have been replaced (roof structure), the barn is of technical significance for retaining evidence of its early 19th century construction including the robust post and beam structure composed of closely spaced adzed or axed square hardwood, and the use of pegged mortise and tenon joints.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The barn at the Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce is of historical significance as a surviving early 19th century timber framed barn that remains substantially intact, and as evidence of the long-term agricultural use of the land by the Cobcroft family, who held and worked the land potentially from as early as 1812 and throughout the 19th century; and the Salter family, who held the land throughout much of the 20th century.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with Richard William Cobcroft and his descendants, who owned the land for the majority of the 19th century. The Cobcroft family, starting with John and Sarah, were one of the most successful farming families in the Hawkesbury region and held numerous land parcels throughout Wilberforce.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Now forming part of the Australiana Pioneer Village, glimpse views of the barn are available from Wilberforce Road and with its impressive overall size, it continues to contribute to the historical character of the locality. Although some elements of the original construction of the bar are missing (loft, skillion ties) or have been replaced (roof structure), the barn is of technical significance for retaining evidence of its early 19th century construction including the robust post and beam structure composed of closely spaced adzed or axed square hardwood, and the use of pegged mortise and tenon joints.</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 form of the barn, with side skillion, its impressive size and retaining evidence of its early 19th century construction (including the early use of Australian hardwoods), the barn at No. 496 Wilberforce Road, Wilberforce has the potential to provide further information into 19th century farming methods.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 496 Wilberforce Road, Wilberforce, being a surviving early 19th century barn of impressive size, containing unusual wood technology of half dovetail timber jointing combined with wrought iron spikes and that remains substantially intact, with associations to a notable local family, the Cobcrofts, is considered to be very rare within the context of the Hawkesbury City local government area and the State of NSW.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 496 Wilberforce Road, Wilberforce 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 and skillion is representative of the typical form of barn found throughout the district.</p>
INTEGRITY/INTACTNESS	High to moderate

IMAGES



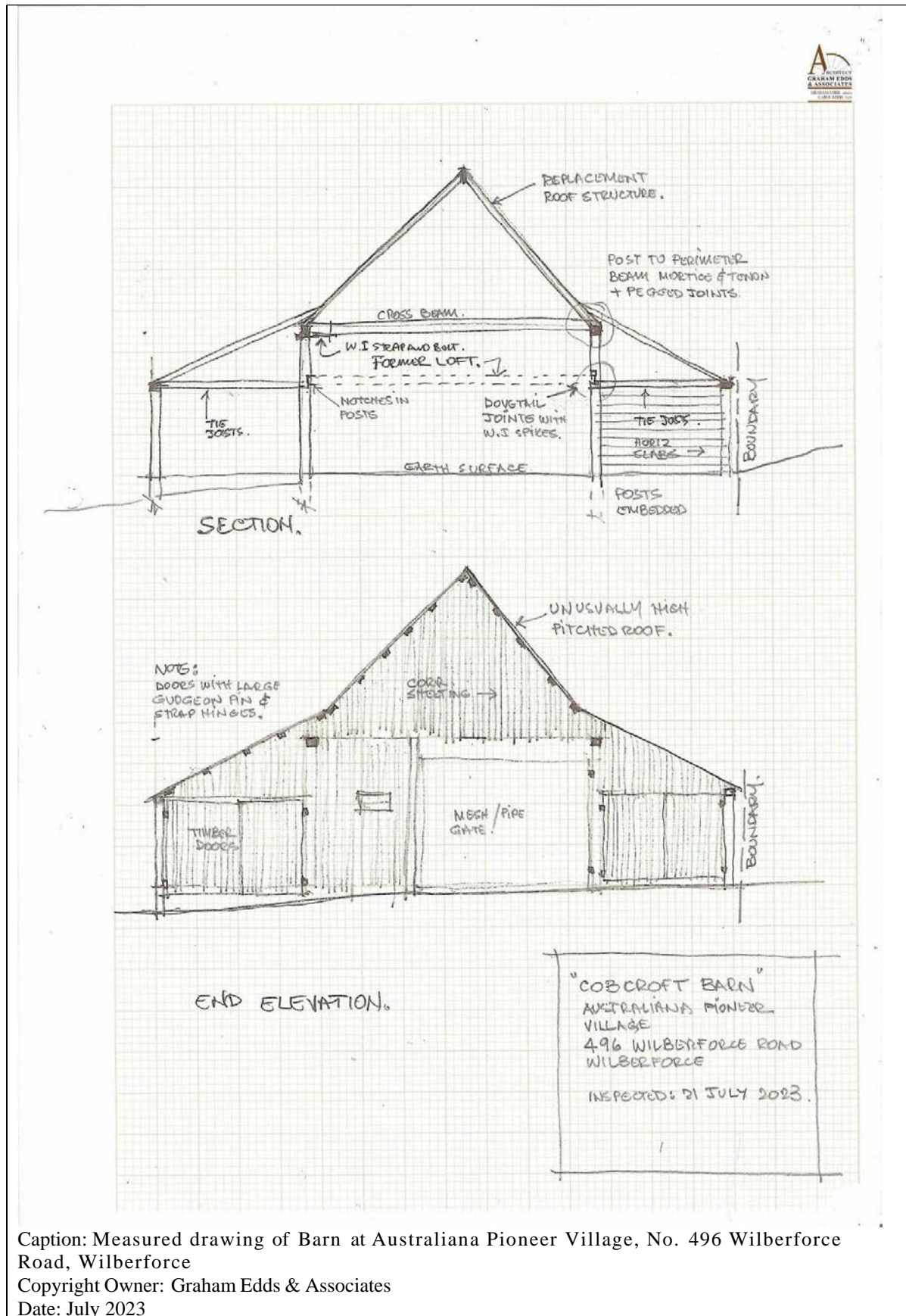
Caption: Barn at Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: July 2023



Caption: Barn at Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce (interior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: July 2023



Caption: Detail of posts and beam separating main barn from skillion (note evidence of loft support), No. 496 Wilberforce Road, Wilberforce
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: July 2023



Caption: Measured drawing of Barn at Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce
 Copyright Owner: Graham Edds & Associates
 Date: July 2023

ITEM DETAILS	
NAME	Reconstructed Single Storey Slab Town Barn with Loft
ADDRESS	2 Catherine Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 371 DP 813236
SHI No.	1743078/ 1741034
EXISTING HERITAGE ITEM	Yes- Item I152
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	
CONSTRUCTION YEAR START & END	Reconstructed c.2008
MODIFICATION/DATES	c.2008
CURRENT USE	Dwelling
LOCATION ON SITE:	Town barn converted to secondary dwelling located immediately behind single storey attached cottage. No internal access.
MAIN BARN STRUCTURE	Treated pine posts, original cross beams (according to owner), steep roof. Condition: Good Date: Reconstructed 2008
NO. OF BAYS	Three
ROOF STRUCTURE	Not inspected but approx. 45° pitch Date: Reconstructed 2008
ROOF CLADDING:	Wide pitch corrugated iron Condition: Poor (rusty) Date: Reconstructed 2008 using second hand sheets
WALL CLADDING	Vertical timber slabs. Weatherboards to gables Condition: Good Date: Slabs old but weatherboards c2008
OPENINGS	Two double doors and one window in front gable (recycled joinery?)
FLOORING (GROUND)	Concrete slab
HISTORY	
<p>No. 2 Catherine Street, Windsor is located on part of a 20 acre land grant (Portion 21, Windsor Town Plan) made to ex-convict Thomas Rickerby in 1789. Sentenced to 7 years transportation Rickerby (vars. Riccaby) arrived in 1791 aboard the <i>William and Ann</i> as part of the Third Fleet. By 1798, Rickerby had been appointed chief constable. Rickerby's property was known as Catherine Farm, named after his wife Catherine Smith, and Catherine Street is named after the property.</p> <p>Catherine Farm was subsequently purchased by Maria Cope of Windsor in the early 1830s and subdivided the land.</p> <p>The site of No. 2 Catherine Street was shown as vacant on the 1841 plan of Windsor.</p> <p>On 17 September 1855, this allotment, part of Lot 37 of Maria Cope's subdivision with a frontage of 82 feet 6 inches to Catherine Street, was sold by William Hopkins, of Windsor, miller to John Cunningham, of Wilberforce, farmer for £150. John Cunningham died at Wilberforce on 16 December 1856. It later came into the ownership of Wellow Baldwin who died on 18 August 1869. Wellow Baldwin was the son of Henry Baldwin, an ex-convict who received a land grant at Freeman's Reach and who purchased a neighbouring farm known as Wellow Farm.</p>	

An 1871 plan of Windsor showed the footprint of two residences, now known as Numbers 2 and 4 Catherine Street, facing the street, but nothing of detail was shown on the rest of the site.

Following the death of Wellow Baldwin, the property remained in the hands of his inheritors who were Baldwin's sisters, Kate Helen Bower, Ruth Irene Baldwin and Ella Sybil Locke, all of Manly. The rents acquired from Baldwin's properties were assigned to his daughter Bona Baldwin for her lifetime. It appears that Wellow Baldwin was responsible for the construction of the house, and possibly the barn as well.

In 1932, a sale of house properties and business sites in Windsor was held under the instructions of the trustees of Wellow Baldwin's will. Amongst the properties sold was a semi-detached pair of brick houses in Catherine Street, Windsor, (Nos. 2 and 4 Catherine Street), which were purchased by Emily Cooney, licensee of the Royal Exchange Hotel, Windsor.

In 2008, the current owners obtained development consent to substantially alter the barn including an extension with concrete floor and adapt to tool shed and artists studio with bathroom.

REFERENCES	W.433a, Crown Plan W.1.1039, Crown Plan Old System Deed, No 44 Bk 40 Old System Deed, No 587 Bk 1651 Hawkesbury Pioneer Register, 1994, p 38 Rickerby, Thomas (c. 1751–1818)', People Australia, National Centre of Biography, Australian National University,
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STATEMENT OF SIGNIFICANCE

The reconstructed town barn at No. 2 Catherine Street is of some historical significance as forming part of the history of agricultural use of the land from the late 18th century through to the late 19th century and for its associations with ex-convict Thomas Rickerby, on whose 20 acre grant made in 1789, known as Catherine Farm, the barn is now located.

The barn forms part of a significant grouping, comprised of the aesthetically and historically significant pair of weatherboard semi-attached cottages at Nos. 2 and 4 Catherine Street, each with a slab barn located at the rear, which enhances the historic significance of the barn.

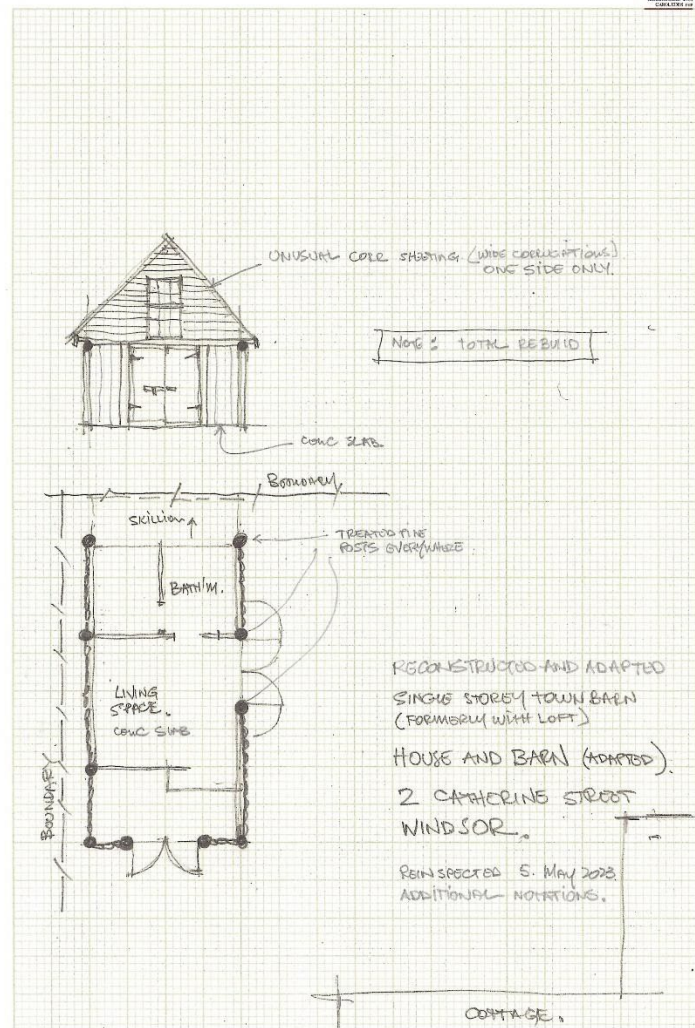
The barn at No. 2 Catherine Street, Windsor is a representative example of the adaptative reuse of an historic barn, made suitable for modern living requirements within a suburban setting and its sympathetic reconstruction is indicative of the community's appreciation of these types of historic agricultural buildings.

ASSESSED SIGNIFICANCE TYPE	Nil
CRITERIA A) HISTORICAL	The reconstructed town barn at No. 2 Catherine Street is of some historical significance as forming part of the history of the longterm agricultural use of the land from the late 18 th century through to late 19 th century. As a town barn, the building would have been used in association with farmlands located outside of the town of Windsor. The barn forms part of a significant grouping, comprised of the aesthetically and historically significant pair of weatherboard semi-attached cottages at Nos. 2 and 4 Catherine Street, each with a slab barn located at the rear, which enhances the historic significance of the barn. <i>Meets the criterion on a Local level</i>
CRITERIA B) HISTORICAL ASSOCIATION	The town barn at No. 2 Catherine Street has some historical associations with ex convict Thomas Rickerby, who received a 20 acre grant of land in 1789, known as Catherine Farm, and with Wellow Baldwin who, it is assumed, built the original barn together with the house in the late 1860s. <i>Meets the criterion on a Local level</i>
CRITERIA C) AESTHETIC/ TECHNICAL	The town barn, located to the rear of the main dwelling, is not visible from the street and does not contribute to the historical character of the Catherine Street or the locality. As a reconstruction, the barn utilises appropriate materials and details and retains (assumed) its original form and scale, although it has also been adapted for residential use. <i>Does not meet the criterion</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. The sympathetic reconstruction and adaptive reuse of historic barns is also indicative of the community's appreciation of these types of buildings. <i>Meets the criterion on a Local level</i>
CRITERIA E) RESEARCH POTENTIAL	As a reconstruction, the town barn at No. 2 Catherine Street, Windsor has little research potential. <i>Does not meet the criterion</i>
CRITERIA F) RARITY	The reconstructed and adapted town barn at No. 2 Catherine Street, Windsor is not considered to be rare within the Hawkesbury local government area. <i>Does not meet the criterion</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 2 Catherine Street, Windsor is a representative example of the adaptive reuse and reconstruction of an historic barn, made suitable for modern living requirements within a suburban setting. <i>Does not meet the criterion</i>
INTEGRITY/INTACTNESS	Moderate

IMAGES

	Caption: The town barn at No. 2 Catherine Street, Windsor. Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023
	Caption: The town barn at No. 2 Catherine Street, Windsor. Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023



Caption: Measured drawing and elevation of town barn at No. 2 Catherine Street, Windsor
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Town Barn with Loft
ADDRESS	4 Catherine Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 372 DP 813236
SHI No.	1743079/ 1741034
EXISTING HERITAGE ITEM	Yes- Item I152
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
CURRENT USE	Storage
FORMER USE	Town Barn
LOCATION ON SITE	Town barn located immediately behind single storey attached cottage.
MAIN BARN STRUCTURE	Single storey with loft. Size 8m x 5m. Adzed posts with loft floor beam let into posts. Eaves beam is flat section. Beams are pit sawn. Date: 1860s Condition: Moderate
NO. OF BAYS	Three bays
ROOF STRUCTURE	Pole rafters and shingle battens. Roof pitch approx. 45°. Date: 1860s (using earlier technique) Condition: Good
LOFT	Remains of loft floor joists only.
SKILLION	None
ROOF CLADDING:	Corrugated iron short sheets Condition: Poor
WALL CLADDING	Vertical timber slabs to ground floor, remains of weatherboards to loft walls and gables. Corrugated iron over weatherboards to loft walls Date: 1860s (using earlier technique) Condition: Poor
OPENINGS	Door frame in loft gable
FLOORING (GROUND)	Concrete slab
FLOORING (FIRST)	N/A
FLOORING (LOFT)	None
FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	Hand forged iron connection plates
HISTORY	
No. 4 Catherine Street, Windsor is located on part of a 20 acre land grant (Portion 21, Windsor Town Plan) made to ex-convict Thomas Rickerby in 1789. Sentenced to 7 years transportation Rickerby (vars. Riccaby) arrived in 1791 aboard the <i>William and Ann</i> as part of the Third Fleet. By 1798, Rickerby had been appointed	

chief constable. Rickerby's property was known as Catherine Farm, named after his wife Catherine Smith, and Catherine Street is named after the property.

Catherine Farm was subsequently purchased by Maria Cope of Windsor in the early 1830s and she subdivided the land for residential development

The site of No. 4 Catherine Street was shown as vacant on the 1841 plan of Windsor.

On 17 September 1855, this allotment, part of Lot 37 of Maria Cope's subdivision with a frontage of 82 feet 6 inches to Catherine Street, was sold by William Hopkins, of Windsor, miller to John Cunningham, of Wilberforce, farmer for £150. John Cunningham died at Wilberforce on 16 December 1856. It later came into the ownership of Wellow Baldwin who died on 18 August 1869. Wellow Baldwin was the son of Henry Baldwin, an ex-convict who received a land grant at Freeman's Reach known as Baldwin Farm, and who purchased a neighbouring farm known as Wellow Farm. The Baldwin family were extensive land holders, successful farmers and breeders of racehorses.

An 1871 plan of Windsor showed the footprint of two residences, now known as Numbers 2 and 4 Catherine Street, facing the street, but nothing of detail was shown on the rest of the site.

Following the death of Wellow Baldwin, the property remained in the hands of his inheritors who were Baldwin's sisters, Kate Helen Bower, Ruth Irene Baldwin and Ella Sybil Locke, all of Manly. The rents acquired from Baldwin's properties were assigned to his daughter Bona Baldwin for her lifetime. It appears that Wellow Baldwin was responsible for the construction of the houses at 2 and 4 Catherine Street, and possibly the barn as well in the 1860s. It is noted however that the existence of shingle battens to the barn indicates a pre-1850s construction date.

In 1932, a sale of house properties and business sites in Windsor was held under the instructions of the trustees of Wellow Baldwin's will. Amongst the properties sold was a semi-detached pair of brick houses in Catherine Street, Windsor (Nos. 2 and 4 Catherine Street), which were purchased by Emily Cooney, licensee of the Royal Exchange Hotel, Windsor.

REFERENCES

W.433a, Crown Plan
W.1.1039, Crown Plan
Old System Deed, No 44 Bk 40
Old System Deed, No 587 Bk 1651
Hawkesbury Pioneer Register, 1994, p 38
Rickerby, Thomas (c. 1751–1818)', People Australia, National Centre of Biography, Australian National University

STATEMENT OF SIGNIFICANCE

The town barn at No. 4 Catherine Street, Windsor is of historical significance as a surviving mid 19th century timber framed barn located on land that is associated with ex convict Thomas Rickerby, who received a 20 acre grant of land in 1789, known as Catherine Farm. The barn is located on part of a later of subdivision that is associated with Wellow Baldwin, descendant of Henry Baldwin a notable local landholder and farmer. It appears Wellow Baldwin built the pair of cottages at Nos. 2 and 4 Catherine Street and it is assumed the barn in the 1860s.

As a town barn, the building would have been used in association with farmlands located outside of the town of Windsor, 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.

The barn forms part of a significant grouping, comprised of the aesthetically and historically significant pair of semi-attached cottages at Nos. 2 and 4 Catherine Street, each with a slab barn located at the rear, which enhances the historic significance of the barn.

The single storey barn is of technical significance for retaining evidence of its mid 19th century construction date including the remains of a loft, adzed posts with loft floor beam let into posts, pit sawn beams, pole rafters and shingle battens, vertical timber slabs to ground floor and remains of weatherboards to loft walls and gables, and hand forged iron connection plates. 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 21st century.

ASSESSED SIGNIFICANCE TYPE

State

CRITERIA A) HISTORICAL	<p>The barn at No. 4 Catherine Street, Windsor is of historical significance as a surviving mid 19th century town barn that forms part of a group comprised of the aesthetically and historically significant pair of semi-attached cottages at Nos. 2 and 4 Catherine Street, each with a slab barn located at the rear, which enhances the historic significance of the barn.</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 Local level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn at No. 4 Catherine Street, Windsor has some historical associations with ex-convict Thomas Rickerby, who received a 20 acre grant of land in 1789, known as Catherine Farm, on which the barn is now located on a later subdivision; and with Wellow Baldwin, descendant of Henry Baldwin a notable local landholder and farmer, who appears to have built the dwelling and it is assumed the barn in the 1860s.</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 barn is not visible from the street and makes no contribution to the historical character of Catherine Street.</p> <p>The single storey barn is of technical significance for retaining evidence of its mid 19th century construction date including the remains of a loft, adzed posts with loft floor beam let into posts, pit sawn beams, pole rafters and shingle battens, vertical timber slabs to ground floor and remains of weatherboards to loft walls and gables, and hand forged iron connection plates. Although documentary evidence suggests the barn was constructed in the 1860s, construction techniques used suggest an earlier date (pre 1850s).</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 No. 4 Catherine Street, Windsor, 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 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. 4 Catherine Street, Windsor is rare within the context of the Hawkesbury City local government area, as a surviving mid 19th century town barn that remains relatively intact.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 4 Catherine Street, Windsor 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, remains of a loft 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



Caption: The town barn at No. 4 Catherine Street, Windsor (exterior).
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



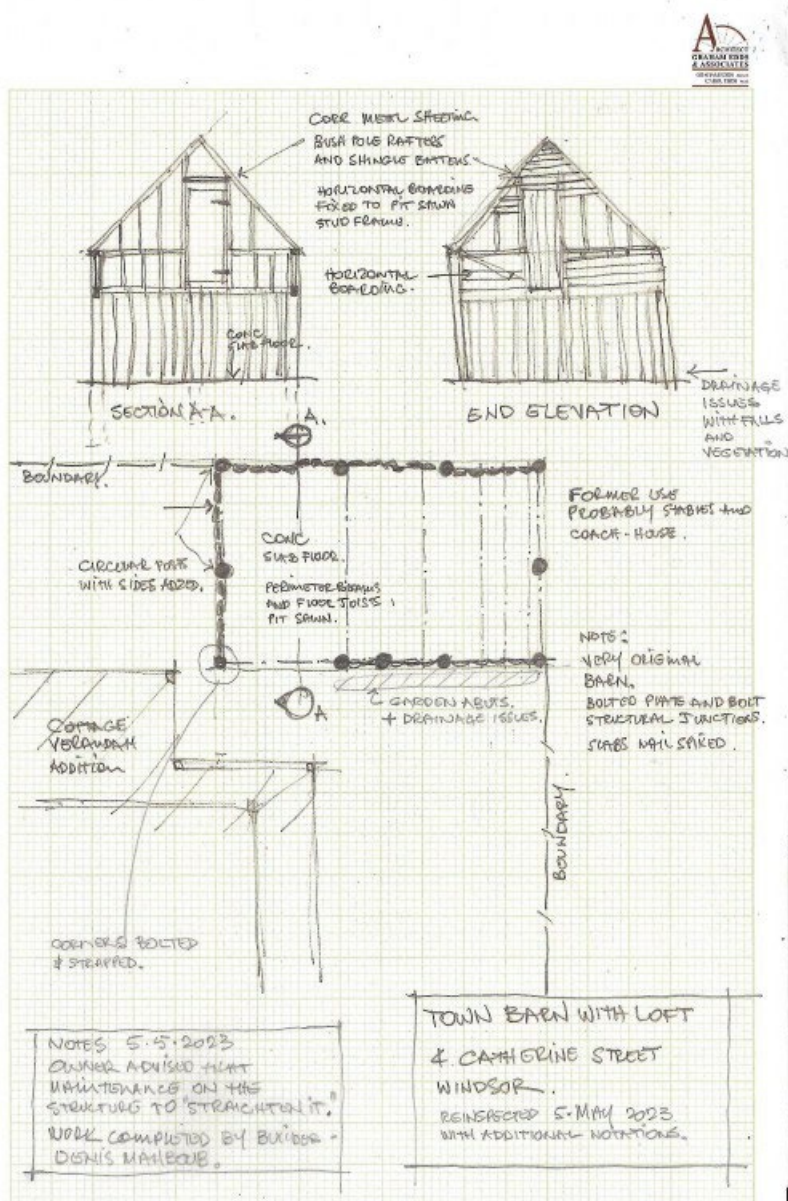
Caption: The town barn at No. 4 Catherine Street, Windsor (exterior).
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



Caption: The town barn at No. 4 Catherine Street, Windsor (interior).
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



Caption: The town barn at No. 4 Catherine Street, Windsor (interior detail).
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Measured drawing and elevations of town barn at No. 4 Catherine Street, Windsor
Copyright Owner: Graham Edds & Associates
Date: May 2023

ITEM DETAILS	
NAME	Slab Milking Shed/Stables and Animal Shelter
FORMER NAMES	Trevallyn
ADDRESS	10 Day Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 50 DP 1137999
SHI No.	1743077
EXISTING HERITAGE ITEM	Yes- Item I158
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Retain local heritage listing. Whole property potentially worth considering for State heritage listing including house.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Milking shed and stables/ Animal shelter
DESCRIPTION	
CIRCA	Y
PERIOD	Mid-late 19 th century with later alterations and additions
CURRENT USE	Animal shelter and hay store
FORMER USE	Milking shed and stables/ animal shelter
LOCATION ON SITE	Trevallyn is a farm complex consisting of the farmhouse and a series of outbuildings including four small timber framed buildings located well away from the house. There is no barn but a milking shed/ stables approximately 100m east of the house and three small square sheds to the south of the house, one of which appears to be an early slab building.
DESCRIPTION: MILKING SHED/ STABLES	
MAIN STRUCTURE	There is a central spine of round posts and beams with vertical timber slab cladding under the ridge of the shallow pitched roof. The beam is flattened on two sides and held down with wire. On the north side of the spine are four milking bails and on the south is an open sided shelter or stable. Most the outer posts are of modern sawn timber but one original round post remains at the NE corner.
NO. OF BAYS	Six bay central spine
ROOF STRUCTURE	Sawn rafters over stable and bush poles over milking bails indicating that the latter is the older structure.
LOFT	N/A
SKILLION	N/A
ROOF CLADDING:	Corrugated iron
WALL CLADDING	Vertical timber slabs.
OPENINGS	Open sided both sides
FLOORING (GROUND)	Brick paving in part, earthen elsewhere
FLOORING (FIRST)	N/A
FLOORING (LOFT)	N/A
FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	Timber milking bails and troughs.
CURRENT USE	Animal shelter
CHANGES FROM 2010?	Deterioration
CONDITION	Poor
DESCRIPTION: TIMBER SLAB SHED	
MAIN STRUCTURE	Small 5m square shed or animal shelter with round corner posts and 3 sides clad in vertical timber slabs .

NO. OF BAYS	One
ROOF STRUCTURE	Large diameter pole rafters at 35 degree pitch on adzed square beams. Roofing battens suitable for corrugated iron.
LOFT	N/A
SKILLION	N/A
ROOF CLADDING:	Corrugated iron rusty.
WALL CLADDING	Vertical timber slabs, gable clad in corrugated iron (probably originally weatherboards)
OPENINGS	One side is open
FLOORING (GROUND)	Earthen
FLOORING (FIRST)	N/A
FLOORING (LOFT)	N/A
FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	-
CURRENT USE	Hay store
CHANGES FROM 2010?	Deterioration – the building has developed a slight lean.
HISTORY	
<p>No. 10 Day Street Windsor forms part of a grant of 50 acres made to Thomas Westmore and William Anderson on 1 June 1797 to be known as Marsden Farm in the district of Mulgrave Place, bounded on the south by Lewis farm. Westmore and Anderson were soldiers in the New South Wales Corps.</p> <p>The land had been purchased by Samuel Marsden, assistant to the chaplain of New South Wales, farmer and substantial landowner in the Parramatta district. The transfer may have occurred prior to the registration of the grant which accounts for the fact it was recorded in the grant register as ‘Marsden Farm’. A barn was shown on this land as well as Samuel Marsden’s house then occupied by Thomas Tebbutt in the flood panorama painting of 1816 (although no barn survives at the property today).</p> <p>On 30 November 1857, the land was conveyed in a sale with the following parties 1st George Campbell, Duntroon, esquire, 2nd Charles Simeon Marsden, esquire and his wife, Elizabeth 3rd Richard Ridge, Windsor, innkeeper (purchaser). The land had been granted to Westmore and Anderson but was then described as 60 acres. The transaction was for a payment of £200 to Elizabeth Marsden and £2,200 to George Campbell. Richard Ridge lived on the land where he built a residence known as Trevallyn. Ridge was an active member of the Hawkesbury community being one of the commissioners for the Windsor Road Trust, vice-president and member of the committee of the Hawkesbury Benevolent Asylum, Trustee of St. Matthew’s Church, and councillor for the Borough of Windsor.</p> <p>By a conveyance of 23 June 1886, Richard Ridge, of Windsor, esquire conveyed the land to William Hessel Dean, of Windsor, draper. The sale was for Westmore and Anderson’s grant described as 60 acres plus another parcel of land in Macquarie Street measuring 2 acres 1 rood 34 perches. The sale price was £5,500.</p> <p>William H. Dean had been a mayor of Windsor Council on 12 occasions and ran Trevallyn as a thoroughbred stud and dairy. Following W H Dean’s death in 1931, the land remained in the hands of the Dean family for many years.</p>	
REFERENCES	<p>Grants, Vol 2 No 149</p> <p>Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, pp 67, 149-50, 259, 335, 337-8</p> <p>Old System Deeds, No 903 Bk 52 and No 326 Bk 341</p> <p><i>Windsor and Richmond Gazette</i>, 4 June 1892, p 5</p> <p><i>Windsor and Richmond Gazette</i>, Saturday 23 July 1898, p. 4</p> <p>“A Gazette Feature: Homes of the Hawkesbury- Trevallyn, A Georgian Style Home”; <i>Windsor and Richmond Gazette</i>, Wednesday 14 October 1964, p. 20</p>
STATEMENT OF SIGNIFICANCE	
<p>The slab outbuildings at Trevallyn, No. 10 Day Street, Windsor are of historical significance as surviving mid to late 19th century agricultural outbuildings forming part of a farmstead, associated with former mayor Richard Ridge who named the property Trevallyn and subsequent owner William Hessel Dean, also a former Mayor of Windsor Council, who ran the property as a thoroughbred stud and dairy and whose family retained the property for a number of generations.</p>	

Together with the early Victorian house, the complex of outbuildings sited on the flood plains of South Creek, make a strong contribution to the historical character of the agricultural lands of the Windsor locality, with expansive views of the whole of the property available from Hawkesbury Valley Way.

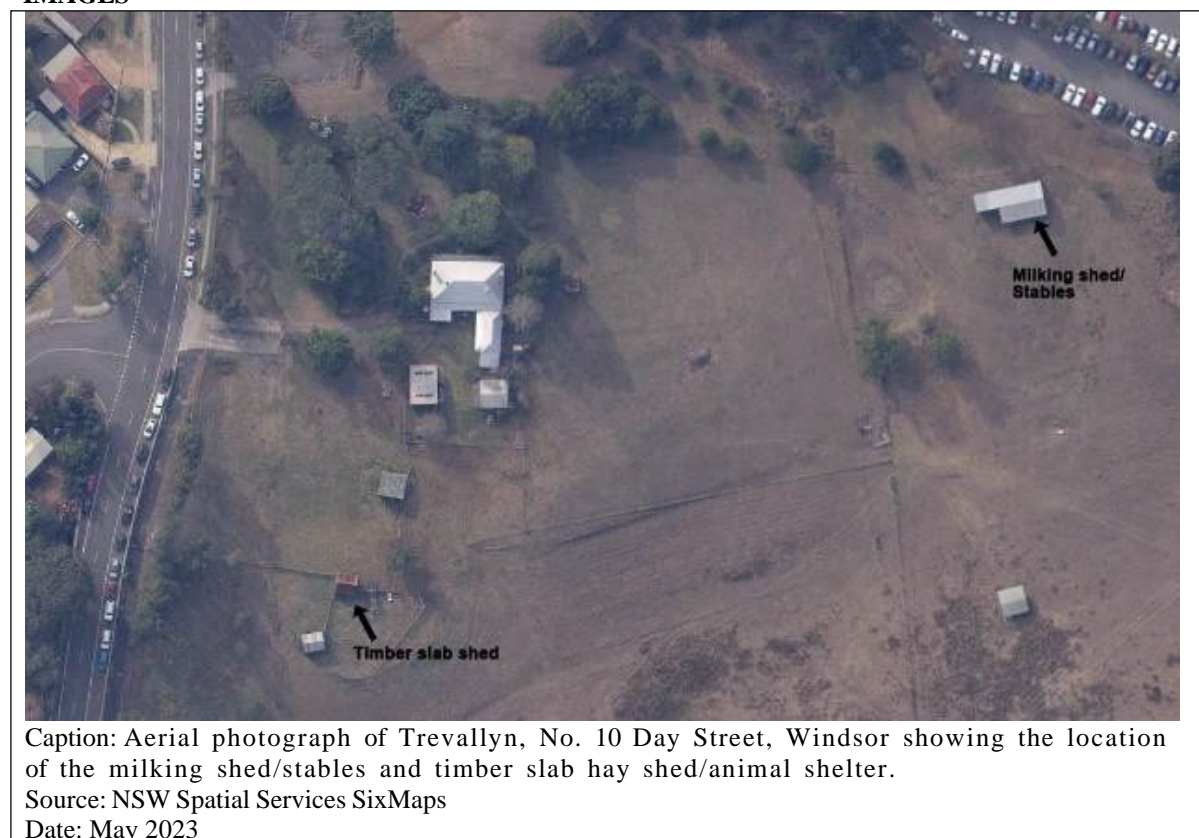
The milking shed/stables is considered to be rare for its unusual configuration and surviving 19th construction techniques including the central spine of round posts and beams with vertical timber slab cladding under the ridge of the shallow pitched roof, with timber milking bails and troughs on the north side and an open sided shelter or stable on the south side. Sawn rafters over the stable and bush poles over milking bails indicating that the latter is the older structure.

As timber slab agricultural outbuildings that continue in use today, both the milking shed/stables and animal shelter/hay shed are of technical significance for demonstrating mid to late 19th century construction methods and are representative examples of historic timber agricultural outbuildings found through the Hawkesbury City local government area.

ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The slab outbuildings (milking shed/stables and hay shed) at Trevallyn, No. 10 Day Street, Windsor are of historical significance as evidence of the long-term agricultural use of the land since at least 1797. Originally owned by Samuel Marsden and known as Marsden Farm, the land was granted to two soldiers of the NSW Corps, Thomas Westmore and William Anderson. By the mid 1800s the property was held by former Mayor, Richard Ridge who built the house and renamed the property Trevallyn. Dating from the mid to late 19 th century, the large milking shed/stables appears to be associated with William Hessel Dean, also a former Mayor of Windsor Council, who ran the property as a thoroughbred stud and dairy and whose family retained the property for a number of generations. <i>Meets the criterion on a Local level</i>
CRITERIA B) HISTORICAL ASSOCIATION	The slab outbuildings have historical associations with William Hessel Dean, former Mayor of Windsor Council, who operated Trevallyn as a successful thoroughbred stud and dairy and whose family retained the property for a number of generations. <i>Meets the criterion on a Local level</i>
CRITERIA C) AESTHETIC/ TECHNICAL	Associated with an early Victorian house and sited on the floodplains of South Creek, the group of slab outbuildings make a strong contribution to the historical character of the locality. Expansive views of the property are available from Hawkesbury Valley Way. The milking shed/stables is of technical significance for demonstrating mid to late 19 th century construction methods for agricultural buildings. Constructed with a central spine of round posts and beams with vertical timber slab cladding under the ridge of the shallow pitched roof, on the north side of the spine are four milking bails and on the south is an open sided shelter or stable. One original round post remains at the NE corner. Sawn rafters over the stable and bush poles over milking bails indicating that the latter is the older structure. The milking shed retains timber milking bails and troughs and evidence remains of brick paved flooring. The small animal shelter, clad on three side in vertical timber slabs with large pole rafters on adzed square beams with roof battens suitable for corrugated iron, is of aesthetic interest as being part of a farming complex and of some technical significance for demonstrating mid to late 19 th century construction methods for simple agricultural outbuildings. <i>Meets the criterion on a State level</i>
CRITERIA D) SOCIAL/CULTURAL	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. <i>Meets the criterion on a Local level</i>

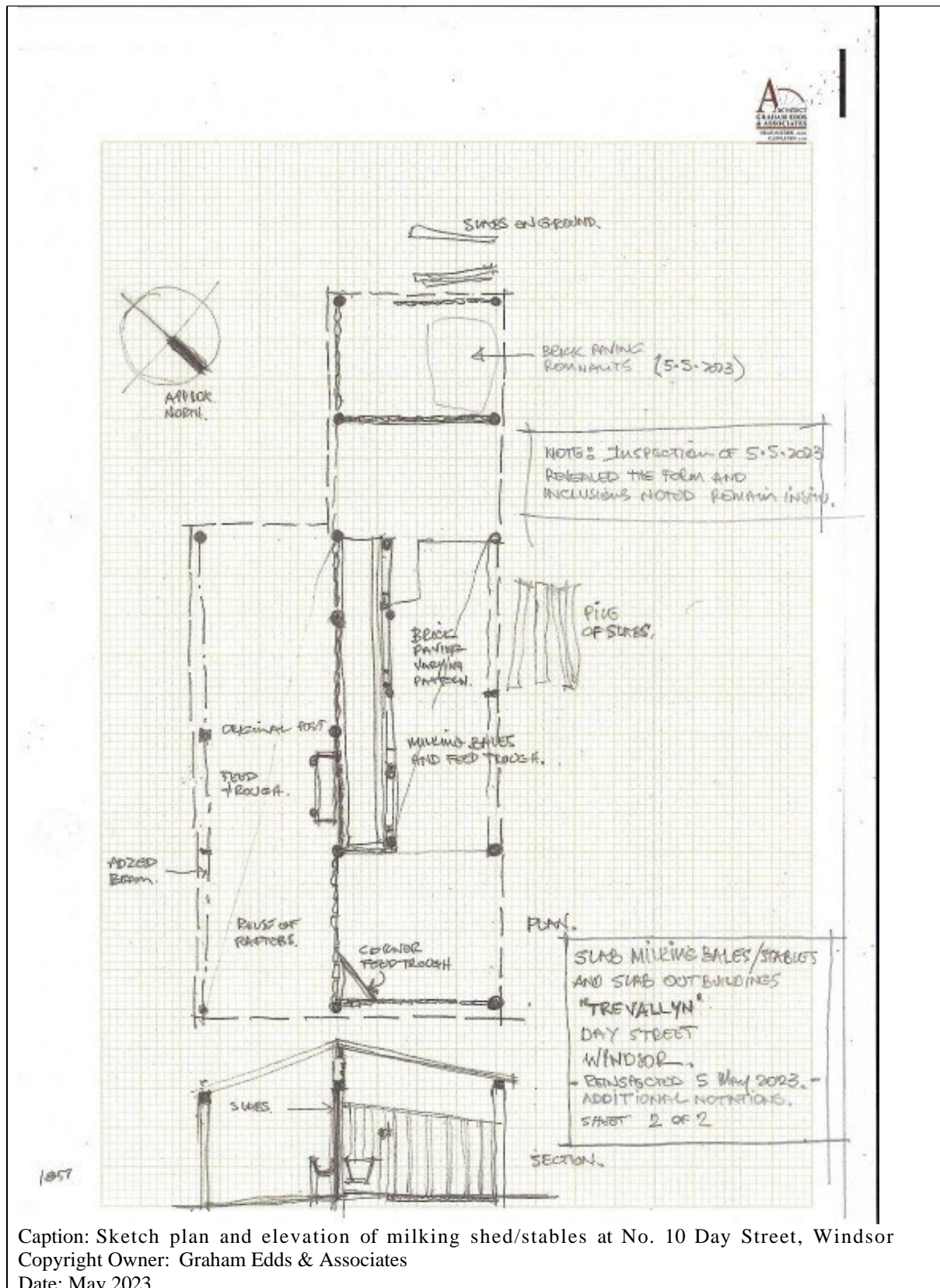
CRITERIA E) RESEARCH POTENTIAL	The milking shed/stables at No. 10 Day Street, Windsor retains evidence of mid to late 19 th century construction techniques and its unusual configuration combined with the notable history of the property makes the place of high potential to provide further information into 19 th century farming methods. <i>Meets the criterion on a Local level</i>
CRITERIA F) RARITY	The milking shed/stables at No. 10 Day Street, Windsor are considered to be rare within the context of the Hawkesbury City local government area for its unusual configuration and surviving timber troughs and milking bails. <i>Meets the criterion on a Local level</i>
CRITERIA G) REPRESENTATIVE	The milking shed/stables and small timber slab outbuilding/hay shed at No. 10 Day Street, Windsor are representative of the long history of agricultural development within the floodplains of the Hawkesbury River and South Creek, which commenced in the early 19 th century and continues today. The small outbuilding/hay shed with gabled roof, and timber slab wall cladding to three side is representative of the typical form of animal shelter/shed found throughout the district. <i>Meets the criterion on a Local level</i>
INTEGRITY/ INTACTNESS	Moderate

IMAGES

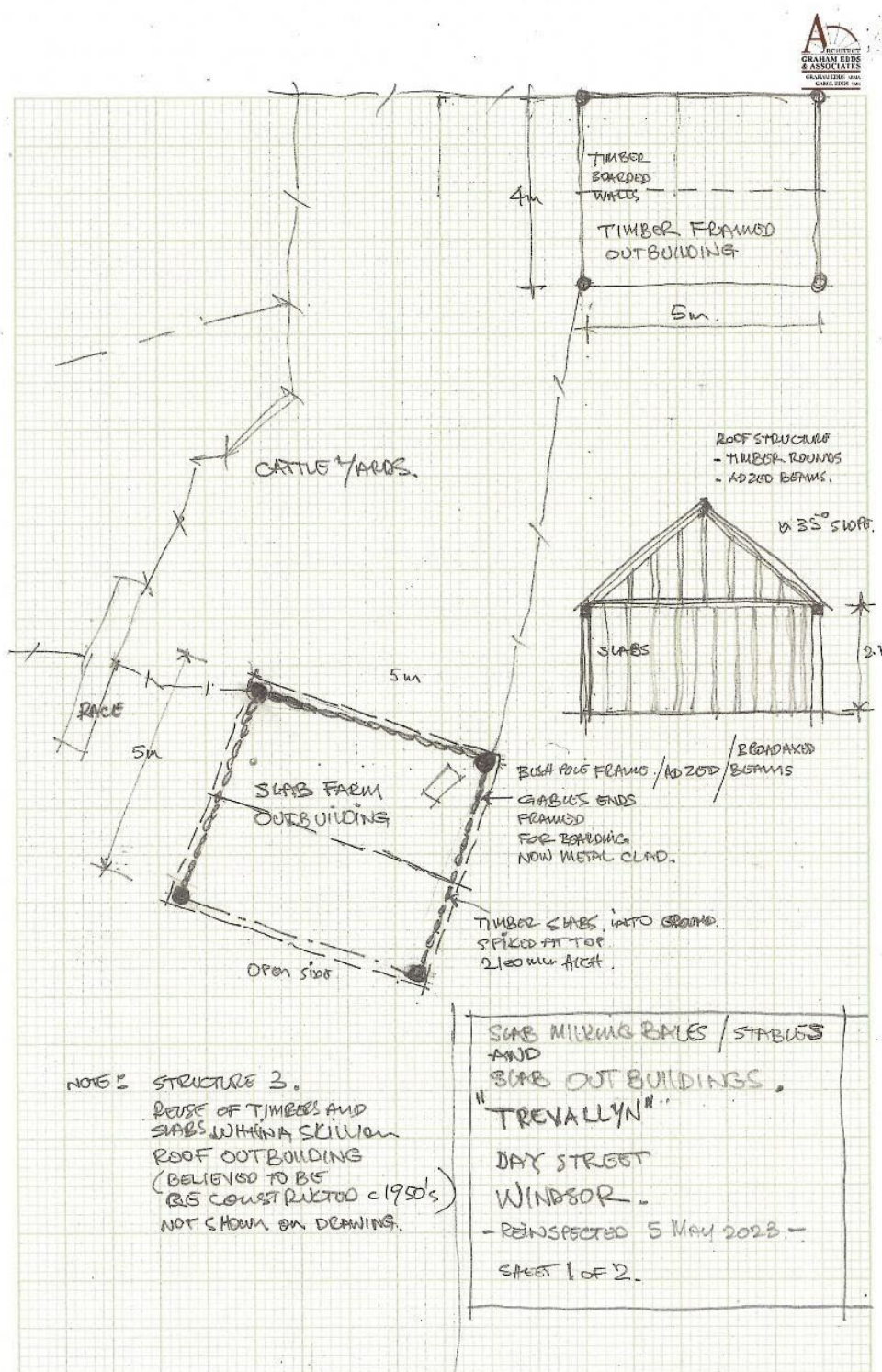


	<p>Caption: Milking shed/stables at No. 10 Day Street, Windsor (exterior of stables) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>
	<p>Caption: Milking shed/stables at No. 10 Day Street, Windsor (interior- stables) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>
	<p>Caption: Milking shed/stables at No. 10 Day Street, Windsor (interior- milking shed with troughs) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>

 A close-up photograph of a wooden structure, likely a milk bail, inside a milking shed or stable. The structure is made of vertical wooden planks and has a horizontal wooden beam across the middle. The ground is covered in dirt and some straw.	<p>Caption: Timber milk bail in milking shed/stables at No. 10 Day Street, Windsor Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>
 A photograph of a small, dark wooden shed with a corrugated metal roof, situated in a grassy field. The shed is surrounded by a white fence, and there are trees in the background under a clear blue sky.	<p>Caption: Timber slab animal shelter/hay shed at No. 10 Day Street, Windsor (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>
 A photograph of the interior of a wooden shed, showing a large stack of hay bales on the left side. The roof is made of corrugated metal, and the walls are made of vertical wooden planks. The ground is covered in dirt and some straw.	<p>Caption: Timber slab animal shelter/hay shed at No. 10 Day Street, Windsor (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>



Caption: Sketch plan and elevation of milking shed/stables at No. 10 Day Street, Windsor
 Copyright Owner: Graham Edds & Associates
 Date: May 2023



Caption: Sketch plan and elevation of timber slab shed at No. 10 Day Street, Windsor
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Reconstructed and Adapted Two Storey Slab Barn
OTHER/FORMER NAMES	Hannabas Dairy
ADDRESS	23A George Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 25 DP 1086733
SHI No.	1743083
EXISTING HERITAGE ITEM?	Included in listing with Hannabas Dairy, 26 George Street (I166)
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	Late 20 th and early 21 st century
CURRENT USE	Entertainment area
FORMER USE	Barn/Dairy
<p>2023 inspection revealed no changes had occurred. The following description is from the 2010 Hawkesbury Slab Barns Study by Graham Edds & Associates.</p> <p>A large two storey barn with skillions and open verandah at front (north) that has been extensively adapted during the present and previous ownership to the extent that only the large form of the barn is discernible. The claddings externally are mainly corrugated metal and the interior has been fitted out as living space. The owners advised that the timber structure had been seriously affected by termites and a great deal of the structure has been replaced, some utilising second hand materials again making interpretation difficult.</p> <p>Structure: The post structure is generally covered with wall linings and not able to be described except at the very top of the posts and roof. The existing posts are bush poles and connected to the rectangular beams with bolted metal plates transitioning to a bent threaded rod and bolted. The roof frame is also constructed using thin bush poles at wide spacings for corrugated metal claddings. Although the roof sheeting has been renewed the earlier roof cladding and structure is partially exposed to view from the underside. It is understood that the new roof was constructed above the old retaining it insitu.</p> <p>The western side skillion has not been lined and provides the best indication of the skillion structure and has insitu some remnant timber slabs. The white lime wash colouring on some of the round timbers that form the wall structure indicate that they were potentially associated with the cleaner areas of the barn and possibly associated with the dairy.</p>	
HISTORY	
<p>Lots 5, 6, 7, 8 and 9 of Wilcox Farm measuring 2 acres 3 roods, bounded on the south by George Street, on the east by Palmer Street and on the north by the River Hawkesbury were conveyed by Frederick Campbell, of Queanbeyan, Esquire, and Ross Watt, esquire of Melbourne, trustees of the will of Charles Campbell to George Dickson of Windsor, storekeeper for £270 on 16 April 1890.</p> <p>Dickson conducted an extensive produce store business and added dairy farming to his interests in the 1890s. His daughter, Jane, married Albert Hannabus who lived on the Peninsula. George Dickson died on 20 April 1897 after he was thrown from his horse. Dickson's property was auctioned on 29 September 1897. The second item offered in the auction was lots 4, 5, 6, 7, 8, 9, with frontages to George and Palmer Streets, together with 'large barn, corn-sheds dairy, and Cottage', then occupied by John Dickson. The purchaser was his daughter, 'Mrs A Hannabus'.</p> <p>Lots 5 to 9 were conveyed to Jane Hannabus for £480. This property has been known for many years as Hannabus dairy. After her death, the property was partitioned between various members of the family on 26 May 1936. Lots 5 to 9 were later subdivided in 1962 creating the current parcel of land on which the barn stands.</p>	

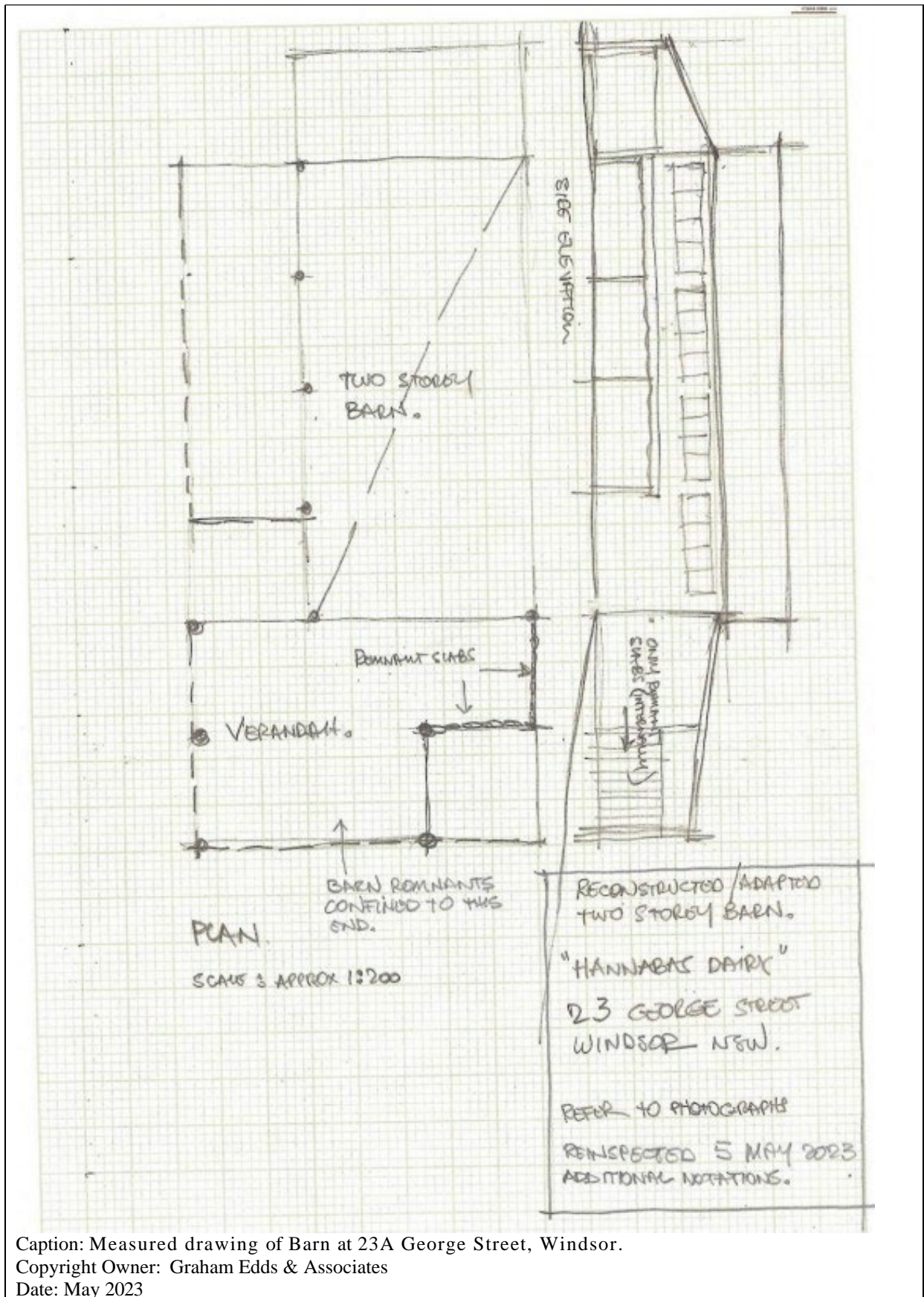
REFERENCES	<p>Old System Deed, No 804 Bk 436</p> <p>Old System Deed, No 898 Bk 608</p> <p>Old System Deed, No 347 Bk 2613</p> <p>Windsor and Richmond Gazette, 24 April 1897, p 7; 25 September 1897, p 8; 2 October 1897, p 12; 12 June 1931, p 3</p>
STATEMENT OF SIGNIFICANCE	
SUMMARY STATEMENT OF SIGNIFICANCE	
<p>The barn/former dairy has been extensively modified and adapted making interpretation difficult and no longer resembles a dairy. The scale of the building provides a reminder of the types of rural structures that were on the periphery of the towns.</p>	
INTEGRITY/INTACTNESS	Extensively modified and adapted.

IMAGES

Caption: Barn at 23A George Street, Windsor (exterior)
 Photographer: LSJ
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



Caption: Barn at 23A George Street, Windsor (interior)
 Photographer: LSJ
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



Caption: Measured drawing of Barn at 23A George Street, Windsor.

Copyright Owner: Graham Edds & Associates

Date: May 2023

ITEM DETAILS	
NAME	Complex of Slab Barns
OTHER/FORMER NAMES	Tara
ADDRESS	31 George Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 3 DP 1119195
SHI No.	1743085
EXISTING HERITAGE ITEM?	Y- Item I167 (SHI 1741342)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Retain as Local item- update inventory sheet.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
MODIFICATION/DATES	20 th century
CURRENT USE	Artists studio, storage, guest accommodation
FORMER USE	Barn/Corn drying shed
LOCATION ON SITE:	The barn is located alongside the side boundary behind a stucco and cast iron Victorian villa approximately 40m from the street and 60m from the riverfront.
MAIN BARN STRUCTURE	A two-storey town barn adapted for use as an artist's studio. It is approximately 12.5 x 4.8m on plan and is supported on full height round posts with round cross beams at eaves level. Condition: Good Date: Late 1880s
NO. OF BAYS	Four
ROOF STRUCTURE	Roof is lined with beaded boards. Condition: Good Date: 1880s?
FIRST FLOOR	Minimum height internally is 2.15m. Posts and external cladding are expressed inside but roof is lined. Condition: Good Date: Converted to studio post 1990
ROOF CLADDING:	Corrugated steel Condition: Moderate Date: Unknown
WALL CLADDING	Corrugated steel short sheets, some remnant vertical timber slabs. Condition: Moderate Date: Slabs 1880s, iron unknown
OPENINGS	Two large double door openings on ground floor. Recent windows to studio.
FLOORING (GROUND)	Concrete slab
FLOORING (LOFT)	Timber boarding
OTHER (Fixings?)	Attached elevated corn drying shed. Timber hoist.
HISTORY	
The complex of barns at No. 31 George Street, Windsor are located on part of a 30 acre grant (Portion 25, Parish St Matthew) made to ex-convict Samuel Wilcox in 1794. By the early 19 th century, Wilcox's land had been incorporated into a larger holding of 1500 acres known as Peninsula Farm, which was eventually	

subdivided in the 1840s primarily for residential development.

A plan entitled "Allotments comprising the Peninsula farm [sic]", dated 1842 by Mr. Laban White, shows Lot 3 as vacant.

By the late 1800s, the property was owned by John James Fitzpatrick, Senior Sergeant of Police and Sub-Inspector of Police at Windsor, and following his retirement in 1893, Alderman of the Borough of Windsor. Fitzpatrick's son, John Charles Lucas Fitzpatrick commenced publication of The Windsor and Richmond Gazette (now Hawkesbury Gazette) in 1888.

Fitzpatrick died in 1899 and the property remained in the Fitzpatrick family until 1905 when it was purchased by George John Gardner.

In 1912 the home was sold to Hilton Stanley Johnston a descendant of Andrew Johnston of Ebenezer and remained with the Johnston family until the 1990s when it was purchased by acclaimed local artist Greg Hansell.

REFERENCES

"Allotments comprising the Peninsula farm [sic]", dated 1842 by Mr. Laban White, J. Armstrong Surveyor, NLA Map F 187
Discover the Hawkesbury B. WINDSOR HERITAGE WALK – THE PENINSULA PRECINCT
Windsor and Richmond Gazette, Saturday 9th December 1893, p. 5
<https://www.hawkesbury.org/name/tara-windsor.html>

STATEMENT OF SIGNIFICANCE

The town barn at No. 31 George Street, Windsor is of historical significance as a surviving late 19th century timber framed barn that is associated with John James Fitzgerald, Senior Sergeant and Sub Inspector of Police at Windsor and Alderman of the Borough of Windsor, appears to have built the dwelling and it is assumed the barn and outbuildings.

As a town barn, the building would have been used in association with farmlands located outside of the town of Windsor, 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.

The two storey barn with adjacent elevated corn drying shed and timber hoist is of technical significance for retaining evidence of its late 19th century construction date and it 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 21st century.

ASSESSED

SIGNIFICANCE TYPE

Local

CRITERIA A) HISTORICAL

The town barn at No. 31 George Street, Windsor is of historical significance as a surviving late 19th century barn that provides evidence of the long-term agricultural use of the land from the late 18th century through to the mid to late 19th century prior to its residential development.
Located on the edge of the town of Windsor on a suburban allotment, the building would have been used in association with farm lands located outside of the town, emphasising the continued importance of agriculture in the district well into the 20th century.
Meets the criterion on a Local level.

CRITERIA B) HISTORICAL ASSOCIATION

The town barn at No. 31 George Street, Windsor has historical associations with John James Fitzpatrick, Senior Sergeant and Sub-Inspector of Police at Windsor and later Alderman of the Borough of Windsor, who it appears built the main house Tara and the collection of outbuildings at the rear in the late 19th century. Although not well known today, in his time, Fitzpatrick was a highly regarded member of the Windsor community.
Meets the criterion on a Local level.

CRITERIA C) AESTHETIC/TECHNICAL

Located at the rear of the main residence, the barn and outbuildings are not clearly visible from the street and make little contribution to the historical character of George Street.
The two-storey town barn adapted for use as an artist's studio is of technical significance for retaining evidence of its late 19th century construction date and evidence of its former agricultural use including full height round posts with round cross beams at eaves level, attached elevated corn drying shed

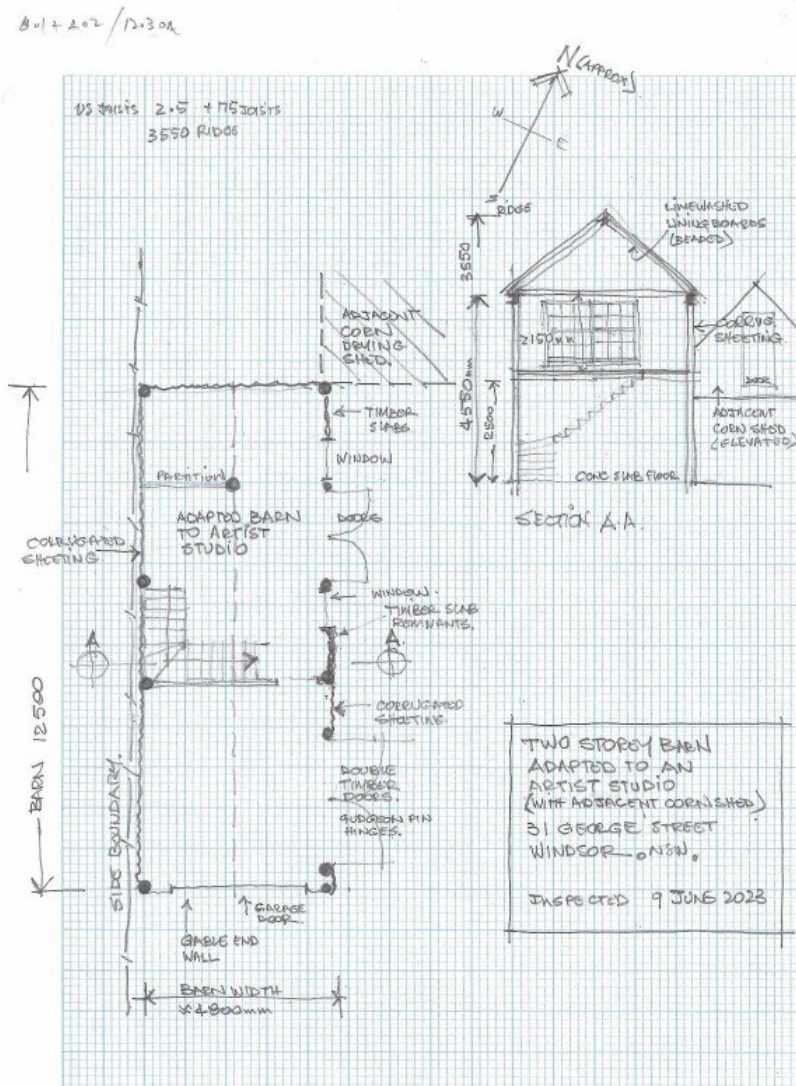
	and timber hoist. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, 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. 31 George Street, Windsor, has the potential to provide further information into late 19 th 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 21 st century. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 31 George, Windsor is potentially rare within the context of the Hawkesbury City local government area, as a surviving late 19 th century town barn. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 31 George Street, Windsor 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 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

IMAGES

	Caption: Barn at 31 George Street, Windsor (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023
	Caption: Barn at 31 George Street, Windsor (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023



<p>Caption: Studio space within barn at 31 George Street, Windsor (interior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: June 2023</p>
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Caption: Measured drawing
of barn at No. 31 George,
Windsor
Copyright Owner: Graham
Edds & Associates
Date: June 2023

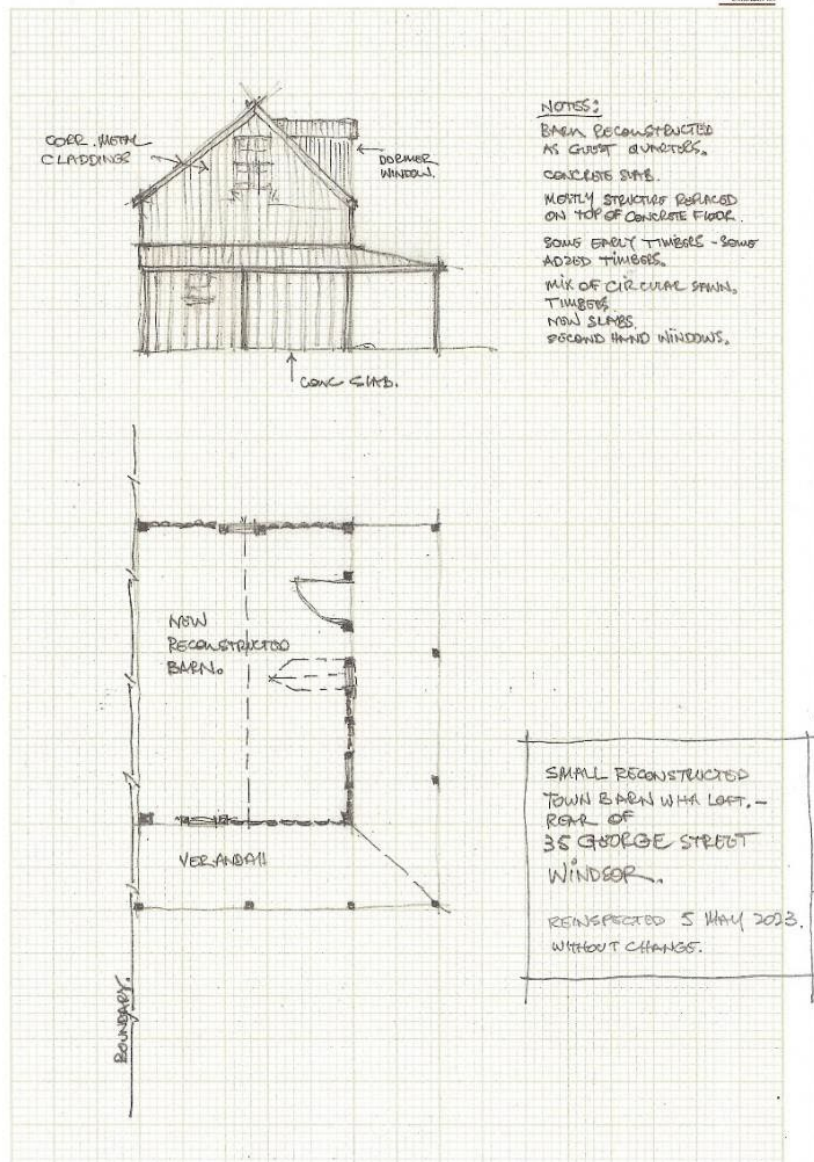
ITEM DETAILS	
NAME	Reconstructed Slab Outbuilding with Loft
ADDRESS	35 George Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 2 DP 770964
SHI No.	1743082
EXISTING HERITAGE ITEM?	Y- I170 (SHI 1741342)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Retain as local item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Outbuilding
DESCRIPTION	
PERIOD	Late 20 th century
CURRENT USE	Guest room/office
LOCATION ON SITE	In back garden behind historic house.
MAIN BARN STRUCTURE	Single-storey slab outbuilding with loft & dormer window, built using salvaged materials to resemble an historical town barn. In use as guest house/office Date: Late-20 th century Condition: Good
NO. OF BAYS	N/A
ROOF STRUCTURE	?
LOFT	Fully lined, enough room to stand up only in middle.
SKILLION	Wrap around verandah Condition: Moderate
ROOF CLADDING:	Corrugated iron short sheets Date: ? Condition: Moderate
WALL CLADDING	Vertical timber slabs to ground floor, corrugated steel to loft walls. Date: Mid 19 th century Condition: Poor
OPENINGS	Recycled six-pane sash windows.
FLOORING (GROUND)	Concrete slab
FLOORING (LOFT)	Timber butt jointed boarding Date: Mid 19 th century Condition: Poor
FLOORING (SKILLION)	Concrete slab
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	Built by local builder- using salvaged materials
HISTORY	
<p>The slab outbuilding at No. 35 George Street, Windsor is located on part of a 30 acre grant (Portion 25, Parish St Matthew) made to ex-convict Samuel Wilcox in 1794. By the early 19th century, Wilcox's land had been incorporated into a larger holding of 1500 acres known as Peninsula Farm, which was eventually subdivided in the 1840s primarily for residential development.</p> <p>A plan entitled "Allotments comprising the Penisula farm [sic]", dated 1842 by Mr. Laban White, shows Lot 2 as vacant and is annotated showing that Laban White owned this allotment. Laban White, ex-convict, was a successful auctioneer and druggist and later the coroner in Windsor. As an auctioneer, White was tasked with selling the allotments of land in The Peninsula Farm subdivision. References to Laban White residing in George Street in a cottage known as Eddington Cottage first appear in newspaper advertisement in 1840 and he resided there until his death in 1873.</p> <p>The main dwelling at No. 35 George Street, Windsor is a single storey rendered masonry Victorian cottage and historical aerial photographs of the late 20th century indicate a barn located in the rear yard of the</p>	

property. However, in 1995, the original/early barn was demolished and rebuilt (assumed reusing some salvaged materials) as the existing outbuilding in use as a guest house/office.	
REFERENCES	<p>“Allotments comprising the Peninsula farm [sic]”, dated 1842 by Mr. Laban White, J. Armstrong Surveyor, NLA Map F 187</p> <p>https://peopleaustralia.anu.edu.au/biography/white-laban-26926</p> <p>Evening News, Saturday 6th September 1873, p. 2</p>
STATEMENT OF SIGNIFICANCE	
<p>The late 20th century slab outbuilding at No. 35 George Street, Windsor is of some historical significance for being located on an allotment of land purchased in c1840 by Laban White, auctioneer, druggist and coroner, who it is assumed built the Victorian cottage at the property. The outbuilding is a recent sympathetic construction replacing an earlier barn, built in the form and style of an historical barn and using appropriate, salvaged materials. The practice of building new outbuildings in the form and style of an historical barn and using appropriate and often salvaged/recycled materials is indicative of the level of appreciation the original and early barns of the Hawkesbury are held in by the local community.</p>	
ASSESSED SIGNIFICANCE TYPE	Nil
CRITERIA A) HISTORICAL	<p>The timber slab outbuilding at No. 35 George Street, being a recent (late 20th century) construction replacing an earlier barn is of little historical significance.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The property, No. 35 George Street, Windsor, has historical associations with Laban White, auctioneer, druggist and coroner of Windsor from the 1830s to the 1870s, who appears to have purchased the land in c1840 and built the original cottage and potentially the earlier barn. The current outbuilding is a recent replacement of the earlier barn.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>The late 20th century slab outbuilding at No. 35 George Street is of some interest as a sympathetic recent construction in an historic form using appropriate materials.</p> <p><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. The practice of building new outbuildings in the form and style of an historical barn and using appropriate and often salvaged/recycled materials is indicative of the level of appreciation the original and early barns of the Hawkesbury are held in by the local community.</p> <p><i>Potentially meets the criterion.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The slab outbuilding at No. 35 George Street Windsor has little research potential.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA F) RARITY	<p>The slab outbuilding at No. 35 George Street Windsor is not considered to be rare.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA G) REPRESENTATIVE	<p>The slab outbuilding at No. 35 George Street, Windsor is representative of a late 20th century outbuilding constructed in the form and style of the historical barns located throughout the Hawkesbury local government area.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	High

IMAGES



Caption: Slab outbuilding at 35 George Street, Windsor
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



Caption: Measured drawing of outbuilding at 35 George Street, Windsor
 Copyright Owner: Graham Eddis & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Slab Town Barn
ADDRESS	117 George Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 101 DP 737270
SHI No	1743139
EXISTING HERITAGE ITEM	Yes- Item I177
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing.
	Retain as local heritage item- update inventory to include barn. The main building (dwelling/store) is potentially worthy of State heritage listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid 19th century
CURRENT USE	Storage
FORMER USE	Town Barn
LOCATION ON SITE	Town barn situated behind two-storey house in centre of Windsor, built alongside north-eastern side boundary.
MAIN BARN STRUCTURE	Single-storey town barn with loft supported on closely spaced rectangular split and adzed posts. Embedment of post structure embedded in concrete slab. Date: Potentially early to mid 19 th century Condition: Poor- aggregated by concrete slab
NO. OF BAYS	Eight
ROOF STRUCTURE	Sawn rafters and shingle battens. Date: Mid 19 th century Condition: Poor
LOFT	Supported on circular sawn joists Date: Mid 19 th century Condition: Poor
SKILLION	Small lean-to Date: ? Condition: Poor
ROOF CLADDING:	Corrugated iron short sheets Date: Mid 19 th century? Condition: Poor
WALL CLADDING	Vertical timber slabs embedded in concrete slab extending up to eaves. Gable ends and skillion gable framed for weatherboards. Date: Early to mid 19 th century Condition: Poor
OPENINGS	Supports removed from SW side leading to partial collapse (supported on temporary steel prop)
FLOORING (GROUND)	Concrete slab Date: Recent/20th C Condition: Moderate
FLOORING (LOFT)	Timber butt jointed boarding Date: Mid 19 th century Condition: Poor
FLOORING (SKILLION)	Concrete slab
INTERNAL STRUCTURE	N/A

HISTORY	
<p>The barn at No. 117 George Street, Windsor is located within the 30 acre grant (Portion 24, Windsor Town Plan) made to James Whitehouse in 1799 and purchased by William Baker in 1800. Baker arrived in NSW as a marine in the First Fleet and by 1797 had been appointed the superintendent of convicts for the Hawkesbury region and by 1798 he was the government storekeeper.</p> <p>The land was transferred by John Thomas Campbell, Provost Marshall to Edward Redmond on 25 March 1822. Edward Redmond, a successful ex-convict, publican, dealer and Catholic layman, later gifted the land to his step-son John Redmond, on 28 June 1828. Those transactions were listed in a later conveyance involving the Tebbutt Family and were not officially registered.</p> <p>On 27 March 1829, by a deed of Release, John Redmond and Edward Redmond transferred this land to Thomas Tebbutt and John Tebbutt junior for £190. It was described as including a house, shop, and outhouses, part of Whitehouse Farm, fronting George Street in the town of Windsor bounded on the north by premises occupied by William Baker, and on the east by a house occupied by Henry Richardson, and on the west by a house occupied by George White.</p> <p>A survey of Windsor dated December 1841 showed the footprint of this barn at the rear of the building marked as 'Store' facing George Street, next to a building marked in the ownership of 'Tebbutt'. The Tebbutt family also owned the Peninsula Farm to the west of the township, where they built a house in the mid 1840s and in the 1860s, John Tebbutt Jnr. built his observatory. The George Street site remained in the hands of the Tebbutt family for many years.</p> <p>It was not until 1 December 1927, that the property was conveyed by members of the Tebbutt family to Eliza Buckton, wife of Charles Henry Buckton, Windsor, storekeeper.</p>	
REFERENCES	<p>W.443a, Crown Plan Grants, Volume 2, No 172, LRS Sydney Gazette, 22 March 1822, p 1 Old System Deeds, No 42 Bk C, No 230 Bk 35 and No 972 Bk 1495 Vivienne Parsons, 'Redmond, Edward (1766–1840)', <i>Australian Dictionary of Biography</i>, National Centre of Biography, Australian National University</p>
STATEMENT OF SIGNIFICANCE	
<p>The town barn at No. 117 George Street, Windsor, is of historical significance as a rare, surviving early 19th century timber framed town barn that documentary evidence suggests had been constructed by 1829. The barn is associated with successful ex-convict, publican, dealer and Catholic layman, Edward Redmond, who appears to have constructed the barn in association with the main dwelling/store, and with the Tebbutt family, (of John Tebbutt Jnr, the astronomer fame) who owned the property from 1829 to 1927.</p> <p>Although in poor condition, the town barn retains evidence of its early 19th century construction date and mid 19th century alterations including closely spaced rectangular split and adzed posts, circular sawn joists supporting the loft, sawn rafters and shingle battens and vertical timber slabs extending up to eaves. In its overall form and configuration, with gabled roof and loft, 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. 117 George Street, Windsor is of historical significance as an early 19th century town barn (although in poor condition and altered), constructed in association with an early dwelling and store within the town centre of Windsor.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn has historical associations with Edward Redmond, a successful ex-convict, publican, dealer and Catholic layman, who purchased the property in 1822 and who it is assumed built the dwelling, store and barn. Purchased shortly thereafter by John and Thomas Tebbutt, the father and uncle of noted Australian astronomer John Tebbutt Jnr, whose family held the property from 1829 to 1927, the town barn also has historical associations with the Tebbutt family.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>The large, single storey town barn, although in poor condition, is of technical significance for retaining evidence of its early 19th century construction with mid 19th century alterations, including closely spaced</p>

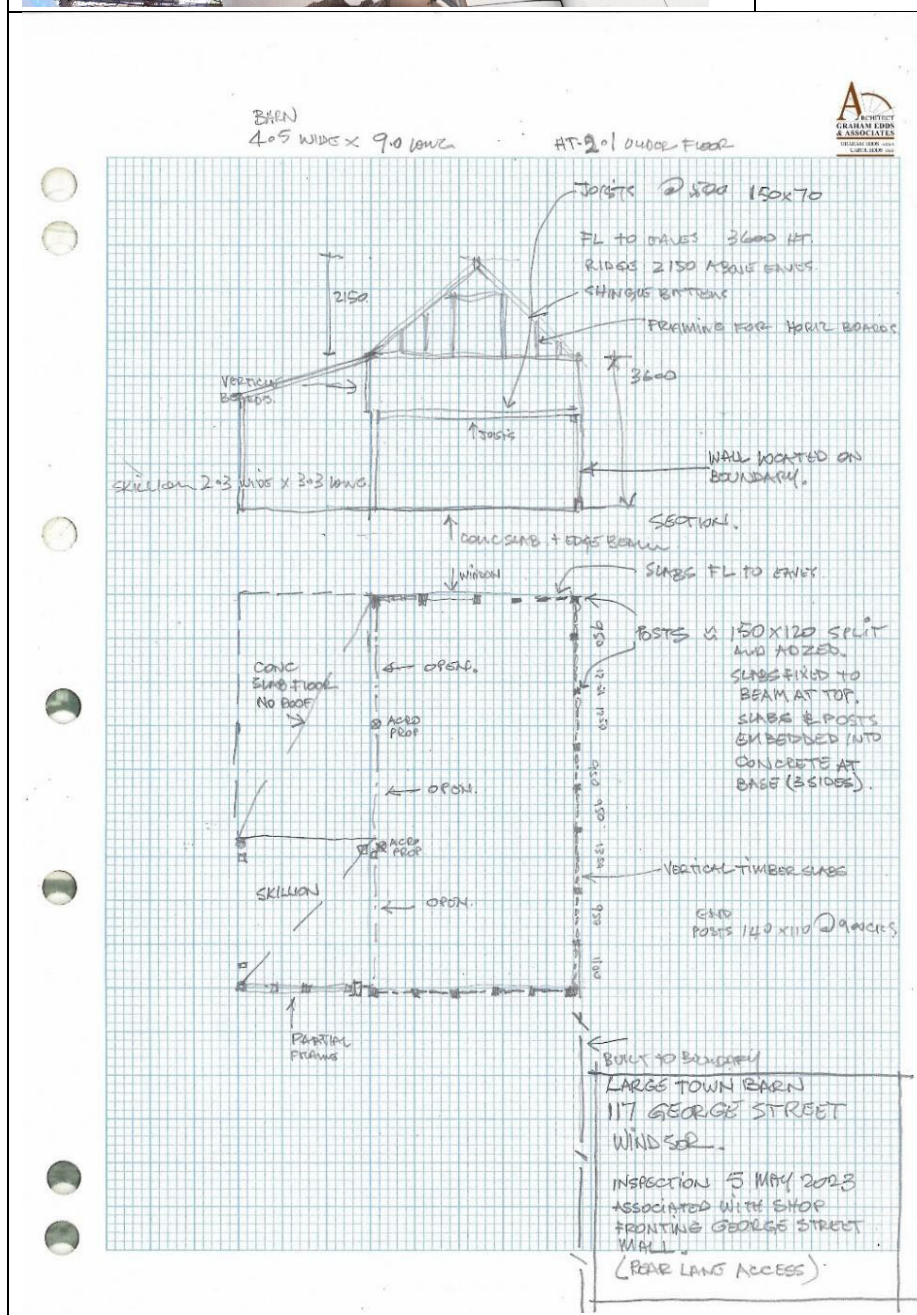
	<p>rectangular split and adzed posts, circular sawn joists supporting the loft, sawn rafters and shingle battens and vertical timber slabs extending up to eaves.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated 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 117 George Street, Windsor, has the potential to provide further information into early 19th century construction techniques for agricultural buildings and the role of town barns in the commercial development of the town of Windsor from the early 19th century to date.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA F) RARITY	<p>The town barn at 117 George Street is considered to be rare within the context of the Hawkesbury City local government area, for being a surviving outbuilding potentially constructed in the 1820s and in continuous use since that time.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA G) REPRESENTATIVE	<p>The town barn at 117 George Street, with gabled roof, loft and vertical timber slabs 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 integrity/intactness

IMAGES

	<p>Caption: Town barn at 117 George Street, Windsor (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>
	<p>Caption: Town barn at 117 George Street, Windsor (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>



Caption: Town barn at 117 George Street, Windsor (detail)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



Caption: Measured drawing and elevation of town barn at 117 George Street, Windsor
 Copyright Owner: Graham Eddis & Associates
 Date: May 2023

ITEM DETAILS	
NAME	Single Storey Slab Barn
ADDRESS	24 Greenway Crescent, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 101 DP 884408
SHI No.	1743081
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or Local listing. Site inspection required to clarify age, construction methods, condition and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	?
PERIOD	Mid to late 19 th century?
MODIFICATION/DATES	?
CURRENT USE	?
FORMER USE	Barn
INTEGRITY/INTACTNESS	Unknown
2023: site access denied.	
A large single storey barn clad in corrugated metal, located beside the street boundary. Worthy of further investigation.	
HISTORY	
<p>Charles Thomas was granted 20 acres (Portion 84, Windsor Town Plan) in the district of Mulgrave Place bounded on the northwest by Pugh to be known as Thomas Farm on 31 March 1802. Charles Thomas and his wife, Sarah (who had various surnames during her lifetime) appear to have been living on this land in 1800 before the grant was issued. Jan Barkley-Jack noted that the 1802 Muster showed they had cleared 9 acres of the land and planted 4 acres of wheat.</p> <p>On 7 October 1805, Charles Thomas transferred 10 acres and 160 roods of his grant to Thomas Hobby. The other half of the grant measuring about 10 acres was transferred to John Jones on 27 May 1812. John Jones sold his land as well as part of Boulton's and Ezzy's grants to William Cox in September 1822. The Cox family also appears to have obtained possession of the 10 acres sold to Hobby. Alfred Cox, esquire of Windsor sold this land to James Hale, gentlemen of Fairfield House, Windsor on 30 December 1851.</p> <p>The 1841 survey of Windsor showed a barn on this property, although not the existing barn which is larger and located to the east.</p>	
REFERENCES	Grants, Vol 3 No 78 Barkley-Jack, Jan, <i>Hawkesbury Settlement Revealed</i> , pp 395-8 Old System Deed, No 82 Bk 19 Old System Deed, No 157 Bk 22 W.443a, Crown Plan



IMAGES

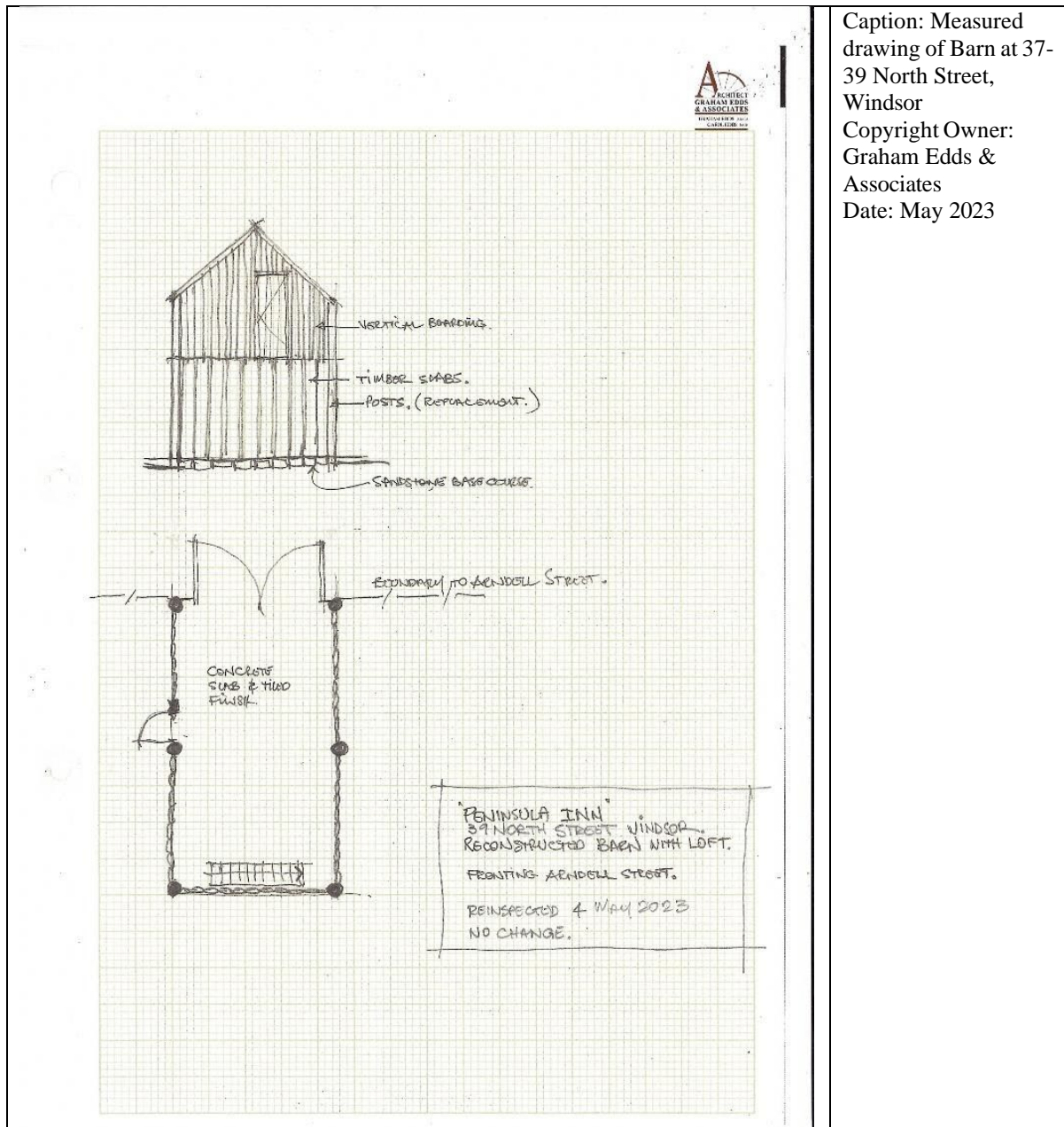
Caption: Barn at No. 24
Greenway Crescent,
Windsor (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson & Partners
Date: May 2023

ITEM DETAILS	
NAME	Reconstructed Single Storey Slab Barn with Loft
OTHER/FORMER NAMES	Peninsula Inn
ADDRESS	37-39 North Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 182 DP 593791
SHI No	1743076/ 5045187
EXISTING HERITAGE ITEM	Yes- Item No. 00110 /SHR 00110
RECOMMENDED MANAGEMENT	
MANAGEMENT	Retain as State item
SUMMARY	Retain as Local item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	1951-2000
LOCATION ON SITE	A reconstructed town barn located in the rear garden of the former Peninsula Hotel built 1842-6. The barn fronts Arndell Street.
MAIN BARN STRUCTURE	Reconstructed slab town barn on stone base with loft and steep roof.
NO. OF BAYS	Two
ROOF STRUCTURE	Modern sawn rafters and collar tiles with battens for corrugated steel.
LOFT	Loft along whole length of barn.
SKILLION 1	N/A
ROOF CLADDING:	Corrugated steel
WALL CLADDING	Vertical timber slab to ground floor, vertical weatherboard above.
OPENINGS	Ledged and braced double doors to street, side door also ledged & braced. Loft openings at both ends with boarded doors/ shutters.
FLOORING (GROUND)	Slate? tiles
FLOORING (LOFT)	Timber boarding on pole joists.
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	N/A
CURRENT USE	Garage/storage
HISTORY	
<p>No. 37-39 North Street, Windsor is located on part of the 30 acre grant of land (Portion 25, Parish St Matthew) made to Samuel Wilcox in 1794, known as Wilcox Farm. By the early 19th century, Wilcox's land had been incorporated into a larger holding of 1500 acres known as Peninsula Farm, which was eventually subdivided in the 1840s primarily for residential development.</p> <p>No. 37-39 North Street was Allotment 18 of the Peninsula Farm Subdivision and was owned by Charles Campbell and purchased by John Shearing in 1842. By 1864, Shearing had constructed the existing dwelling and hotel called the Peninsula Hotel (later The Court House Hotel).</p> <p>The property passed through a number of hands and operated as a hotel, private dwelling and private girl's school throughout the 1800s. By the early 20th century, the main building had been divided in half and used as two dwellings.</p> <p>In 1974, Nos. 37-39 and 35 North Street were sold to John Fisher, architect, who sold the properties one month later to the National Trust of Australia (NSW). In 1976, the National Trust of Australia (NSW) classified the property and undertook substantial repairs and renovations, returning No. 37-39 to a single dwelling (it had been subdivided into two flats). This work also included the reconstruction of the barn at the rear of the main building. After 1976, the brick coach house was constructed using salvaged materials by artist Greg Hansell.</p>	

REFERENCES	Abridged history from SHR 00110 Heritage Item Id 5045187 with additions.
STATEMENT OF SIGNIFICANCE	
The slab barn at 37-39 North Street, Windsor is of historical significance as an example of a reconstructed town barn, built in the 1970s as a conservation initiative of the National Trust of Australia (NSW) utilising design details and construction methods typical of 19 th century barns found throughout the Hawkesbury area. The reconstructed barn forms part of the interpretation of the former Peninsula Hotel, constructed in the mid 1840s and contributes to the historical character of this part of the town of Windsor.	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The barn/coach house at 37-39 North Street, Windsor is of some historical significance as an example of a reconstructed town barn, built in the 1970s as a conservation initiative of the National Trust of Australia (NSW) utilising design and construction methods typical of the Hawkesbury Barns. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The reconstructed barn is associated with the National Trust of Australia (NSW), who were responsible for its construction in the 1970s as a conservation initiative. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Although dating from the 1970s, the barn was reconstructed using the form, design details and construction methods typical of 19 th century barns found throughout the Hawkesbury area, including timber slab cladding and pole joists for the roof structure. In appearance the barn is comparable to other 19 th century historic barns and it makes a strong contribution to the historical character of Arndell Street and this part of the town of Windsor. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	As a reconstructed barn, associated with an historic inn building (the Peninsula Hotel) and constructed in a form and style comparable to other 19 th century historic barns of the Hawkesbury district, the barn at 37-39 North Street, Windsor may be appreciated by the local community and others, for contributing to the historic character of this part of Windsor. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The reconstructed barn at 37-39 North Street, Windsor holds little research potential, being constructed in the 1970s. <i>Does not meet the criterion.</i>
CRITERIA F) RARITY	The reconstructed barn at 37-39 North Street, Windsor is not considered to be rare, although unusual as an example of the work of the National Trust of Australia (NSW). <i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barn at 37-39 North Street, Windsor is representative of a late 20 th century outbuilding constructed in the form and style of the historical barns located throughout the Hawkesbury local government area. <i>Meets the criterion on a Local level</i>
INTEGRITY/ INTACTNESS	High to moderate

IMAGES

	<p>Caption: Barn at 37 -39 North Street, Windsor (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>
	<p>Caption: Barn at 37 -39 North Street, Windsor (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: May 2023</p>



Caption: Measured
drawing of Barn at 37-
39 North Street,
Windsor
Copyright Owner:
Graham Edds &
Associates
Date: May 2023

ITEM DETAILS	
NAME	Complex of Single Storey Slab Barn/Stables with Skillion and Adapted Corn Shed (Former)
OTHER/FORMER NAMES	Peninsula House/ Tebbutts Observatory
ADDRESS	50 Palmer Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 1 DP 731655
SHI No	1743075/ 5045697
EXISTING HERITAGE ITEM	Yes- Item I00028/ SHR 00028
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Retain as State heritage item
	Retain as local heritage item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Stables/ Corn shed
DESCRIPTION	
CIRCA	Y
PERIOD	Mid- 19 th century
MODIFICATION/DATES	20 th century
CURRENT USE	Stables- storage and dog kennels/ Corn shed- garage/entertainment area
FORMER USE	Barn/Stables and Corn Shed
LOCATION ON SITE	The complex of farm buildings belonging to State Heritage Register-listed Peninsula House (1845) (SHR No. 00028, Heritage Item ID 5045697) includes a timber slab barn or corn shed to the SW of the house and a timber slab stables to the SE.
DESCRIPTION: STABLES	
MAIN STRUCTURE	Three rows of round columns with sawn longitudinal beams housed into the columns (double beams to outer columns). No cross beams but sawn joists at 450mm centres.
NO. OF BAYS	Six
ROOF STRUCTURE	Pole rafters at 45° pitch and shingle battens. Eaves overhang posts.
LOFT	Not accessed
SKILLION	Pole rafters and shingle battens
ROOF CLADDING:	Corrugated iron short sheets
WALL CLADDING	Vertical timber slabs and planks with weatherboard to skillion and gables
OPENINGS	Hayloft doors in both gables, series of stable doors along NW side.
FLOORING (GROUND)	Brick paving & timber boarding to NE end
FLOORING (FIRST)	N/A
FLOORING (LOFT)	Plywood
FLOORING (SKILLION)	Timber boarding
INTERNAL STRUCTURE	Horse stalls supported from main posts.
OTHER (Fixings?)	Bolts
CURRENT USE	Storage & dog kennels
CHANGES FROM 2010?	None

CONDITION	Moderate
DESCRIPTION: CORN SHED	
MAIN STRUCTURE	Round posts with double longitudinal beams let into sides (similar to stables). No cross beams but sawn joists.
NO. OF BAYS	Four
ROOF STRUCTURE	Round pole rafters at 45° pitch and battens suitable for iron. Eaves overhang posts.
LOFT	No loft floor, joists only
SKILLION	Sawn rafters, longitudinal beam let into centre line of round posts.
ROOF CLADDING:	Corrugated iron short sheets
WALL CLADDING	Spaced round vertical poles (palisade) cladding to NE end, some vertical timber slabs, weatherboards to gables.
OPENINGS	Open on NW side
FLOORING (GROUND)	Brick
FLOORING (FIRST)	N/A
FLOORING (LOFT)	None
FLOORING (SKILLION)	Brick
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	Angle bracket connections at eaves
CURRENT USE	Garage, entertainment area
CHANGES FROM 2010?	None
CONDITION	Good
HISTORY	
<p>The land on which the Peninsula Farm, 50 Palmer Street, Windsor is located forms part of a 30 acre grant (Portion 30, Parish St Matthew) made to ex-convict John Brindley in 1794 and a 75 acre grant (Portion 29, Parish St Matthew) made to soldiers of the NSW Corps Charles Whalen, Henry Hughes and John Robertson in 1795. Brindley had been transported to New South Wales in 1788 on the <i>Alexander</i>, as part of the First Fleet.</p> <p>In 1798, Whalen, Hughes and Robertson's grant and Brindley's grant were both purchased by John Stogdell, ex-convict and agent to Commissary John Palmer. Stogdell was a large landowner and successful businessman in his own right.</p> <p>The amalgamated land grants purchased by Stogdell were known as The Peninsular (vars. Peninsula) Farm or Estate. Following Stogdell's death, the property was owned by George Thomas Palmer, the son of the Commissary John Palmer. Palmer Street is named for George Palmer.</p> <p>In 1842, the Peninsular Farm was subdivided and sold off in building and cultivation allotments and in 1843 John Tebbutt Snr. purchased approximately 100 acres of land from Charles Campbell, agent to George Palmer, which included part of the land formerly granted to John Brindley and part of the land granted to Whalen, Hughes and Robertson. A real estate plan for the sale of the subdivided Peninsular Farm in 1842 shows the allotments purchased by Tebbutt as being cultivated land.</p> <p>Tebbutt retained the name Peninsular Farm for his property and in c1845 built a two storeyed brick dwelling on a high knoll on the property facing east to South Creek. John Tebbutt, with his brother Thomas, opened a shop in George Street. The Tebbutt family were very involved in the development of the township of Windsor. Thomas Tebbutt was trustee for the receipt of deposits in Windsor for the newly established Savings Bank of NSW, churchwarden of St. Matthew's Anglican Church and treasurer for the Hawkesbury branch of the Church of England Lay Association for NSW. John Tebbutt Snr. was on the committee for the Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor.</p>	

In 1871, following the death of his father, John Tebbutt Jnr. inherited the Peninsular Farm. John Tebbutt Jnr. become a significant Australian astronomer and in 1861 he gained a world-wide reputation as the discoverer of the orbit of a great comet (Tebbutt's Comet) and went on to discover a second great comet in 1881. In 1863, at the Peninsula Farm he built a small wooden observatory and in 1879 he erected 'a substantial observatory of brick' a few metres south of the old observatory.

The Peninsula Farm remained in the "hand" of John Tebbutt Jnr and continues to be held by his descendants today. Over the years, parts of the adjoining farming lands have been sold.

REFERENCES

Bk 2426 No. 378
Bk 3720 No. 435
Book 4 No. 156
Plan entitled "Allotments comprising the Peninsula farm [sic]", dated 1842 by Mr. Laban White, J. Armstrong Surveyor, NLA Map F 187
Heritage Impact Statement: Tebbutts Barn, Storm Damage Repairs and Long-Term Maintenance Works, prepared by Lucas Stapleton Johnson & Partners, April 2020

STATEMENT OF SIGNIFICANCE

The stables and corn shed at Peninsula House, No. 50 Palmer Street, Windsor are of historical significance as surviving mid 19th century agricultural outbuildings that are associated with notable Hawkesbury person John Tebbutt Snr. who purchased portions of the Peninsula Farm in c.1843 and was father of John Tebbutt Jnr, the Australian astronomer; and for being located on part of the land granted to ex-convict John Brindley in 1794 and soldiers Charles Whalen, Henry Hughes and John Robertson in 1795, later owned by John Stogdell, agent to Commissary John Palmer and successful businessman and extensive landholder.

As part of a significant complex of buildings including 1840s house and 1860s observatory, the stables and corn shed contribute to the historical character of the agricultural lands to the west of the township of Windsor and the Hawkesbury River/South Creek floodplains. In their overall form and configuration, both buildings are representative examples of historic timber framed agricultural buildings with vertical timber slab wall cladding found throughout the Hawkesbury City local government area.

The stables, with side skillion, is of technical significance for retaining evidence of its mid 19th century construction date including the three rows of round columns with sawn longitudinal beams housed into the columns (double beams to outer columns), pole rafters and shingle battens to main roof and skillion, and vertical timber slabs and planks with weatherboard to skillion and gables. Although adapted, the corn shed is also of technical significance for retaining evidence of its mid 19th century construction date including round posts with double longitudinal beams, no cross beams but sawn joists, round pole rafters and battens suitable for iron, angle brackets at eaves, spaced round vertical poles (palisade) cladding, some vertical timber slabs and weatherboards to gables. Both the stables and corn shed have the potential to provide further information into mid 19th century farming methods and the continuous use of historic agricultural structures into the 21st century.

ASSESSED

SIGNIFICANCE TYPE

State

CRITERIA A) HISTORICAL




The former Stables and Corn Shed at Peninsula House, No. 50 Palmer Street, Windsor are of historical significance as evidence of the long-term agricultural use of the land, first established in 1794 by ex-convict John Brindley and soldiers Charles Whalen, Henry Hughes and John Robertson in 1795 and in continuous agricultural use since that time. Dating from the early 19th century, the slab outbuildings appear to be associated with John Tebbutt Snr, who purchased the property in c.1843 and known as Peninsula Farm, and continues to be owned by Tebbutt's descendants today.
Meets the criterion on a State level

CRITERIA B) HISTORICAL ASSOCIATION

The Stables and Corn Shed have historical associations with John Tebbutt Snr, who purchased the land in c.1843, and was a prominent member of the Hawkesbury community, being on the committee for St Matthew's Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor. He is also the father of John Tebbutt Jnr. the notable Australian astronomer.
Meets the criterion on a State level

CRITERIA C) AESTHETIC/ TECHNICAL	<p>As part of a farm complex with 1840s dwelling and adjacent observatory, the Stables and Corn Shed make a strong contribution to the historical character of the agricultural lands to the west of the township of Windsor and the floodplains of South Creek and the Hawkesbury River.</p> <p>The former Stables with skillion and hay loft doors to both gable ends is of technical significance for retaining evidence of its mid 19th century construction date including the three rows of round columns with sawn longitudinal beams housed into the columns (double beams to outer columns), pole rafters and shingle battens to main roof and skillion and vertical timber slabs and planks with weatherboard to skillion and gables.</p> <p>Although adapted for use as a garage and entertainment area, the former corn shed or barn is of technical significance for retaining evidence of its mid 19th century construction date including round posts with double longitudinal beams, no cross beams but sawn joists, round pole rafters and battens suitable for iron, angle brackets at eaves, spaced round vertical poles (palisade) cladding, some vertical timber slabs and weatherboards to gables.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and slab 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 stables and corn shed at No. 50 Palmer Street, Windsor, have the potential to provide further information into early to mid 19th century farming methods, and approaches to 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 stables and corn shed at No. 50 Palmer Street, Windsor are not considered to be rare 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 stables and corn shed at No. 50 Palmer Street, Windsor are representative of the long history of agricultural development within the floodplains of the Hawkesbury River and South Creek, which commenced in the early 19th century and continued well into the 20th century.</p> <p>The form of both outbuildings with gabled roofs, skillions and vertical timber slab wall cladding are representative of the typical form of outbuildings found throughout the district.</p> <p><i>Meets the criterion on a Local level</i></p>
INTEGRITY/ INTACTNESS	<p>Moderate to high intactness and integrity.</p>

IMAGES

	<p>Caption: The stables at No. 50 Palmer Street, Windsor (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
	<p>Caption: The stables at No. 50 Palmer Street, Windsor (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
	<p>Caption: The stables at No. 50 Palmer Street, Windsor (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>



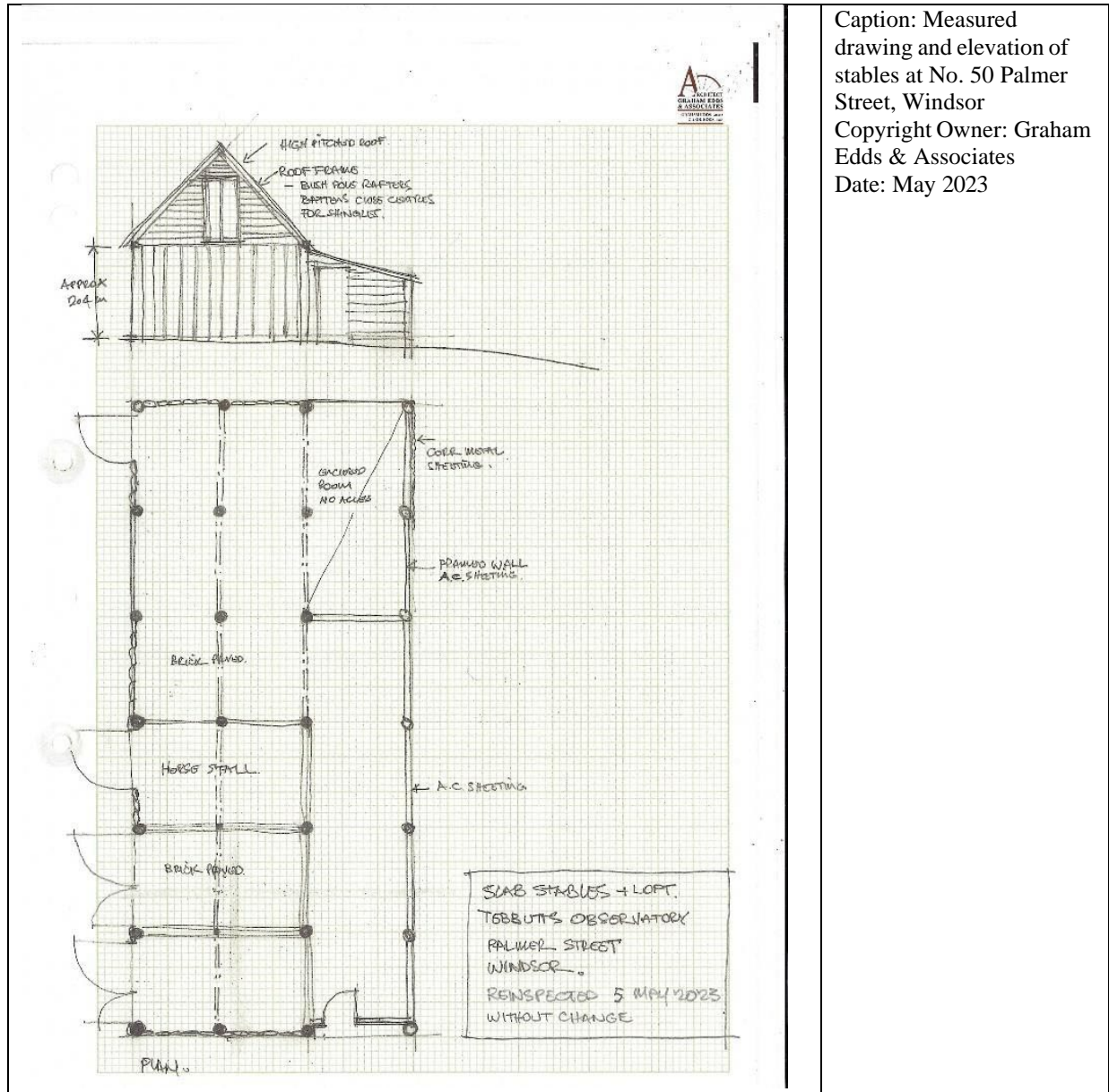
Caption: The corn shed at No. 50 Palmer Street, Windsor (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



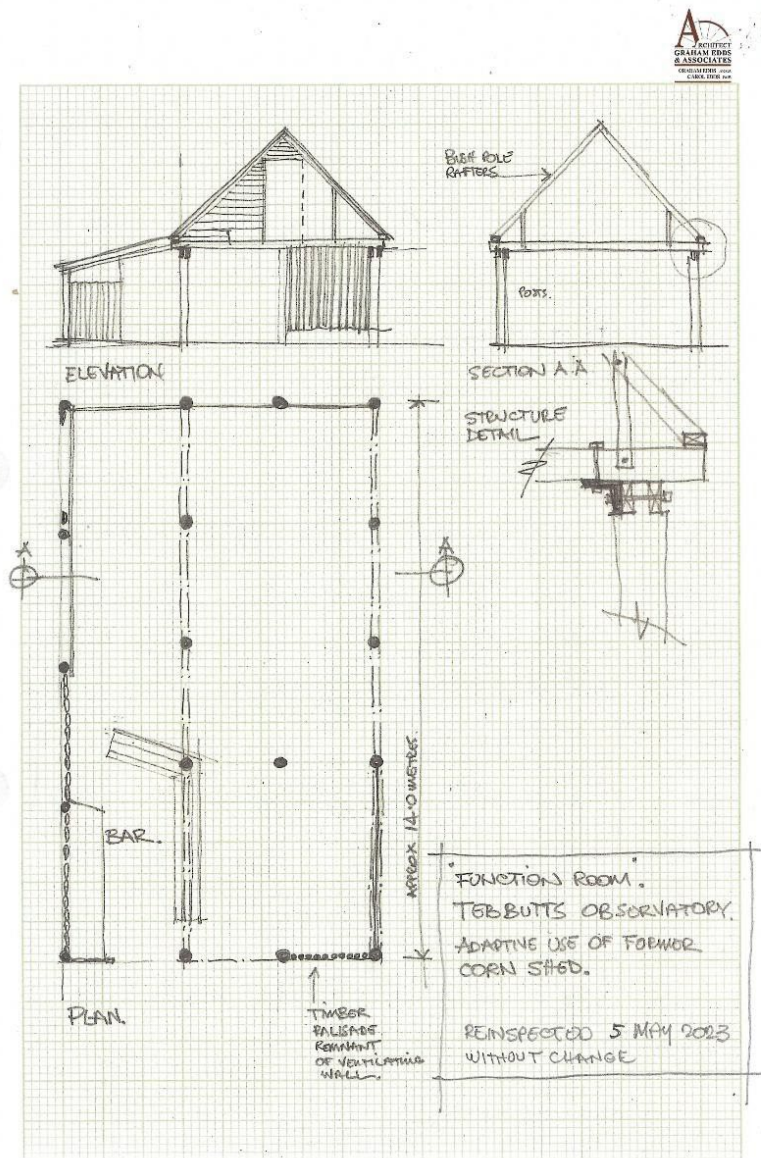
Caption: The corn shed at No. 50 Palmer Street, Windsor (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: The corn shed at No. 50 Palmer Street, Windsor (interior detail)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Measured drawing and elevation of stables at No. 50 Palmer Street, Windsor
 Copyright Owner: Graham Edds & Associates
 Date: May 2023



Caption: Measured drawing and elevation of corn shed at No. 50 Palmer Street, Windsor
Copyright Owner: Graham Eddis & Associates
Date: May 2023

ITEM DETAILS	
NAME	Slab Barn with Skillion
OTHER/FORMER NAMES	Tebbutts Barn
ADDRESS	40 Pitt Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 1 DP 770404
SHI No	1743084
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State heritage listing
	Recommend for Local heritage listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early to mid 19 th century
MODIFICATION/DATES	Partially demolished following storm damage post 2020
CURRENT USE	Derelict
FORMER USE	Barn
LOCATION ON SITE	Located on The Peninsula overlooking South Creek and accessed via Palmer Street. The barn is historically associated with adjacent Peninsula Farm/Tebbutts Observatory, the home of astronomer John Tebbutt, therefore known as Tebbutt's Barn.
MAIN BARN STRUCTURE	This large barn is sadly now partially dismantled. The main roof structure has been removed and materials stored on the ground. Still standing are the main round posts, longitudinal beams and round cross beams. Corners between longitudinal and cross beams braced at 45°. Date: Early 19 th century Condition: Poor
NO. OF BAYS	Seven
ROOF STRUCTURE	N/A roof removed
LOFT	N/A
SKILLION 1	Steep 45° skillion along whole south-western side of barn. Pole rafters and shingle battens indicate an early date. Date: Early 19 th century Condition: Moderate
ROOF CLADDING:	N/A
WALL CLADDING	Remains of vertical timber slabs and weatherboard cladding to skillion gables, elsewhere corrugated iron. Date: Early 19 th century Condition: Poor
FLOORING (GROUND)	Earthen
FLOORING (SKILLION)	Earthen
OTHER (Fixings?)	Mortise & tenon joints between posts and longitudinal beams.
HISTORY	
<p>The land on which Tebbutt's Barn, No. 40 Pitt Street, Windsor is located forms part of a 30 acre grant (Portion 30, Parish St Matthew) made to ex-convict John Brindley in 1794. Brindley had been transported to New South Wales in 1788 on the <i>Alexander</i>, as part of the First Fleet.</p> <p>John Palmer, NSW commissary, appointed in 1790 made the acquaintance of convict John Stogdell/Stockdale, who had arrived on the First Fleet on the ship, <i>Alexander</i>. Stogdell had administrative skills, as well as the ability to read and write. Palmer was soon using him in responsible roles managing his</p>	

business concerns. Stoddell commenced acquiring land on the Peninsula beginning in August 1795, beginning with William Bond's 30 acres. From September 1796, to November 1800, whilst John Palmer was overseas, Stoddell was agent for Palmer and supervised the construction and completion of Palmer's unfinished residence at Woolloomooloo, supervising the tradesmen and overseeing the fitting out of the premises, so that the building was complete by the time Palmer returned.

At the Hawkesbury, Stoddell acquired the 30 acre grant of John Brindley, his former shipmate from the *Alexander* in August 1798, though Jan Barkley-Jack (2009) believes the deal may have been agreed a year earlier. The purchase of Brindley's farm gave him the higher land in the Peninsula and according to Barkley-Jack (2009), Stoddell built a house and barn and operated the property as an inn (the Bush Inn), and it may have been located on the high ground on Brindley's grant (such as the location of Tebbutt's Observatory and Tebbutt's Barn today). In 1798, he substantially increased his landholdings with the purchase of a combined 75 acres south of William Bond's 30 acres from soldiers Charles Whalan, Henry Hughes and John Robertson. Soon, after the purchase of John Ruffler's 30 acres on 8 February 1800 for £180, Stoddell built what Jan Barkley has described as 'a fine barn'. John Stoddell drowned in 1801 en route to his Hawkesbury farm. The subsequent valuation and inventory of his property has been carefully researched by Jan Barkley-Jack (2009) which has provided the early evidence for this property.

By the early 1800s, Brindley's Farm had been amalgamated with the adjacent allotments to the north and east between South Creek and the Hawkesbury River and together the area was known as The Peninsular (vars. Peninsula) Farm or Estate. The estate was later owned by George Thomas Palmer, the son of the NSW Commissary, John Palmer. Palmer Street is named for George Palmer.

In 1842, the Peninsular Farm was subdivided and sold off in building and cultivation allotments and in 1843 John Tebbutt Snr. purchased approximately 100 acres of land from Charles Campbell, which included part of the land formerly granted to John Brindley. A real estate plan for the sale of the subdivided Peninsular Farm shows the allotment that now contains the barn as being cultivated land.

Tebbutt retained the name Peninsular Farm for his property and in c1845 built a two storeyed brick dwelling on a high knoll on the property facing east to South Creek. John Tebbutt with his brother Thomas opened a shop in George Street. The Tebbutt family were very involved in the development of the township of Windsor. Thomas Tebbutt was trustee for the receipt of deposits in Windsor for the newly established Savings Bank of NSW, churchwarden of St. Matthew's Anglican Church and treasurer for the Hawkesbury branch of the Church of England Lay Association for NSW. John Tebbutt Snr. was on the committee for the Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor.

In 1871, following the death of his father, John Tebbutt Jnr. inherited the Peninsular Farm. John Tebbutt became a significant Australian astronomer and in 1861 he gained a world-wide reputation as the discoverer of the orbit of a great comet (Tebbutt's Comet) and went on to discover a second great comet in 1881. In 1863 at the Peninsula Farm he built a small wooden observatory and in 1879 he erected 'a substantial observatory of brick' a few metres south of the old observatory.

The Peninsula Farm remained in the hands of John Tebbutt Jnr and continues to be held by his descendants today.

In 1957, Robert Tebbutt sold to Peter Mulligan, farmer, 20 acres of the Peninsula Farm (Lot G in Registered Plan 1709). It is this allotment that now contains the barn formerly associated with the Peninsular Farm and the Tebbutt's property. The land passed to son Stephen Mulligan and in 1987 the land was sold to Hawkesbury City Council.


REFERENCES

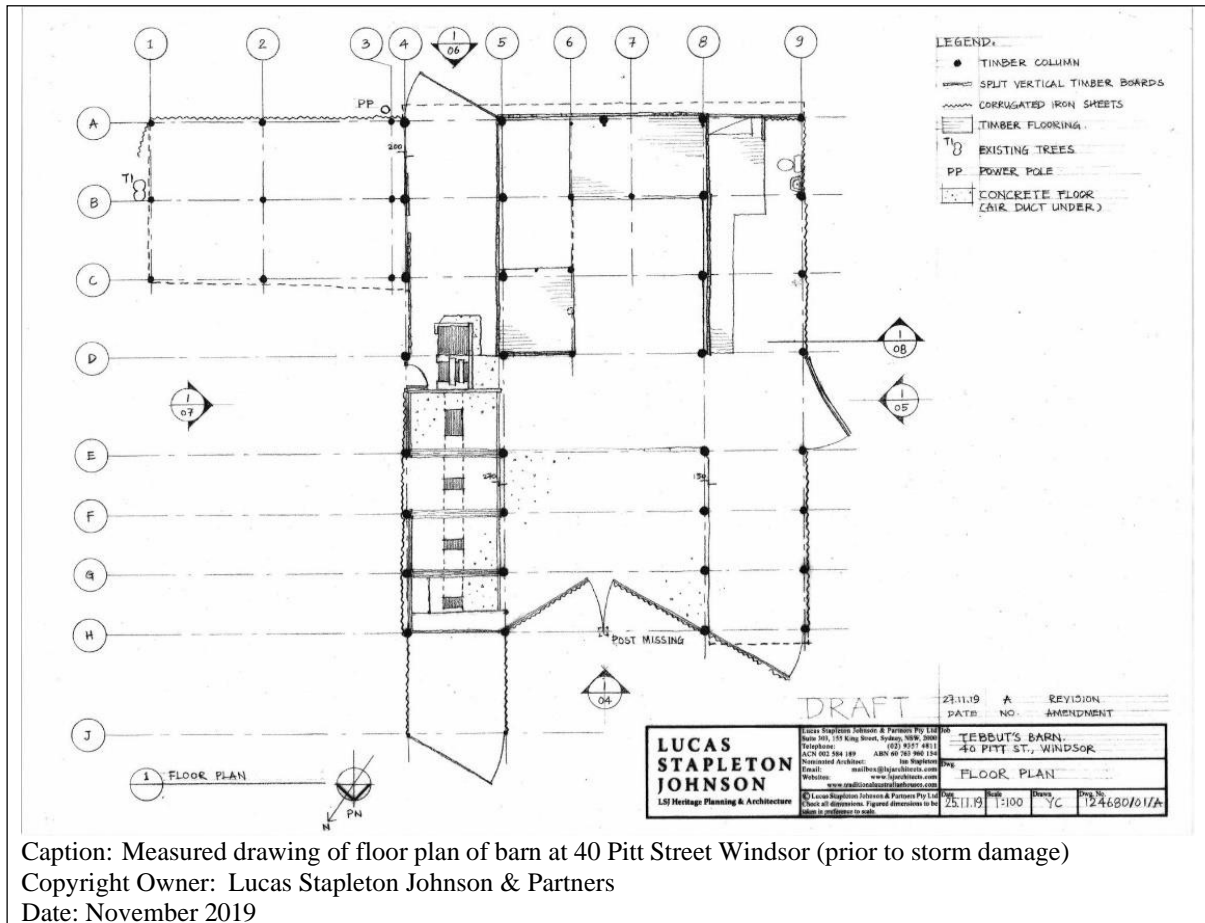
Bk 2426 No. 378
 Bk 3720 No. 435
 Book 4 No. 156
 Plan entitled "Allotments comprising the Peninsula farm [sic]", dated 1842 by Mr. Laban White, J. Armstrong Surveyor, NLA Map F 187
Heritage Impact Statement: Tebbutts Barn, Storm Damage Repairs and Long-Term Maintenance Works, prepared by Lucas Stapleton Johnson & Partners, April 2020
 Barkley-Jack, Jan, *Hawkesbury Settlement Revealed: A new look at Australia's third mainland settlement, 1793-1802*, pp 190-201

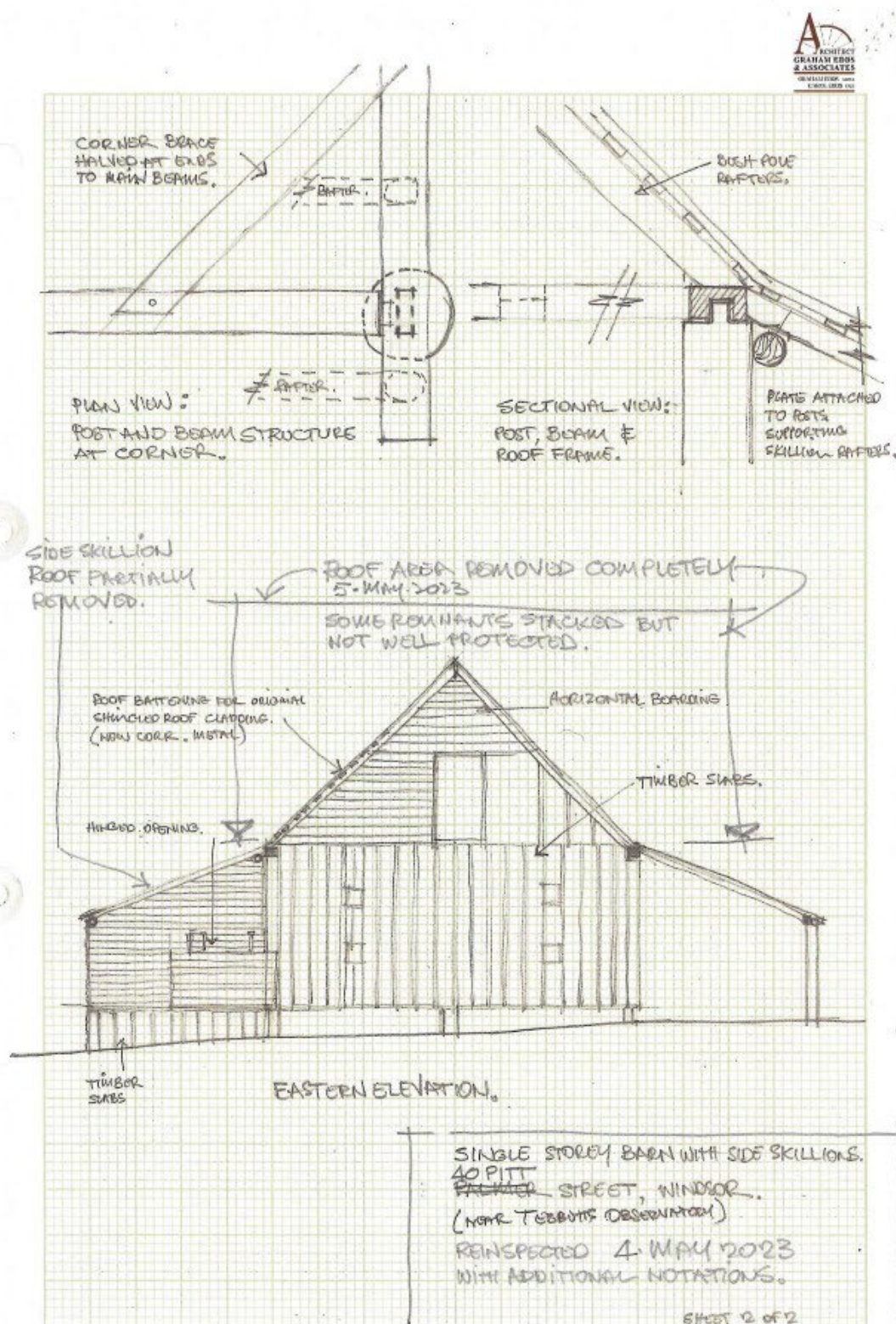
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 40 Pitt Street, Windsor is of historical significance as a surviving early 19th century slab barn, located on part of the land granted to ex-convict John Brindley in 1794 and in continuous agricultural use from the early 19th century until the 21st century. The timber framed barn may have associations with John Stoddell, valet and agent to Commissary John Palmer, who formed The Peninsula Farm incorporating Brindley's grant, and is known to have built a house and barn on the farmlands in the late 1790s. The barn is also associated with notable Hawkesbury person John Tebbutt Snr. who purchased a portion of The Peninsula Farm in c.1843, developed the farm complex, which includes Tebbutt's Observatory built by his son. The barn formed part of the Tebbutt farm complex until the late 20th century.</p> <p>The barn, although partially dismantled, could be restored and continues to make a strong contribution to the historical character of the agricultural lands to the west of the township of Windsor and the Hawkesbury River/South Creek 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 large single storey barn with side skillion is of technical significance for retaining evidence of its early 19th century construction date, including the main round posts, longitudinal beams and round cross beams and mortise & tenon joints between posts and longitudinal beams. Pole rafters and shingle battens indicate an early date for the skillion. The remains of vertical timber slabs and weatherboard cladding survive to the skillion gables. The barn continues to have the potential to provide further information into early 19th century farming methods and the continuous use of historic agricultural structures into the 20th century.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The early 19th century barn at No. 40 Pitt Street, Windsor is of historical significance as evidence of the long-term agricultural use of the land, first established in 1794 by ex-convict John Brindley, and in continuous agricultural use until the 21st century.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Dating from the early 19th century, the barn may be associated with John Stoddell, valet and agent to Commissary John Palmer. Stoddell purchased Brindley's and the surrounding grants and formed The Peninsula Farm and it is known that Stoddell built a house and barn on the farmlands in the late 1790s (location unknown). The barn is also associated with John Tebbutt Snr, who owned The Peninsula Farm from c.1843, developed the farm complex and where his son, John Tebbutt Jnr. the notable Australian astronomer, built his observatory (Tebbutt's Observatory); although the barn is now separated from its original allotment it was in use by the Tebbutt family until the late 20th century. John Tebbutt Snr was a prominent member of the Hawkesbury community, being on the committee for St Matthew's Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Although partially dismantled, the barn could be restored and continues to make a strong contribution to the historical character of the agricultural lands to the west of the township of Windsor and the floodplains of South Creek.</p> <p>The large single storey barn with side skillion is of technical significance for retaining evidence of its early 19th century construction date, including the main round posts, longitudinal beams and round cross beams. Corners between longitudinal and cross beams are braced at 45°. Pole rafters and shingle battens indicate an early date for the skillion. The remains of vertical timber slabs and weatherboard cladding survive to the skillion gables.</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</p>

	with these building types. <i>Meets the criterion on a Local level</i>
CRITERIA E) RESEARCH POTENTIAL	The remains of the barn and skillion at No. 40 Pitt Street, Windsor, has the potential to provide further information into early 19 th century farming methods, and continuity of use of historic agricultural buildings into the 20 th century. <i>Meets the criterion on a Local level</i>
CRITERIA F) RARITY	As a surviving early 19 th century barn, associated persons important in the development of the colony and the Hawkesbury, the barn at No. 40 Pitt Street, Windsor 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 No. 40 Pitt Street, Windsor is representative of the long history of agricultural development within the floodplains of the Hawkesbury River and South Creek, which commenced in the early 19 th century and continued well into the 20 th century. The basic form of the barn with gabled roof and skillion is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i>
INTEGRITY/ INTACTNESS	Moderate to little intactness- although removed fabric is stored on site and able to be restored.

IMAGES

	<p>Caption: The derelict barn at No. 40 Pitt Street, Windsor. Photographer: K. Denny Copyright Owner: Lucas Stapleton Johnson & Partners Date: May 2023</p>
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Caption: Elevation and details of 40 Pitt Street Windsor (prior to storm damage)

Copyright Owner: Lucas Stapleton Johnson & Partners

Date: 2010 updated May 2023

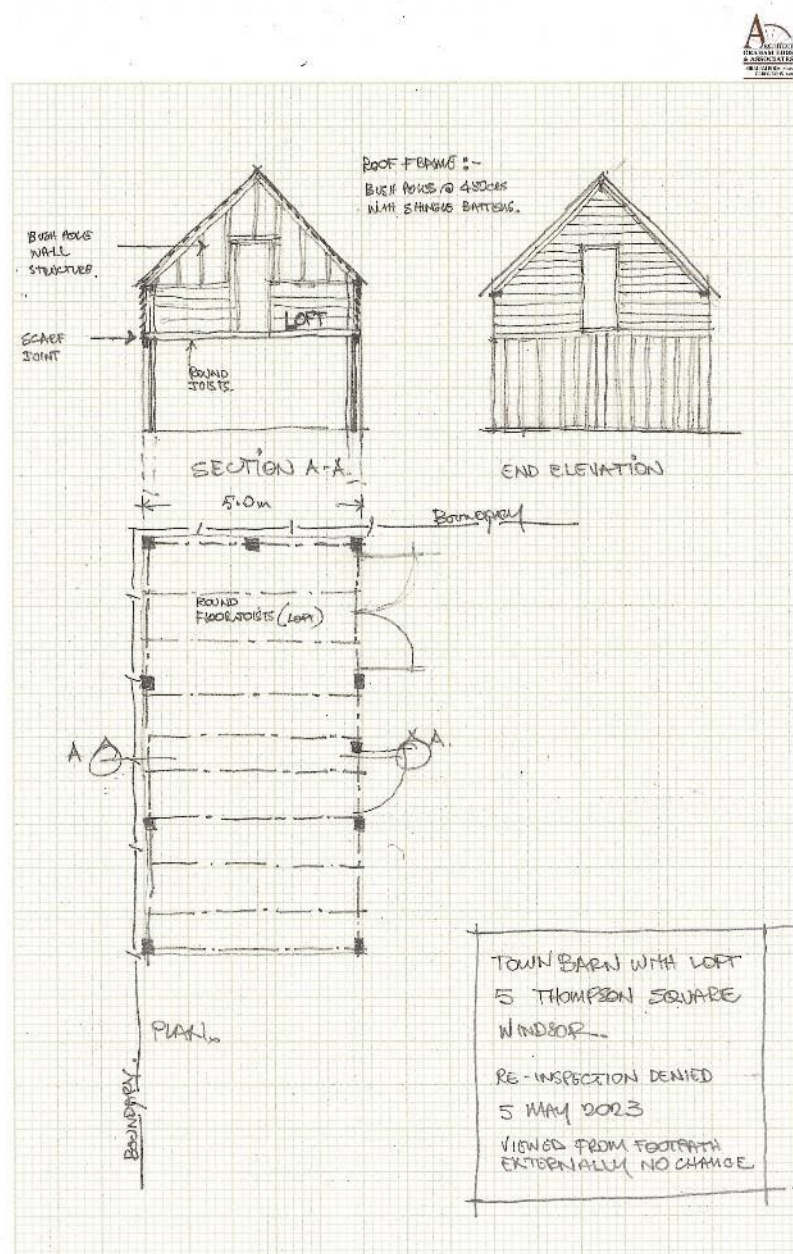
ITEM DETAILS	
NAME	Single Storey Slab Town Barn with Loft
ADDRESS	5 Thompson Square, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 1 DP 745036
SHI No.	1743080
EXISTING HERITAGE ITEM	Yes- Local item I00005 (Heritage Item No. 1741047) and SHR No. 00005 (Heritage Item No. 5045184)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Retain as State heritage item Retain as Local heritage item Site inspection to clarify condition and intactness is required.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid 19 th century
MODIFICATION/DATES	Fully restored 21 st century
CURRENT USE	Unknown
FORMER USE	Barn
<p>2023: Access denied. Owner stated that the barn had been fully restored and reclad with new timber slabs.</p> <p>2010 description:</p> <p>A small town barn with loft originally constructed in association with the historic Victorian Georgian cottage fronting Thompson Square. The barn was probably constructed within the first half of the 19th century and used for horse stabling and storage of the carriage.</p> <p>This single storey barn originally with a loft, although deteriorated is a very original barn and almost intact. This barn is constructed to the rear SW corner and along both boundaries.</p> <p>The barn is rectangular (approx 9.58m x 5m) and has a high pitched gabled roof and framed for a loft access door in the gable. The lower level is clad with timber slabs and the upper loft wall is clad with horizontal weather boarding extending into the gable ends. The barn has been repaired and is maintained. The external ground levels have been incrementally raised and are now higher than floor level internally.</p> <p>Structure:</p> <p>The structure is post and beam continuous to the loft upper beam and with a lower beam recessed into the posts on which the loft floor joists are constructed. Both of these beams are pit sawn to a roughly square / rectangular profile. The posts unusually are also roughly squared and finished with the adze. The roof frame is simply supported and of bush pole rafters @ approx 450mm spacings and sawn battens spaced for shingles. The gable end walls are also framed with bush poles.</p>	

HISTORY	
<p>By 1827, Allotment 30 of Section 6 of the Windsor Town Plan was held by George Loder, who arrived in the colony as a soldier in the Third Fleet and was sent to Norfolk Island until 1793. He was promoted to Corporal and put in charge of the Windsor gaol and pound.</p> <p>The dwelling on Loder's land (5 Thompson Square) was apparently built in the 1850s. It was not shown on the 1841 or 1848 maps but was shown on the street alignment survey of June 1871, although a building did appear on the site on the 1827 survey by Assistant Surveyor George Boyle White. None of the survey plans showed the barn.</p> <p>John Cunningham, farmer from Wilberforce, reportedly constructed the dwelling during the early 1850s. He purchased the land from Joseph Plunkett for £23 on 30 January 1851. Boatbuilding activities later took place in the back yard of the property.</p> <p>In December 1857 following the death of Cunningham the cottage was advertised for sale and was described as: <i>That newly erected brick-built cottage, containing four rooms, detached kitchen, out offices etc, with verandah in front and rear, situated in Thompson's-square. Windsor at present rented to Mr James Atkinson, builder, at £50 per annum.</i> It is assumed that the out offices referred to the barn.</p>	
REFERENCES	Thompson Square Conservation Management Plan, Lucas Stapleton Johnson & Partners, 2018
STATEMENT OF SIGNIFICANCE	
<p>The town barn at No. 5 Thompson Square, Windsor, is of historical significance as a rare, surviving mid 19th century timber framed barn. The barn is associated with John Cunningham, farmer from Wilberforce, who reportedly built the barn in the 1850s.</p> <p>Although fully restored, the town barn may retain evidence of its mid 19th century construction date including pit sawn beams, split and adzed posts, bush pole rafter and shingle battens. Further research is required.</p> <p>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	State
CRITERIA A) HISTORICAL	<p>The town barn at No. 5 Thompson Square, Windsor is of historical significance as a surviving mid 19th century town barn, constructed in association with an early dwelling within the historic centre of the town of Windsor.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn has historical associations with George Loder, soldier who owned the land from the 1820s and John Cunningham, farmer from Wilberforce, who appears to have built the house and barn.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Visible at the rear of the early Victorian cottage, the timber framed town barn, contributes to the historical character of Thompson Square, the historic centre of the town of Windsor.</p> <p>The single storey town barn, although reportedly fully restored, may be of technical significance for retaining evidence of its mid 19th century construction including pit sawn beams, split and adzed posts, bush pole rafter and shingle battens. Further research is required.</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 5 Thompson Square, Windsor, has the potential to provide further information into mid 19th century construction techniques for agricultural buildings and the role of town barns in the commercial</p>

	development of the town of Windsor from the mid 19 th century to date. <i>Meets the criterion on a Local level</i>
CRITERIA F) RARITY	The town barn at 5 Thompson Square, Windsor is considered to be rare within the context of the Hawkesbury City local government area, for being a surviving outbuilding potentially constructed in the 1850s and in continuous use since that time. <i>Meets the criterion on a State level</i>
CRITERIA G) REPRESENTATIVE	The town barn at 5 Thompson Square, with gabled roof and vertical timber slabs 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

IMAGES

	<p>Caption: Town barn at 5 Thompson Square, Windsor Photographer: C. Edds Copyright Owner: Graham Edds & Associates Date: September 2009</p>
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Caption: Measured drawing of town barn at 5 Thompson Square, Windsor
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

Appendix D

State and Local Heritage Characteristics Analysis

The following tables provide an analysis of those properties identified as warranting listing on either the State Heritage Register or as local items under the *Hawkesbury Local Environmental Plan 2012*.

To determine the level of listing appropriate for a slab barn or outbuilding, a list of characteristics applicable to the subject buildings under each of the NSW significance criterion has been developed to distinguish the context (State or local) within which a barn or outbuilding may be considered to be significant.

For a barn or outbuilding, or complex of outbuildings to warrant being recommended for inclusion on the State Heritage Register, at least 50% of the identified characteristics under State Level in the following table needed to be met. Similarly, for a barn, outbuilding or complex to warrant being recommended for listing as a local heritage item, at least 50% of the identified characteristics under Local Level in the following table needed to be met. This approach was adopted to ensure consistency in assessing the numerous barns and outbuildings and ensuring that each were considered against the same characteristics.

Only those properties not already listed as either State or local items have been analysed.

Note: those with scores lower than 50% may still warrant listing as heritage items, pending an internal site inspection to clarify integrity and condition.

LEGEND

L	Little
M	Moderate
H	High
G	Good
F	Fair
P	Poor
Y	Yes
N	No
?	Unknown or Assumed

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Street Address		143 Threlkeld Drive	56 Freemans Reach Road	331 Freemans Reach Road	176B Hibberts Lane	11 Amelia Grove	134 Bathurst Street	26A Buckingham Street	265 Pitt Town Bottoms Road	353 Pitt Town Bottoms Road	135A + 135B Wollombi Road	995 Upper Colo Road	235 Wilberforce Road	40 Pitt Street
Town/Suburb		Cattai	Freemans Reach	Freemans Reach	Freemans Reach	Pitt Town	Pitt Town	Pitt Town	Pitt Town Bottoms	Pitt Town Bottoms	St Albans	Upper Colo	Wilberforce	Windsor
Internal Inspection		N	Y	Y	Y	N	Y	Y	N	Y	Y	N	Y	Y
Integrity		M/L	H	M	M	H	H	H	M?	H	M	M	H	M
Condition		G	P	G	G/P	G	P	F	G?	G	G to P	P	G	P
Criterion (a) Historical Significance	Barn constructed early 19th century (pre 1840s)	P	Y	Y	Y	N	Y	N	Y	Y	Y	N	Y	Y
	Located on 1794 to 1820 land grants.	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y
	Continues in agricultural use.	Y	N	Y	Y	N?	Y	N	N	Y	Y	Y	Y	N
	Ability to demonstrate early agricultural activity.	N	N	Y	Y	Y?	Y	Y	N?	N	Y	Y	Y	N
Criterion (b) Historical Associational Significance	Associated with original landowner or descendants of original owners of early land grants dated pre-1820.	P	Y	Y	?	N	N	N	Y?	N	N	Y	Y	N
	Associated with landowners of historical note (included in the Australian Dictionary of Biography).	Y	Y	N	Y	N	N	N	N	Y	N	N	N	Y
	Located on a notable estate/property.	Y	N	N	Y	Y	N	N	N	N	Y	N	N	Y
Criterion (c) Aesthetic Significance	Landmark qualities/visual prominence/impressive scale.	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Located within complex of historical agricultural buildings including early house.	Y	N	N	N	Y	N	N	N	N	Y	N	N	Y
	Exhibiting a high level of craftsmanship and skill in construction.	N	Y	Y	Y	Y?	Y	Y	Y	Y	Y	N	Y	Y
Criterion (c) Technical Significance	Construction techniques dating to early to mid 19th century surviving.	Y	Y	Y	Y	N	Y	N	Y	Y	Y	N	Y	Y
	Remains substantially intact to original construction date. High to moderate integrity.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Retains rare/unusual building techniques or attributes (two storey, raised floor, integrated, palisade cladding).	N	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	
Criterion (d) Social Significance	Forming part of the subject matter of artworks by noted/famous Australian artists.	N	Y	N	N	N	N	N	N	N	Y	N	N	N
Criterion (e) Research Potential	Construction techniques dating to early to mid 19th century surviving.	Y	Y	Y	Y	N	Y	N	Y	Y	Y	N	Y	Y
	Evidence of early agricultural practices remaining (corn drying).	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y
	Retains rare/unusual building techniques or attributes (two storey, raised floor, integrated, palisade cladding).	N	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N
Criterion (f) Rarity	Remains substantially intact to original construction date (pre 1840s). High to moderate integrity.	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
	Barn constructed early to mid 19th century (pre 1870) and retains rare/unusual building techniques or attributes (two storey, raised floor, skillion built at same time).	Y	Y	N	Y	Y	N	N	Y	Y	N	Y	N	N
	Barn constructed mid 19 th to early 20 th century (post 1870) but displaying building techniques from early 19 th century.	N	N	N	N	?	N	N	N	N	N	N	N	N
	Town barn dating from the early to mid 19th century (pre 1870).	N	N	N	N	N	N	Y	N	N	N	N	N	N

Street Address			143 Threlkeld Drive	56 Freemans Reach Road	331 Freemans Reach Road	176B Hibberts Lane	11 Amelia Grove	134 Bathurst Street	26A Buckingham Street	265 Pitt Town Bottoms Road	353 Pitt Town Bottoms Road	135A + 135B Wollombi Road	995 Upper Colo Road	235 Wilberforce Road	40 Pitt Street
Town/Suburb			Cattai	Freemans Reach	Freemans Reach	Freemans Reach	Pitt Town	Pitt Town	Pitt Town	Pitt Town Bottoms	Pitt Town Bottoms	St Albans	Upper Colo	Wilberforce	Windsor
	Part of a group of rare/historically significant rural outbuildings located on a single property (farmstead).		Y	N	Y	N	Y	N	N	Y	N	Y	N	N	Y
Criterion (g) Representational Significance	Excellent example of its type.		Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	N
	Significant variation to a building type.		N	Y	N	Y	Y	N	Y	Y	Y	N	Y	N	N
Score			15	17	13	18	14	12	12	16	14	15	12	14	13
Total			24	24	24	24	24	24	24	24	24	24	24	24	24

Street Address			13 Serpentine Lane	331 Cattai Road	307 Tizzana Road	121 Blacktown Road	279 Freemans Reach Road	307 Kurmond Road	500 Kurmond Road	77 (2/67) Tierney Road	729 Comleroy Road	2 Yarramundi Lane	480 Laws Farm Road	30 Wolseley Road	4 Bensons Lane	1834 Settlers Road	239 Upper McDonald Road	33 Griffins Road	753 Upper Colo Road	1764 Upper McDonald Road	8 Burdekin Road	331 Grono Farm Road	86 King Road	87 King Street	55 McKinnons Road	63 Wilberforce Road	191 Wilberforce Road
Town/Suburb			Bowen Mountain	Cattai	Ebenezer	Freemans Reach	Freemans Reach	Freemans Reach	Freemans Reach	Kurmond	Kurrajong	Richmond	Lower Portland	McGraths Hill	Richmond	St Albans	St Albans	Tennyson	Upper Colo	Upper MacDonald	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce
Internal Inspection			Y	Y	N	Y	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	Y	N	N	N	Y	N	Y	Y
Integrity			M	M	M	M	M	M	M	M	M	M	M	M	M	?	M	?	M	M	?	?	?	M	?	M	M
Condition			G	G	G	G	G	G	G	G	G	F/P	P	F	G	?	F	?	G	P	P	G	?	M	P	G	G
Local Level Characteristics																											
Criterion (a) Historical Significance	Located on 1794 to 1820 land grants.		N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	N	Y	Y
	Barn constructed mid 19th to early 20th century.		Y	Y	Y	Y	Y	Y	?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Post 1820s land grant or later subdivision.		Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	N
	Remains in agricultural use or other use		Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	N	Y	N	Y	N	Y	Y
Criterion (b) Historical Associational Significance	Associated with original/early landowners or their descendants of later land grants dated post 1820.		N	Y	N	N	N	N	?	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
	Associated with later landowners of historical note on a local level.		Y	Y	N	Y	Y	N	?	Y	N	Y	Y	N	N	Y	Y	Y	N	Y	N	N	Y	Y	N	Y	Y
	Generational ownership of property.		Y	Y	N	Y	Y	Y	Y	N	Y	N	Y	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	N	Y	Y
Criterion (c) Aesthetic Significance	Picturesque setting.		N	N	Y	N	N	N	Y	Y	N	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y	N	N
	Streetscape contributions.		N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	Y
	Quality and intactness of construction.		Y	N	Y	N	N	Y	?	Y	Y	?	Y	Y	Y	N	Y	?	Y	Y	N	?	?	Y	?	Y	N
	Retains historical character		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Criterion (c) Technical Significance	Surviving original construction techniques- mid 19th to early 20th century.		Y	Y	Y	Y	Y	Y	?	Y	N	?	Y	Y	Y	Y	Y	?	Y	Y	?	?	?	Y	?	Y	Y
	Remains substantially/relatively intact. Moderate integrity.		Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	?	Y	?	Y	N	?	?	?	Y	?	Y	Y
	Retains rare/unusual building techniques or attributes (two storey, raised floor).		N	Y	N	N	N	Y	?	N	N	?	N	Y	Y	Y	N	?	Y	Y	N	?	?	N	?	N	Y

Street Address			13 Serpentine Lane	331 Cattai Road	307 Tizzana Road	121 Blacktown Road	279 Freemans Reach Road	307 Kurmond Road	500 Kurmond Road	77 (2/67) Tierney Road	729 Comleroy Road	2 Yarramundi Lane	480 Laws Farm Road	30 Wolseley Road	4 Bensons Lane	1834 Settlers Road	239 Upper McDonald Road	33 Griffins Road	753 Upper Colo Road	1764 Upper McDonald Road	8 Burdekin Road	331 Grono Farm Road	86 King Road	87 King Street	55 McKinnons Road	63 Wilberforce Road	191 Wilberforce Road
Town/Suburb			Bowen Mountain	Cattai	Ebenezer	Freemans Reach	Freemans Reach	Freemans Reach	Freemans Reach	Kurmond	Kurrajong	Richmond	Lower Portland	McGraths Hill	Richmond	St Albans	St Albans	Tennyson	Upper Colo	Upper MacDonald	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce
Internal Inspection			Y	Y	N	Y	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	Y	N	N	N	Y	N	Y	Y
Integrity			M	M	M	M	M	M	M	M	M	M	M	M	M	?	M	?	M	M	?	?	?	M	?	M	M
Condition			G	G	G	G	G	G	G	G	G	F/P	P	F	G	?	F	?	G	P	P	G	?	M	P	G	G
Criterion (d) Social Significance	Included in local artworks, historic tours, exhibitions, and the like, relating to the history of the Hawkesbury.		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Criterion (e) Research Potential	Surviving original construction techniques- mid 19th to early 20th century.		Y	Y	Y	Y	Y	Y	?	Y	N	?	Y	Y	Y	Y	Y	?	Y	Y	?	?	?	Y	?	Y	Y
	Retains rare/unusual building techniques or attributes (two storey, raised floor, integrated, palisade cladding).		N	Y	N	N	N	Y	?	N	N	?	N	Y	Y	Y	Y	?	Y	Y	?	?		N	?	N	Y
Criterion (f) Rarity	Barn constructed mid 19 th to early 20 th century (post 1870) but displaying building techniques from early 19 th century.		N	N	N	N	N	N	?	N	N	?	N	N	N	N	N	?	N	N	?	?	?	N	?	N	N
	Relatively intact and high to mod integrity		Y	N	Y	Y	N	Y	?	Y	Y	Y	Y	Y	Y	N	Y	?	Y	N	?	Y	?	Y	?	Y	Y
	Town barn of late 19th to 20th century		N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	N	N	N
	Barn constructed mid 19th to early 20th century (post 1840s) and retains rare/unusual building techniques or attributes (two storey, raised floor).		N	Y	N	N	N	Y	?	N	N	N	N	Y	Y	Y	Y	?	Y	Y	?	?		N	?	N	Y
Criterion (g) Representational Significance	Good example of its type- no alterations/ adaptations		N	N	N	Y	N	N	?	N	N	Y	Y	N	N	Y	Y	Y	N	Y	N	Y	?	Y	Y	Y	Y
	Typical form, scale and detailing.		Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	
Score			12	15	12	12	11	15	7	12	9	10	12	15	16	15	17	6	15	14	6	9	5	14	6	14	15
Total			23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23

***Note:** Those scores shaded yellow indicate that the barn/outbuilding may still warrant listing as local heritage items, pending an on-site and internal site inspection to clarify integrity and condition.