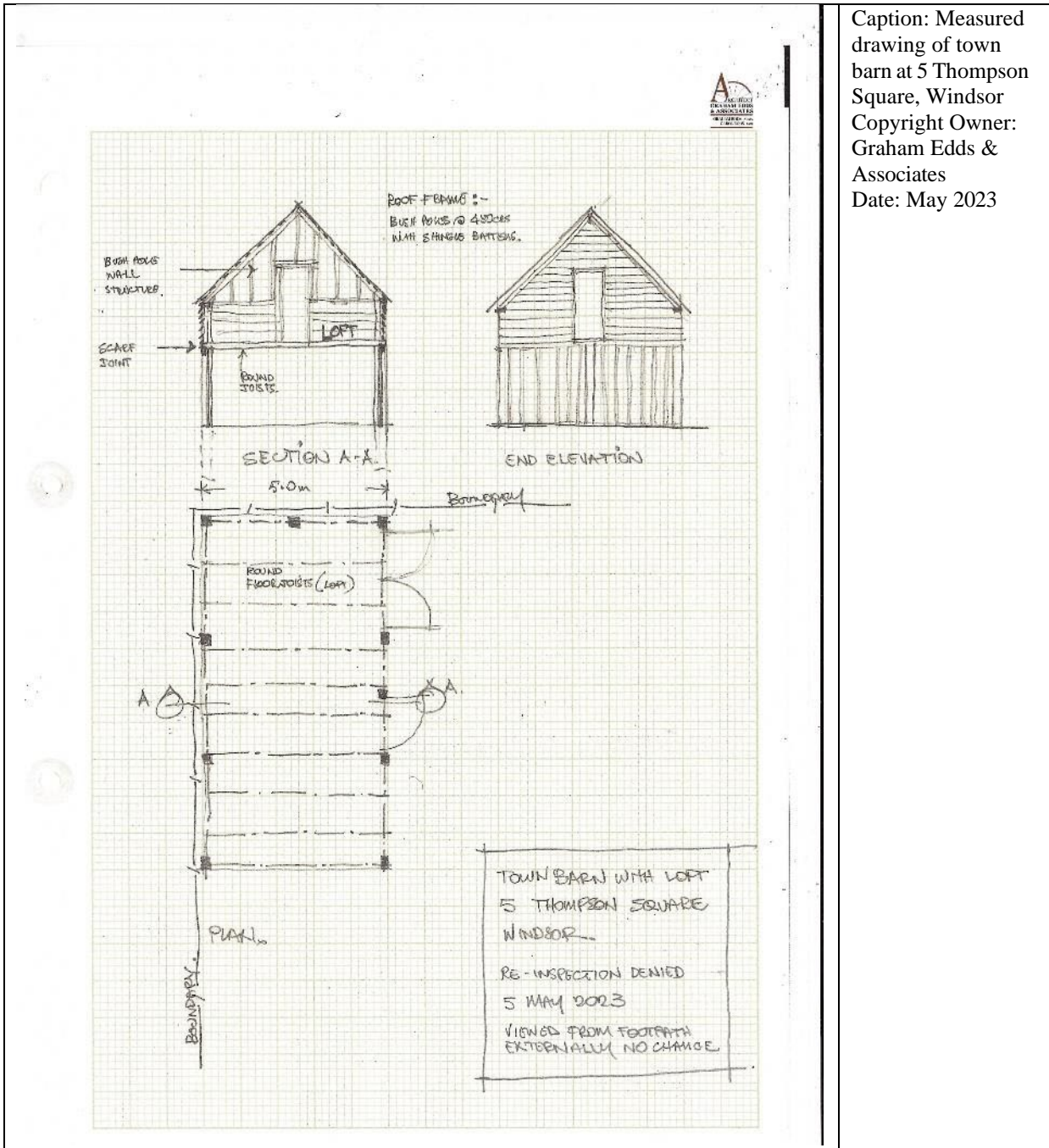


<b>ITEM DETAILS</b>	
<b>NAME</b>	Single Storey Slab Town Barn with Loft
<b>ADDRESS</b>	<b>5 Thompson Square, Windsor</b>
<b>LOCAL GOVT AREA</b>	Hawkesbury
<b>PARISH</b>	St Matthew
<b>LOT/DP</b>	Lot 1 DP 745036
<b>SHI No.</b>	1743080
<b>EXISTING HERITAGE ITEM</b>	Yes- Local item I00005 (Heritage Item No. 1741047) and SHR No. 00005 (Heritage Item No. 5045184)
<b>RECOMMENDED MANAGEMENT</b>	
<b>MANAGEMENT SUMMARY</b>	Retain as State heritage item Retain as Local heritage item Site inspection to clarify condition and intactness is required.
<b>ITEM CLASSIFICATION</b>	
<b>ITEM TYPE</b>	Built
<b>ITEM GROUP</b>	Farming and Grazing
<b>ITEM CATEGORY</b>	Barn
<b>DESCRIPTION</b>	
<b>CIRCA</b>	Y
<b>PERIOD</b>	Mid 19 <sup>th</sup> century
<b>MODIFICATION/DATES</b>	Fully restored 21 <sup>st</sup> century
<b>CURRENT USE</b>	Unknown
<b>FORMER USE</b>	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>	

<b>HISTORY</b>	
<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>	
<b>REFERENCES</b>	Thompson Square Conservation Management Plan, Lucas Stapleton Johnson & Partners, 2018
<b>STATEMENT OF SIGNIFICANCE</b>	
<p>The town barn at No. 5 Thompson Square, Windsor, is of historical significance as a rare, surviving mid 19<sup>th</sup> 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 19<sup>th</sup> 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>	
<b>ASSESSED SIGNIFICANCE TYPE</b>	State
<b>CRITERIA A) HISTORICAL</b>	<p>The town barn at No. 5 Thompson Square, Windsor is of historical significance as a surviving mid 19<sup>th</sup> 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>
<b>CRITERIA B) HISTORICAL ASSOCIATION</b>	<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>
<b>CRITERIA C) AESTHETIC/TECHNICAL</b>	<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 19<sup>th</sup> 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>
<b>CRITERIA D) SOCIAL/CULTURAL</b>	<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>
<b>CRITERIA E) RESEARCH POTENTIAL</b>	<p>The town barn at 5 Thompson Square, Windsor, has the potential to provide further information into mid 19<sup>th</sup> 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 <sup>th</sup> century to date. <i>Meets the criterion on a Local level</i>
<b>CRITERIA F) RARITY</b>	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>
<b>CRITERIA G) REPRESENTATIVE</b>	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>
<b>INTEGRITY/INTACTNESS</b>	Moderate integrity

**IMAGES**



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

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

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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
<b>Criterion (a) Historical Significance</b>	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
<b>Criterion (b) Historical Associational Significance</b>	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
<b>Criterion (c) Aesthetic Significance</b>	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
<b>Criterion (c) Technical Significance</b>	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	
<b>Criterion (d) Social Significance</b>	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
<b>Criterion (e) Research Potential</b>	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
<b>Criterion (f) Rarity</b>	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 <sup>th</sup> to early 20 <sup>th</sup> century (post 1870) but displaying building techniques from early 19 <sup>th</sup> 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

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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
<b>Criterion (g) Representational Significance</b>	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
<b>Score</b>		<b>15</b>	<b>17</b>	<b>13</b>	<b>18</b>	<b>14</b>	<b>12</b>	<b>12</b>	<b>16</b>	<b>14</b>	<b>15</b>	<b>12</b>	<b>14</b>	<b>13</b>
<b>Total</b>		<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>



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 McDonald	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	Y	N	N	Y	Y	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	N	Y	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	

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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 <sup>th</sup> to early 20 <sup>th</sup> century (post 1870) but displaying building techniques from early 19 <sup>th</sup> 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	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.