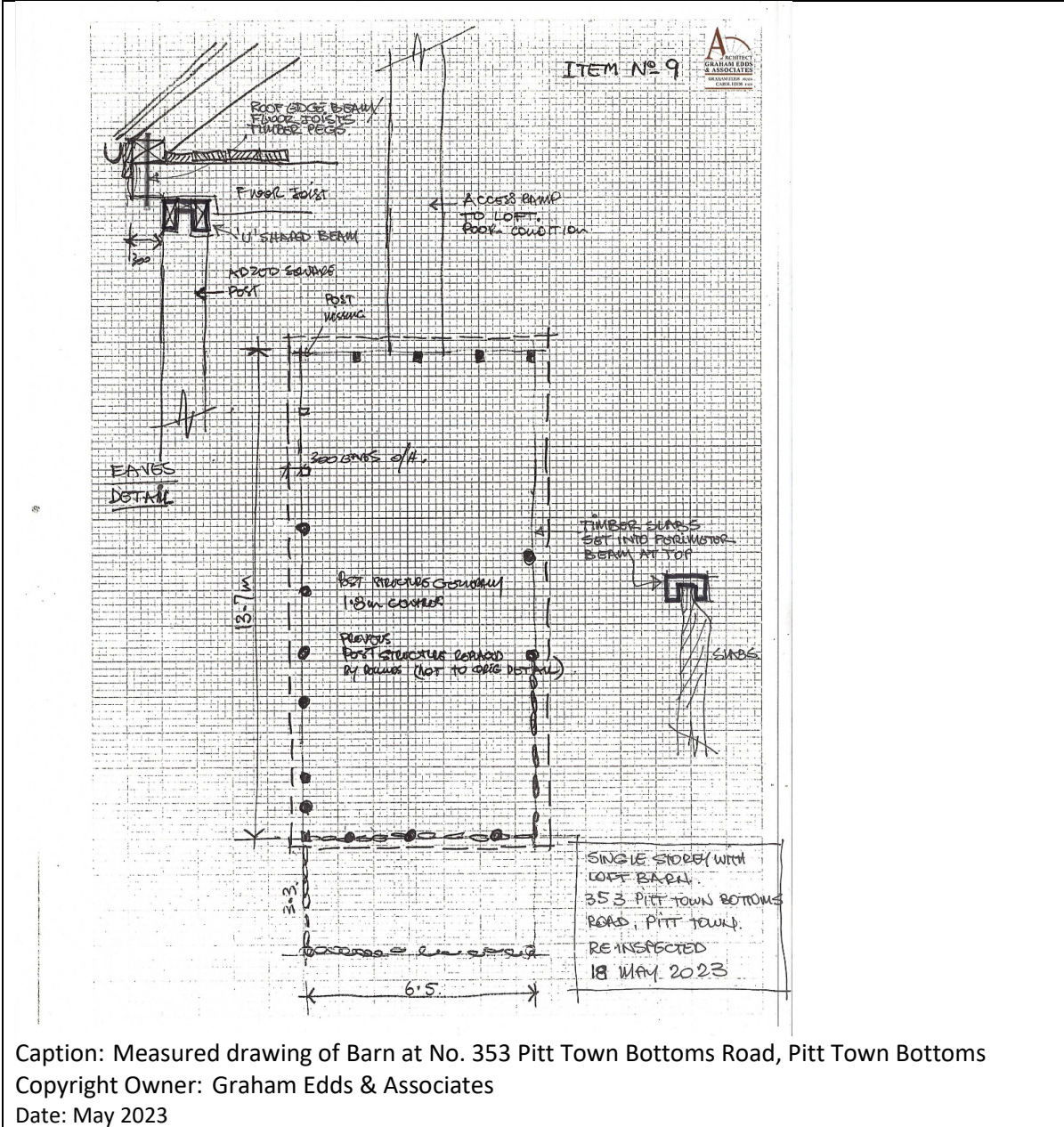




Caption: Barn at No.353 Pitt Town Bottoms Road, Pitt Town Bottoms (interior of loft)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



Caption: Measured drawing of Barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms
 Copyright Owner: Graham Edds & Associates
 Date: May 2023

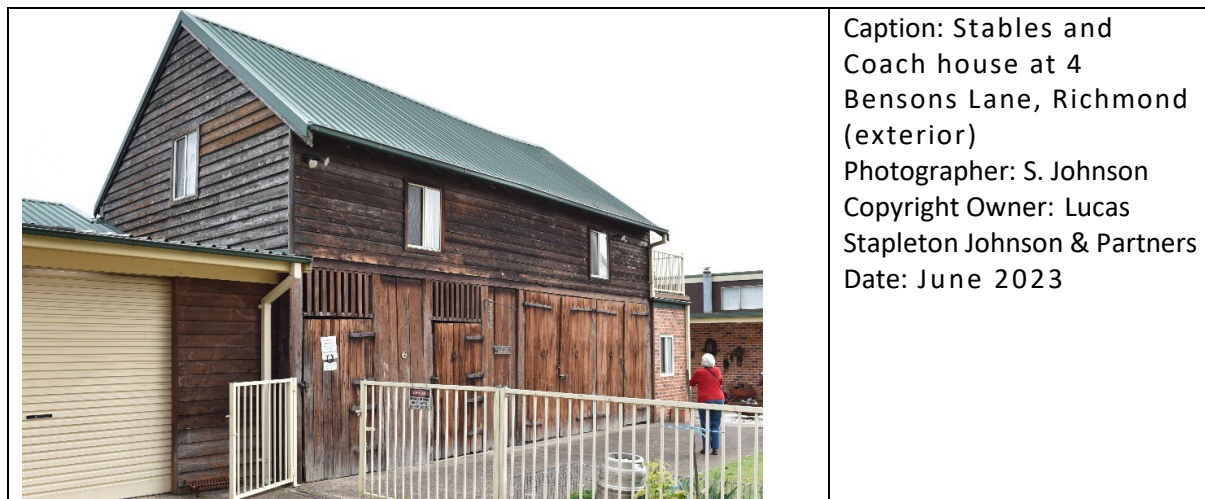
ITEM DETAILS	
NAME	Two storey Slab Carriage House and Stables
ADDRESS	4 Bensons Lane, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	12 DP 11828989
SHI No.	1743058
EXISTING HERITAGE ITEM	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Recommend for Local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Stables/Carriage house
DESCRIPTION	
CIRCA	Y
PERIOD	Mid-19 th century
MODIFICATION/DATES	20 th century- restored and adapted
CURRENT USE	Storage/Residence in loft
FORMER USE	Stables and carriage house
LOCATION ON SITE:	The site is on the northern fringe of Richmond and 60m to the east of Bensons Lane. Formerly part of larger property- Benson House, 61 Francis Street, Richmond.
CARRIAGE HOUSE & STABLES STRUCTURE	Two-storey carriage house and stables approximately 12 x 6m on plan. Main posts are adzed square 230 x 230mm. Longitudinal beams and cross beams seem to have been replaced. Corner posts extend to roof eaves but other posts have been cut at first floor level and the whole loft structure including the roof appears to have been rebuilt. Condition: Good Date: Mid- 19 th century fabric partially reconstructed in late 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Steep 45° pitch but probably reconstructed. Condition: Good Date: late 20 th century?
LOFT	Lined internally and fitted out as accommodation. Condition: Good Date: late 20 th century?
ROOF CLADDING:	Ribbed Colorbond sheeting Condition: Good Date: late 20 th century?
WALL CLADDING	Vertical timber slabs with a series of ledged and braced doors with hand forged strap and gudgeon hinges and timber ventilation grilles above. Weatherboards to loft walls and gable. Condition: Good Date: Mid-19 th century fabric partially reconstructed in late 20 th century
OPENINGS	See above

FLOORING (GROUND)	Round timber sets in stables section, concrete floor in cart house.
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	Early timber posts and slab partitions.
OTHER (Fixings?)	Bolted joints between posts and longitudinal beams
CURRENT USE	Storage on ground floor, accommodation in loft.
CHANGES FROM 2010?	None.
HISTORY	
<p>Thomas Gordon, free-settler, was granted 100 acres (Portion 58, Parish Ham Common) on 16 July 1804 in the district of Mulgrave Place, bounded on the east by Wilson and on the west by William Carlisle. William Carlisle, free settler, had been granted his land (Portion 57) in the same year.</p> <p>In 1811, Gordon transferred 50 acres at Mulgrave Place to William Carlisle for a working bullock. In that same year, Carlisle married Mary Ann Gordon, Thomas Gordon's daughter. Carlisle and Gordon had known each other in England and emigrated together to NSW.</p> <p>William Gordon was a farmer, missionary, coach painter and school teacher, who had a zeal to bring Christianity to the Maori people at the Bay of Islands in New Zealand, spending a number of years at Samuel Marsden's mission there.</p> <p>In 1822, William Carlisle advertised a 50 acre farm at Richmond for sale. The property was described as having high lands free from floods on which "is a good weatherboarded and shingled house, a barn, and other conveniences fenced in; with an orchard etc." Timber had been cut on 43 acres and almost 30 acres had been cleared. Crops were growing on 20 acres. Half the purchase money was to be taken in good sheep or horned cattle.</p> <p>By a deed of bargain and sale dated 10 June 1822, William Carlisle, transferred that 50 acres to Edward Smith Hall, esquire of Sydney for £200. It was more correctly described as 50 acres bounded on the east by the other half of Thomas Gordon's 100 acre grant, and on the west by Carlisle's farm. The transfer also included a piece of land containing 2 acres adjoining together with a cottage and outbuildings. This separate piece of land is the location of Benson House.</p> <p>Subsequently, on 14 and 15 July 1836, by a deed of lease and release, Edward Smith Hall, of Sydney, esquire, and his wife Sarah conveyed the land to John Burns, Richmond, farmer for £500. The land was the same as described in June 1822, including the cottage and all other buildings. John Burns later died.</p> <p>On 9 August 1842, a deed of release in trust was signed with the following parties, 1st John Fawcett, Richmond, farmer, and his wife, Elizabeth, who was the widow of John Burns of Richmond deceased, 2nd William Bowman, Richmond, esquire, trustee 3rd William Murray Benson, Richmond, farmer, who was the son of Elizabeth Fawcett, originally Elizabeth Burns.</p> <p>The land was the same as described in June 1822, including the cottage with other buildings. The land would be held by Bowman in trust for the benefit of John Fawcett for the term of his natural life, and then for the benefit of Elizabeth Fawcett for the term of her natural life, and then to William Murray Benson.</p> <p>Elizabeth Fawcett died at Richmond on 21 April 1844, aged 76. After the death of his wife, John Fawcett, promised to marry a much younger woman, but when he withdrew his promise, he was charge for breach of promise and found guilty. A payment of £50 was due to the woman who he had jilted. John Fawcett died aged 58 on 28 September 1847.</p> <p>William Murray Benson died 26 February 1859, leaving his property to his wife, Marian. On 6 January 1870, Marion Benson, of Richmond, widow gifted the property to her son William Benson, Richmond, farmer. By the 1890s, via marriage, the property was in the ownership of the Ridge family.</p>	

It is during the Fawcett/Benson period of ownership that the original single storey Colonial Georgian house, known as Benson house was built and it is assumed the outbuildings and the stables building located on the adjacent property.	
REFERENCES	Grants, Vol 3 p 137 (4) Old Register, Vol 3 page 21 no 145 Sydney Gazette, 31 May 1822, p 3 Sydney Morning Herald, 30 April 1844, p 3
STATEMENT OF SIGNIFICANCE	
<p>The stables and coach house at No. 4 Bensons Lane, Richmond is of historical significance as a surviving mid-19th century outbuilding associated with the Colonial Georgian house, constructed by the Fawcett/Benson family, known as Benson House (located on the adjacent property). Located on a land grant made in 1804 to free-settler Edward Gordon, the stables and coach house is sited on the high ground above the floodplains of the Hawkesbury River and contributes to the historical character of the Richmond low lands.</p> <p>Although restored and adapted, the stables and coach house retains evidence of its mid 19th century construction including adzed main posts, a series of ledged and braced doors with hand forged strap and gudgeon hinges, and round timber sets in the former stables floor. It is a good example of sensitive adaptive reuse of a mid-19th century stables and carriage house. The overall form and enough early fabric is retained to understand the building's construction and use. Of particular interest is the stable flooring consisting of round timber sets and remains of the stables feed trough system.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The stables and coach house at No. 4 Benson Lane, Richmond is of historical significance as a mid-19th century former stables and coach house that is associated with the adjacent Colonial Georgian house, Benson House.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Located on land originally granted to Edward Gordon, free-settler in 1804, the stables/coach house appears to have been constructed by the Fawcett/Benson family who owned the property from the 1830s through to at least the 1870s.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of Benson House (although now part of a separate property) on high ground looking over the floodplains of the Hawkesbury River, the stables and coach retains its agricultural setting and contributes to the historical character of the Richmond low lands.</p> <p>The building, although modified and adapted, is of technical significance for retaining evidence of its mid 19th century construction including adzed main posts, a series of ledged and braced doors with hand forged strap and gudgeon hinges, round timber sets in the former stables floor and stables feed troughs. However, the significance of this barn has been lessened by the extent of modern construction to the barn on three sides and the adaptation of the loft.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as</p>

	evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the stables and coach house, with loft and constructed using traditional techniques, has the potential to provide further information into mid 19 th construction methods for agricultural buildings of the period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The stables/coach house at No. 4 Bensons Lane, Richmond is not considered to be rare within the context of the Hawkesbury City local government area, although the use of round timber sets for stable flooring is considered very rare in the Hawkesbury district. <i>Meets the criterion on a local level.</i>
CRITERIA G) REPRESENTATIVE	The stables/coach house at No. 4 Bensons Lane, Richmond is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18 th century and continues today. The restored and adapted building is a good example of sensitive adaptive reuse of a mid-19 th century stables and carriage house. The overall form and enough early fabric is retained to understand the building’s construction and use. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	High- moderate

IMAGES

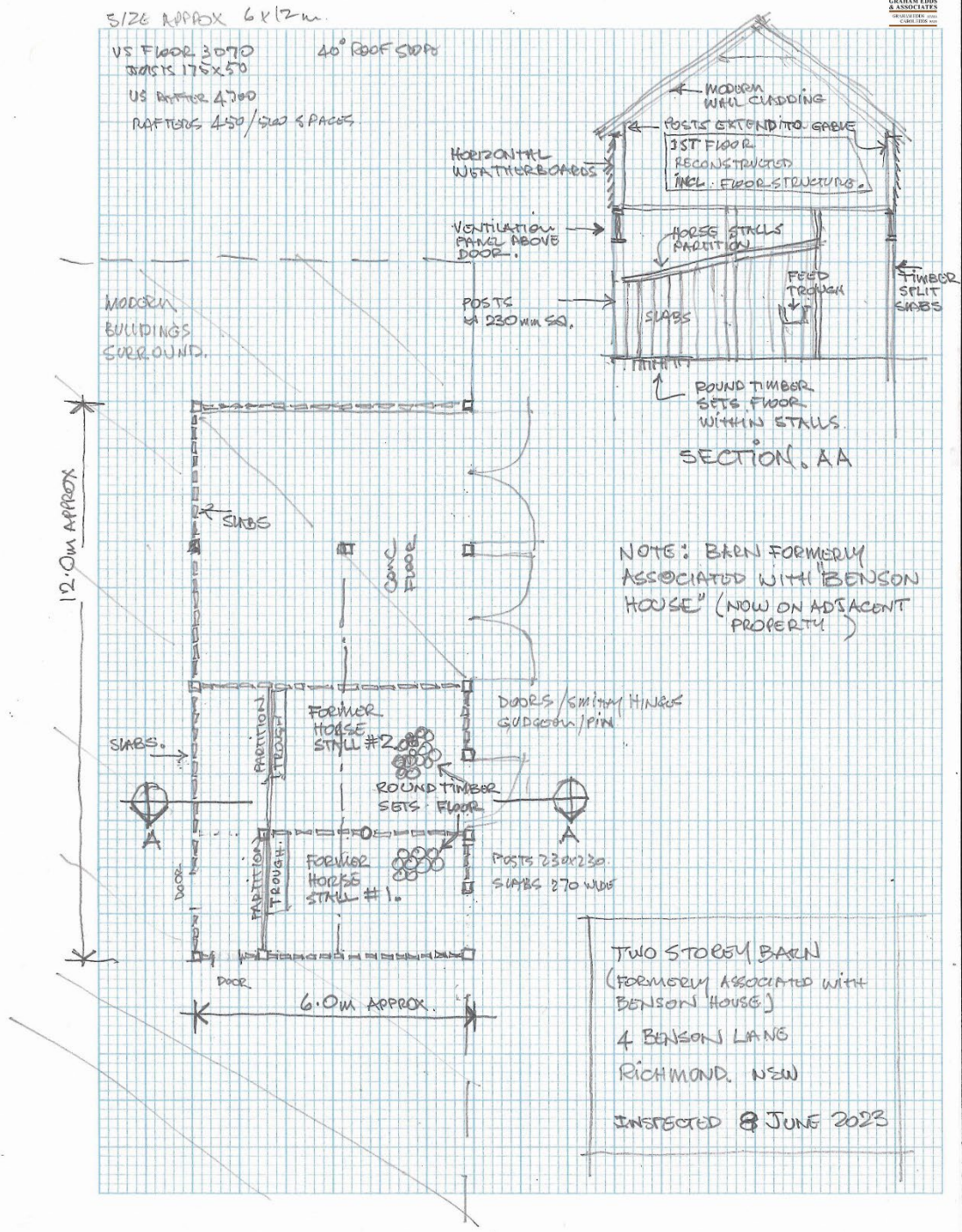




Caption: Detail of log floor to Stables at 4 Bensons Lane, Richmond
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: June 2023



Caption: Detail of forged iron hinge of Stables and Coach house at 4 Bensons Lane, Richmond
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: June 2023



Caption: Measured drawing of stables and coach house at No. 4 Benson Lane, Richmond
 Copyright Owner: Graham Edds & Associates
 Date: June 2023

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

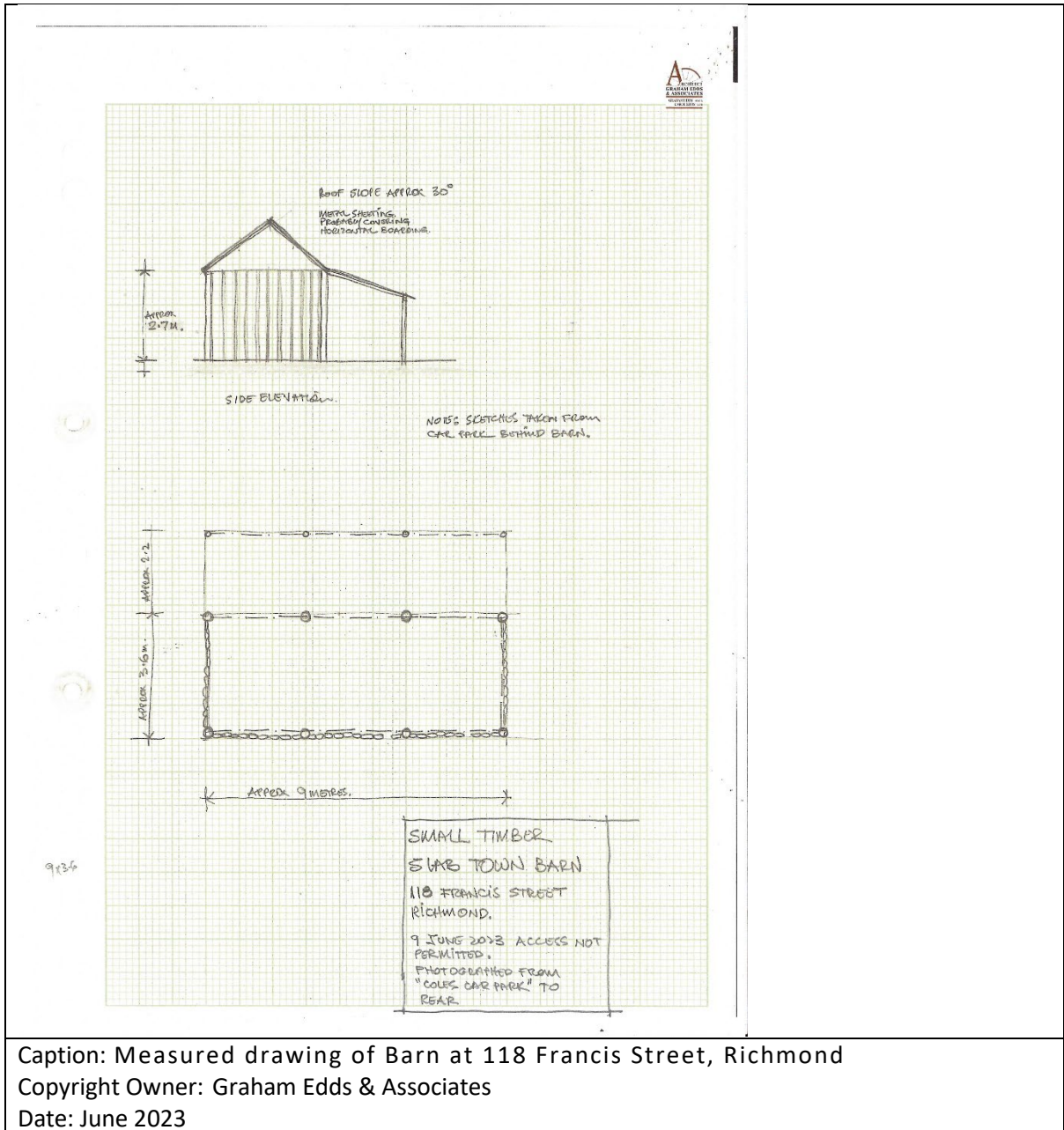
<p>The bank conveyed lot 4 of section 4 amounting to 27 and 9/10 perches, to sisters Mary and Julia Davenport, both spinsters of Richmond for £166/13/0 on 13 March 1885.</p> <p>It appears that the Davenport sisters farmed the land, as Mary Davenport won prizes in Hawkesbury Agricultural Show, including second place for rye and butter in 1884 and 1885. Julia Davenport won numerous prizes for her fancy work. The sisters resided at their Francis Street property for the remainder of their lives, both dying within a year of each other in 1931 (Mary) and 1932 (Julia).</p>	
REFERENCES	<p>Old System Deed, No 98 Bk F Grants, Volume 47 Number 247 Old System Deed, No 35 Bk 221 Old System Deed, No 36 Bk 221 Old System Deed, Nos 438 and 439 Bk 308 Richmond subdivision, plans, Mitchell Library, ZSP: R8/22 <i>Hawkesbury Chronicle and Farmers Advocate</i>, Saturday 9th May 1885, p. 9 and Saturday 17th May 1884, p. 2</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 118 Francis Street, Richmond is of historical significance as a surviving late 19th century timber framed town barn, although now abandoned and with little integrity.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 118 Francis Street, Richmond is of historical significance as a surviving late 19th century town barn, although now in dilapidated condition. <i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Dating from the late 19th century, the barn appears to be associated with sisters Mary and Julia Davenport, although they are not well known today. <i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of a residential allotment in the centre of the town of Richmond and associated with a weatherboard late 19th century cottage, the barn makes little contribution to the historical character of Richmond. <i>Does not meet the criterion.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Potentially meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The remains of the late 19th century barn are unlikely to provide further information into the use of town barns that is not able to be found elsewhere. <i>Does not meet the criterion.</i></p>
CRITERIA F) RARITY	<p>As a surviving town barn, the barn at 118 Francis Street Richmond is considered to be rare within the context of the Hawkesbury City local government area, although it is now abandoned and dilapidated, with little original fabric surviving. <i>Does not meet the criterion.</i></p>

CRITERIA G) REPRESENTATIVE	The remains of the barn with gabled roof, timber support posts and corrugated metal roofing is a poor example of a late 19 th century town barn. <i>Does not meet the criterion.</i>
INTEGRITY/INTACTNESS	Little. No slabs or skillion surviving- only posts and corrugated metal gable roof.

IMAGES



Caption: Barn at 118 Francis Street, Richmond (exterior)
Photographer: K. Denny
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



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



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

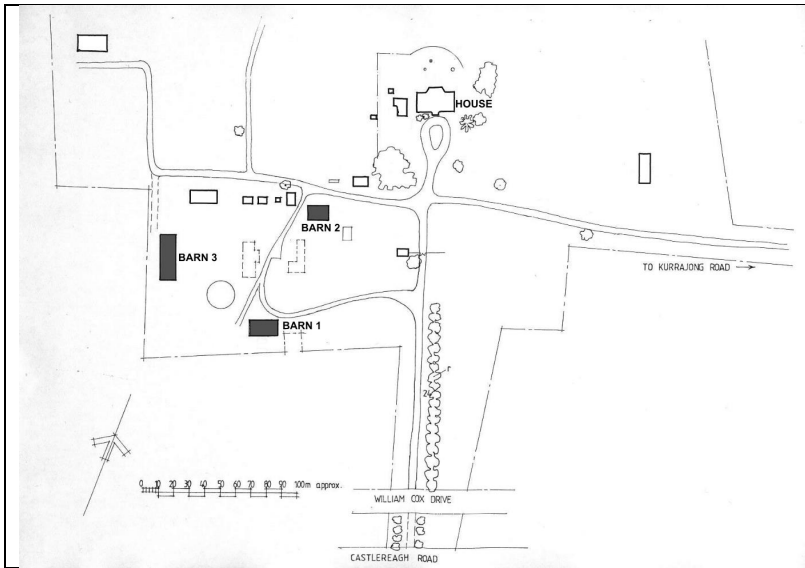
ITEM DETAILS	
NAME	Group of three barns- part of historic homestead
OTHER/FORMER NAMES	Hobartville
ADDRESS	36 & 40 Inalls Lane & 16 William Cox Drive, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 1 and 2 DP 596558
SHI No.	1743059
EXISTING HERITAGE ITEM?	Y- Item I14 (SHI 1741548) and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

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

ROOF STRUCTURE	Each pair of sawn rafters is triangulated by connection to a large rectangular cross beam and the sag in the latter member is limited by vertical iron tie rods connected to the apex of the roof. Condition: Moderate Date: Late 19 th early 20 th century?
SKILLION 1	Low pitched skillion on east side intersects with the main barn approximately 1m below the eaves. It is constructed of round pole rafters with sawn battens for iron roofing. Condition: Moderate Date: Late 19 th early 20 th century?
ROOF CLADDING:	Corrugated iron in short sheets. Condition: Moderate. Date: Late 19 th early 20 th century?
WALL CLADDING	None
OPENINGS	Sides are open
FLOORING (GROUND)	Earthen
FLOORING (SKILLION)	Earthen
OTHER (Fixings?)	Bolted with some later strengthening
CURRENT USE	Machinery shed and storage
HISTORY	
<p>The Hobartville estate, including the main house and associated outbuildings, the group of three barns and other agricultural outbuildings, is located on a 100 acre grant made to James Blackman in 1802 and 400 acres made to surgeon Edward Luttrell in 1804.</p> <p>In 1816, William Cox Jr. purchased Luttrell's grant and the property become known as Hobartville and was advertised as having a house, garden and out offices. By 1818, Cox had also purchased Blackman's grant.</p> <p>On the death of William Cox in 1850, the estate was left to his eldest son, yet another William, but with a life interest to his widow, Elizabeth. She moved permanently to England in 1864 and William had another property, so they passed Hobartville to another son, Sloper Cox who lived there until 1877.</p> <p>In 1877 it was bought by Andrew Town, who established his famous horse stud and sales there. In 1900, the property was sold to Percy Reynolds who continued the use of the place as a thoroughbred stud. Reynolds had been born at Tocal Station, Paterson. The Reynolds family built up Australia's most renowned Hereford cattle herd in the 1930s.</p> <p>Although the original estate lands have been subdivided and sold for residential development, the property still retains a large amount of land and continues to operate as a stud facility.</p>	
REFERENCES	Inventory sheet for Hobartville (SHR 00035)
STATEMENT OF SIGNIFICANCE	
<p>The barns at No. 36-40 Inalls Lane, Richmond are of historical significance as forming part of a complex of agricultural outbuildings associated with the significant and rare colonial estate Hobartville, and as surviving early and late 19th century timber framed barns that remain in agricultural use today.</p> <p>The barns have associations with a number of historically notable past owners of Hobartville, including William Cox, Andrew Towns and Percy Reynolds, and surgeon Edward Luttrell. as the barns at Hobartville, a highly successful horse stud and cattle farm, are also associated with prize winning and famous stock animals including past Melbourne Cup winning sires and their offspring, trotters and the Hobartville Hereford cattle.</p>	

<p>Although modified over time, the barns at Hobartville are rare and of technical significance for surviving substantially intact to their original construction date and configurations and displaying a mix of early to late 19th century construction methods associated with timber agricultural buildings.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The barns at No. 36-40 Inalls Lane, Richmond are of historical significance as forming part of a complex of agricultural outbuildings associated with the significant and highly intact colonial estate Hobartville, and as surviving early and late 19th century timber framed barns that remain in agricultural use today.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barns have historical associations with a number of historically notable past owners of Hobartville, including William Cox, Andrew Towns, Percy Reynolds and surgeon Edward Luttrell. The barns of Hobartville a highly successful horse stud and cattle farm, are also associated with prize winning and famous stock animals including past Melbourne Cup winning sires and their offspring, trotters and the Hobartville Hereford cattle.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Forming part of the complex, the barns at Hobartville contribute to the historical character and aesthetic significance of the whole of the place.</p> <p>Although modified over time, two of the barns at Hobartville are of technical significance for surviving substantially intact to their original construction date and configurations and displaying a mix of early to late 19th century construction methods associated with timber agricultural buildings.</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>Forming part of a significant colonial estate, the barns at Hobartville contribute to an understanding of the historical development of the estate and its history of use.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA F) RARITY	<p>Barns 1 and 2 are rare as surviving early 19th century timber framed barns that continue in agricultural use today. All three barns form part of a complex of buildings associated with the significant colonial estate Hobartville.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barns at Hobartville are representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18th century and continues today. The basic forms of the barns with gabled roofs, skillions and lofts are representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Moderate to high

IMAGES



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



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



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



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



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



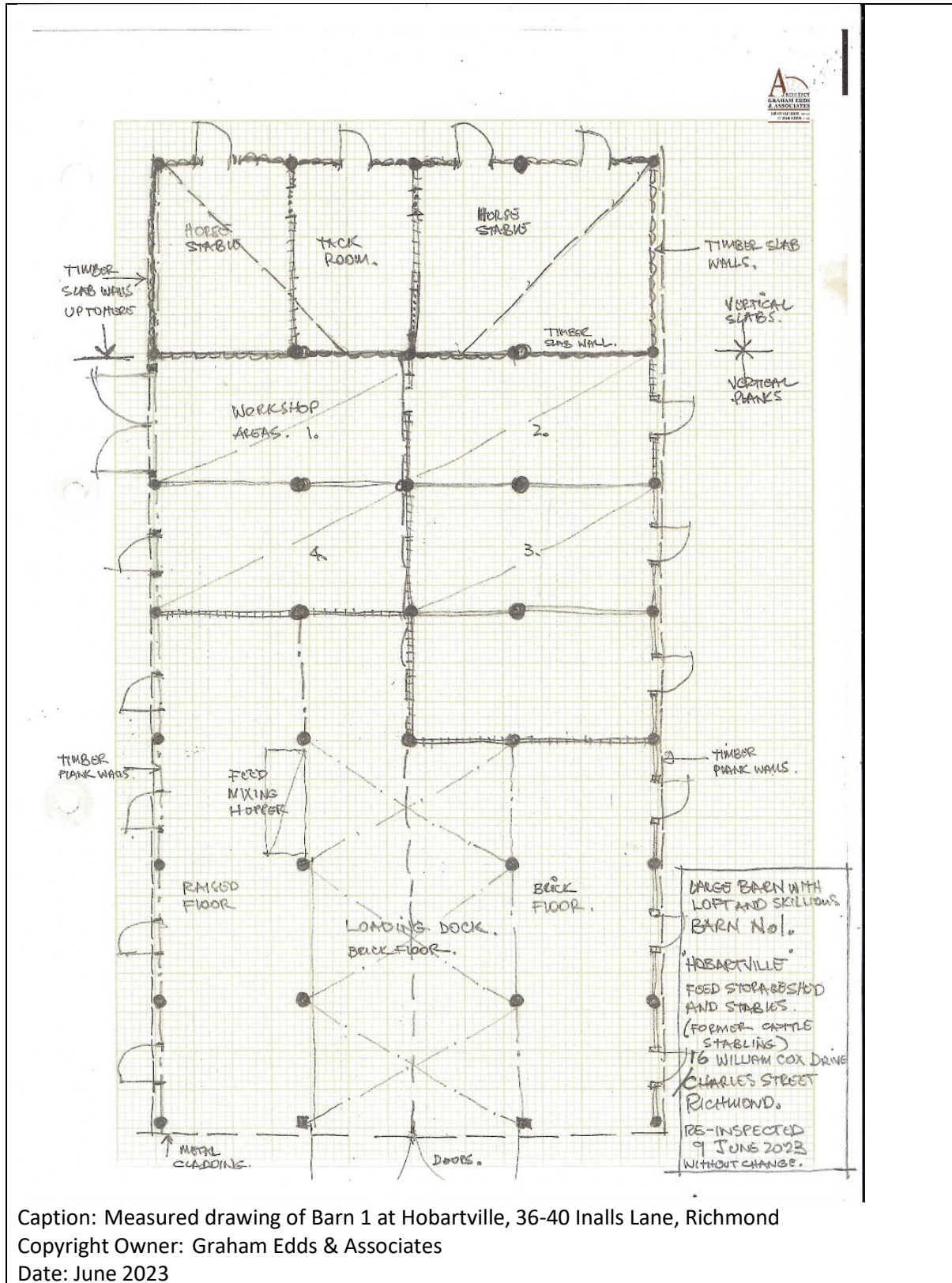
Caption: Barn 3 at 331 Hobartville, 36-40 Inalls Lane, Richmond (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



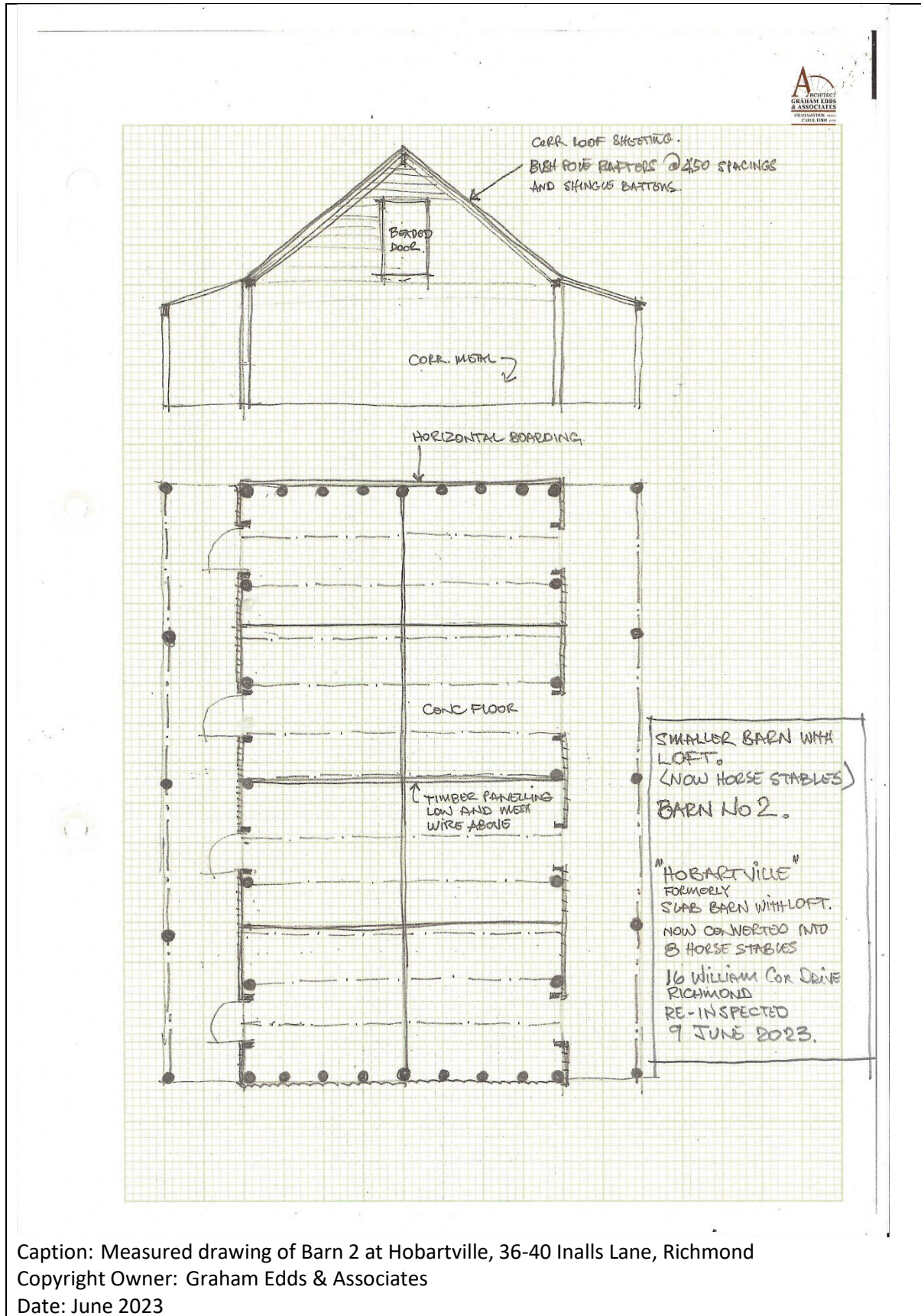
Caption: Barn 3 at 331 Hobartville, 36-40 Inalls Lane, Richmond (interior looking north)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



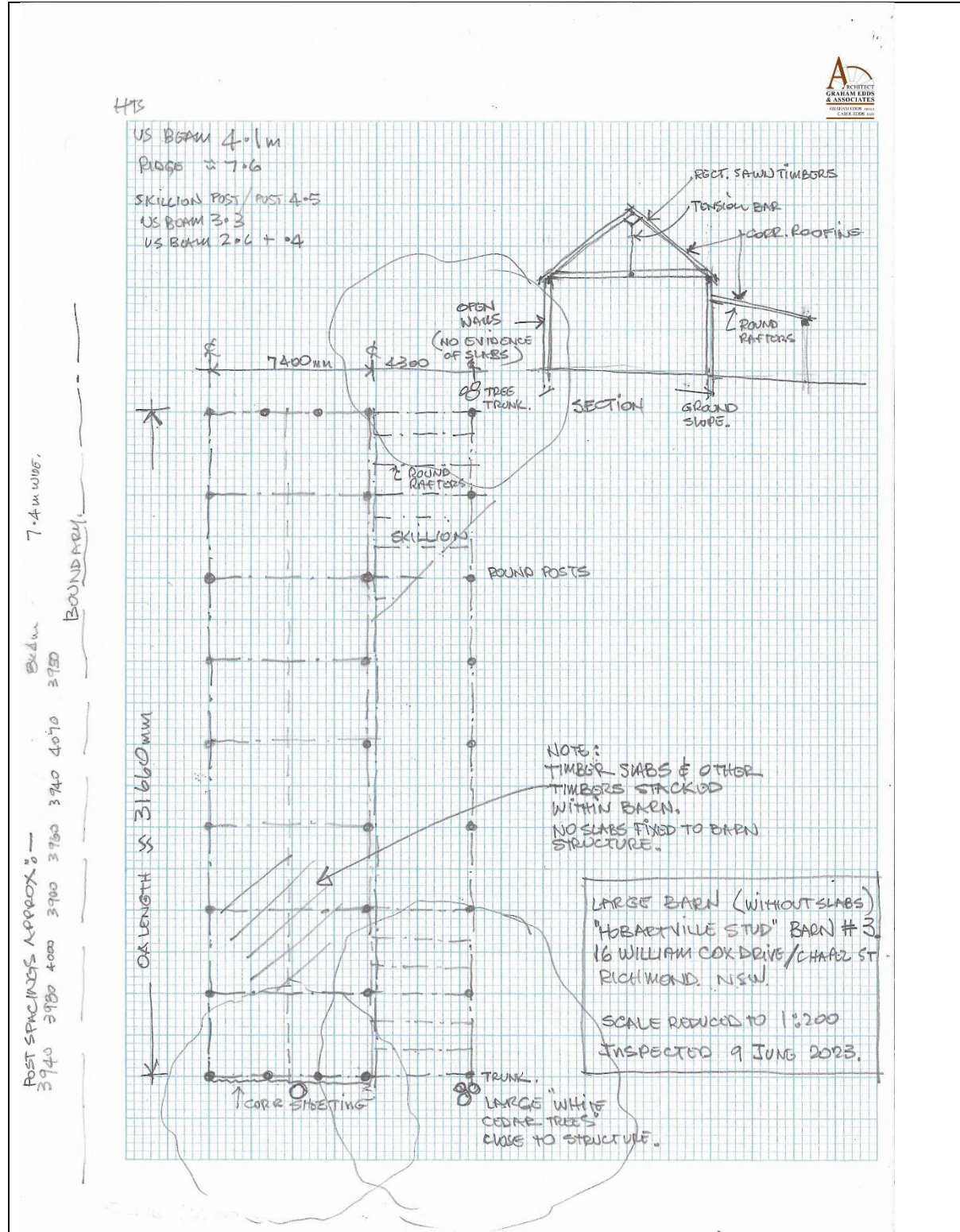
Caption: Barn 3 at 331 Hobartville, 36-40 Inalls Lane, Richmond (interior looking south)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



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



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



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

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

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

vertical timber slabs (some 400 wide) up to loft floor level. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area and	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The barn at No. 102 Lennox Street, Richmond is of historical significance as a surviving mid 19 th century town barn, associated with an early 19 th century single storey cottage that appears to date from the 1820s. First established in the 1820s by T. Wilcox, the property was held from c1841 to possibly the 1890s by local saddler George Guest. As a town barn, the building would have been used in association with farm lands located outside of the town of Windsor, emphasising the continued importance of agriculture in the district well into the 20 th century. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The town barn at No. 102 Lennox Street, Richmond has historical associations with free-settler George Guest, saddler, who possibly built the barn for use in his business. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located at the rear of the main residence, the barn is not visible from the street and makes no contribution to the historical character of Lennox Street. The single storey barn, although modified and adapted, is of technical significance for retaining evidence of its mid 19 th century construction date including some adzed square or faced posts and the use of vertical timber slabs (some 400 wide) up to loft floor level. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The barn No. 102 Lennox Street, Richmond, has the potential to provide further information into the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21 st century. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 102 Lennox Street, Richmond is potentially rare within the context of the Hawkesbury City local government area, as a surviving mid 19 th century town barn. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 102 Lennox Street, Richmond is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18 th century and continues today. The basic form of the barn with gabled roof, remains of a loft and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate

IMAGES



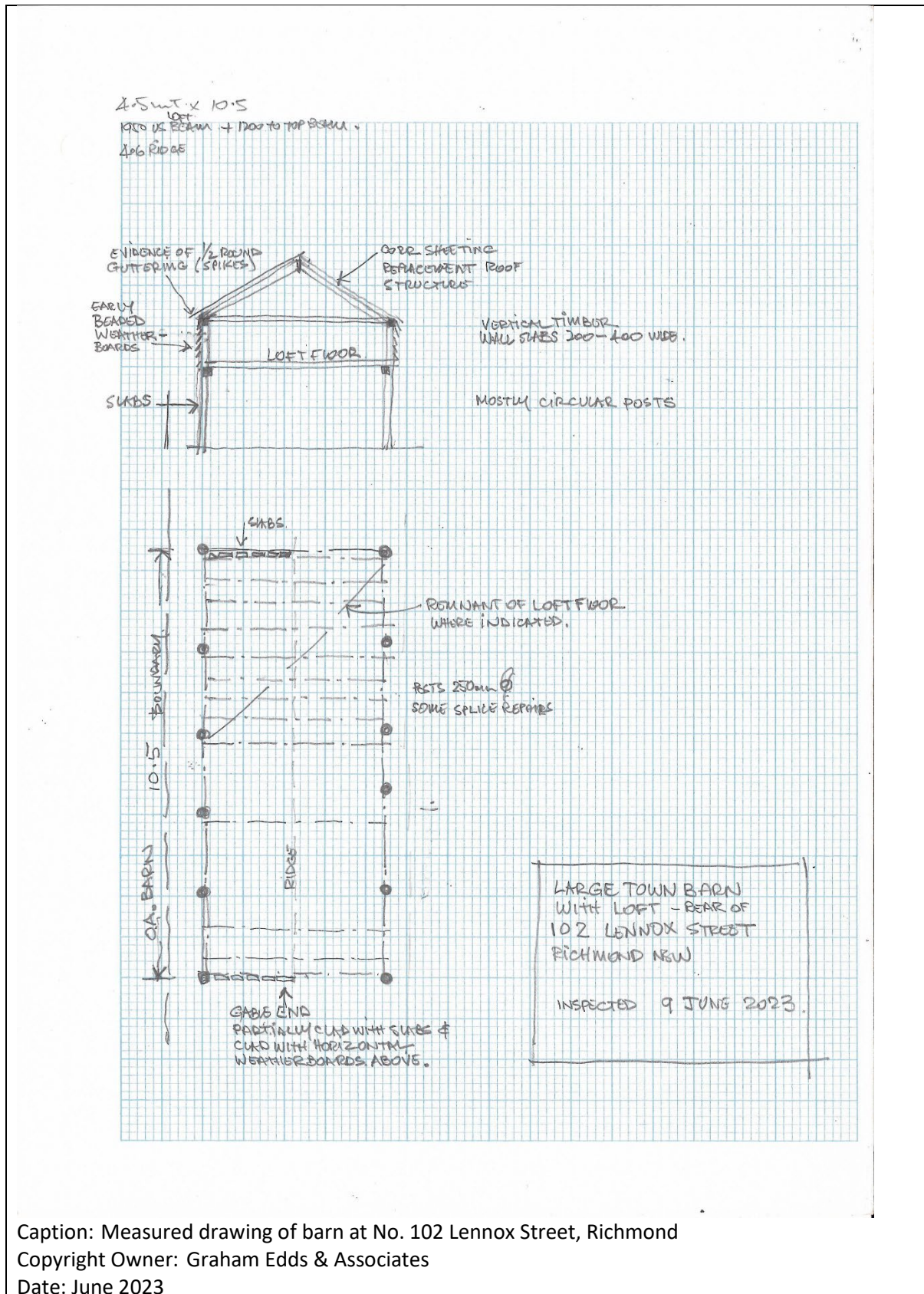
Caption: The town barn at No. 102 Lennox Street, Richmond (exterior).
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



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



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



Caption: Measured drawing of barn at No. 102 Lennox Street, Richmond
 Copyright Owner: Graham Edds & Associates
 Date: June 2023

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

CURRENT USE	Store shed.
CHANGES FROM 2010?	N/A
HISTORY	
<p>The barn at Rutherglen, 158 March Street, Richmond is located on Lot 2 Section 6 of the Richmond Town Plan. This allotment, measuring 1 acre 3 roods 25 perches, was granted to William Sharp on 24 August 1841 in accordance with the report on Case 969 Court of Claims of 21 July 1841. The land had originally been promised to Thomas Spencer by Governor Macquarie, however a list dated 1822 and deposited in the Surveyor-General's Office indicated that the land had previously been sold to Robert Burns. The Government Gazette noted that the widow of Robert Burns had married the claimant and probably the allotment belonged to the heir-at-law of Burns.</p> <p>William Sharp's first wife was a Sarah Reeves (nee Rumble), who had previously been married to a Robert Reeves and so, perhaps the reference to a Robert Burns was a misnomer.</p> <p>Building footprints were shown on survey of Richmond by surveyor J. J. Galloway of March 1841. A small building was shown behind the main house near the western boundary of the allotment in approximately the same location as the existing barn/shed. The property originally stretched from March Street southwards to Lennox Street and it is assumed that the land to the rear of the house was used for the production of food for the owners, hence the need for a barn.</p> <p>William Sharpe [sic] of Richmond, farmer, conveyed Lot 2 Section 6 to Joseph Onus, of Richmond gentleman on 14 August 1888 for £825. Joseph was his second wife Ann's son by her first marriage, to Joseph Onus Snr., who was an ex-convict and successful landowner of cattle stations, with a number of properties in the town of Richmond. The property remained in the Onus family, passing to Joseph Onus's grandson until sold to Albert Grimwood in 1921.</p>	
REFERENCES	R.469b Crown plan Grants, Vol 52 No 94 Old System Deed, No 320 Bk 395 NSW Government Gazette, Friday 21 st May 1841 (Issue No. 40), p. 726 Statement of Heritage Impact: 158 March Street, Richmond, Archnex Designed, 2014 https://convictrecords.com.au/convicts/onus/joseph/107246
SUMMARY STATEMENT OF SIGNIFICANCE	
<p>The town barn at Rutherglen, No. 158 March Street, Richmond is of historical significance as a rare, surviving early 19th century timber framed barn/shed, constructed prior to 1841, contemporary with the Georgian house located at the property. Granted in 1841 to William Sharp, farmer, the property remained in the hands of the extended Sharp family via his stepson Joseph Onus until the early 1920s.</p> <p>The small single storey barn/shed is of technical significance for retaining evidence of its early 19th century construction date including adzed square posts, sawn eaves beams, slender cross beams and pole rafters supported on pole edge beam. The barn provides evidence of the continuity of use of historic agricultural buildings into the 21st century. In its overall form and configuration, it is a representative, although small scale, example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The barn at Rutherglen, 158 March Street, Richmond is of historical significance as a surviving early 19 th century town barn. Documentary evidence indicates that it was

	<p>constructed contemporary with the main Georgian house prior to 1841. As a small town barn or shed, the building was probably used for the cultivation of produce for the house on the original 1 acre grant.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn at No. 158 March Street, Windsor has historical associations with William Sharp, farmer, who was granted the property in 1841, although the site had already been developed at the time of the grant with the house and barn. The property remained in the hands of Sharp until the 1890s when it passed to his stepson Joseph Onus, farmer, and later Onus's grandson, who held the property until the 1920s. The Onus family are associated with ex-convict and successful landowner of cattle stations Joseph Onus.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of the main residence, the small town barn is not visible from the street and makes no contribution to the historical character of March Street.</p> <p>The single storey barn is of technical significance for retaining evidence of its early 19th century construction date including adzed square posts, sawn eaves beams, slender cross beams and pole rafters supported on pole edge beam.</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 No. 158 March Street, Richmond provides evidence of the long-term continuity of use of early 19th century 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. 158 March Street, Richmond is potentially rare within the context of the Hawkesbury City local government area, as a surviving early 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. 158 March Street, Richmond is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18th century and continues today.</p> <p>The basic form of the barn with gabled roof and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district, although a small example associated with the Georgian house.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	<p>Moderate to High</p>

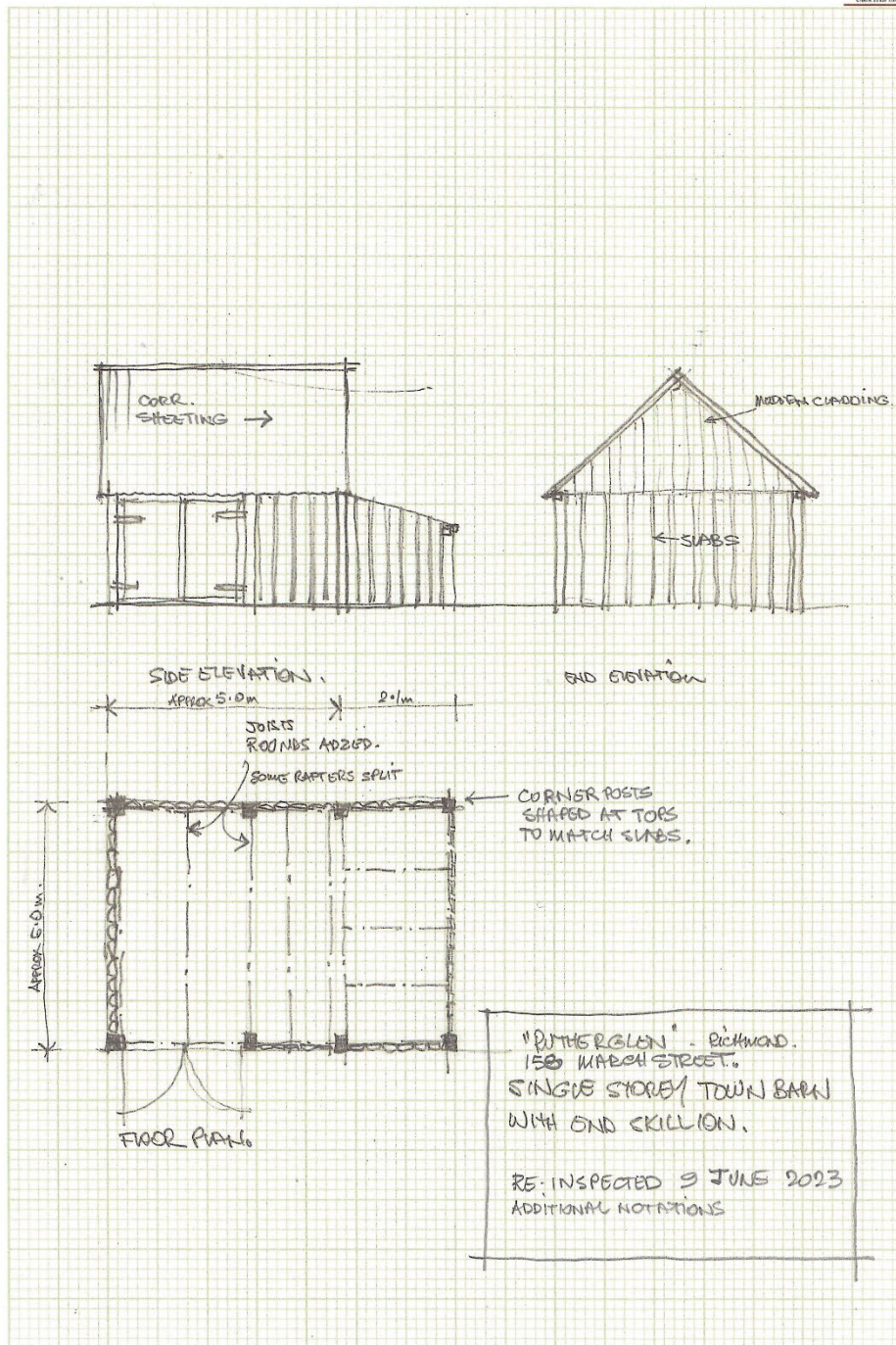
IMAGES



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



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



Caption: Measured drawing of barn at No. 158 March Street, Richmond
Copyright Owner: Graham Edds and Associates
Date: June 2023

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

	Condition: good Date: Mid to late 19 th century (potentially)
OPENINGS	The loft has a door on the street front with a beam over for hoisting in goods. There are a series of louvred ventilation openings in the loft wall.
FLOORING (GROUND)	Concrete slab
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	Stair and additional support posts have been inserted under loft floor beam.
OTHER (Fixings?)	Bolts with square nuts indicating late 19 th early 20 th century construction.
CURRENT USE	Warehouse
CHANGES FROM 2010?	Change of use.
HISTORY	
<p>The barn at No. 239 Windsor Street, Richmond is located on Lot 3 Section 4 of the Richmond Town Plan. This land forms part of a grant of 15 September 1841 to John Stephenson, Richmond for 1 acre 2 roods 9 perches. It had been promised to him by Lachlan Macquarie.</p> <p>On 28 & 29 June 1842, by a deed of lease and release, John Stephenson conveyed 30½ perches bounded on the south west by Windsor Street 63 feet 5 inches and on the south east by West Market Street, 132 feet to Abraham Cornwell for £120. Cornwell was described as a settler and he owned substantial amounts of land including in Emu Plains as well as throughout the town of Richmond. Cornwell owned the property for many years. According to Sam Boughton's reminiscences published in the <i>Hawkesbury Herald</i> in 1903, the site was used for a bakery. Occupiers included a man named Williams, followed by James Martin Kelly, and then Frederick Withers. All would have been tenants of Abraham Cornwell.</p> <p>On 19 September 1881, Abraham Cornwell of Richmond, tanner conveyed the 30½ perches described as in the 1842 deed to Thomas Chalmers, Richmond, baker for £1000. From the time of his purchase, Thomas Chalmers occupied the land as a bakery. In 1897, he demolished the existing buildings facing Windsor Street and erected Chalmers buildings on the corner.</p> <p>Chalmers died in 1899 leaving the property to his wife, Mary. He had previously conducted a flour mill at Clarendon, and then as a miller in the old brewery, buildings, at Windsor.</p>	
REFERENCES	Grants, Vol 52 No 137 Old System Deed, No 678 Bk 1 Old System Deed, No 943 Bk 230 Old System Deed, No 871 Bk 625 Windsor and Richmond Gazette, 13 March 1897, p 12; 10 April 1897, p 12; 21 Oct 1899, p 4 Hawkesbury Herald 19 June 1903 p 11
STATEMENT OF SIGNIFICANCE	
<p>The town barn at No. 239 Windsor Street, Richmond is of historical significance as a surviving mid to late 19th century timber framed barn, potentially associated with landowner Abraham Cornwell, who owned the site from the 1840s to 1880s. As the property was in use as a bakery, the town barn may have been constructed for this use.</p> <p>Located at the rear of a notable row of shopfronts, the Chalmers Building, the barn faces West Market Street and is a notable historic feature in the streetscape, making a strong contribution to the locality of the area. The single storey barn is of technical significance for retaining evidence of its mid to late 19th century construction date including a continuous loft with adzed square posts</p>	

<p>extending through to the eaves level, loft floor joists notched over beams with herringbone strutting and vertical timber slabs with cover strips of galvanised steel.</p> <p>The town barn has the potential to provide further information into mid to late 19th century commercial practices within the township and in its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 239 Windsor Street, Richmond is of some historical significance as a surviving mid to late 19th century town barn, associated with a notable Victoria row of shopfronts, the Chalmers Building, constructed 1897.</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. 239 Windsor Street, Richmond has some historical associations with Abraham Cornwell, settler and landholder, who owned the property from the 1840s to 1880s. As a bakery operated from the property during this period, the barn was potentially built in association with this use.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of a notable row of shopfronts, the Chalmers Building, the barn faces West Market Street and is a notable historic feature in the streetscape, making a strong contribution to the historic character of the locality.</p> <p>The single storey barn is of technical significance for retaining evidence of its mid to late 19th century construction date including a continuous loft with adzed square posts extending through to the eaves level, loft floor joists notched over beams with herringbone strutting and vertical timber slabs with cover strips of galvanised steel.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The town barn at No. No. 239 Windsor Street, Richmond has the potential to provide further information into mid to late 19th century commercial practices within the township and the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 239 Windsor Street, Richmond is potentially rare within the context of the Hawkesbury City local government area, as a surviving mid to late 19th century town barn associated with a commercial premises.</p> <p><i>Meets the criterion on a Local level.</i></p>

<p>CRITERIA G) REPRESENTATIVE</p>	<p>The town barn at No. 239 Windsor Street, Richmond is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18th century and continues today. The basic form of the barn with gabled roof, loft, skillion and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i></p>
<p>INTEGRITY/INTACTNESS</p>	<p>Moderate</p>

IMAGES



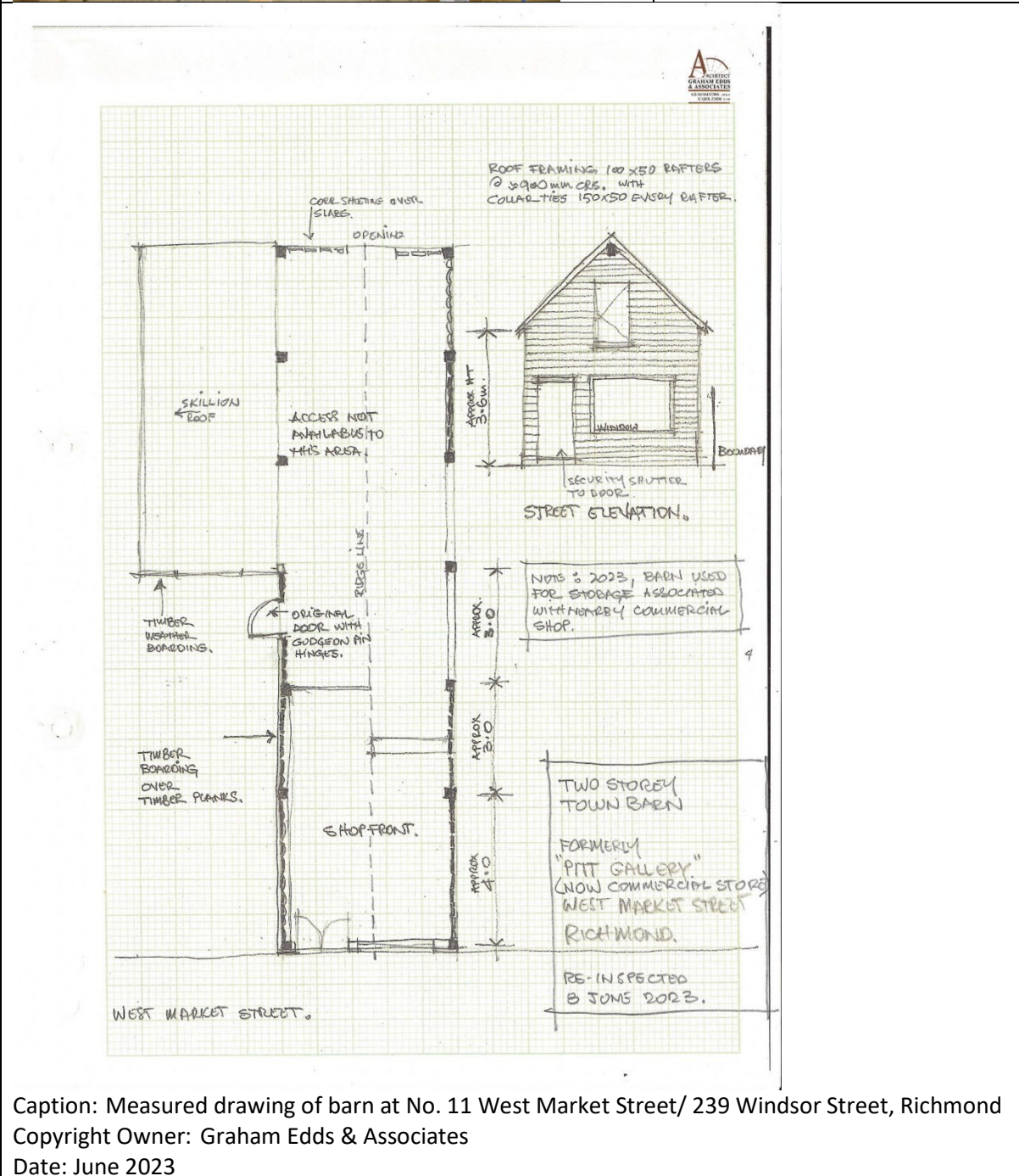
Caption: The town barn at No. 239 Windsor, Richmond (exterior).
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: surviving original slabs at the town barn at No. 239 Windsor, Richmond (interior).
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: The town barn at No. 239 Windsor, Richmond (loft interior).
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: May 2023



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

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillions
ADDRESS	888 Sackville Road, Sackville
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 4 DP 616167
SHI No.	1743071
EXISTING HERITAGE ITEM?	Y - I373 (SHI 1743057)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or local listing Remove reference to barn in existing listing for the property.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century
MODIFICATION/DATES	?
CURRENT USE	Dilapidated
FORMER USE	Barn
<p>2023: Site inspection revealed that the barn had substantially collapsed (only 3 bays of 8 remaining) and is not salvageable.</p> <p>The following description is from the 2010 Hawkesbury Slab Barn Study, Graham Edds & Associates:</p> <p>A long and tall rectangular barn with gabled roof containing 8 bays of differing widths, now only partially clad with timber slabs and horizontal boarding. The ground floor contains three horse stalls each with feed trough along one end and a drying loft above.</p> <p>The opposite end also contains a loft in poor condition, with floor joists temporarily supported as the edge beam is missing. Only the perimeter of the horse stalls and the opposite end wall are clad with slabs. The remainder is open. The loft claddings are similarly missing except for a small section on the western side wall and the complete gabled end and corrugated metal along the opposite long side.</p> <p>The barn is approx. 18.0 metres long x 5.5 metres wide with a 3.0 metre skillion at one end.</p> <p>The barn is located on the rise from Sackville Road possibly higher than flood level and associated with an Inter-War house.</p> <p>Structure:</p> <p>A post and beam structure utilising roughly adzed square posts and beams with bolted plate connections. Wall plates for the spiking of the vertical timber slabs have been housed into the posts and double as the support for the loft floor joists. The loft floor remnants are clad with loose bush poles indicating this area was utilised for the drying of produce. The loft walls are framed with vertical timber studs for the fixing of horizontal external boarding.</p> <p>The roof structure is framed at wide rafter spacings for metal roof sheeting.</p>	
HISTORY	
<p>This land was originally promised to Edward Churchill by Governor Lachlan Macquarie in exchange for a piece of land at Windsor. On 11 & 12 January 1833, by a deed of Lease and release, Edward Churchill of Portland Head sold the land to Stephen Tuckerman of Portland Head for £500. It was described as 200 acres at Portland Head (Portion 3, Parish Wilberforce) adjoining the farms of</p>	

Addy, Crawford and Hall. After the land was advertised for a grant in the name of Churchill, Tuckerman applied to receive the land. The case was sent to the Court of Claims, which decided in his favour.

Stephen Tuckerman of Sackville Reach, County Cook, was granted 200 acres, at Lower Portland Head, County Cook on 8 August 1835. The land was bounded on the east by Crawford’s farm now Byrns and part of Addys Farm, on the north by the River Hawkesbury, on the west by Churchill’s 80 acre farm, on the south by an easterly line 41 chains to a narrow drain of the swamp, and on the east by that drain to the corner of Crawford’s farm. It had been promised on 31 January 1818 by Governor Macquarie to Edward Churchill and was granted in accordance with report 113 under the Court of Claims, 4 Wm IV No 9.

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

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

REFERENCES	Grants, Vol 41 No 17 Old System Deed, No 667 Bk E Old System Deed, No 444 Bk 164
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STATEMENT OF SIGNIFICANCE

SUMMARY STATEMENT OF SIGNIFICANCE

[2010 inventory sheet]
A representative example of a long Hawkesbury barn with loft still utilised with horse stalls and close to the river located on the side of the hill above the location of the Sackville Ferry. This barn is probably associated with an earlier cottage and not the existing Inter-war bungalow on site.

INTEGRITY/INTACTNESS	Mostly collapsed- only 3 bays of 8 remain.
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IMAGES



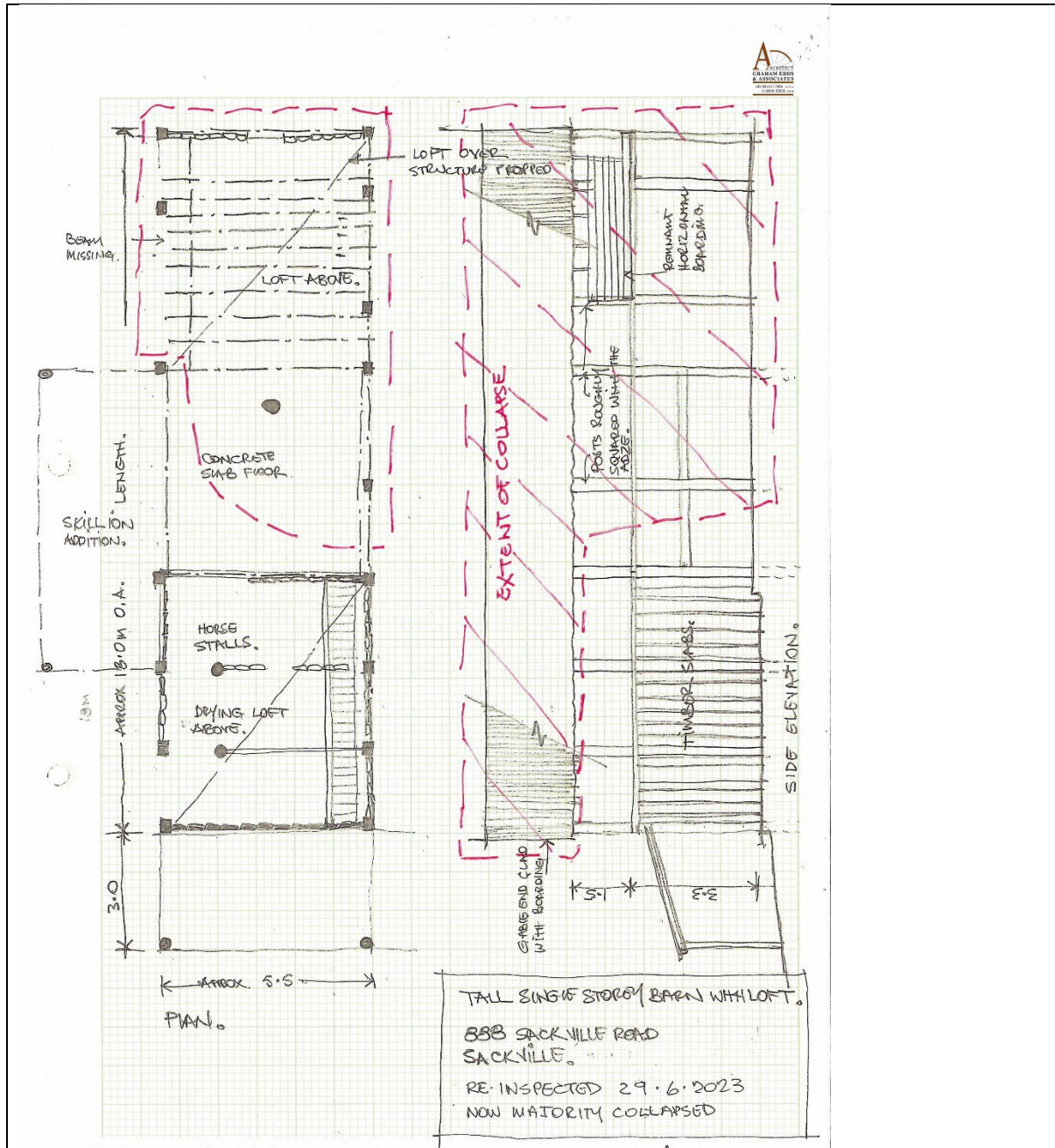
Caption: Barn at 888 Sackville Road, Sackville (exterior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



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



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




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

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

HISTORY	
<p>The barn at No. 1834 Settlers Road, St. Albans is located on part of a 50 acre grant (Portion 49, Parish St. Albans) made to John Wait on 30 June 1823.</p> <p>On 22 & 23 July 1833 by a deed of Lease and release, John Wait, farmer of Sydney sold the 50 acres as granted to James Comer, of Sydney innkeeper for £30. It was followed on 25 & 26 July 1833 by a deed of Lease and release, when James Comer sold the grant to Thomas Holmes, of Castlereagh Street, Sydney, builder for £50.</p> <p>On 25 July 1843, Thomas Holmes, originally of Castlereagh Street, Sydney, builder but then a farmer of Williams River and his wife, Miriam sold the 50 acres to Matthew George Thompson of Macdonald River, farmer for £50.</p> <p>Matthew George Thompson was a significant landholder in the area who died in 1899. The property was still in the hands of the Thompson family in 2010, when the owner at the time Norma Thompson indicated that she had lived on the property all her life and that the barn was used primarily to store and dry corn. The side skillions were the drying areas and the central bay used to unload and dehusk the corn before throwing them into the drying area.</p> <p>A crown plan survey of adjacent land on 25 August 1898 marked a square in approximately the same position as the barn, possibly indicating a building or a fenced area. The 1934 St Albans topographic map sheet appears to show the footprint of a building in this approximate location.</p>	
REFERENCES	<p>Grants, Volume 17 No 74 Old System Deed, No 166 Bk F Old System Deed, No 173 Bk F Old System Deed, No 608 Bk 9 N.1356.2111, Crown Plan 1934 topographic map St Albans, 1:633360 series, Zone 8 Sh 409</p>
STATEMENT OF SIGNIFICANCE	
SUMMARY STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 1834 Settlers Road, St. Albans is of historical and aesthetic significance as a surviving mid to late 19th century timber framed barn forming part of an historic farm complex, picturesquely sited at the foot of the Womerah Range on the outskirts of the town of St. Albans. The barn is associated with Matthew George Thompson and the Thompson family, early settlers in the district and successful landholders, who owned the property from the mid 19th through to the 21st century. The barn is a representative example of the typical form of agricultural outbuilding found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 1834 Settlers Road, St Albans is of historical significance as a mid to late 19th century timber framed agricultural building, that forms part of an historic farm complex.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Located on land associated with members of the Thompson family, early settlers in the district and substantial landholders, the property was held by the Thompson family from the mid 19th through to the 21st century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located in the foothills of the Womerah Range just outside of the village of St Albans, the barn, within a complex of timber outbuildings is of aesthetic significance for contributing to the historical character of the St Albans district.</p>

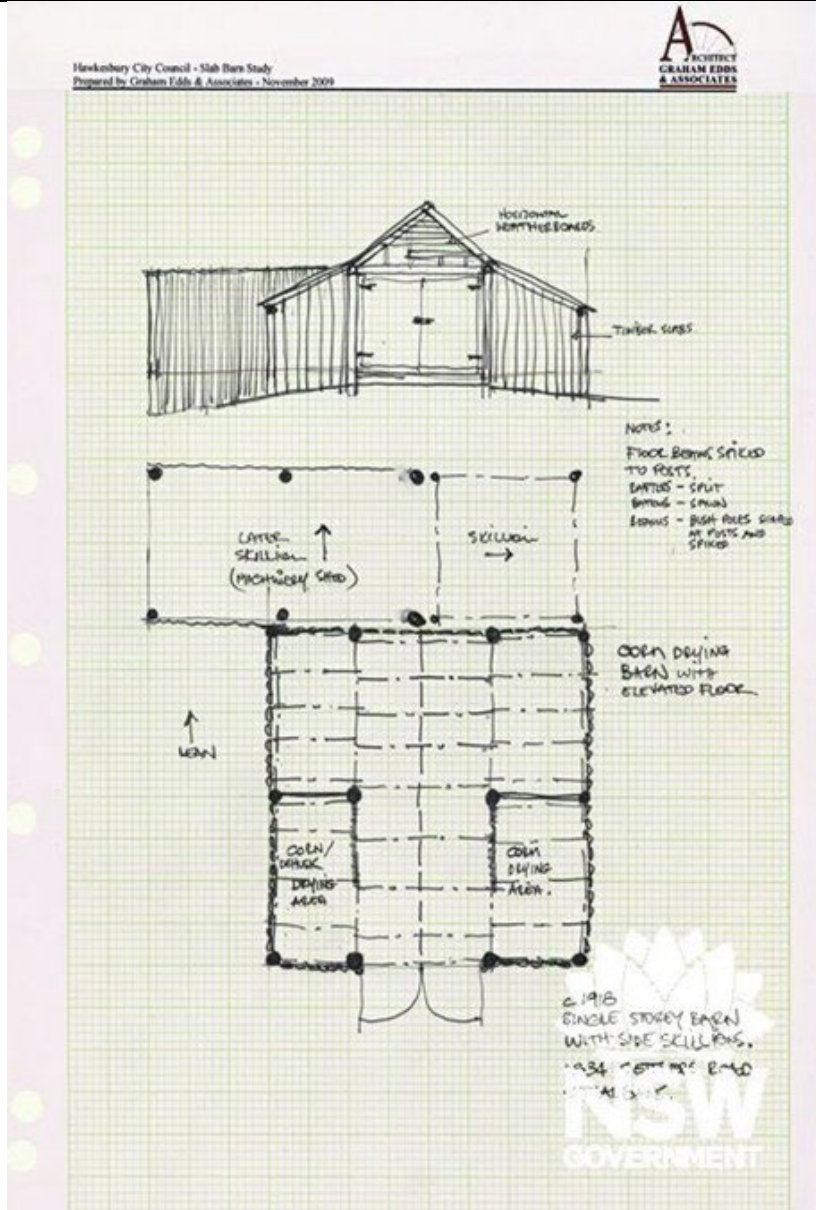
	<p>The building is potentially of some technical significance for demonstrating traditional mid to late 19th century construction techniques for agricultural outbuildings.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>Being constructed in the mid to late 19th century, the barn has the potential to provide further information into farming practices and construction methods of this period.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 1834 Settlers Road, St Albans is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 1834 Settlers Road, St Albans 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. The building is a representative example of a typical timber framed agricultural outbuilding found throughout the Hawkesbury City local government area.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Unknown

IMAGES

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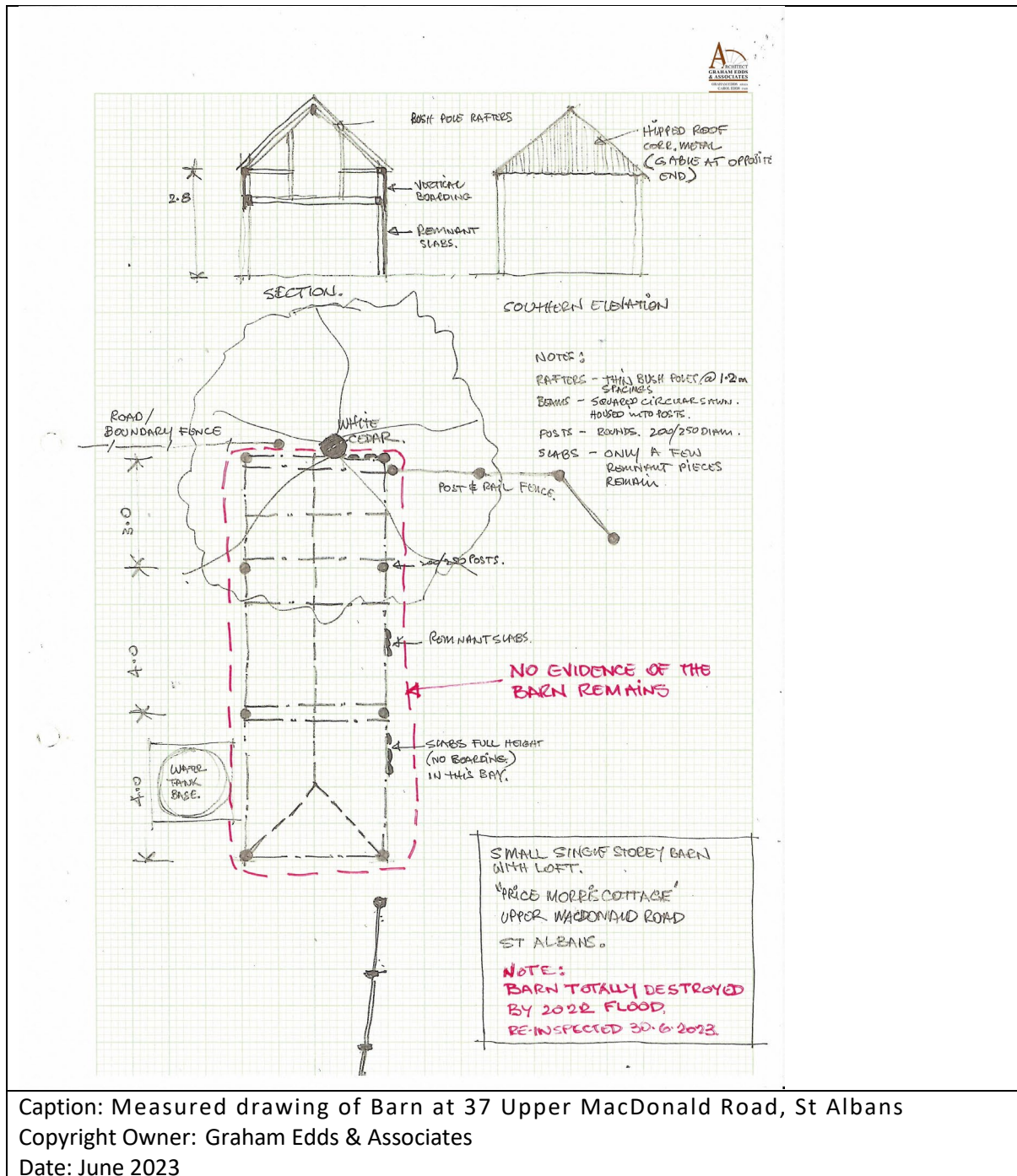
Caption: Barn at No. 1834 Settlers Road, St Albans
Photographer: K. Denny
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: June 2023



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

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

IMAGES



Caption: Measured drawing of Barn at 37 Upper MacDonald Road, St Albans

Copyright Owner: Graham Edds & Associates

Date: June 2023

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

ROOF CLADDING:	Galvanised corrugated iron. Condition: Moderate Date: early 20 th century
WALL CLADDING	Vertical timber slabs enclose the western skillion and southern end. Slabs are of differing lengths and some have previous cut-outs and possibly have been reused from elsewhere. The gables are clad in corrugated iron. Condition: Moderate. Date: early 20 th century
OPENINGS	One open bay in western skillion, openings at each end of main barn, eastern skillion fully open.
FLOORING (GROUND)	Timber boarding runs the length of the barn and is supported on logs laid across the barn on the ground.
FLOORING (SKILLION)	Earth in eastern skillion and concrete slabs in western one.
OTHER (Fixings?)	Bolted
CURRENT USE	Machinery and feed store.
DESCRIPTION BARN 2- Internal access was not available to this barn.	
MAIN BARN STRUCTURE	A single storey barn smaller than Barn 1 with its length orientated east-west with skillions on both sides. It measures approx. 8 x 5m on plan with 3m wide skillions. Round posts support round pole longitudinal beams. Round pole cross beams are in turn halved over the longitudinal beams. Condition: Good Date: early 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Slender bush pole rafters support sawn battens for iron. Thin bush poles are fixed diagonally for wind bracing. The roof has a pitch of approx. 30°. Condition: Good Date: early 20 th century
SKILLIONS	Both skillions are constructed of bush pole rafters on round posts but earlier square posts were identified outside the southern perimeter indicating that reconstruction work has occurred. Condition: Good Date: early 20 th century
ROOF CLADDING:	Galvanised corrugated iron. Condition: Moderate Date: early 20 th century
WALL CLADDING	Vertical timber slabs enclose half the length of the perimeter. Slabs are nailed to a bottom plate and to the eaves beam. Gables are clad in corrugated iron. Condition: Moderate. Date: early 20 th century
OPENINGS	Half the perimeter bays are open and half enclosed with slabs.
FLOORING (GROUND)	Remains of timber boarding was reported at the eastern end.
FLOORING (SKILLIONS)	Earth
OTHER (Fixings?)	Bolted
CURRENT USE	Storage/ shelter

HISTORY	
<p>The barn and milking shed at Jack’s Dairy, No. 239 Upper MacDonald Road, St Albans are located on part of a 60 acre grant (Portion 33, Parish MacDonald) made to Sylvester Butler in 1823. Conditions of the grant included that he clear and cultivate 16 acres within five years.</p> <p>The following year, Butler assigned his 60 acres to Mary Fernance for £30. The Fernance family was a notable family in the district, creating a network of land holdings along the river, including Portion 34 immediately to the north.</p> <p>On 30 April 1857, John Fernance, Macdonald River, farmer and his wife Mary conveyed Butler’s 60 acre grant to Aaron Walker, Macdonald River, farmer as trustee for the benefit of their son, Charles Fernance. Mary Fernance died on 9 July 1860 and John Fernance died on 10 October 1860. Many of the family left the district and settled at Ulmarra on the Clarence River, selling various parcels of land. Some was sold to Thomas Thompson including Portion 33.</p> <p>The Thompson family later expanded their land holdings by obtaining the adjoining land Portion 28, an 80 acre grant originally applied for in 1908 by Frederick Thompson and granted via an Additional Condition Purchase, applied for in 1918 and granted on 6 July 1920.</p> <p>The property was transferred to Henry Ernest Bailey, farmer, in 1935 and then passed to his son Charles John Bailey in 1967.</p> <p>The Bailey and Thompson families inter-married and both families were early settlers in the St Albans area.</p> <p>The property is known as Jack’s Dairy after Charles John Bailey, known as Jack. Charles John Bailey was interviewed by Jill Gumbley for the <i>Australia 1938</i> oral history project (1982), held in the National Library of Australia.</p> <p>Based on the physical evidence of the barns including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles, some earlier squared posts indicating extensive repair/reconstruction, the barn appears to have been constructed in the early 20th century and seem likely to have been constructed by Thomas Thompson.</p>	
REFERENCES	<p>Grants Vol 15 No 79 Old System Deed, No 521 Bk E Old System Deed, No 930 Bk 48 Old System Deed, No 682 Bk 317 Certificate of Title Volume 3082 f 12</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn and milking shed at Jack’s Dairy, No. 239 Upper MacDonald Road, St. Albans are of historical significance as surviving early 20th century timber framed agricultural buildings associated with former owners Thomas Thompson and Charles ‘Jack’ Bailey after whom the property is named, and for being located on land that is associated with members of the Fernance, Thompson and Bailey families, all of whom were early settlers in the St Albans area.</p> <p>Located next to Upper MacDonald Road, the barn and milking shed are of aesthetic significance for contributing to the historical character of the St Albans district. The buildings are of some technical significance for their use of traditional construction methods for early 20th century agricultural buildings including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles. They are representative examples of the typical form of agricultural outbuilding found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local

CRITERIA A) HISTORICAL	The barn and milking shed at No. 239 Upper MacDonald Road, St Albans are of historical significance as early 20 th century timber framed agricultural buildings. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	Located on land associated with members of the Fernance, Thompson and Bailey families, all of whom were early settlers of the St. Alban's area, the barn and milking shed appear to have been constructed by Charles 'Jack' Bailey, and the property is still known as Jack's Dairy today. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located next to Upper MacDonald Road, the barn and milking shed are of aesthetic significance for contributing to the historical character of the St Albans district. The buildings are of some technical significance for their use of traditional construction methods for early 20 th century agricultural buildings including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	Being constructed in the early 20 th century, the barn and milking shed have minor potential to provide further information into farming practices and construction methods of this period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn and milking shed at No. 239 Upper MacDonald Road, St Albans are not considered to be rare within the context of the Hawkesbury City local government area. <i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barn and milking shed at No. 239 Upper MacDonald Road, St Albans are representative of the long history of agricultural development within the floodplains of the MacDonald River, which commenced in the early 19 th century and continues today. The buildings are representative examples of typical timber framed agricultural outbuildings found throughout the Hawkesbury City local government area. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate

IMAGES



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



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

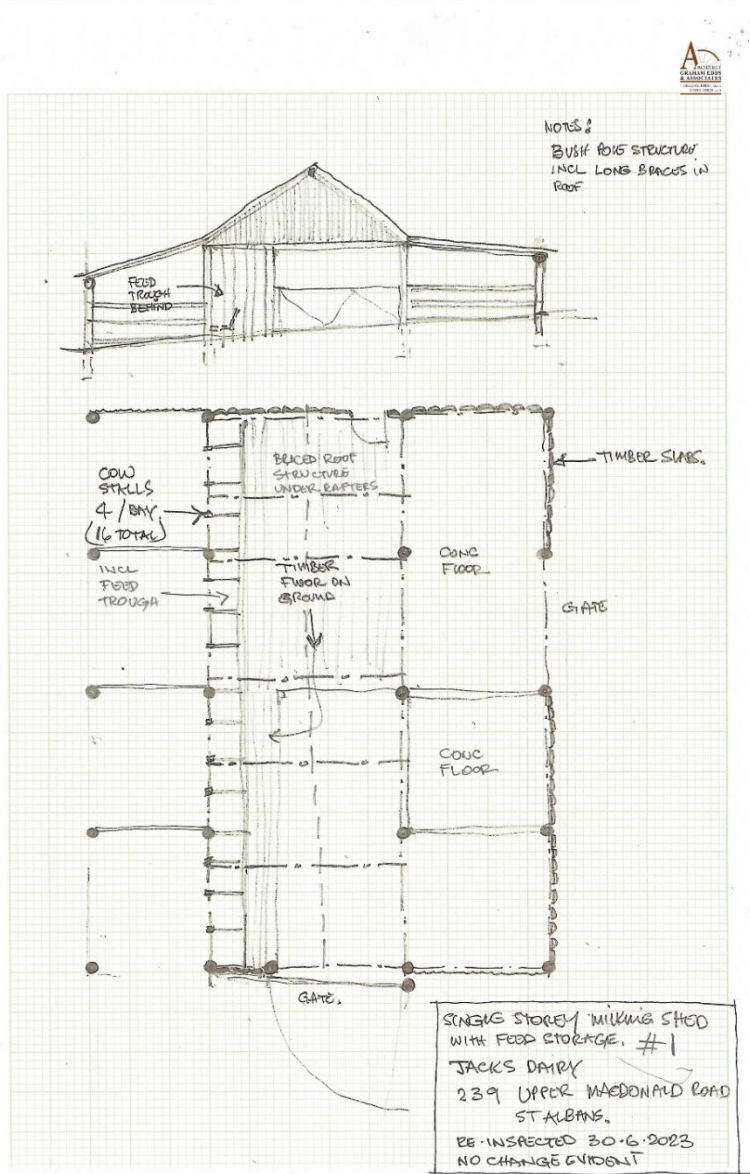


Caption: Detail of Milking Shed at No. 239 Upper MacDonald Road, St Albans (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: June 2023

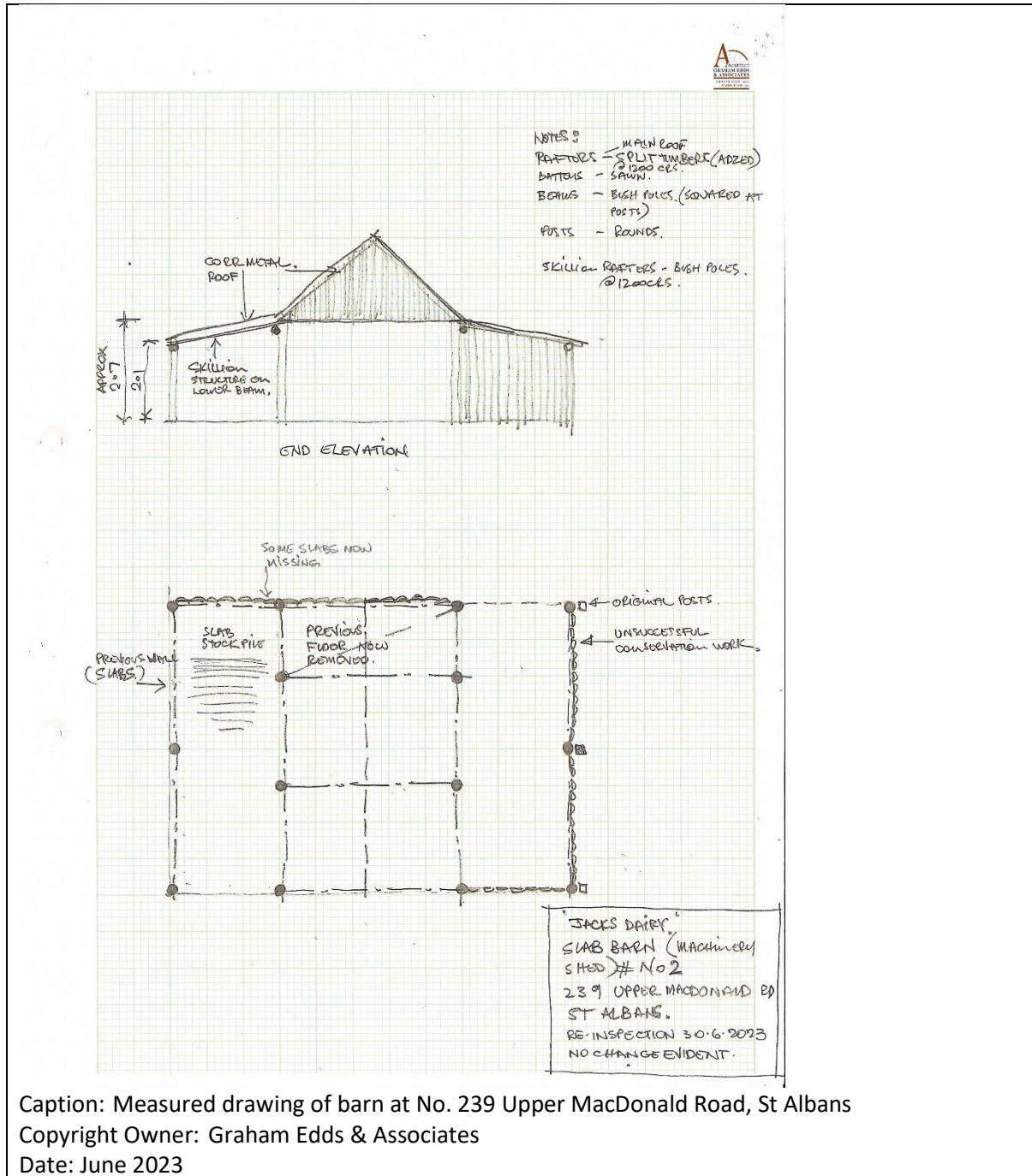


Caption: Barn at No. 239 Upper MacDonald Road, St Albans (exterior)

Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: June 2023



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



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

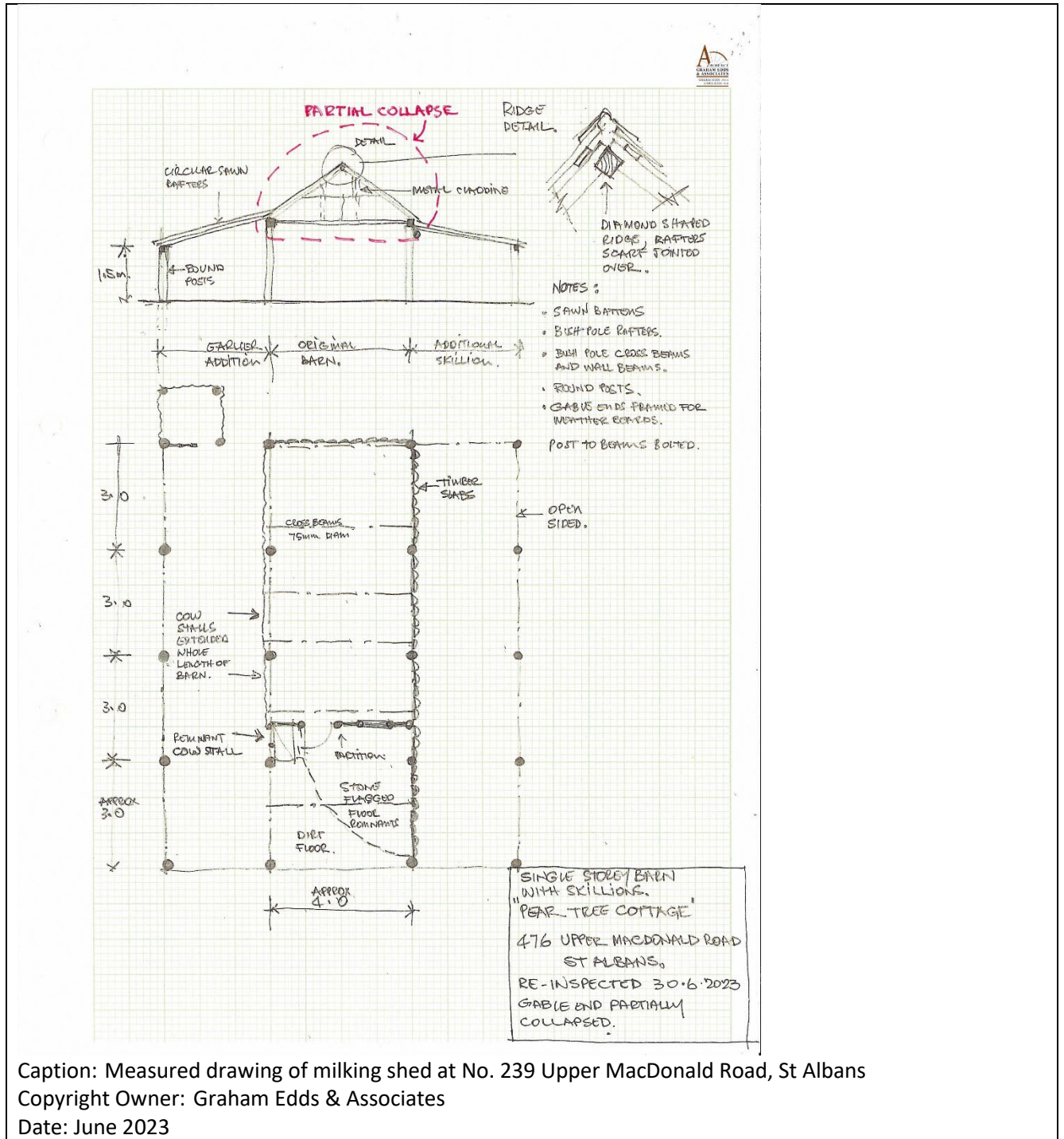
ITEM DETAILS	
NAME	Single storey slab barn with side skillions
OTHER/FORMER NAMES	Pear Tree Cottage
ADDRESS	476 Upper MacDonald Road, St Albans
LOCAL GOVT AREA	Hawkesbury
PARISH	MacDonald
LOT/DP	Lot 3 DP 1001852
SHI No.	1743116
EXISTING HERITAGE ITEM?	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not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

HISTORY	
<p>The barn at No. 476 Upper MacDonald Road, St Albans is located on part of a 40 acre grant (Portion 36, Parish MacDonald) in the Township of Benton made to James Goddard on 30 June 1823.</p> <p>He later transferred his grant to Anthony Best. By a deed of Lease and Release dated 2 & 3 September 1834, Anthony Best sold the grant to Roger Sheehy for £140.</p> <p>A road survey of 22 February 1865 by Licensed Surveyor George Matcham Pitt junior showed this land was in the hands of Mrs Delander. A revised road survey of 22 October 1892 by Licensed Surveyor Charles Robert Scrivener, showed the grant held by Mrs Delander, with a racecourse marked across the site.</p> <p>Johanna Delander was the daughter of Roger Sheehy, who first married Richard Jurd and later John James Delander. In 1855, Richard Jurd purchased the Settler's Arms Inn, St Albans and his descendants held the licence for the following 80 years. For a period of time in the 1860s and 1870s, the hotel was known as Delander's Inn.</p>	
REFERENCES	<p>Grants, Vol 17 No 77 Old System Deed, No 342 Bk G R.478.1603, Crown plan R.478a.1603, Crown plan</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 476 Upper MacDonald Road, St. Albans is of historical significance as a partially surviving, late 19th century timber framed barn that is associated with members of the Sheehy, Jurd and Delander families, who owned the property throughout the 19th century. The Jurd and Delander families held the licence for the Settler's Arms Inn, St Albans during this same period. Located next to Upper MacDonald Road, the barn is of aesthetic significance for contributing to the historical character of the St Albans district and has some technical significance for retaining evidence of its late 19th century construction, although its dilapidated state and lack of intactness somewhat diminishes its significance. The barn is a representative example of the typical form of agricultural outbuilding found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 476 Upper MacDonald Road, St Albans is of some historical significance as a surviving, late 19th century timber framed barn, although as it is substantially dilapidated and no longer intact, its significance is somewhat diminished.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn appears to have historical associations with the Sheehy, Jurd and Delander families, early settlers in the St Albans area and who owned the property throughout the majority of the 19th century, although no physical evidence of this association survives. The Jurd and Delander family were long term licence holders of the Settler's Arms Inn, St Albans, although not well known today.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located next to Upper MacDonald Road and overlooking the floodplains of the MacDonald River, the barn is of aesthetic significance for contributing to the historical character of the St Albans district.</p> <p>The building is of some technical significance for retaining evidence of its late 19th century construction including round poles</p>

	<p>supporting adzed rectangular longitudinal beams and round cross beams and the use timber slabs, although its dilapidated state somewhat diminishes its significance and better examples are located elsewhere in the district.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>As the barn is substantially dilapidated, there is little potential for the building to provide further information that is not able to be gained elsewhere.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 476 Upper MacDonald Road, St Albans is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 476 Upper MacDonald Road, St Albans is representative of the long history of agricultural development within the floodplains of the MacDonald River and is a representative, though dilapidated, example of a typical timber framed agricultural outbuildings found throughout the Hawkesbury City local government area; however, numerous better examples are found elsewhere.</p> <p><i>Does not meet the criterion.</i></p>
INTEGRITY/INTACTNESS	<p>Little</p>

IMAGES





Caption: Measured drawing of milking shed at No. 239 Upper MacDonald Road, St Albans

Copyright Owner: Graham Edds & Associates

Date: June 2023

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

	and slabs. The way the posts and beams are put together is non-traditional, so we have assigned a later date range of late 19 th or early 20 th century but the materials might be earlier.
DESCRIPTION BARN 4 – internal access limited due to condition and contents	
MAIN BARN STRUCTURE	Single storey barn with a loft in each end bay and full height in the middle bay. In plan it measures 9.5 x 3.5m and 3.2m high at the eaves. Round posts extend from ground to eaves and have round pole beams at loft floor level and eaves level. The upper beam is fixed to the top of the posts, the floor beam is bolted to the outside face. Condition: Poor Date: Early 19 th century
NO. OF BAYS	Three
ROOF STRUCTURE	Slender bush pole rafters and battens. Some recent strengthening work (collar ties & wind bracing). Condition: Poor Date: Early 19 th century
LOFT	Severely decayed floor boarding is supported on pole joists spanning the width of the barn. Condition: Poor Date: Early 19 th century
ROOF CLADDING:	Corrugated iron Condition: Poor Date: Mid-20 th century?
WALL CLADDING	Vertical slabs, remains of weatherboards in gables and above slabs in central bay, horizontal bush poles with ventilation gaps to loft side walls. Condition: Poor Date: Early 19 th century
OPENINGS	Central bay open to east.
FLOORING (GROUND)	Earth
FLOORING (LOFT)	Boarding
OTHER (Fixings?)	Spikes and bolts.
CURRENT USE	Storage
CHANGES FROM 2010?	Further deterioration.
DESCRIPTION BARN 5	
MAIN BARN STRUCTURE	A small shed approximately 4.6m square on plan with a side skillion. Squared posts at the front corners are halved at the top to support a round pole cross beam and round pole longitudinal beams. Condition: Moderate Date: Late 19 th or early 20 th century
NO. OF BAYS	Two
ROOF STRUCTURE	Light bush pole rafters with rudimentary trusses in each gable plus one cross beam all made of slender bush poles. Roof pitch approx. 30° with battens for corrugated iron roofing. Condition: Moderate Date: Late 19 th or early 20 th century
SKILLION 1	Ground level rises towards the western side skillion which consequently has a low headroom of about 1.2m inside. Skillion is of similar construction the main barn with remnant slab wall cladding. Condition: Poor

	Date: Late 19 th or early 20 th century
ROOF CLADDING:	Corrugated iron hot dip galvanized Condition: Moderate Date: Late-19 th century
WALL CLADDING	Vertical timber slabs on three sides with corrugated iron in western gable. Condition: Moderate Date: Late 19 th or early 20 th century
OPENINGS	Eastern end is open
FLOORING (GROUND)	Earth
FLOORING (SKILLION)	Earth
CURRENT USE	Machinery store
CHANGES FROM 2010?	Dilapidation
DESCRIPTION BARN 6	
MAIN BARN STRUCTURE	This barn is in line with Barn 4 and of a similar size on plan (8.4 x 3.4). It is supported on sturdy round posts with large round longitudinal beams flattened at supports. It has one cross beam where there is an internal slab partition leaving the northern end as a milking/ feeding area with head stall. Condition: Poor Date: Early or mid-19 th century
NO. OF BAYS	Three bays on west side, four bays on east.
ROOF STRUCTURE	Bush pole rafters at approximately 30° pitch with battens suitable for corrugated iron. Condition: Poor Date: Early or mid-19 th century
ROOF CLADDING:	Corrugated iron hot dipped galvanised Condition: Poor Date:
WALL CLADDING	Vertical timber slabs shaped at top end and fixed to bottom plate 500mm above ground. Condition: Moderate Date: Early or mid-19 th century
OPENINGS	North end is open for milking/ feeding shed, central opening in southern section.
FLOORING (GROUND)	None
CURRENT USE	Storage
CHANGES FROM 2010?	Dilapidation and flood damage
DESCRIPTION BARN 7	
MAIN BARN STRUCTURE	Squared timber posts resting on bottom plate which in turn is supported by timber stumps with sandstone infilling. Condition: Moderate Date: Mid – late 19 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Replaced with light sawn timber framing including eaves beam. Condition: Good Date: Late 20 th century
ROOF CLADDING:	Red Colorbond corrugated steel Condition: Good Date: Late 20 th century

WALL CLADDING	Vertical timber slabs and weatherboard gables Condition: Moderate Date: Mid – late 19 th century
OPENINGS	North end open and one window on east side.
FLOORING (GROUND)	Earthen
CURRENT USE	Machinery store
CHANGES FROM 2010?	None
DESCRIPTION BARN 8	
MAIN BARN STRUCTURE	This barn is of a similar size to Barns 4 & 6 (9 x 3.6m) but it differs from those by having a suspended timber floor and skillion additions. The main round posts extend down into the ground as per usual but the vertical slabs finish at floor level and the floor is supported on sandstone piers. There are also round pole longitudinal and cross beams. Condition: Moderate Date: Early or mid-19 th century
NO. OF BAYS	Three
ROOF STRUCTURE	Bush pole rafters at a pitch of approx. 40° Condition: Moderate Date: Early or mid-19 th century
SKILLION 1	End skillion is supported on sawn rafters and is termite-damaged. Condition: Poor Date: Early or mid-19 th century
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Mid-19 th century
WALL CLADDING	Vertical timber slabs, weatherboard gables. Condition: Moderate Date: Early or mid-19 th century
OPENINGS	Central opening to north-eastern side.
FLOORING (GROUND)	Suspended timber boarding
FLOORING (SKILLION)	Suspended timber boarding
CHANGES FROM 2010?	Deterioration
DESCRIPTION BARN 9	
MAIN BARN STRUCTURE	Barn is 9.75 x 6.75 on plan and is supported on round posts around the perimeter and at the third spans. Longitudinal eaves beams are roughly squared and sit on top of posts. Condition: Date: Late 19 th or early 20 th century?
NO. OF BAYS	Three
ROOF STRUCTURE	Round pole rafters with cross tie beams over bay divisions. Roof framing partly replaced. Wind bracing added. Condition: Good Date: Rebuilt in late 20 th century partly using old materials
SKILLION 1	Light pole framing Condition: Poor Date: Late 19 th or early 20 th century
ROOF CLADDING:	Colorbond corrugated roofing Condition: Good Date: Late 20 th century

WALL CLADDING	Vertical timber slabs, weatherboard gables. Condition: Moderate Date: Late 19 th or early 20 th century
OPENINGS	Double doors at northern end.
FLOORING (GROUND)	Suspended timber flooring
FLOORING (SKILLION)	Earth
OTHER (Fixings?)	Bolted.
CURRENT USE	Workshop and store
CHANGES FROM 2010?	None
HISTORY	
<p>Nos. 135A and B Wollombi Road together form a grant of 50 acres (Portion 50, Parish St Albans), in the Township of Howick, made to Aaron Walters on 30 June 1823. Walters was a seaman armourer aboard the convict ship Broxbornebury which arrived in the colony in July 1814. Walters jumped ship.</p> <p>Walters married Susannah Laellemont/Lilbemont (who was a convict on the same ship) at Saint Phillips Church, Sydney on 23 January 1815. The children included Aaron, born 2 February 1826 and Moses born 2 August 1828.</p> <p>In 1834 Walters was granted a licence to keep a public house known as "the Industrious Settler Inn". It was the earliest inn at St Albans, although it closed shortly after, and Walters never renewed the license. Both Walter Snr. and his son Aaron also worked as blacksmiths as well as farming the land.</p> <p>In 1837 the Reverend Richard Taylor visited Mrs Walters and dined on tea and eggs and drew a picture of the Walters' house which is in New Zealand (current owners have a copy of the pencil sketch).</p> <p>On 10 October 1854 Aaron Walters senior of Macdonald River, farmer signed his will leaving his property including this 50 acre grant to his son, Aaron Walters Jnr. Aaron Walters Snr. died on 2 July 1866.</p> <p>The land was partitioned on 6 May 1899 between Aaron Walters Jnr. of West Wallsend, storekeeper, and Moses Walters, St Albans, of Macdonald River, farmer.</p> <p>Both halves of the original 50 acre grant appear to have been held by the descendants of the Walters family well into the mid 20th century.</p> <p>Located directly opposite the property on Wollombi Road is the St Albans General Cemetery, where eleven members of the Walters family are buried in the Methodist section.</p>	
REFERENCES	<p>Hawkesbury Pioneer Register, 1994 edition, p 199 Grants, Vol 17 No 75 Old System Deed, No 151 Bk 644 Primary Application 58316 <i>The Industrious Settler Inn, St Albans NSW</i> (Matt Kenny, Director HHA) https://www.hha.net.au/our-work</p>
STATEMENT OF SIGNIFICANCE	
<p>The barns at No. 135A & B Wollombi Road, St Albans are of historical significance as surviving early 19th century to early 20th century timber framed barns that form part of a rare, historic property comprising a complex of farm buildings, an 1830s house, 1820s slab cottage, landscape features, plantings, associated farmlands and an assemblage of agricultural machinery and farming artefacts, still located on their original 50 acre grant established in 1823 and owned by the family of the original grantee Aaron Walters until the mid 20th century. The property operated for a short period in the 1830s as the first inn to be established in the locality, known as the Industrious</p>	

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

	<p>place, including all buildings, landscape features, plantings and surviving artefacts, is of technical significance for demonstrating the historical development of the property from the 1820s through to date and presents as an open air museum.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<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 forms of the barns, with skillions and lofts and retaining evidence of their 19th century construction techniques, have the potential to provide further information into 19th century farming methods. The whole of the property, including all buildings, landscape features and surviving artefacts, also has high potential to provide further information into the historical development of the place, the St Albans locality, early inns and 19th century farming practices.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA F) RARITY	<p>The surviving early to mid 19th century barns of the Industrious Settler complex are rare within the context of the Hawkesbury City local government area. The property is also rare for containing the highest known concentration of slab outbuildings, including the barns, within the Hawkesbury City local government area. As a surviving farm complex containing a full complement of buildings, including the original slab cottage and later stone house/inn, landscape features, plantings and an assemblage of agricultural machinery and farming and blacksmithing artefacts, located on its original grant lands, owned by the same family for over 100 years, the former Industrious Settler's Inn property, No. 135A & B Wollombi Road, St Albans is rare within the state of NSW.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barns at No. 135A & B Wollombi Road, St Albans are representative of the long history of agricultural development within the floodplains of the MacDonald River, which commenced in the early 19th century and continues today.</p> <p>The basic form of the barns with gabled roof, skillions and lofts is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	High to Moderate to Little

IMAGES



Caption: Barn 4 at 135A & B Wollombi Road (exterior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



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



Caption: Barn 5 at 135A & B Wollombi Road (exterior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn 5 at 135A & B Wollombi Road (interior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



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

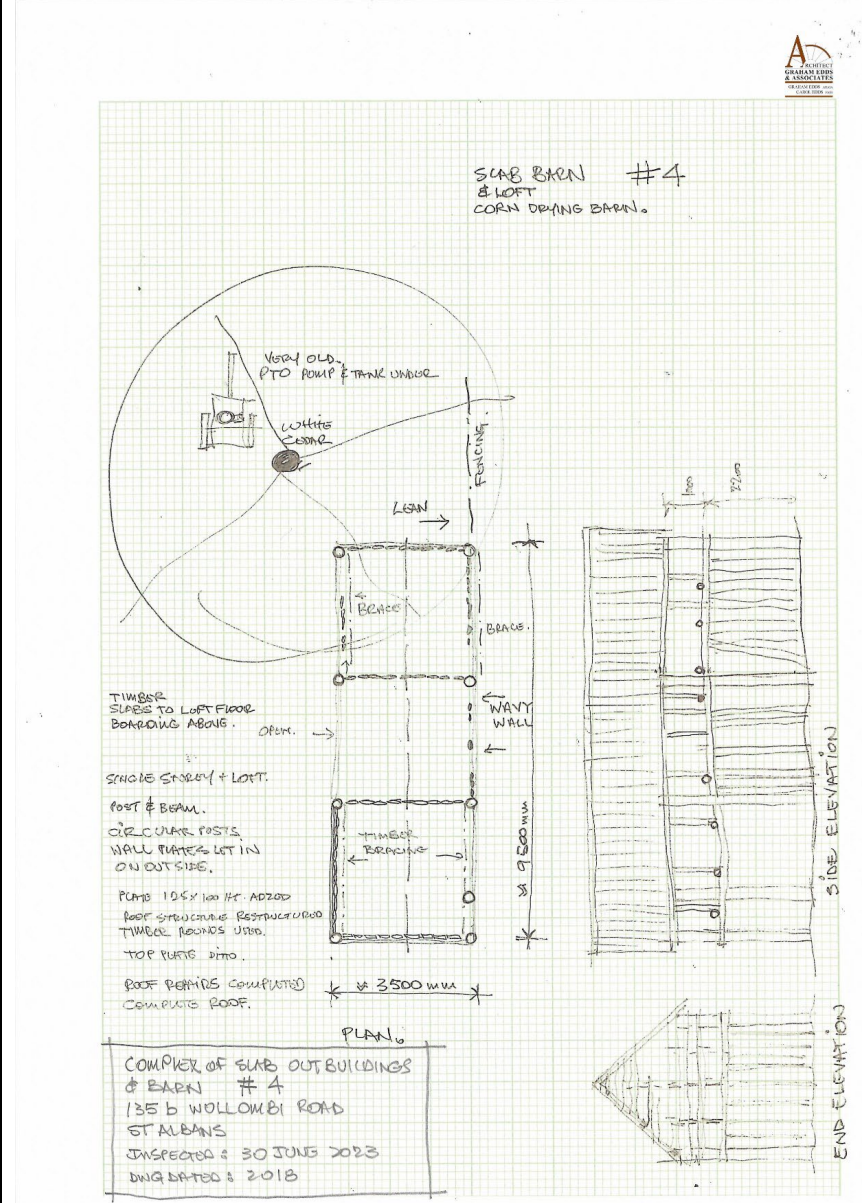


Caption: Barn 6 at 135A & B Wollombi Road (interior)
Photographer: LSJ
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023

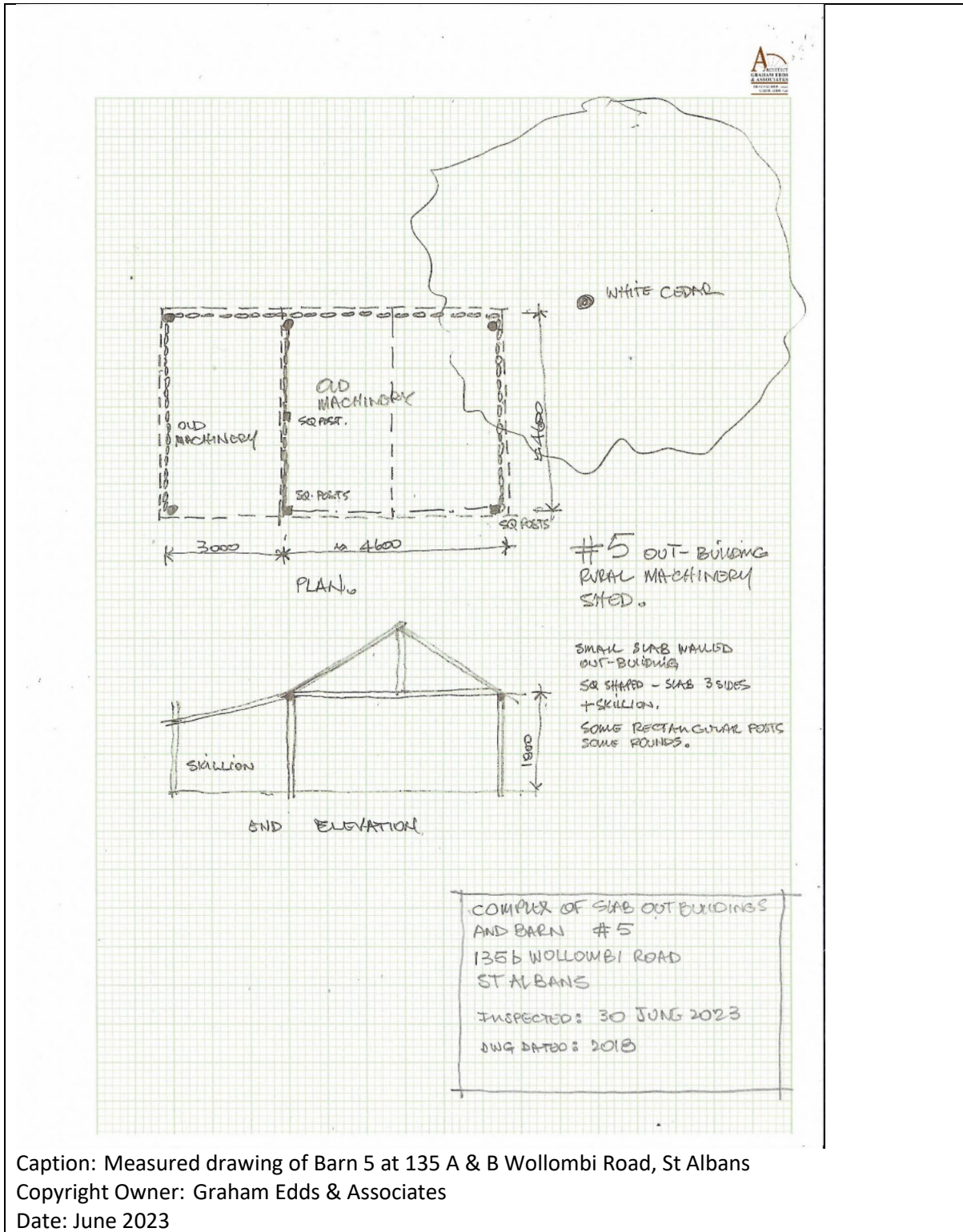
	<p>Caption: Barn 7 at 135A & B Wollombi Road (exterior) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
	<p>Caption: Barn 8 at 135A & B Wollombi Road (exterior) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>
	<p>Caption: Barn 9 at 135A & B Wollombi Road (exterior) Photographer: LSJ Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: June 2023</p>



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



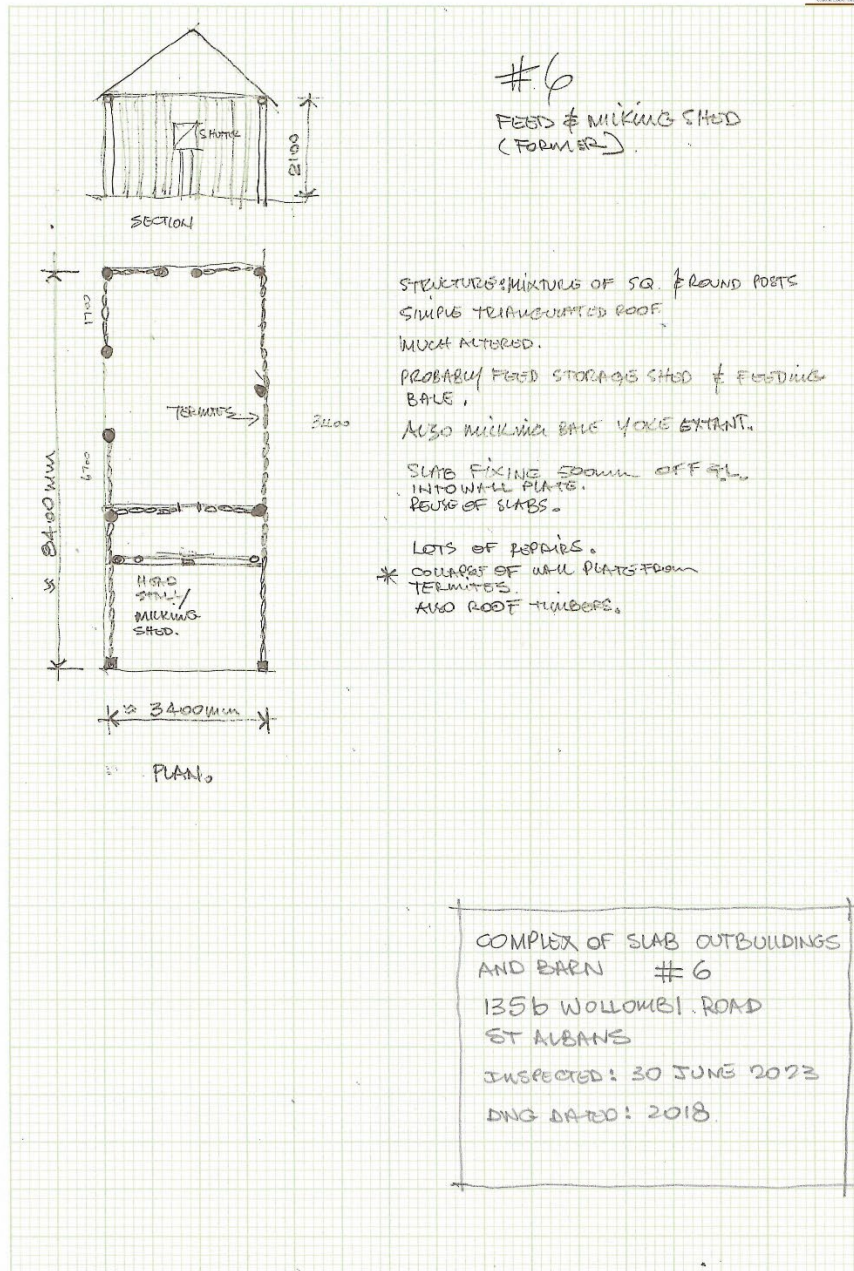
Caption: Measured drawing of Barn 4 at 135 A & B Wollombi Road, St Albans
 Copyright Owner: Graham Edds & Associates
 Date: June 2023



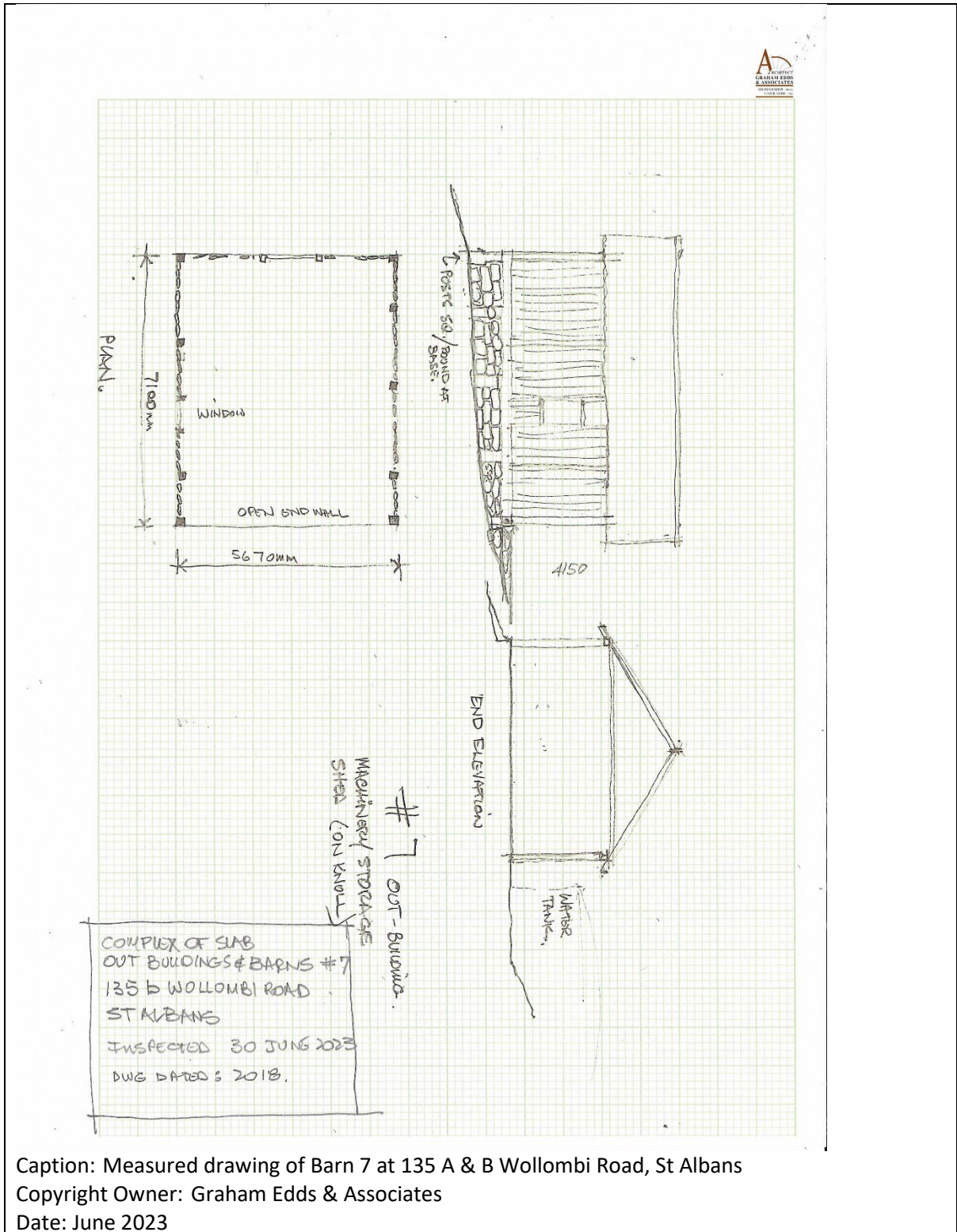
Caption: Measured drawing of Barn 5 at 135 A & B Wollombi Road, St Albans

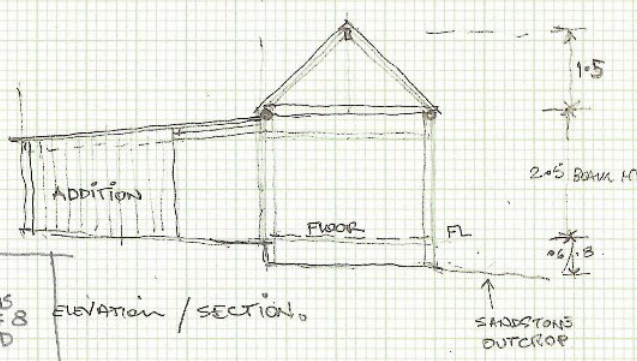
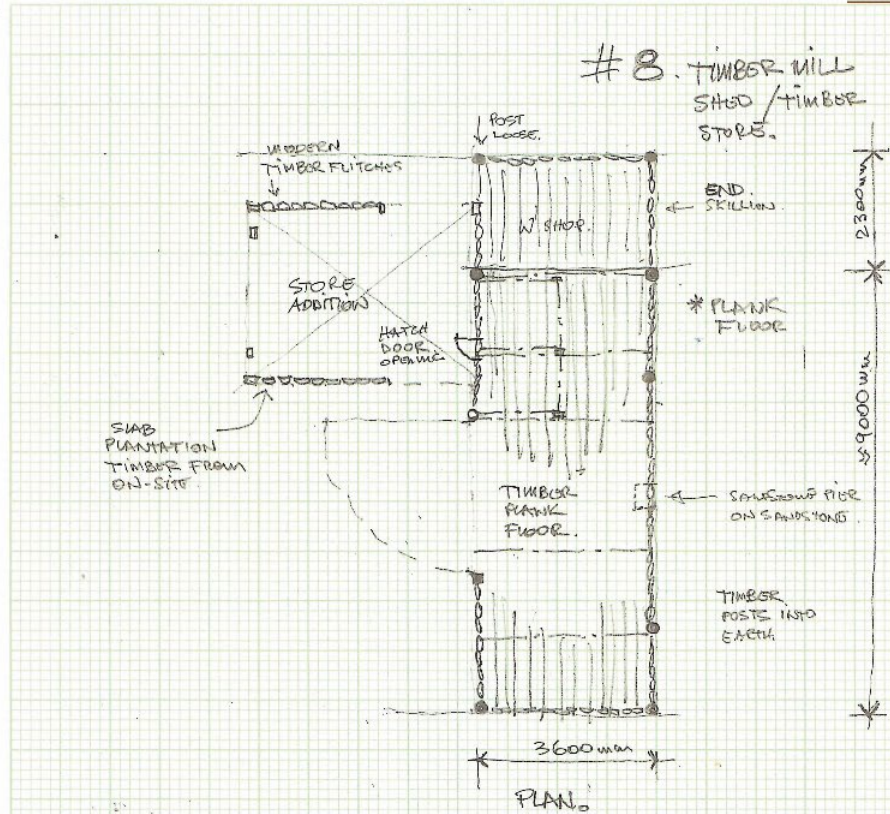
Copyright Owner: Graham Edds & Associates

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

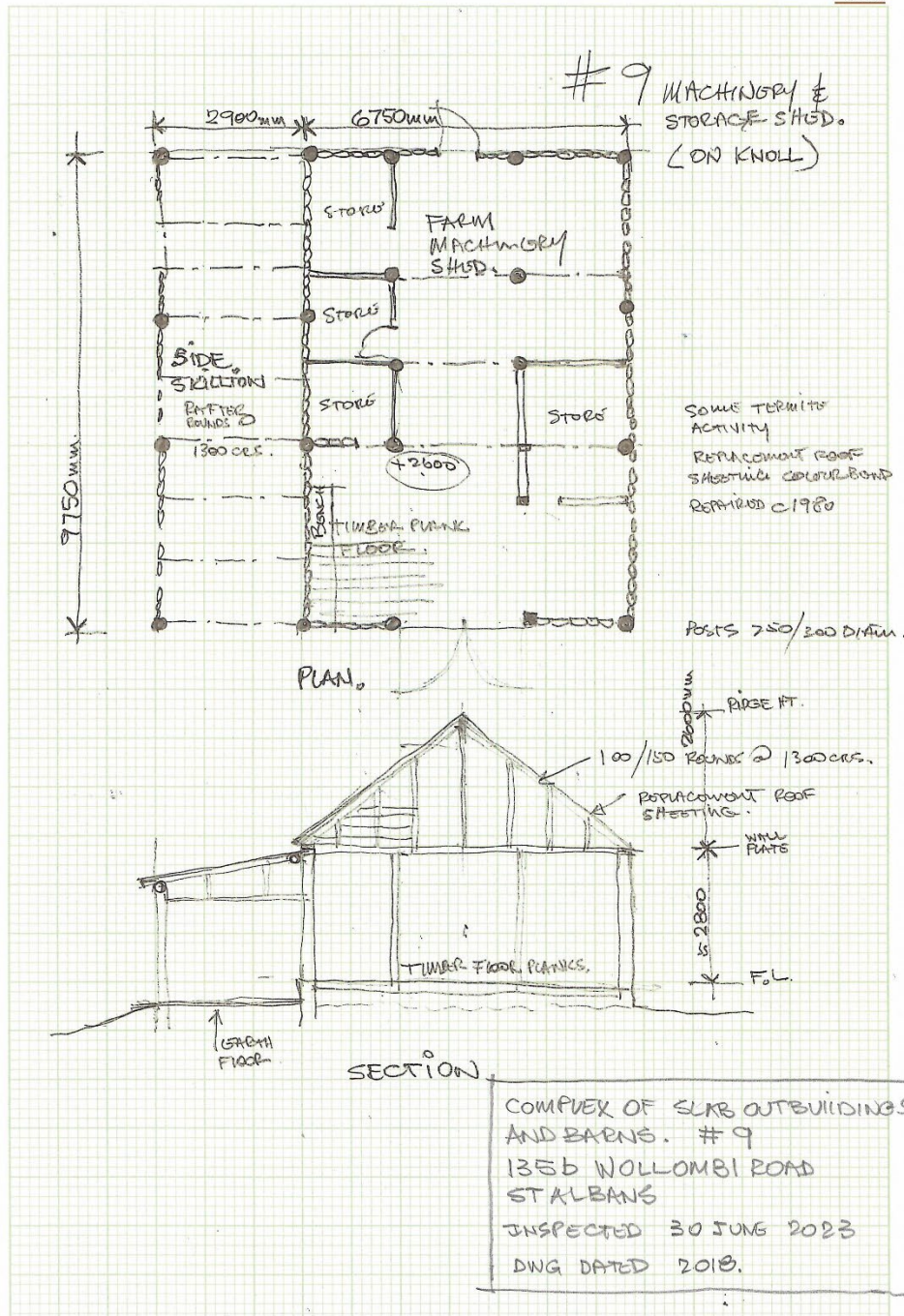




COMPLEX OF SUB
OUT-BUILDINGS & BARN
#8
135B WOLLOMBI ROAD
ST ALBANS
INSPECTED 30 JUNE 2023
DWG DATED 2018.

ELEVATION / SECTION.

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	
<p>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.</p> <p>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.</p> <p>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 McMahan, of North Richmond, former brickmaker, now orchardist, for £220. McMahan 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.</p> <p>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.</p> <p>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.</p>	
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	
<p>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.</p> <p>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</p>	

<p>a representative example of an historic timber framed agricultural outbuilding found throughout the Hawkesbury City local government area.</p> <p>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.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>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.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>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.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>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.</p> <p>Although disused and in poor condition, the building is potentially of some technical significance for retaining evidence of its late 19th century to early 20th century construction including round posts, bush pole beams and rafters and timber slabs.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>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.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form and fabric of the slaughterhouse has the potential to provide further information into late 19th century farming and construction methods for agricultural buildings of the period.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The slaughterhouse at No. 33 Griffins Road, Tennyson, being a late 19th or early 20th century agricultural outbuilding, is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA G) REPRESENTATIVE	<p>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 18th century and continues today.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Unknown

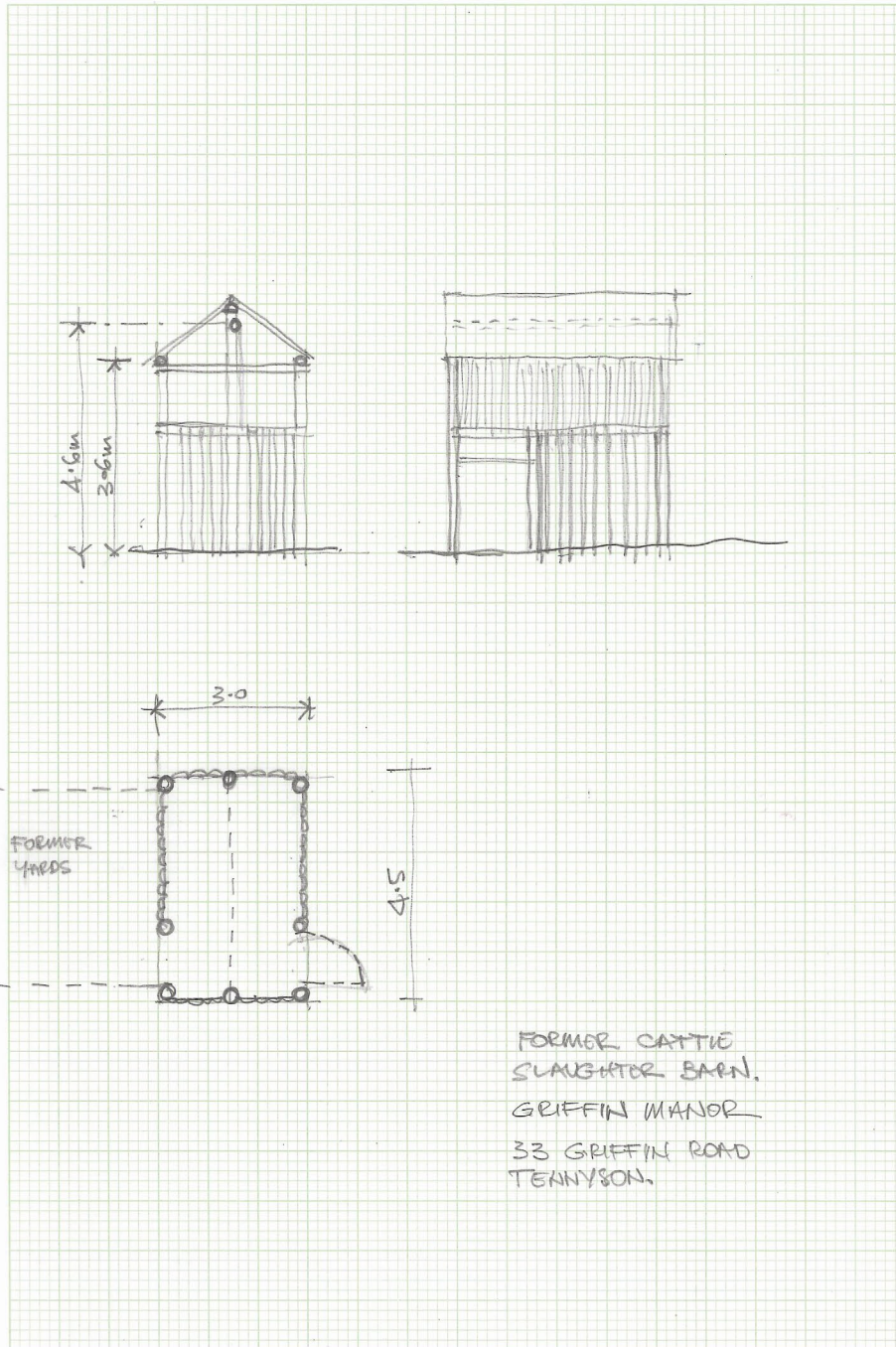
IMAGES



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



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</p>	

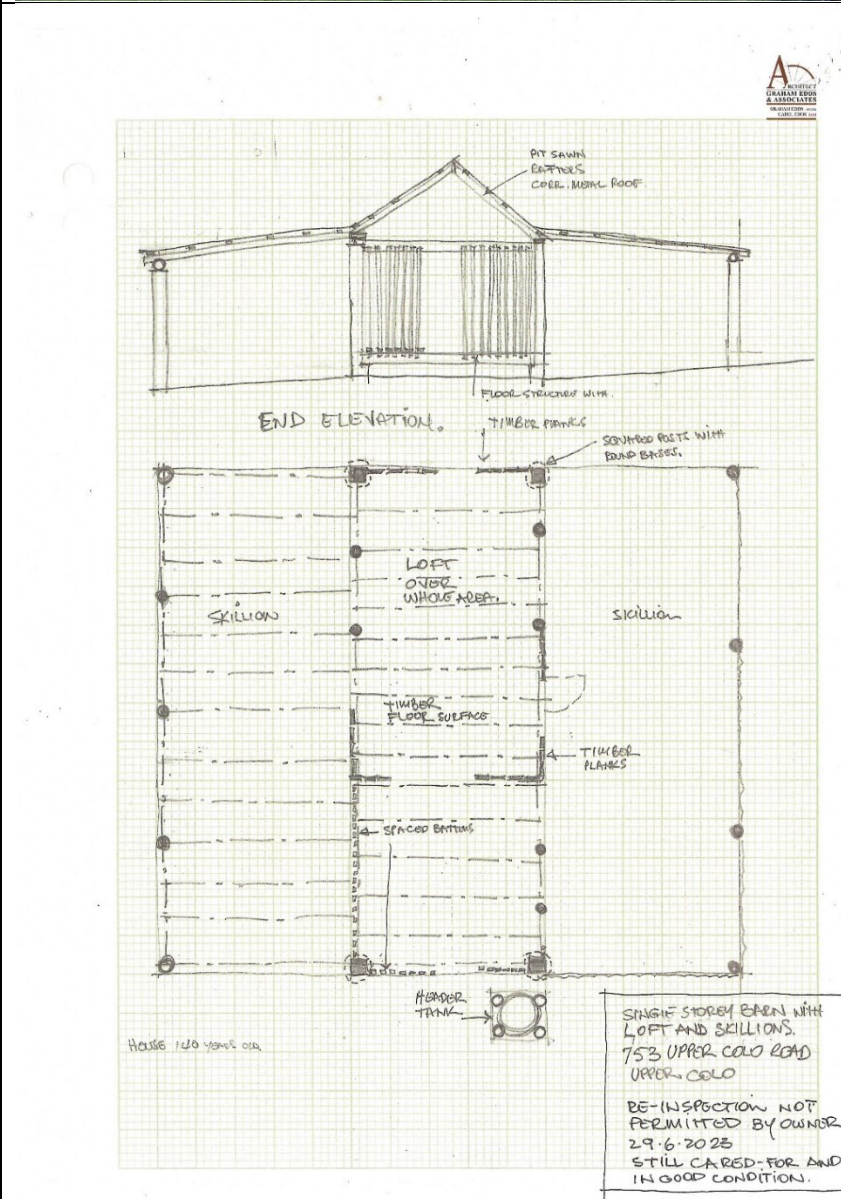
<p>turn supports the bush pole rafters. The opposite end of the rafters bear onto the perimeter planks of the primary barn</p> <p>The entire roof areas are clad with corrugated metal (recently re clad as of 2023). It is thought that the structure has been extensively repaired/maintained and that the pit sawn joists are remnants of the original.</p> <p>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.</p>	
<p>HISTORY</p>	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p>	
<p>REFERENCES</p>	<p>Grants, Vol 15 No 54</p> <p>Old System Deed, No 412 Bk O</p> <p>Old System Deed, No 407 Bk 13</p> <p>Old System Deed, No 43 Bk 149</p> <p>Old System Deed, No 44 Bk 149</p> <p>Old System Deed, No 141 Bk 196</p> <p>Old System Deed, No 543 Bk 1014</p> <p>Windsor and Richmond Gazette 23 Aug 1913 p 12</p> <p>The Daily Telegraph, Saturday 30th August 1913, p. 17</p>
<p>STATEMENT OF SIGNIFICANCE</p>	
<p>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.</p> <p>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.</p>	
<p>ASSESSED SIGNIFICANCE TYPE</p>	<p>Local</p>

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. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	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 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: Barn at No. 753 Upper Colo Road, Upper Colo (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: June 2023



Caption: Measured drawing of Barn at 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	<p>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.</p> <p>Condition: Poor – structure has a pronounced lean to the south-east due to recent flood.</p> <p>Date: late 19th century</p>
NO. OF BAYS	Four
ROOF STRUCTURE	<p>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.</p> <p>Condition: Moderate</p> <p>Date: late 19th century</p>
LOFT	<p>Walls are clad with remains of horizontal plank boarding, now covered over with corrugated iron.</p> <p>Condition: Poor</p> <p>Date: late 19th century</p>
SKILLIONS	<p>Light weight bush pole structures clad with vertical timber slabs. Side skillion has cattle race built through it.</p> <p>Condition: Poor</p> <p>Date: late 19th century</p>
ROOF CLADDING:	<p>Corrugated iron</p> <p>Condition: Moderate</p> <p>Date: Mid-20th century?</p>

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. 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	Located on land originally granted to John Thomas Gosper Jnr. and held by the Gosper family from the mid 19 th century through to the early 20 th 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. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	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. The barn is of some technical significance for retaining evidence of its late 19 th 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. <i>Meets the criterion on a State level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	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



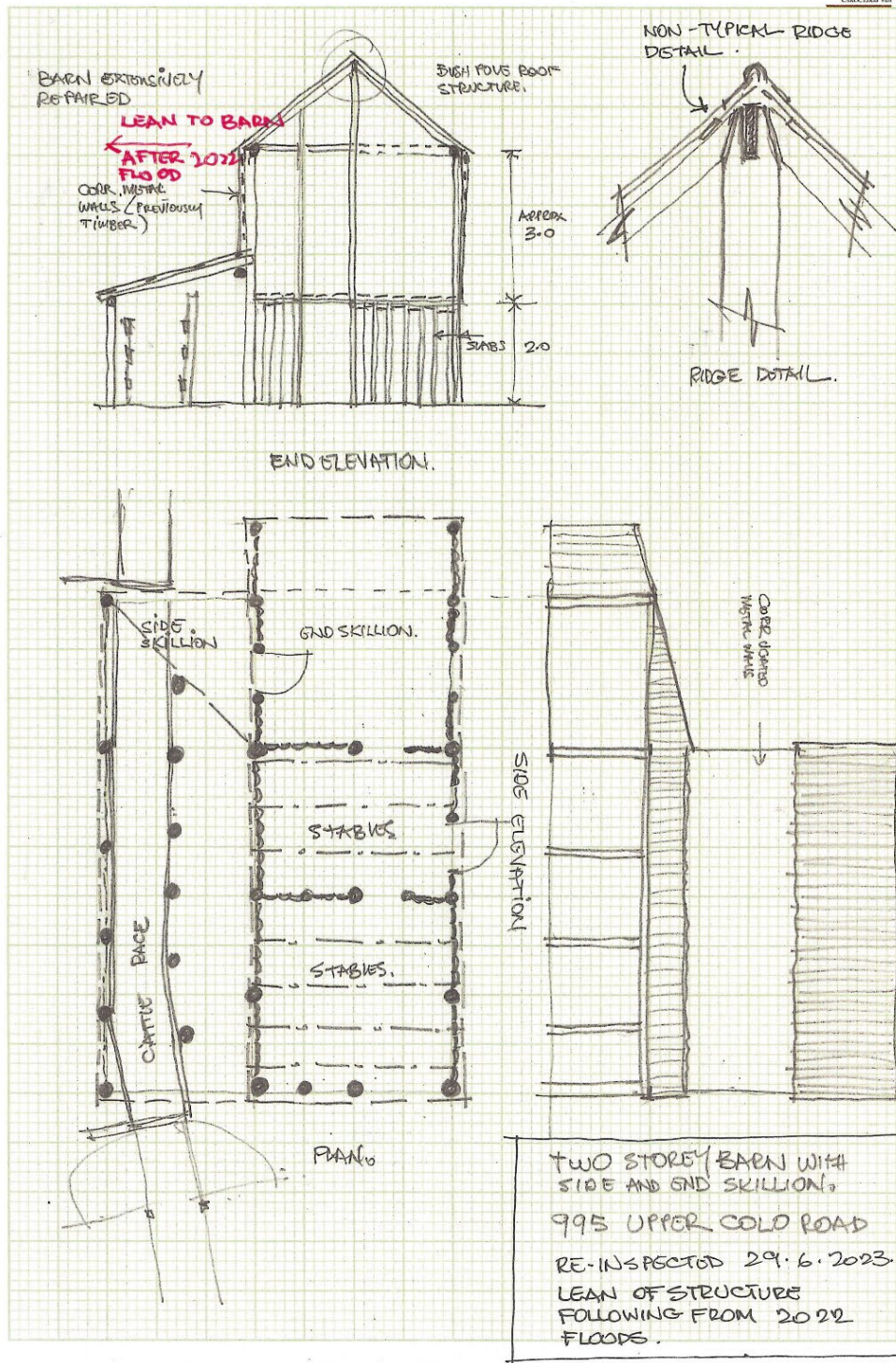
Caption: Barn at No. 995 Upper Colo Road, Upper Colo (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: June 2023



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 Eddis & 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:</p> <p>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 Gospers 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:</p> <p>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.</p> <p>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>	

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.

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 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



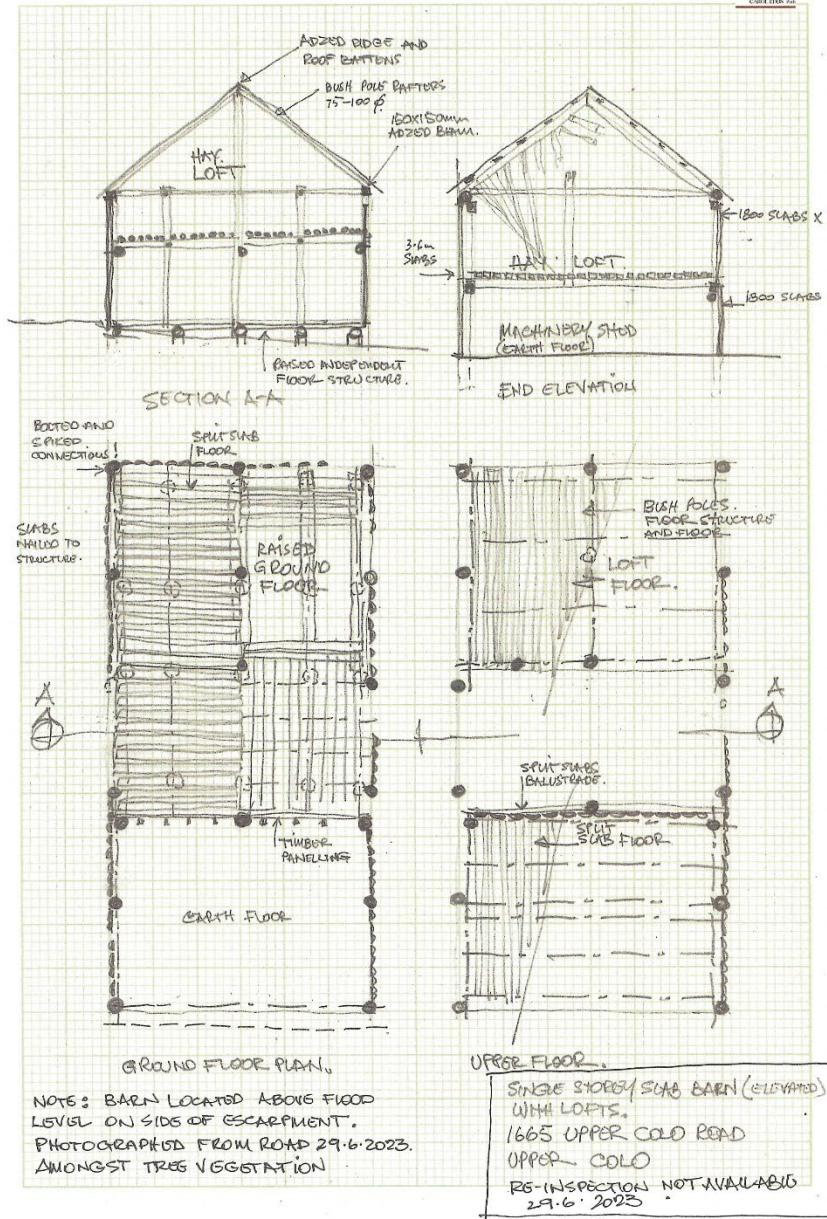
Caption: Slab barn at No. 1665 Upper Colo Road, Upper Colo.
Photographer: C. Edds
Copyright Owner: Graham Edds & Associates
Date: 2010



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 Edds & 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	
<p>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.</p> <p>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.</p> <p>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.</p> <p>William Sternbeck was born at MacDonald River, son of Christian William Sternbeck, ex-convict who had settled in the Windsor area by 1815.</p> <p>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.</p> <p>Members of the Sternbeck family continue to own the property today.</p>	
REFERENCES	<p>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</p>
STATEMENT OF SIGNIFICANCE	
<p>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.</p> <p>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.</p> <p>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.</p>	
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

	<p>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. <i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>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. <i>Does not meet the criterion.</i></p>
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. 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. <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. <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. <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. <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. The basic form of the barn with gabled roof, loft and skillion, is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Moderate/Poor condition

IMAGES



Caption: Barn at 1764 Upper MacDonald Road, Higher MacDonald (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



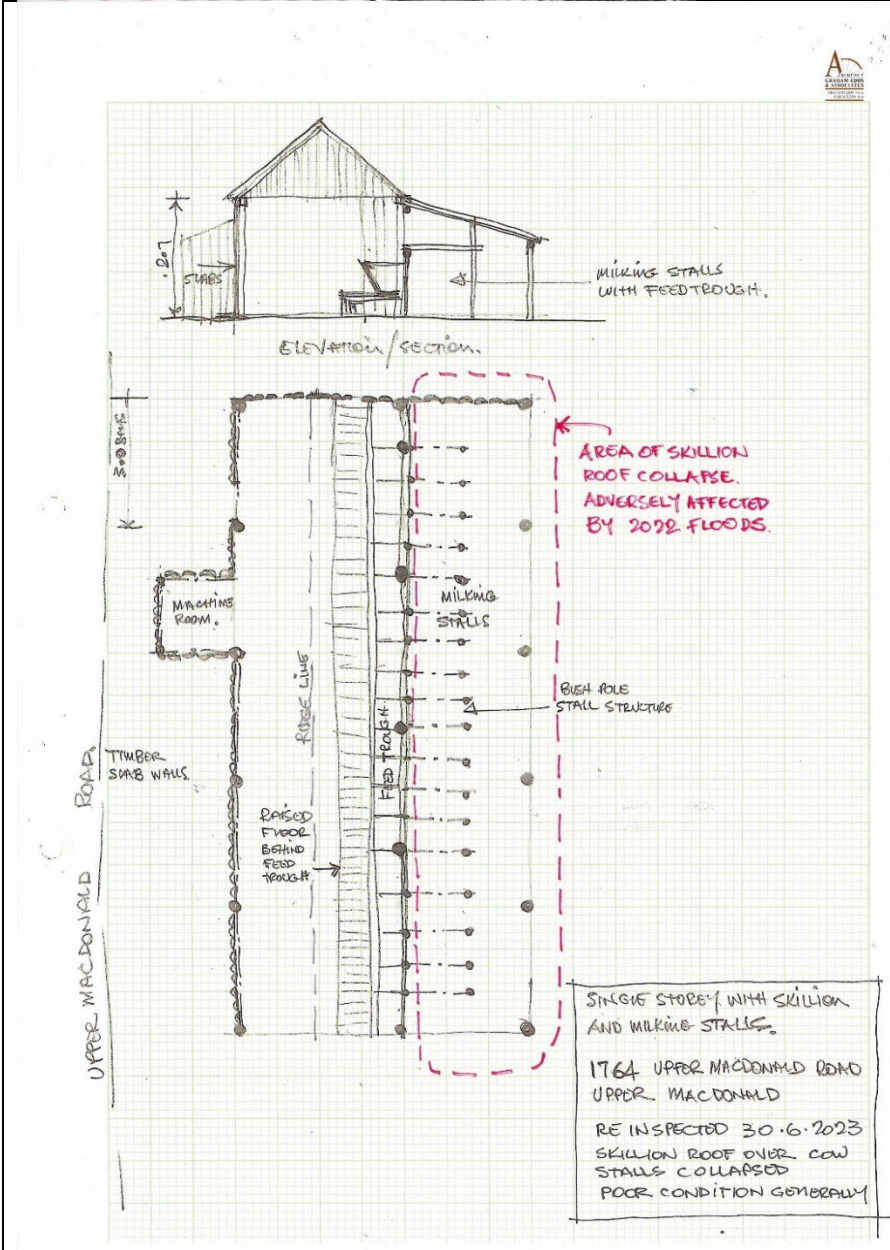
Caption: Barn at 1764 Upper MacDonald Road, Higher MacDonald (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn at 1764 Upper MacDonald Road, Higher MacDonald (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



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



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	
The barn at No. 8 Burdekin Road, Wilberforce is of historical significance as a surviving early 20 th 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>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 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	<p>The barn at No. 8 Burdekin Road, Wilberforce is of historical significance as a surviving early 20th century barn that provides evidence of the long and continuing history of agriculture in the Wilberforce district.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>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.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>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 20th century construction methods for agricultural buildings.</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 has the potential to provide further information into early 20th century farming methods.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 8 Burdekin Road, Wilberforce is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at N o. 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 19th century and continues today.</p> <p>The basic form of the barn with gabled roof and skillions is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Unknown

IMAGES



Caption: Barn at 8 Burdekin Road, Wilberforce (exterior)
Photographer: K. Denny
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: July 2023



Caption: Aerial view of barn at 8 Burdekin Road, Wilberforce (exterior)
Copyright Owner: Goggle Maps/Airbus CNES
Date: November 2023

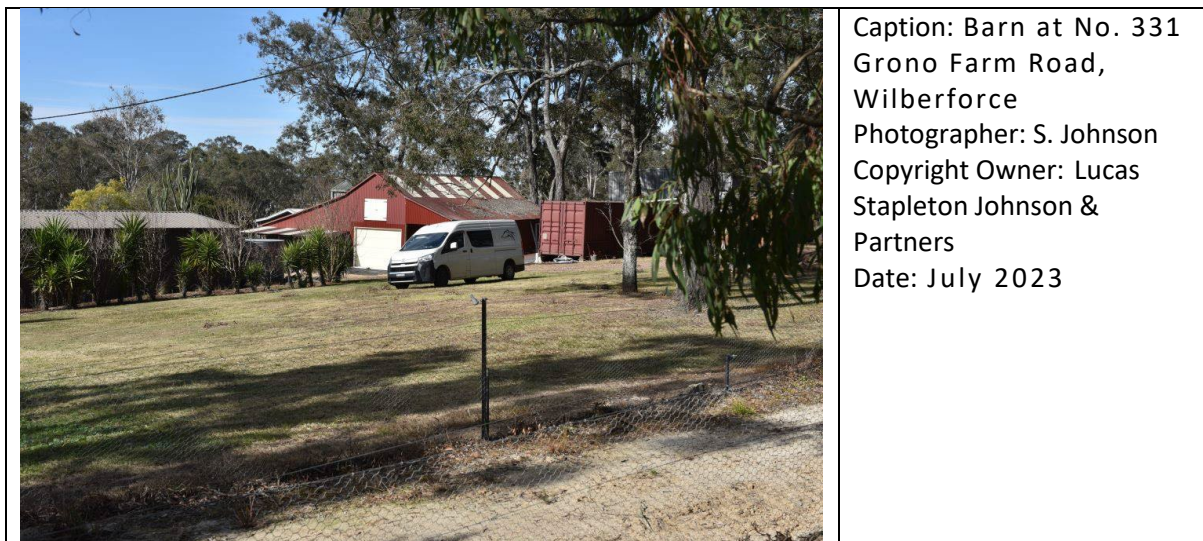
ITEM DETAILS	
NAME	Two storey slab barn with side skillions
ADDRESS	331 Grono Farm Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 2 DP 1087156
SHI No.	Potential
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend 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 appears to have been the purser of HMS <i>Buffalo</i>. However, a convict named James Sherrard had arrived on the <i>Active</i>. It is unclear if these were two different men or the same man.</p> <p>By a conveyance dated 30 September 1811 recorded on a later title schedule for this land, John Merritt transferred it to David Brown. No copy of this transaction was registered. John Merritt appears to have been a ship's captain. The 1800 Muster showed that James Sherrard and John Merritt farmed land obtained by purchase in the District of Mulgrave Place.</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</p>

	Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i> , pp 178, 182, 184, 344, 440
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	<p>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.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>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 19th century and held the land until the 1960s, although they are not well known today.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located to the rear of a large modern residence with adjacent early 20th 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.</p> <p>Although modified, the barn is of some technical significance for retaining evidence of its mid-19th century construction including squared posts and adzed square longitudinal and cross beams.</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, although modified, with skillions and retaining some evidence of mid 19th century construction techniques, the barn at 3331 Grono Farm Road, Wilberforce 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 331 Grono Farm Road, Wilberforce is not considered to be rare within the context of the Hawkesbury City local government area.</p>

	<i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	<p>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 19th century and continues today.</p> <p>The basic form of the barn with gabled roof and skillions 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

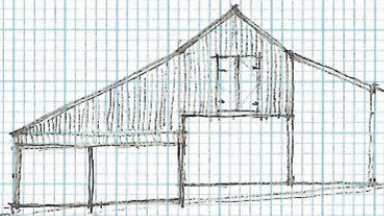




STUDY No 1151

ADDRESS: 331 GRONO FARM ROAD, WILBERFORCE.

← SKILLION ADDITIONS → ORIGINAL 2 STOREY BARN → SKILLION ADDITIONS ←

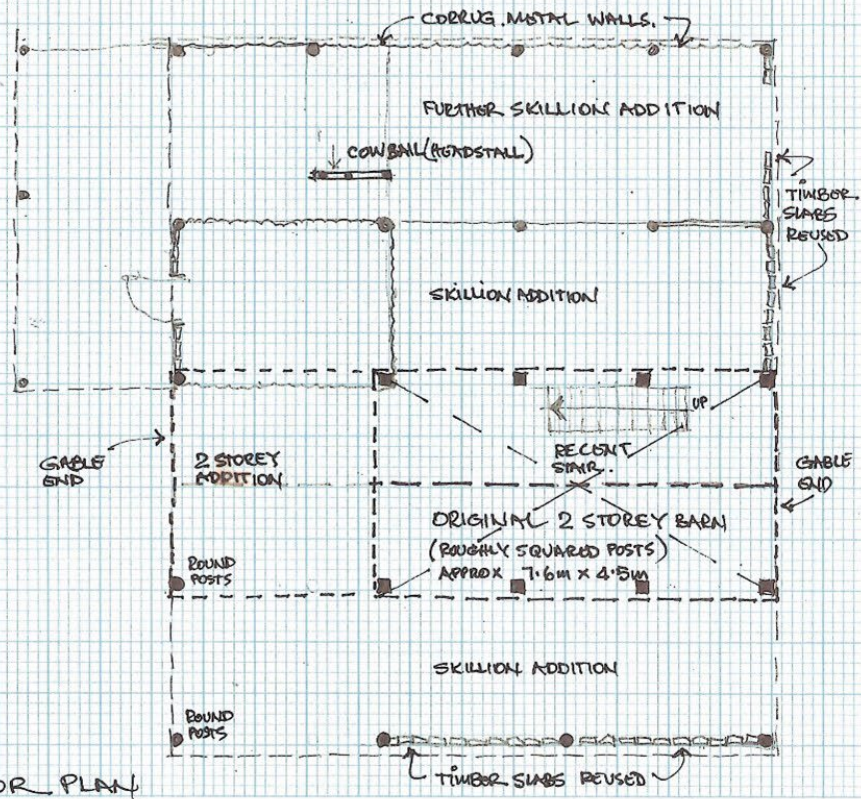


ELEVATION
SCALE: 1:200 APPROX.

TWO STOREY SLAB BARN WITH MANY ADDITIONS AND MODIFICATIONS.

NOTE: ORIGINAL BARN LIKELY TO BE CONTEMPORARY WITH THE SLAB COTTAGE (NOW REMOVED)

SLAB BARN REVICN 2023
RE-INSPECTION DENIED
PHOTOGRAPHED ONLY FROM ROAD.



FLOOR PLAN
SCALE: 1:100 APPROX.

Caption: Measured drawing of Barn at 331 Grono Farm Road, Wilberforce

Copyright Owner: Graham Eddis & 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 Australiana Pioneer Village where an early 19th century barn associated with the Cobcroft family still stands.</p> <p>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</p>

	<p>numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <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. <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. <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. <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 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</p>	

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.

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.

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.

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.

Brinsley Hall was a one time president of the Hawkesbury District Agricultural Society; secretary of the 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.

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.

REFERENCES

- 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
- Sydney Morning Herald*, 2 July 1867, p 3

STATEMENT OF SIGNIFICANCE

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.

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.

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.

ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	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 19 th or early 20 th 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. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	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. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	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. 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 19 th /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, 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.
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IMAGES



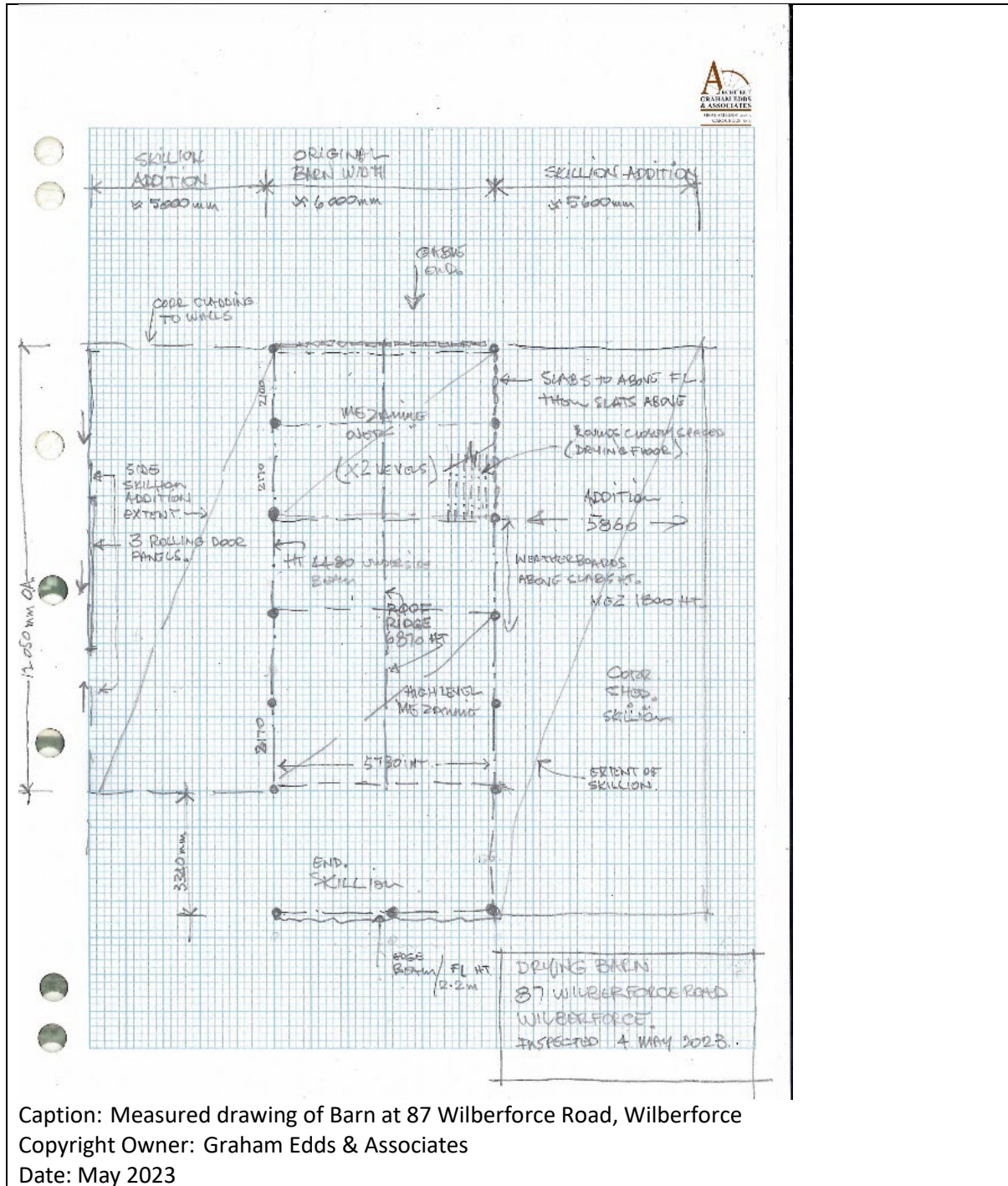
Caption: Barn at 87 Wilberforce Road, Wilberforce (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023



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	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</p>	

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 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.

<p>CRITERIA C) AESTHETIC/TECHNICAL</p>	<p>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. <i>Meets the criterion on a Local level.</i></p>
<p>CRITERIA D) SOCIAL/CULTURAL</p>	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i></p>
<p>CRITERIA E) RESEARCH POTENTIAL</p>	<p>The form of the barn, with loft and skillion has the potential to provide further information into 19th and 20th century farming methods, as well as further information into the history of the Wilberforce Settlement. <i>Meets the criterion on a Local level.</i></p>
<p>CRITERIA F) RARITY</p>	<p>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></p>
<p>CRITERIA G) REPRESENTATIVE</p>	<p>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 19th 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></p>
<p>INTEGRITY/INTACTNESS</p>	<p>Unknown</p>

IMAGES



Caption: Barn at No. 55 McKinnons Road, Wilberforce.
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: July 2023

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. [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.</p> <p>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</p>	

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.

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.

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 for £170 was recorded. It is possible that this was this parcel of land.

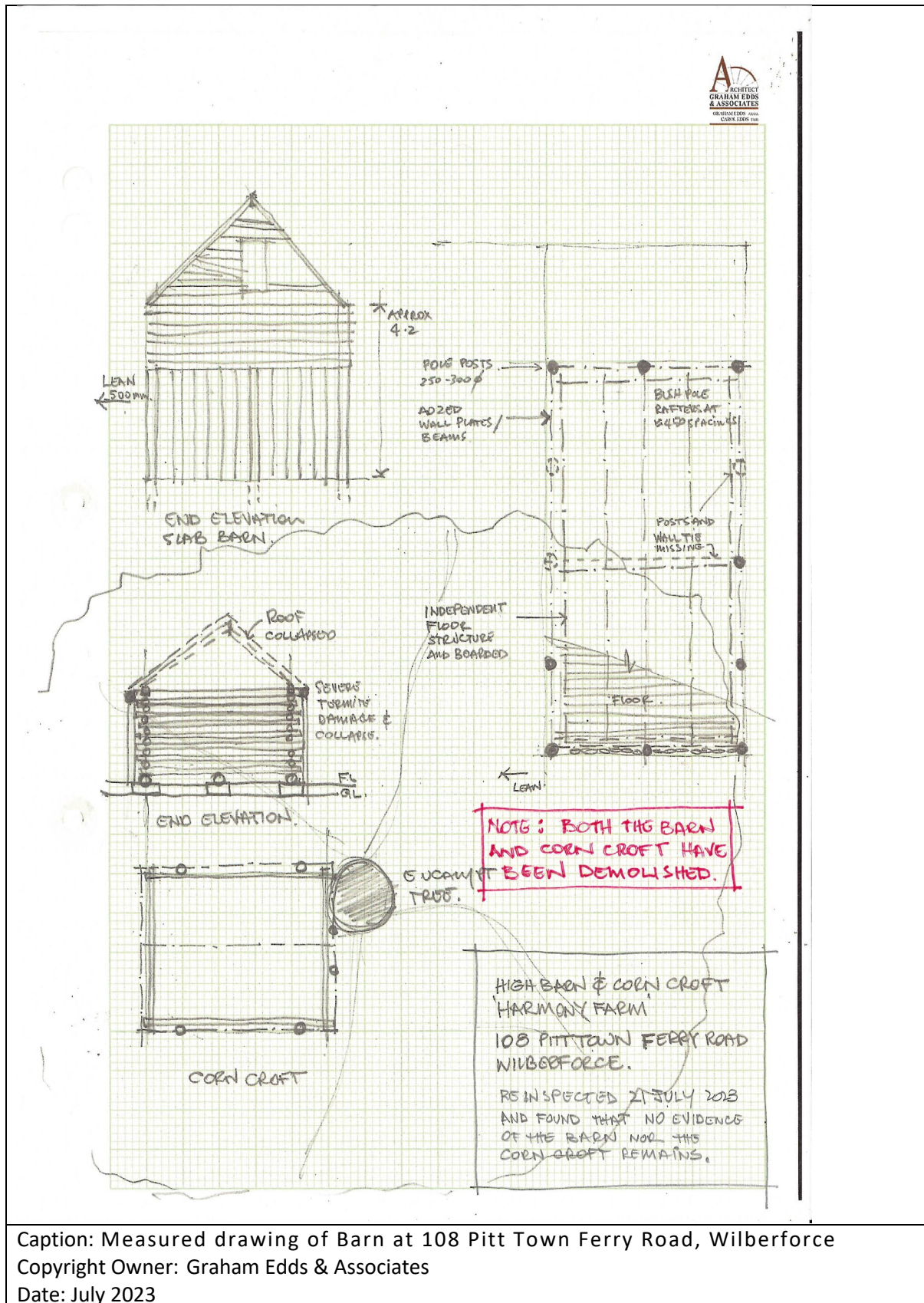
After his death in August 1881 aged 86, David Dunstan left land to his son Benjamin, measuring 30 acres. Benjamin Dunstan had occupied the land, and after his death on 16 November 1910, it was devised to his three children, David, Charles Dunstan, Maria, Martha Dunstan and Angelina Miriam Dunstan in 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>Surprize</i> in June 1790.</p> <p>On 19 February 1827, Gosper conveyed the 30 acres to Richard Dunstan for £340. Richard Dunstan was later a churchwarden for Saint Matthew's Church, Windsor, and also operated as an undertaker in Windsor.</p> <p>The property remained in the Dunstan family until the early 20th century.</p> <p>By his will of 7 May 1873, Richard Dunstan left this land to William Dunstan. 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 Dunstan 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 Dunston 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 Dunston of Wilberforce Road, farmer. Frederick John Dunston 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 Dunston 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) Old Register, Bk 6 p 333 no 140 Old System Deed, No 664 Bk C Old System Deed, No 935 Bk 588</p>

	<p>Old System Deed, No 466 Bk 660 Old System Deed, No 468 Bk 660 Old System Deed, No 856 Bk 668 Old System Deed, No 520 Bk 944 <i>Windsor and Richmond Gazette, 1 Aug 1896 p 8</i></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	<p>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 20th century. The barn appears to date from the early 20th century during the period of ownership of the property by the Johnston family, a notable pioneer family of the Hawkesbury district.</p> <p><i>Meets criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with later members of the Johnson family, who arrived in the Hawkesbury district in the early 19th century as free-settlers and were responsible for the construction of the Ebenezer Presbyterian Church.</p> <p><i>Meets criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located next to an early 20th century weatherboard house, sited above the Hawkesbury River, the large timber framed barn partially clad in corrugate 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.</p> <p><i>Meets 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 criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form and configuration of the barn, with skillions and loft, has the potential to provide further information into early 20th century farming methods and construction techniques for agricultural buildings of the period.</p> <p><i>Meets criterion on a Local level.</i></p>

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

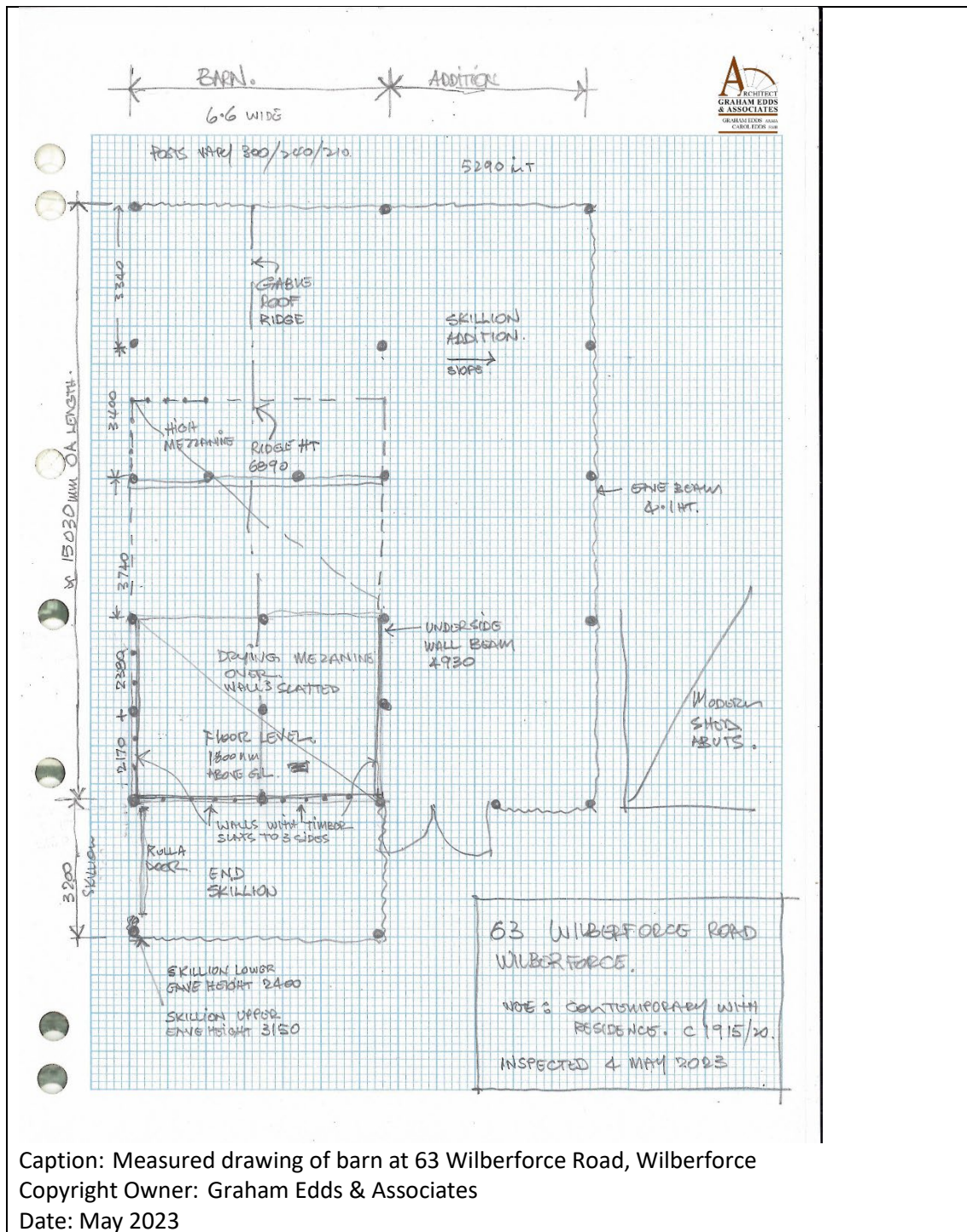
IMAGES



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



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 Eddis & 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</p>	

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.

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 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</p>	

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.

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.

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.

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.

Brinsley Hall was a one time president of the Hawkesbury District Agricultural Society; secretary of the 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.

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.

REFERENCES

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
Sydney Morning Herald, 2 July 1867, p 3

STATEMENT OF SIGNIFICANCE

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.

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.

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.

ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	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 19 th or early 20 th 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. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	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. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	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. 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 19 th /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, 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.
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IMAGES



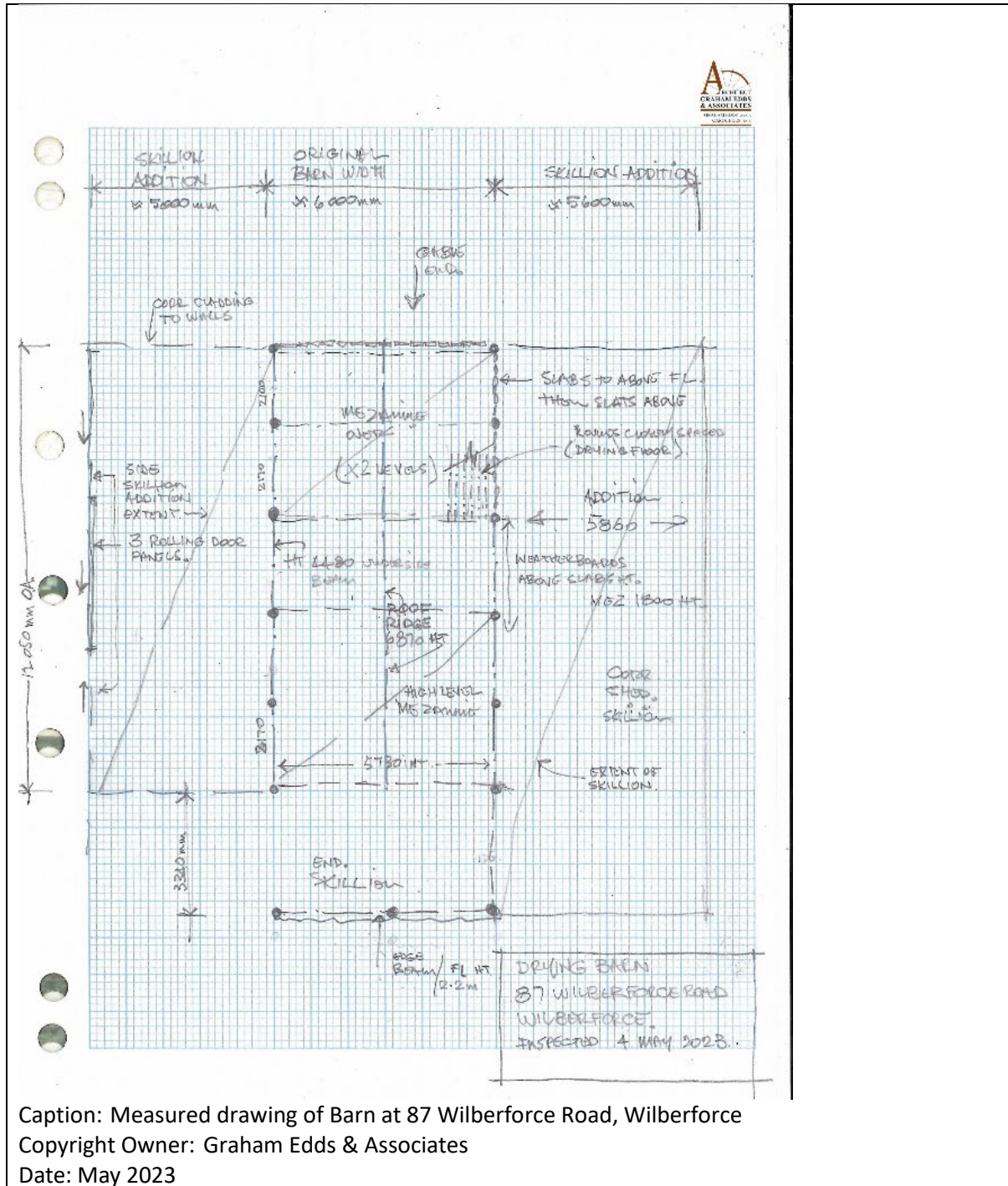
Caption: Barn at 87 Wilberforce Road, Wilberforce (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023



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. Date: Mid – late 19 th century?
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	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 <i>Meets the criterion on a Local level</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barn does not have any known associations with persons of historical note. <i>Does not meet the criterion</i>
CRITERIA C) AESTHETIC/TECHNICAL	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 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



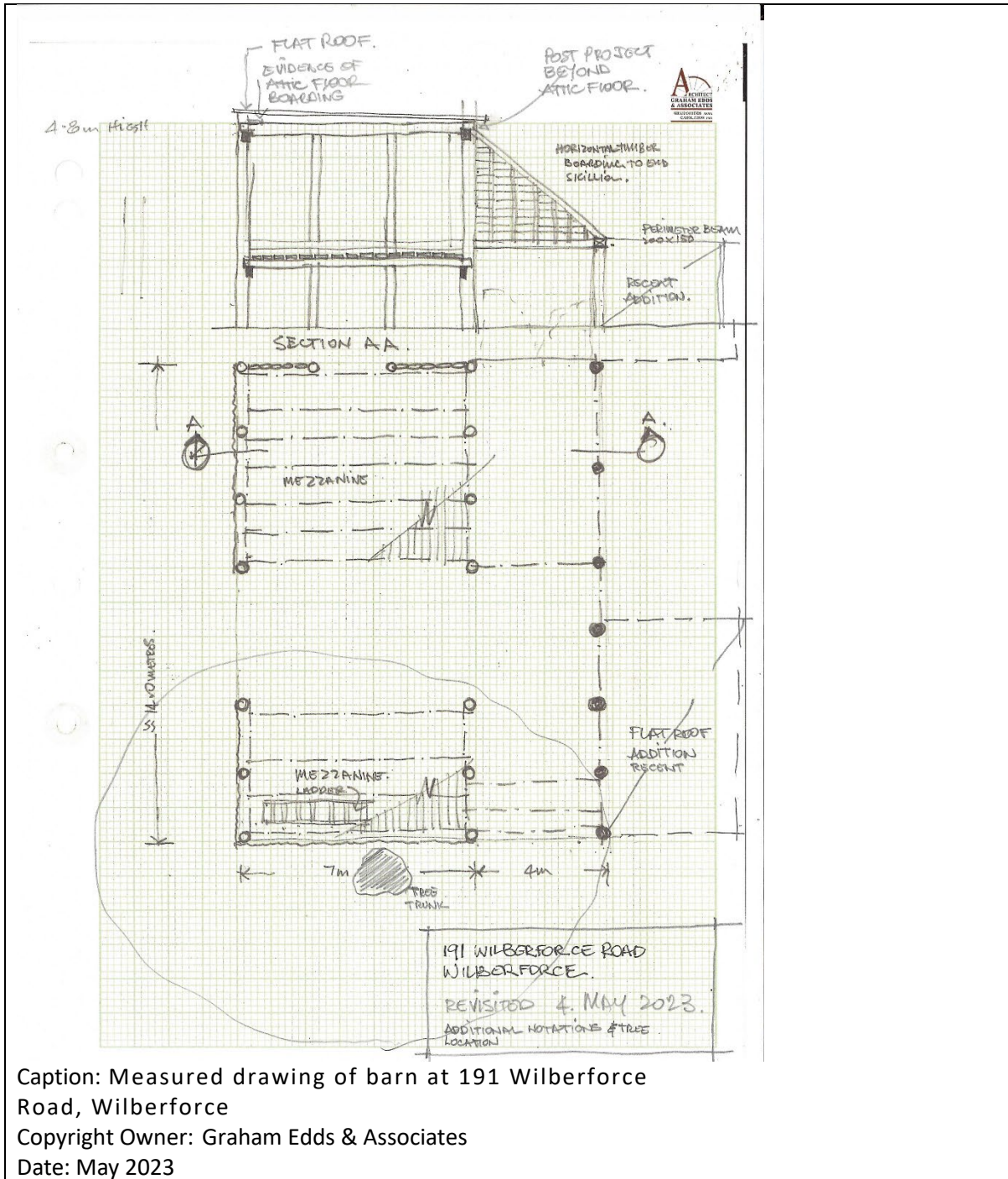
Caption: Barn at 191 Wilberforce Road, Wilberforce (exterior)
Photographer: K. Denny
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



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



Caption: Barn at 191 Wilberforce Road, Wilberforce (interior)
Photographer: K. Denny
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Measured drawing of barn at 191 Wilberforce Road, Wilberforce
Copyright Owner: Graham Eddis & 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,</p>	

obtaining various other grants of land including 50 acres on Robinson's (later Bushnell's) Lagoon, 30 acres at Mulgrave Place, 60 acres at Kurrajong and a further 100 acres at Kurrajong.

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.

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.

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.

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.

<p>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.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>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.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>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.</p> <p>Constructed at a later date, Barn B is associated with Lock’s extended family, Thomas Maloney and his descendants.</p> <p><i>Meets the criterion on a State level</i></p>
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</p>

	<p>farming methods and construction techniques for agricultural buildings of the early 19th century. <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. Barn B, being constructed in the late 19th century is not considered to be rare. <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. The basic forms of the barns with gabled roofs, skillions and lofts are representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i></p>
INTEGRITY/INTACTNESS	<p>Barn A: High integrity and intactness Barn B: High integrity and moderate intactness</p>

IMAGES



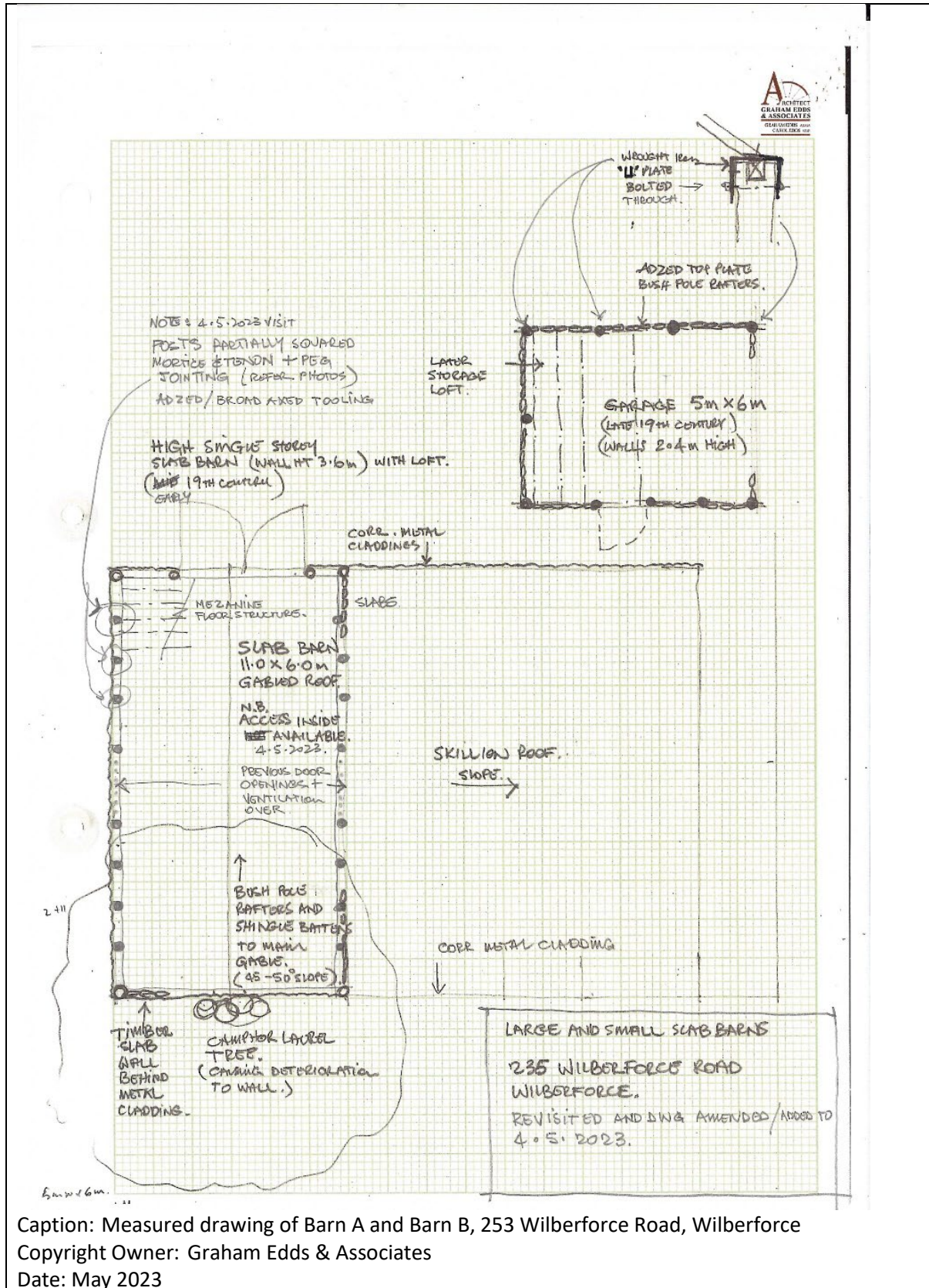
Caption: Barn A at 253 Wilberforce Road, Wilberforce (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: May 2023



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, 235 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	Australiana Pioneer Village, 496 Wilberforce Road, Wilberforce
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, 6acres 2roods 19perches 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>	
<p>REFERENCES</p>	<p>Will of Richard William Cobcroft, NRS 13660, Supreme Court, Probate Packet, Series 1 No 7394, State Archives of New South Wales 14/3411 Old System Deed, No 259 Bk 792 Old System Deed, No 916 Bk 1198 Old System Deed, No 522 Bk 2498 The Sydney Gazette and NSW Advertiser, Saturday 16th March 1816, p. 2</p>
<p>STATEMENT OF SIGNIFICANCE</p>	
<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 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>	
<p>ASSESSED SIGNIFICANCE TYPE</p>	<p>State</p>
<p>CRITERIA A) HISTORICAL</p>	<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>
<p>CRITERIA B) HISTORICAL ASSOCIATION</p>	<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>

<p>CRITERIA C) AESTHETIC/TECHNICAL</p>	<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.</p> <p>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>
<p>CRITERIA D) SOCIAL/CULTURAL</p>	<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>
<p>CRITERIA E) RESEARCH POTENTIAL</p>	<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>
<p>CRITERIA F) RARITY</p>	<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>
<p>CRITERIA G) REPRESENTATIVE</p>	<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>
<p>INTEGRITY/INTACTNESS</p>	<p>High to moderate</p>

IMAGES



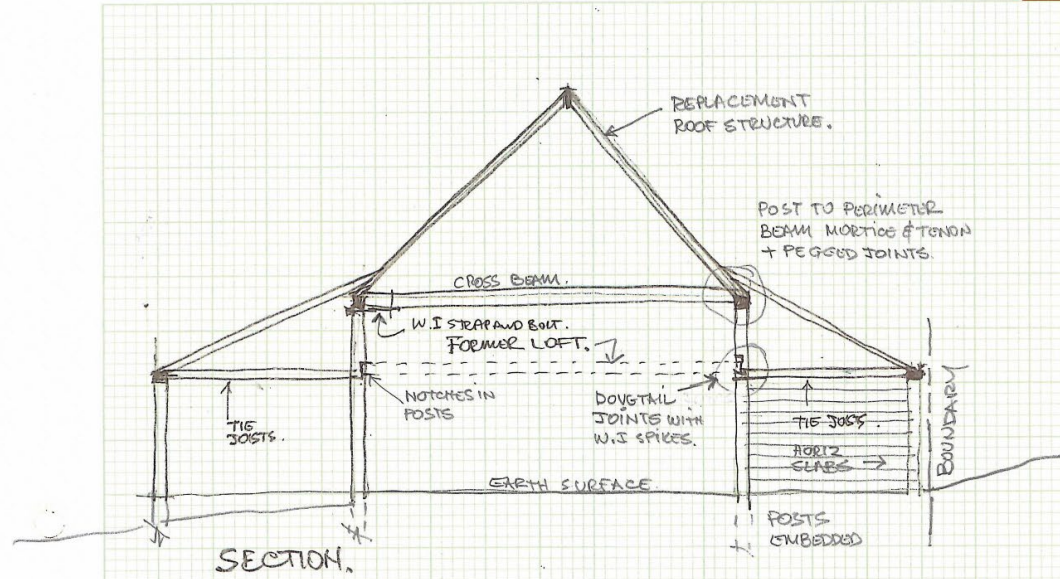
Caption: Barn at Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: July 2023



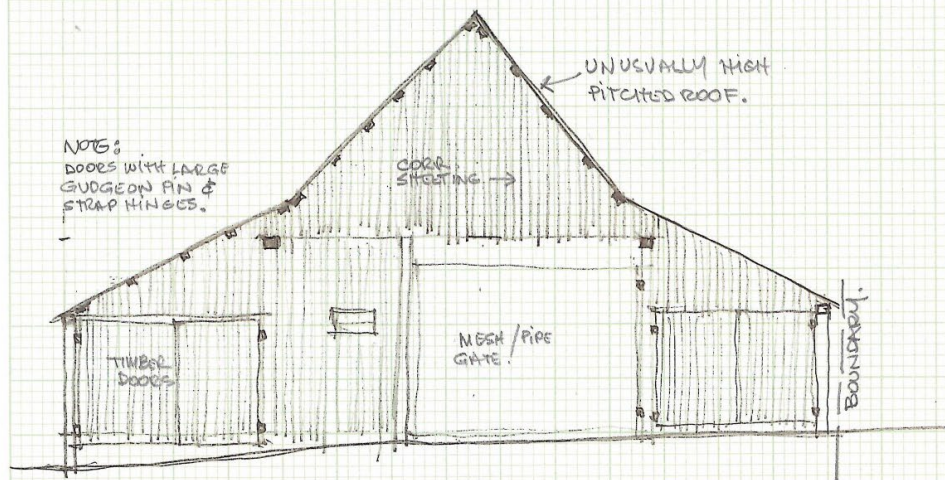
Caption: Barn at Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: July 2023



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



SECTION.



END ELEVATION.

"COBCROFT BARN"
 AUSTRALIANA PIONEER
 VILLAGE
 496 WILBERFORCE ROAD
 WILBERFORCE
 INSPECTED: 21 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. 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>	

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.

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,

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 18th century through to late 19th century. As a town barn, the building would have been used in association with farmlands located outside of the town of Windsor.

	<p>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.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>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.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>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.</p> <p>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.</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 sympathetic reconstruction and adaptive reuse of historic barns is also indicative of the community's appreciation of these types of buildings.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>As a reconstruction, the town barn at No. 2 Catherine Street, Windsor has little research potential.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA F) RARITY	<p>The reconstructed and adapted town barn at No. 2 Catherine Street, Windsor is not considered to be rare within the Hawkesbury local government area.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 2 Catherine Street, Windsor is a representative example of the adaptative reuse and reconstruction of an historic barn, made suitable for modern living requirements within a suburban setting.</p> <p><i>Does not meet the criterion</i></p>
INTEGRITY/INTACTNESS	Moderate

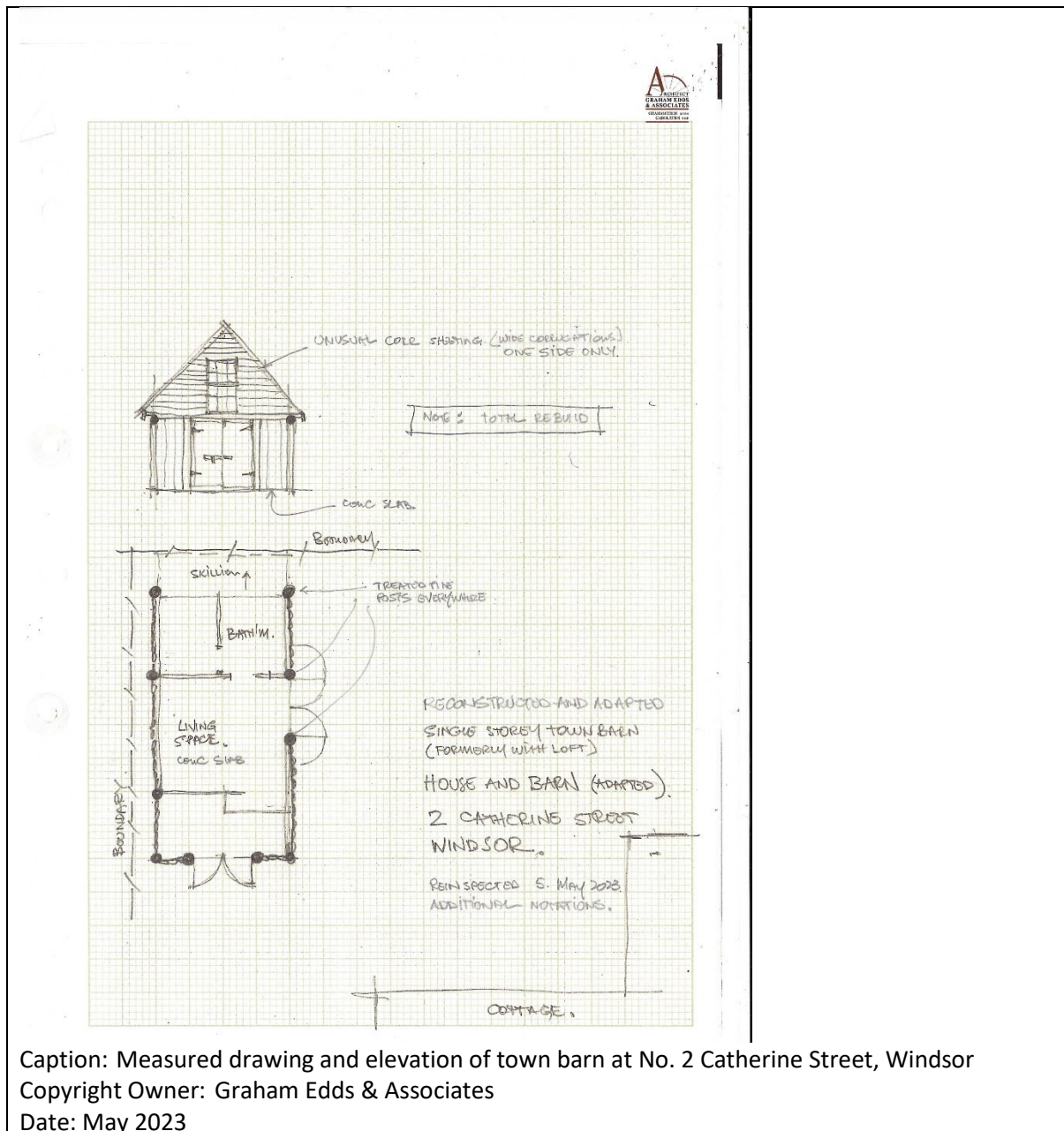
IMAGES



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	
<p>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.</p> <p>Catherine Farm was subsequently purchased by Maria Cope of Windsor in the early 1830s and she subdivided the land for residential development</p> <p>The site of No. 4 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 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.</p> <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.</p> <p>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.</p> <p>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.</p>	
REFERENCES	<p>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</p>
STATEMENT OF SIGNIFICANCE	
<p>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.</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. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p>	

<p>The barn 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.</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. 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	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>

<p>CRITERIA E) RESEARCH POTENTIAL</p>	<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. <i>Meets the criterion on a Local level</i></p>
<p>CRITERIA F) RARITY</p>	<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. <i>Meets the criterion on a State level</i></p>
<p>CRITERIA G) REPRESENTATIVE</p>	<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. The basic form of the barn with gabled roof, remains of a loft and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i></p>
<p>INTEGRITY/INTACTNESS</p>	<p>Moderate</p>

IMAGES



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



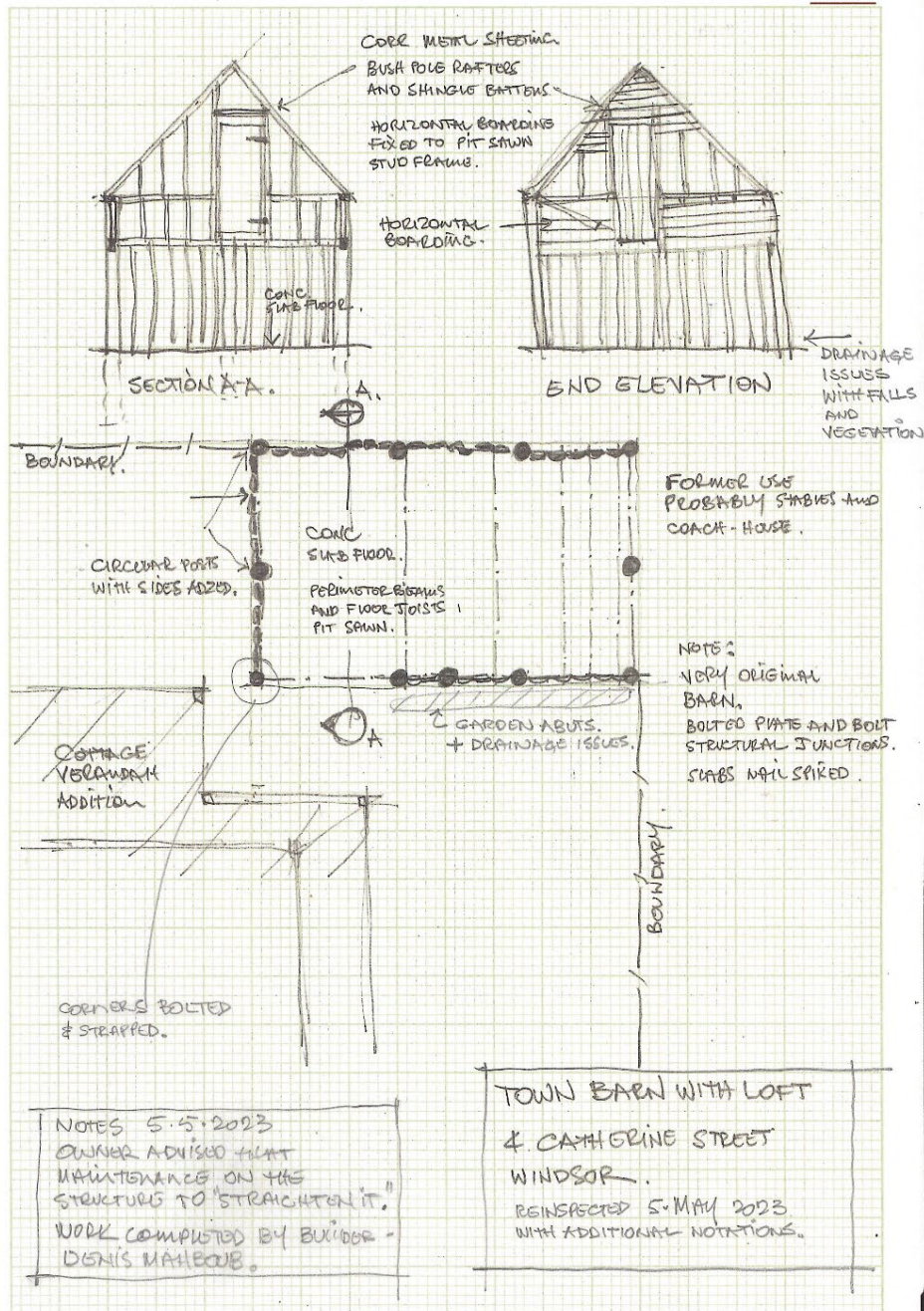
Caption: The town barn at No. 4 Catherine Street, Windsor (exterior).
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



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
OTHER/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 previously been purchased by Samuel Marsden, assistant to the chaplain of New South Wales, farmer and substantial landowner in the Parramatta district, which accounted 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 was a former 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 afterwards.</p>	

REFERENCES	<p>Grants, Vol 2 No 149 Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, pp 67, 149-50, 259, 335, 337-8 Old System Deeds, No 903 Bk 52 and No 326 Bk 341 <i>Windsor and Richmond Gazette</i>, 4 June 1892, p 5 <i>Windsor and Richmond Gazette</i>, Saturday 23 July 1898, p. 4 “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. 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.</p> <p>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.</p> <p>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.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>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 Terry 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 19th 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.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>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.</p> <p><i>Meets the criterion on a Local level</i></p>

<p>CRITERIA C) AESTHETIC/TECHNICAL</p>	<p>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 19th 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.</p> <p>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 19th century construction methods for simple agricultural outbuildings.</p> <p><i>Meets the criterion on a State level</i></p>
<p>CRITERIA D) SOCIAL/CULTURAL</p>	<p>The historic slab barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level</i></p>
<p>CRITERIA E) RESEARCH POTENTIAL</p>	<p>The milking shed/stables at No. 10 Day Street, Windsor retains evidence of mid to late 19th 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 19th century farming methods.</p> <p><i>Meets the criterion on a Local level</i></p>
<p>CRITERIA F) RARITY</p>	<p>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.</p> <p><i>Meets the criterion on a Local level</i></p>
<p>CRITERIA G) REPRESENTATIVE</p>	<p>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 19th century and continues today.</p> <p>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.</p> <p><i>Meets the criterion on a Local level</i></p>
<p>INTEGRITY/INTACTNESS</p>	<p>Moderate</p>

IMAGES



Caption: Aerial photograph of Trevallyn, No. 10 Day Street, Windsor showing the location of the milking shed/stables and timber slab hay shed/animal shelter.

Source: NSW Spatial Services SixMaps

Date: May 2023



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

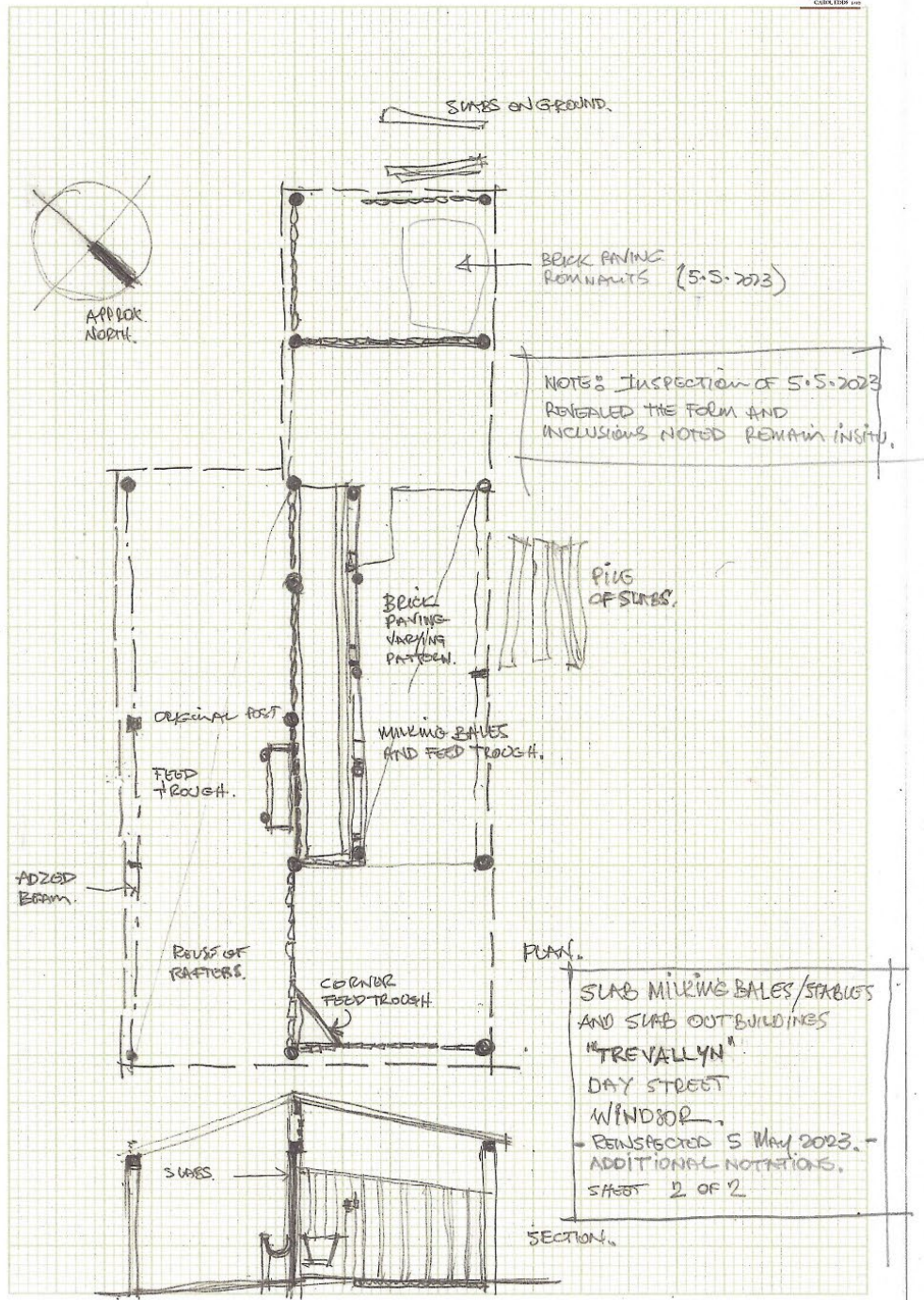


Caption: Milking shed/stables at No. 10 Day Street, Windsor (interior- stables)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023

	<p>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>
	<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>
	<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>



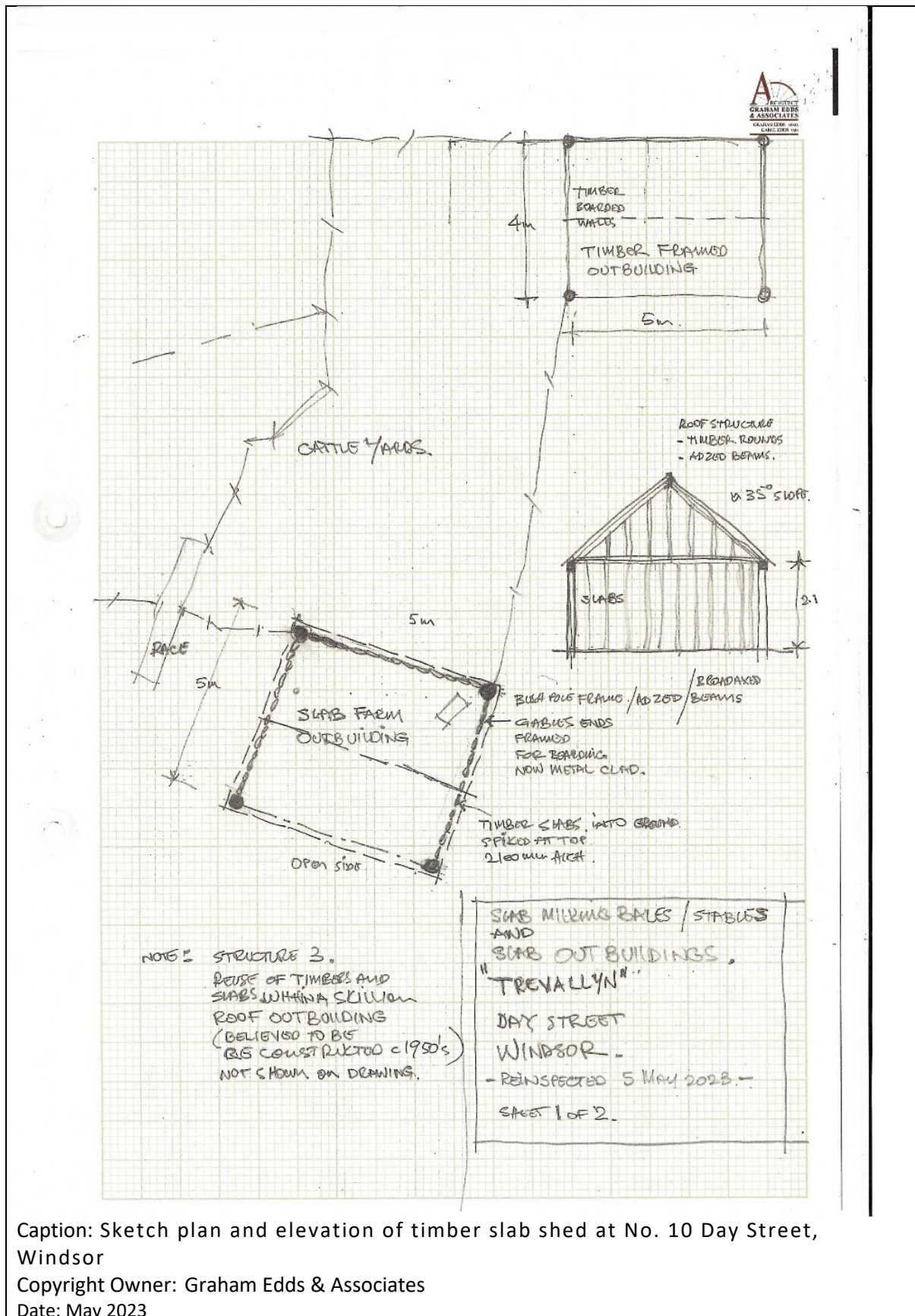
Caption: Timber slab animal shelter/hay shed at No. 10 Day Street, Windsor (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023



Caption: Sketch plan and elevation of milking shed/stables at No. 10 Day Street, Windsor

Copyright Owner: Graham Eddis & 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>Description:</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:</p> <p>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>	

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'.

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.

REFERENCES

Old System Deed, No 804 Bk 436
 Old System Deed, No 898 Bk 608
 Old System Deed, No 347 Bk 2613
 Windsor and Richmond Gazette, 24 April 1897, p 7; 25 September 1897, p 8; 2 October 1897, p 12; 12 June 1931, p 3

STATEMENT OF SIGNIFICANCE

SUMMARY STATEMENT OF SIGNIFICANCE

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.

INTEGRITY/INTACTNESS

Extensively modified and adapted.

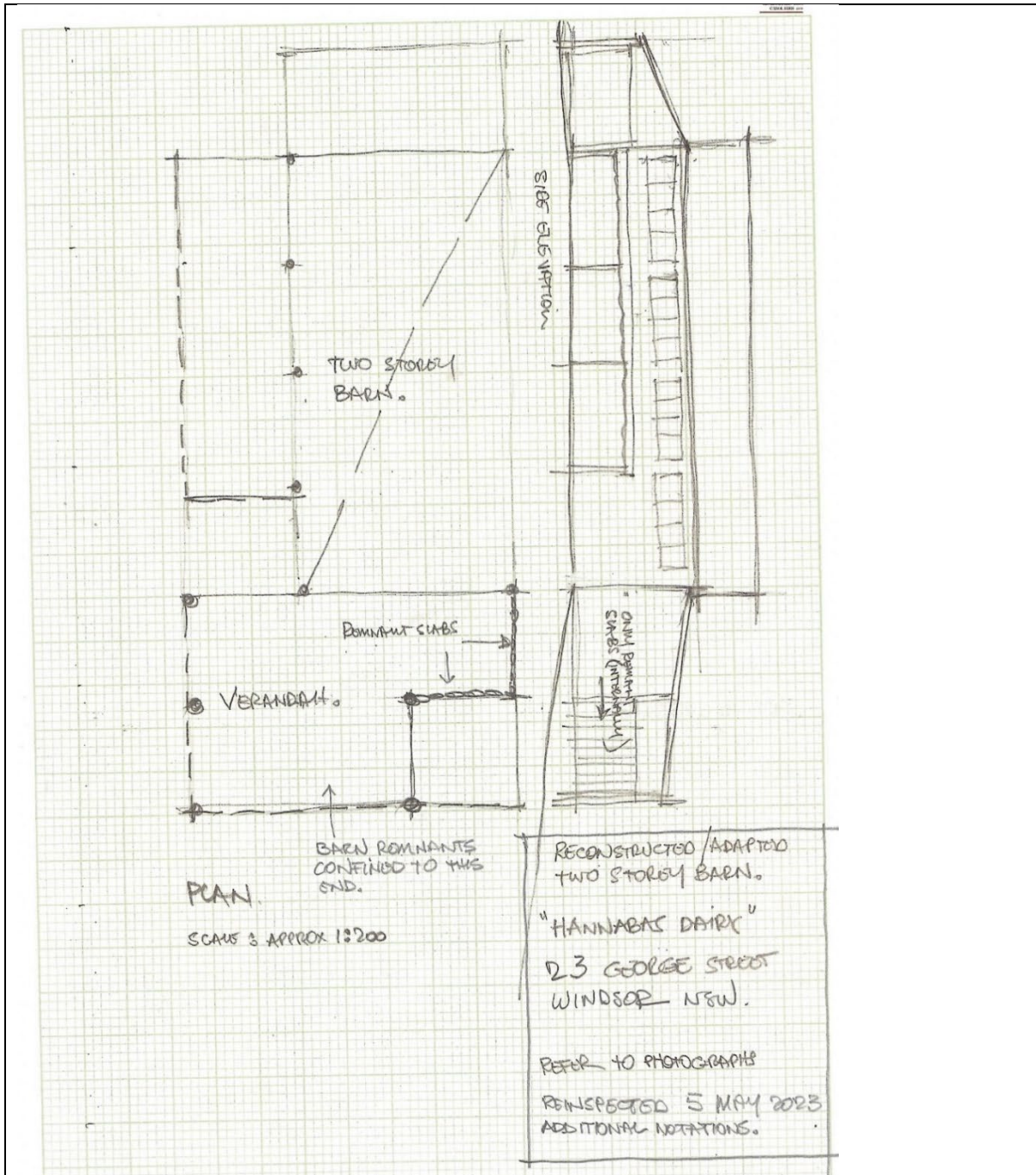
IMAGES



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
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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	
<p>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 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 3 as vacant.</p> <p>By the late 1800s, the property was owned by John James Fitzpatrick, Senior Sargeant 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.</p> <p>Fitzpatrick died in 1899 and the property remained in the Fitzpatrick family until 1905 when it was purchased by George John Gardner.</p> <p>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.</p>	
REFERENCES	<p>"Allotments comprising the Penisula farm [sic]", dated 1842 by Mr. Laban White, J. Armstrong Surveyor, NLA Map F 187</p> <p>Discover the Hawkesbury B. WINDSOR HERITAGE WALK – THE PENINSULA PRECINCT</p> <p>Windsor and Richmond Gazette, Saturday 9th December 1893, p. 5</p> <p>https://www.hawkesbury.org/name/tara-windsor.html</p>
STATEMENT OF SIGNIFICANCE	
<p>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 Sargeant 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.</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. 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 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.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>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.</p> <p>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.</p> <p><i>Meets the criterion on a Local level.</i></p>

CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn at No. 31 George Street, Windsor has historical associations with John James Fitzpatrick, Senior Sargeant 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. <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 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></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The barn No. 31 George Street, Windsor, has the potential to provide further information into late 19th century farming methods and the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century. <i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 31 George, Windsor is potentially rare within the context of the Hawkesbury City local government area, as a surviving late 19th century town barn. <i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>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 18th 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></p>
INTEGRITY/INTACTNESS	Moderate

IMAGES



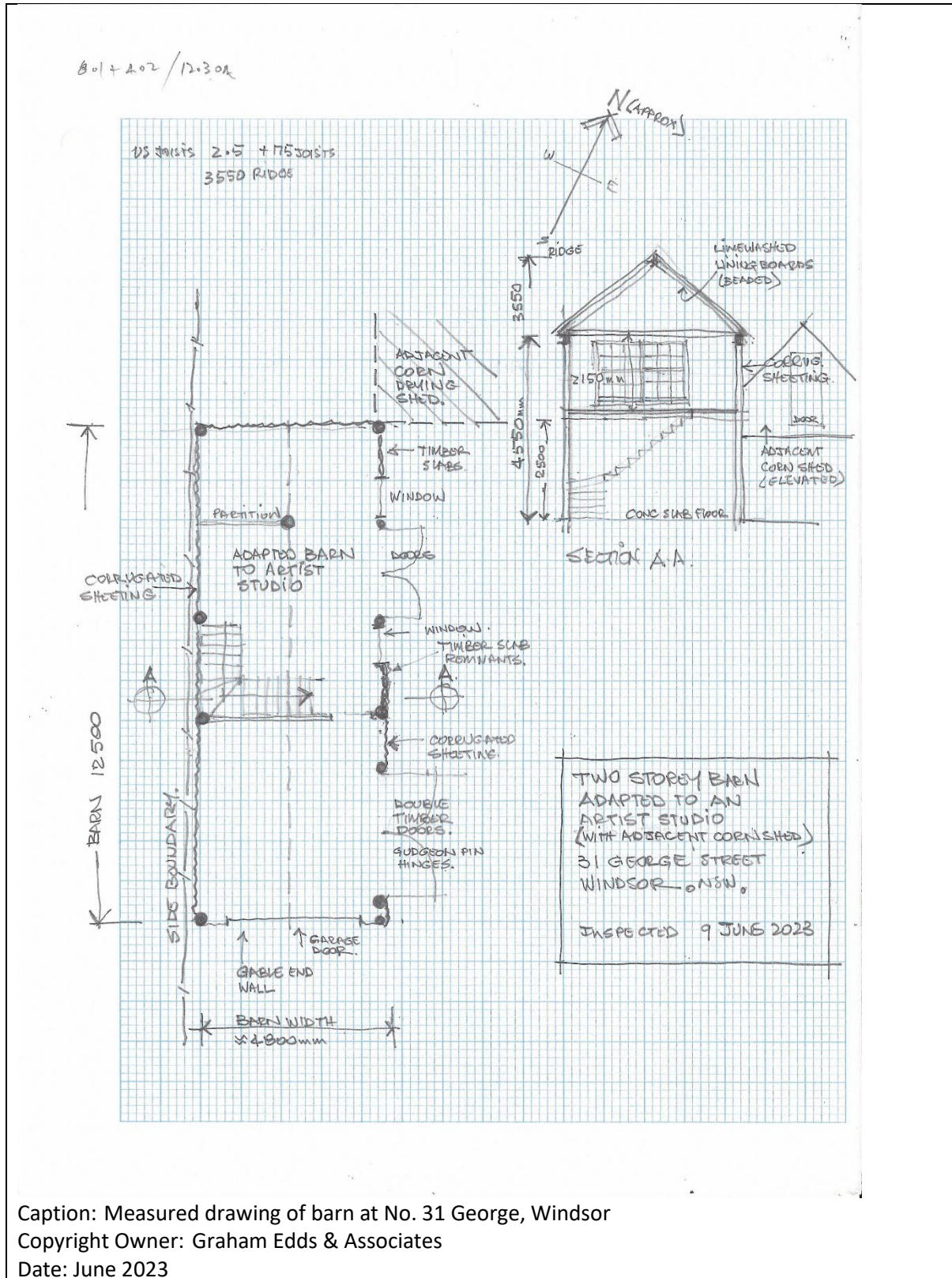
Caption: Barn at 31 George Street, Windsor (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
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Caption: Barn at 31 George Street, Windsor (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton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



Caption: Studio space within barn at 31 George Street, Windsor (interior)
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Caption: Measured drawing of barn at No. 31 George, Windsor
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