

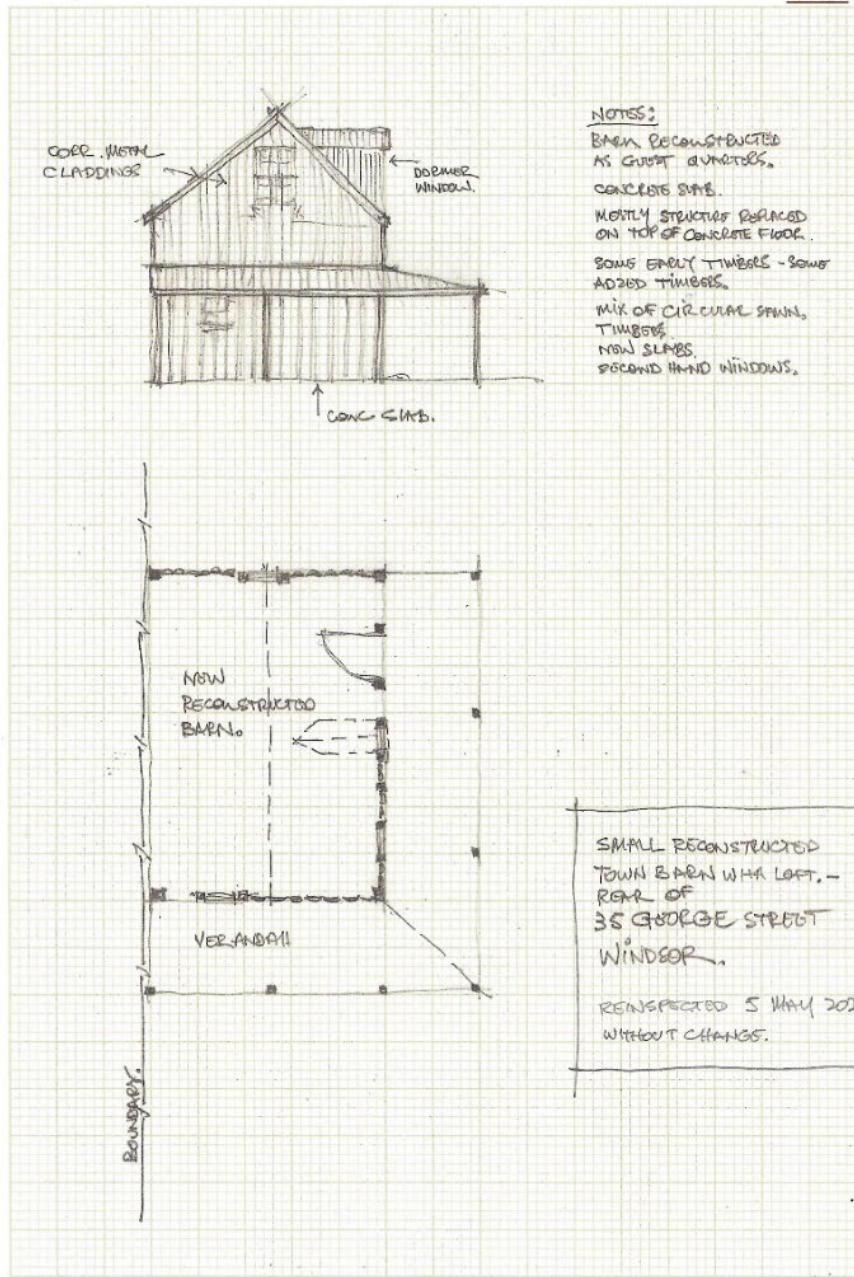
ITEM DETAILS	
NAME	Reconstructed Slab Outbuilding with Loft
ADDRESS	35 George Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 2 DP 770964
SHI No.	1743082
EXISTING HERITAGE ITEM?	Y- I170 (SHI 1741342)
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Retain as local item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Outbuilding
DESCRIPTION	
PERIOD	Late 20 <sup>th</sup> century
CURRENT USE	Guest room/office
LOCATION ON SITE	In back garden behind historic house.
MAIN BARN STRUCTURE	Single-storey slab outbuilding with loft & dormer window, built using salvaged materials to resemble an historical town barn. In use as guest house/office Date: Late-20 <sup>th</sup> century Condition: Good
NO. OF BAYS	N/A
ROOF STRUCTURE	?
LOFT	Fully lined, enough room to stand up only in middle.
SKILLION	Wrap around verandah Condition: Moderate
ROOF CLADDING:	Corrugated iron short sheets Date: ? Condition: Moderate
WALL CLADDING	Vertical timber slabs to ground floor, corrugated steel to loft walls. Date: Mid 19 <sup>th</sup> century Condition: Poor
OPENINGS	Recycled six-pane sash windows.
FLOORING (GROUND)	Concrete slab
FLOORING (LOFT)	Timber butt jointed boarding Date: Mid 19 <sup>th</sup> century Condition: Poor
FLOORING (SKILLION)	Concrete slab
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	Built by local builder- using salvaged materials
HISTORY	
The slab outbuilding at No. 35 George Street, Windsor is located on part of a 30 acre grant (Portion 25, Parish St Matthew) made to ex-convict Samuel Wilcox in 1794. By the early 19 <sup>th</sup> 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>A plan entitled “Allotments comprising the Peninsula farm [sic]”, dated 1842 by Mr. Laban White, shows Lot 2 as vacant and is annotated showing that Laban White owned this allotment. Laban White, ex-convict, was a successful auctioneer and druggist and later the coroner in Windsor. As an auctioneer, White was tasked with selling the allotments of land in The Peninsula Farm subdivision. References to Laban White residing in George Street in a cottage known as Eddington Cottage first appear in newspaper advertisement in 1840 and he resided there until his death in 1873.</p> <p>The main dwelling at No. 35 George Street, Windsor is a single storey rendered masonry Victorian cottage and historical aerial photographs of the late 20<sup>th</sup> century indicate a barn located in the rear yard of the property. However, in 1995, the original/early barn was demolished and rebuilt (assumed reusing some salvaged materials) as the existing outbuilding in use as a guest house/office.</p>	
<b>REFERENCES</b>	<p>“Allotments comprising the Peninsula farm [sic]”, dated 1842 by Mr. Laban White, J. Armstrong Surveyor, NLA Map F 187  <a href="https://peopleaustralia.anu.edu.au/biography/white-laban-26926">https://peopleaustralia.anu.edu.au/biography/white-laban-26926</a>                      Evening News, Saturday 6<sup>th</sup> September 1873, p. 2</p>
<b>STATEMENT OF SIGNIFICANCE</b>	
<p>The late 20<sup>th</sup> century slab outbuilding at No. 35 George Street, Windsor is of some historical significance for being located on an allotment of land purchased in c1840 by Laban White, auctioneer, druggist and coroner, who it is assumed built the Victorian cottage at the property. The outbuilding is a recent sympathetic construction replacing an earlier barn, built in the form and style of an historical barn and using appropriate, salvaged materials. The practice of building new outbuildings in the form and style of an historical barn and using appropriate and often salvaged/recycled materials is indicative of the level of appreciation the original and early barns of the Hawkesbury are held in by the local community.</p>	
<b>ASSESSED SIGNIFICANCE TYPE</b>	<p>Nil</p>
<b>CRITERIA A) HISTORICAL</b>	<p>The timber slab outbuilding at No. 35 George Street, being a recent (late 20<sup>th</sup> century) construction replacing an earlier barn is of little historical significance.  <i>Does not meet the criterion</i></p>
<b>CRITERIA B) HISTORICAL ASSOCIATION</b>	<p>The property, No. 35 George Street, Windsor, has historical associations with Laban White, auctioneer, druggist and coroner of Windsor from the 1830s to the 1870s, who appears to have purchased the land in c1840 and built the original cottage and potentially the earlier barn. The current outbuilding is a recent replacement of the earlier barn.  <i>Does not meet the criterion</i></p>
<b>CRITERIA C) AESTHETIC/TECHNICAL</b>	<p>The late 20<sup>th</sup> century slab outbuilding at No. 35 George Street is of some interest as a sympathetic recent construction in an historic form using appropriate materials.  <i>Does not meet the criterion</i></p>
<b>CRITERIA D) SOCIAL/CULTURAL</b>	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. The practice of building new outbuildings in the form and style of an historical barn and using appropriate and often salvaged/recycled materials is indicative of the level of appreciation the original and early barns of the Hawkesbury are held in by the local community.</p>

	<i>Potentially meets the criterion.</i>
<b>CRITERIA E) RESEARCH POTENTIAL</b>	The slab outbuilding at No. 35 George Street Windsor has little research potential. <i>Does not meet the criterion</i>
<b>CRITERIA F) RARITY</b>	The slab outbuilding at No. 35 George Street Windsor is not considered to be rare. <i>Does not meet the criterion</i>
<b>CRITERIA G) REPRESENTATIVE</b>	The slab outbuilding at No. 35 George Street, Windsor is representative of a late 20 <sup>th</sup> century outbuilding constructed in the form and style of the historical barns located throughout the Hawkesbury local government area. <i>Meets the criterion on a Local level.</i>
<b>INTEGRITY/INTACTNESS</b>	High

**IMAGES**





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

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

<b>FLOORING (GROUND)</b>	Concrete slab Date: Recent/20th C Condition: Moderate
<b>FLOORING (LOFT)</b>	Timber butt jointed boarding Date: Mid 19 <sup>th</sup> century Condition: Poor
<b>FLOORING (SKILLION)</b>	Concrete slab
<b>INTERNAL STRUCTURE</b>	N/A
<b>HISTORY</b>	
<p>The barn at No. 117 George Street, Windsor is located within the 30 acre grant (Portion 24, Windsor Town Plan) made to James Whitehouse in 1799 and purchased by William Baker in 1800. Baker arrived in NSW as a marine in the First Fleet and by 1797 had been appointed the superintendent of convicts for the Hawkesbury region and by 1798 he was the government storekeeper.</p> <p>The land was transferred by John Thomas Campbell, Provost Marshall to Edward Redmond on 25 March 1822. Edward Redmond, a successful ex-convict, publican, dealer and Catholic layman, later gifted the land to his step-son John Redmond, on 28 June 1828. Those transactions were listed in a later conveyance involving the Tebbutt Family and were not officially registered.</p> <p>On 27 March 1829, by a deed of Release, John Redmond and Edward Redmond transferred this land to Thomas Tebbutt and John Tebbutt junior for £190. It was described as including a house, shop, and outhouses, part of Whitehouse Farm, fronting George Street in the town of Windsor bounded on the north by premises occupied by William Baker, and on the east by a house occupied by Henry Richardson, and on the west by a house occupied by George White.</p> <p>A survey of Windsor dated December 1841 showed the footprint of this barn at the rear of the building marked as 'Store' facing George Street, next to a building marked in the ownership of 'Tebbutt'. The Tebbutt family also owned the Peninsula Farm to the west of the township, where they built a house in the mid 1840s and in the 1860s, John Tebbutt Jnr. built his observatory. The George Street site remained in the hands of the Tebbutt family for many years.</p> <p>It was not until 1 December 1927, that the property was conveyed by members of the Tebbutt family to Eliza Buckton, wife of Charles Henry Buckton, Windsor, storekeeper.</p>	
<b>REFERENCES</b>	<p>W.443a, Crown Plan Grants, Volume 2, No 172, LRS Sydney Gazette, 22 March 1822, p 1 Old System Deeds, No 42 Bk C, No 230 Bk 35 and No 972 Bk 1495 Vivienne Parsons, 'Redmond, Edward (1766–1840)', <i>Australian Dictionary of Biography</i>, National Centre of Biography, Australian National University</p>
<b>STATEMENT OF SIGNIFICANCE</b>	
<p>The town barn at No. 117 George Street, Windsor, is of historical significance as a rare, surviving early 19<sup>th</sup> century timber framed town barn that documentary evidence suggests had been constructed by 1829. The barn is associated with successful ex-convict, publican, dealer and Catholic layman, Edward Redmond, who appears to have constructed the barn in association with the main dwelling/store, and with the Tebbutt family, (of John Tebbutt Jnr, the astronomer fame) who owned the property from 1829 to 1927.</p> <p>Although in poor condition, the town barn retains evidence of its early 19<sup>th</sup> century construction date and mid 19<sup>th</sup> century alterations including closely spaced rectangular split and adzed posts, circular sawn joists supporting the loft, sawn rafters and shingle battens and vertical timber slabs extending up to eaves. In its overall form and configuration, with gabled roof and loft, it is a</p>	

	representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.
<b>ASSESSED SIGNIFICANCE TYPE</b>	Local
<b>CRITERIA A) HISTORICAL</b>	The barn at No. 117 George Street, Windsor is of historical significance as an early 19 <sup>th</sup> century town barn (although in poor condition and altered), constructed in association with an early dwelling and store within the town centre of Windsor. <i>Meets the criterion on a Local level</i>
<b>CRITERIA B) HISTORICAL ASSOCIATION</b>	The town barn has historical associations with Edward Redmond, a successful ex convict, publican, dealer and Catholic layman, who purchased the property in 1822 and who it is assumed built the dwelling, store and barn. Purchased shortly thereafter by John and Thomas Tebbutt, the father and uncle of noted Australian astronomer John Tebbutt Jnr, whose family held the property from 1829 to 1927, the town barn also has historical associations with the Tebbutt family. <i>Meets the criterion on a State level</i>
<b>CRITERIA C) AESTHETIC/TECHNICAL</b>	The large, single storey town barn, although in poor condition, is of technical significance for retaining evidence of its early 19 <sup>th</sup> century construction with mid 19 <sup>th</sup> century alterations, including closely spaced rectangular split and adzed posts, circular sawn joists supporting the loft, sawn rafters and shingle battens and vertical timber slabs extending up to eaves. <i>Meets the criterion on a Local level</i>
<b>CRITERIA D) SOCIAL/CULTURAL</b>	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>
<b>CRITERIA E) RESEARCH POTENTIAL</b>	The town barn at 117 George Street, Windsor, has the potential to provide further information into early 19 <sup>th</sup> century construction techniques for agricultural buildings and the role of town barns in the commercial development of the town of Windsor from the early 19 <sup>th</sup> century to date. <i>Meets the criterion on a Local level</i>
<b>CRITERIA F) RARITY</b>	The town barn at 117 George Street is considered to be rare within the context of the Hawkesbury City local government area, for being a surviving outbuilding potentially constructed in the 1820s and in continuous use since that time. <i>Meets the criterion on a State level</i>
<b>CRITERIA G) REPRESENTATIVE</b>	The town barn at 117 George Street, with gabled roof, loft and vertical timber slabs is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i>
<b>INTEGRITY/INTACTNESS</b>	Moderate integrity/intactness



IMAGES



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



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



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





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

**IMAGES**



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

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

returning No. 37-39 to a single dwelling (it had been subdivided into two flats). This work also included the reconstruction of the barn at the rear of main building. After 1976, the brick coach house was constructed using salvaged materials by artist Greg Hansell.	
<b>REFERENCES</b>	Abridged history from SHR 00110 Heritage Item Id 5045187 with additions.
<b>STATEMENT OF SIGNIFICANCE</b>	
The slab barn at 37-39 North Street, Windsor is of historical significance as an example of a reconstructed town barn, built in the 1970s as a conservation initiative of the National Trust of Australia (NSW) utilising design details and construction methods typical of 19 <sup>th</sup> century barns found throughout the Hawkesbury area. The reconstructed barn forms part of the interpretation of the former Peninsula Hotel, constructed in the mid 1840s and contributes to the historical character of this part of the town of Windsor.	
<b>ASSESSED SIGNIFICANCE TYPE</b>	Local
<b>CRITERIA A) HISTORICAL</b>	The barn/coach house at 37-39 North Street, Windsor is of some historical significance as an example of a reconstructed town barn, built in the 1970s as a conservation initiative of the National Trust of Australia (NSW) utilising design and construction methods typical of the Hawkesbury Barns. <i>Meets the criterion on a Local level.</i>
<b>CRITERIA B) HISTORICAL ASSOCIATION</b>	The reconstructed barn is associated with the National Trust of Australia (NSW), who were responsible for its construction in the 1970s as a conservation initiative. <i>Meets the criterion on a Local level.</i>
<b>CRITERIA C) AESTHETIC/TECHNICAL</b>	Although dating from the 1970s, the barn was reconstructed using the form, design details and construction methods typical of 19 <sup>th</sup> century barns found throughout the Hawkesbury area, including timber slab cladding and pole joists for the roof structure. In appearance the barn is comparable to other 19 <sup>th</sup> century historic barns and it makes a strong contribution to the historical character of Arndell Street and this part of the town of Windsor. <i>Meets the criterion on a Local level.</i>
<b>CRITERIA D) SOCIAL/CULTURAL</b>	As a reconstructed barn, associated with an historic inn building (the Peninsula Hotel) and constructed in a form and style comparable to other 19 <sup>th</sup> century historic barns of the Hawkesbury district, the barn at 37-39 North Street, Windsor may be appreciated by the local community and others, for contributing to the historic character of this part of Windsor. <i>Meets the criterion on a Local level.</i>
<b>CRITERIA E) RESEARCH POTENTIAL</b>	The reconstructed barn at 37-39 North Street, Windsor holds little research potential, being constructed in the 1970s. <i>Does not meet the criterion.</i>
<b>CRITERIA F) RARITY</b>	The reconstructed barn at 37-39 North Street, Windsor is not considered to be rare, although unusual as an example of the work of the National Trust of Australia (NSW). <i>Does not meet the criterion.</i>
<b>CRITERIA G) REPRESENTATIVE</b>	The barn at 37-39 North Street, Windsor is representative of a late 20 <sup>th</sup> century outbuilding constructed in the form and style of the historical barns located throughout the Hawkesbury local government area. <i>Meets the criterion on a Local level</i>
<b>INTEGRITY/INTACTNESS</b>	High to moderate



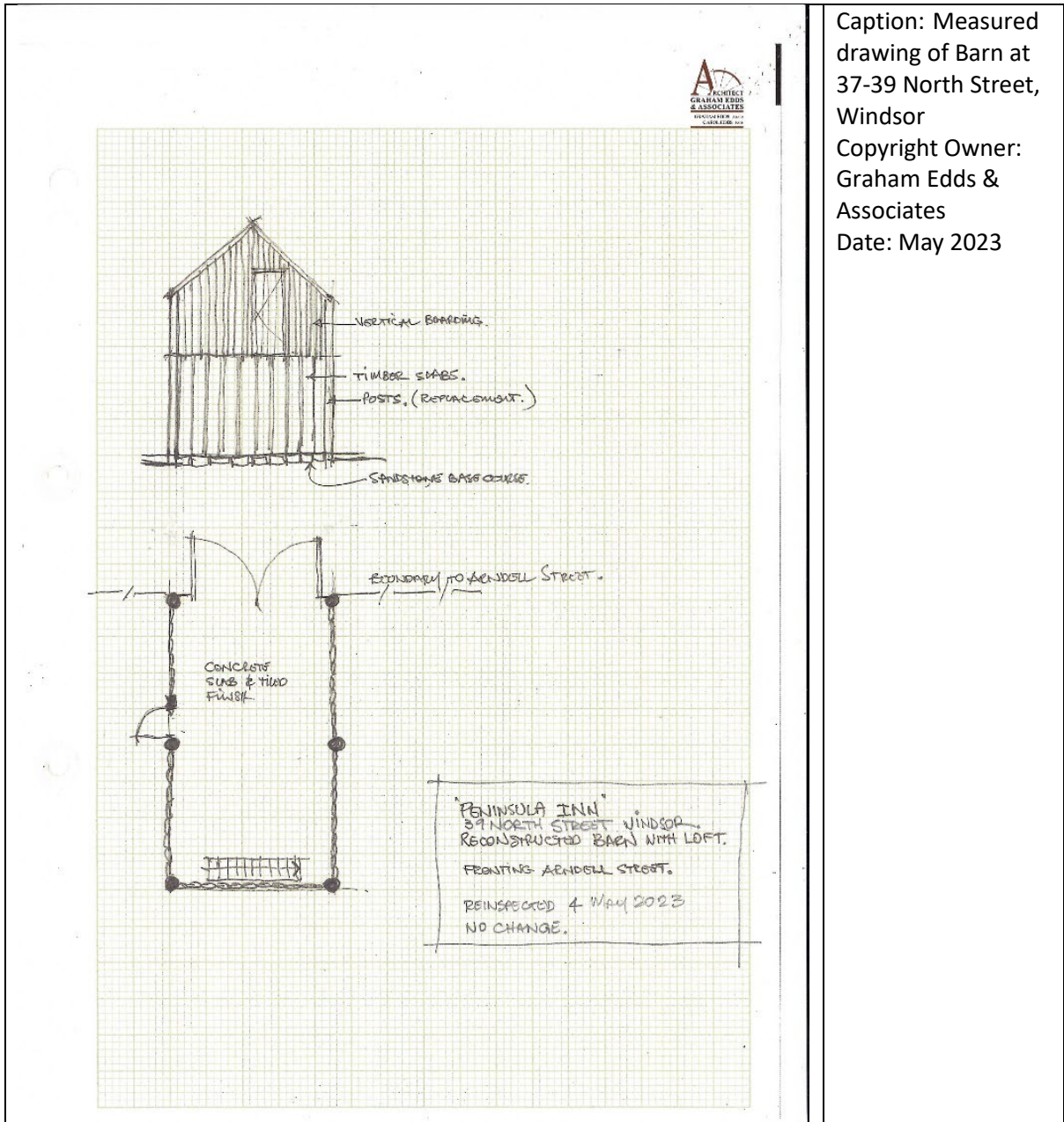
**IMAGES**



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



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



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

ITEM DETAILS	
NAME	Complex of Single Storey Slab Barn/Stables with Skillion and Adapted Corn Shed (Former)
OTHER/FORMER NAMES	Peninsula House/ Tebbutts Observatory
ADDRESS	50 Palmer Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 1 DP 731655
SHI No	1743075/ 5045697
EXISTING HERITAGE ITEM	Yes- Item I00028/ SHR 00028
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Retain as State heritage item
	Retain as local heritage item
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Stables/ Corn shed
DESCRIPTION	
CIRCA	Y
PERIOD	Mid- 19 <sup>th</sup> century
MODIFICATION/DATES	20 <sup>th</sup> century
CURRENT USE	Stables- storage and dog kennels/ Corn shed- garage/entertainment area
FORMER USE	Barn/Stables and Corn Shed
LOCATION ON SITE	The complex of farm buildings belonging to State Heritage Register-listed Peninsula House (1845) (SHR No. 00028, Heritage Item ID 5045697) includes a timber slab barn or corn shed to the SW of the house and a timber slab stables to the SE.
DESCRIPTION: STABLES	
MAIN STRUCTURE	Three rows of round columns with sawn longitudinal beams housed into the columns (double beams to outer columns). No cross beams but sawn joists at 450mm centres.
NO. OF BAYS	Six
ROOF STRUCTURE	Pole rafters at 45° pitch and shingle battens. Eaves overhang posts.
LOFT	Not accessed
SKILLION	Pole rafters and shingle battens
ROOF CLADDING:	Corrugated iron short sheets
WALL CLADDING	Vertical timber slabs and planks with weatherboard to skillion and gables
OPENINGS	Hayloft doors in both gables, series of stable doors along NW side.
FLOORING (GROUND)	Brick paving & timber boarding to NE end
FLOORING (FIRST)	N/A
FLOORING (LOFT)	Plywood
FLOORING (SKILLION)	Timber boarding
INTERNAL STRUCTURE	Horse stalls supported from main posts.
OTHER (Fixings?)	Bolts

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

brother Thomas, opened a shop in George Street. The Tebbutt family were very involved in the development of the township of Windsor. Thomas Tebbutt was trustee for the receipt of deposits in Windsor for the newly established Savings Bank of NSW, churchwarden of St. Matthew's Anglican Church and treasurer for the Hawkesbury branch of the Church of England Lay Association for NSW. John Tebbutt Snr. was on the committee for the Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor.

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

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

**REFERENCES**

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

**STATEMENT OF SIGNIFICANCE**

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

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

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

**ASSESSED SIGNIFICANCE TYPE**

State



<b>CRITERIA A) HISTORICAL</b>	<p>The former Stables and Corn Shed at Peninsula House, No. 50 Palmer Street, Windsor are of historical significance as evidence of the long-term agricultural use of the land, first established in 1794 by ex-convict John Brindley and soldiers Charles Whalen, Henry Hughes and John Robertson in 1795 and in continuous agricultural use since that time. Dating from the early 19<sup>th</sup> century, the slab outbuildings appear to be associated with John Tebbutt Snr, who purchased the property in c.1843 and known as Peninsula Farm, and continues to be owned by Tebbutt’s descendants today.</p> <p><i>Meets the criterion on a State level</i></p>
<b>CRITERIA B) HISTORICAL ASSOCIATION</b>	<p>The Stables and Corn Shed have historical associations with John Tebbutt Snr, who purchased the land in c.1843, and was a prominent member of the Hawkesbury community, being on the committee for St Matthew’s Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor. He is also the father of John Tebbutt Jnr. the notable Australian astronomer.</p> <p><i>Meets the criterion on a State level</i></p>
<b>CRITERIA C) AESTHETIC/TECHNICAL</b>	<p>As part of a farm complex with 1840s dwelling and adjacent observatory, the Stables and Corn Shed make a strong contribution to the historical character of the agricultural lands to the west of the township of Windsor and the floodplains of South Creek and the Hawkesbury River.</p> <p>The former Stables with skillion and hay loft doors to both gable ends is of technical significance for retaining evidence of its mid 19<sup>th</sup> century construction date including the three rows of round columns with sawn longitudinal beams housed into the columns (double beams to outer columns), pole rafters and shingle battens to main roof and skillion and vertical timber slabs and planks with weatherboard to skillion and gables.</p> <p>Although adapted for use as a garage and entertainment area, the former corn shed or barn is of technical significance for retaining evidence of its mid 19<sup>th</sup> century construction date including round posts with double longitudinal beams, no cross beams but sawn joists, round pole rafters and battens suitable for iron, angle brackets at eaves, spaced round vertical poles (palisade) cladding, some vertical timber slabs and weatherboards to gables.</p> <p><i>Meets the criterion on a State level</i></p>
<b>CRITERIA D) SOCIAL/CULTURAL</b>	<p>The historic barns and slab outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level</i></p>
<b>CRITERIA E) RESEARCH POTENTIAL</b>	<p>The stables and corn shed at No. 50 Palmer Street, Windsor, have the potential to provide further information into early to mid 19<sup>th</sup> century farming methods, and approaches to the continuity of use of historic agricultural buildings into the 21<sup>st</sup> century.</p> <p><i>Meets the criterion on a Local level</i></p>

<b>CRITERIA F) RARITY</b>	The stables and corn shed at No. 50 Palmer Street, Windsor are not considered to be rare within the context of the Hawkesbury City local government area. <i>Meets the criterion on a Local level</i>
<b>CRITERIA G) REPRESENTATIVE</b>	The stables and corn shed at No. 50 Palmer Street, Windsor are representative of the long history of agricultural development within the floodplains of the Hawkesbury River and South Creek, which commenced in the early 19 <sup>th</sup> century and continued well into the 20 <sup>th</sup> century. The form of both outbuildings with gabled roofs, skillions and vertical timber slab wall cladding are representative of the typical form of outbuildings found throughout the district. <i>Meets the criterion on a Local level</i>
<b>INTEGRITY/INTACTNESS</b>	Moderate to high intactness and integrity.

**IMAGES**



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



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



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



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

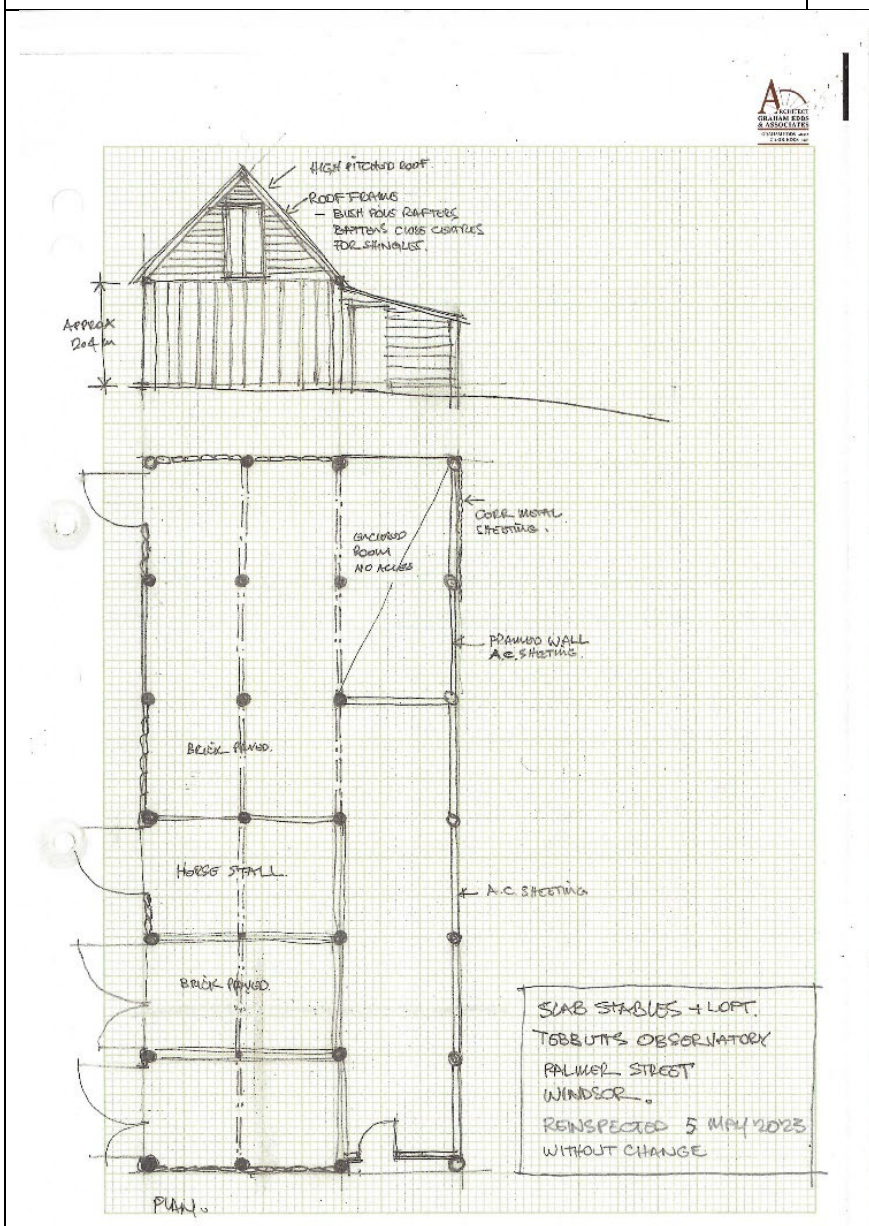


Caption: The corn shed at No. 50 Palmer Street, Windsor (exterior)  
Photographer: S. Johnson  
Copyright Owner: Lucas Stapleton Johnson & Partners  
Date: May 2023

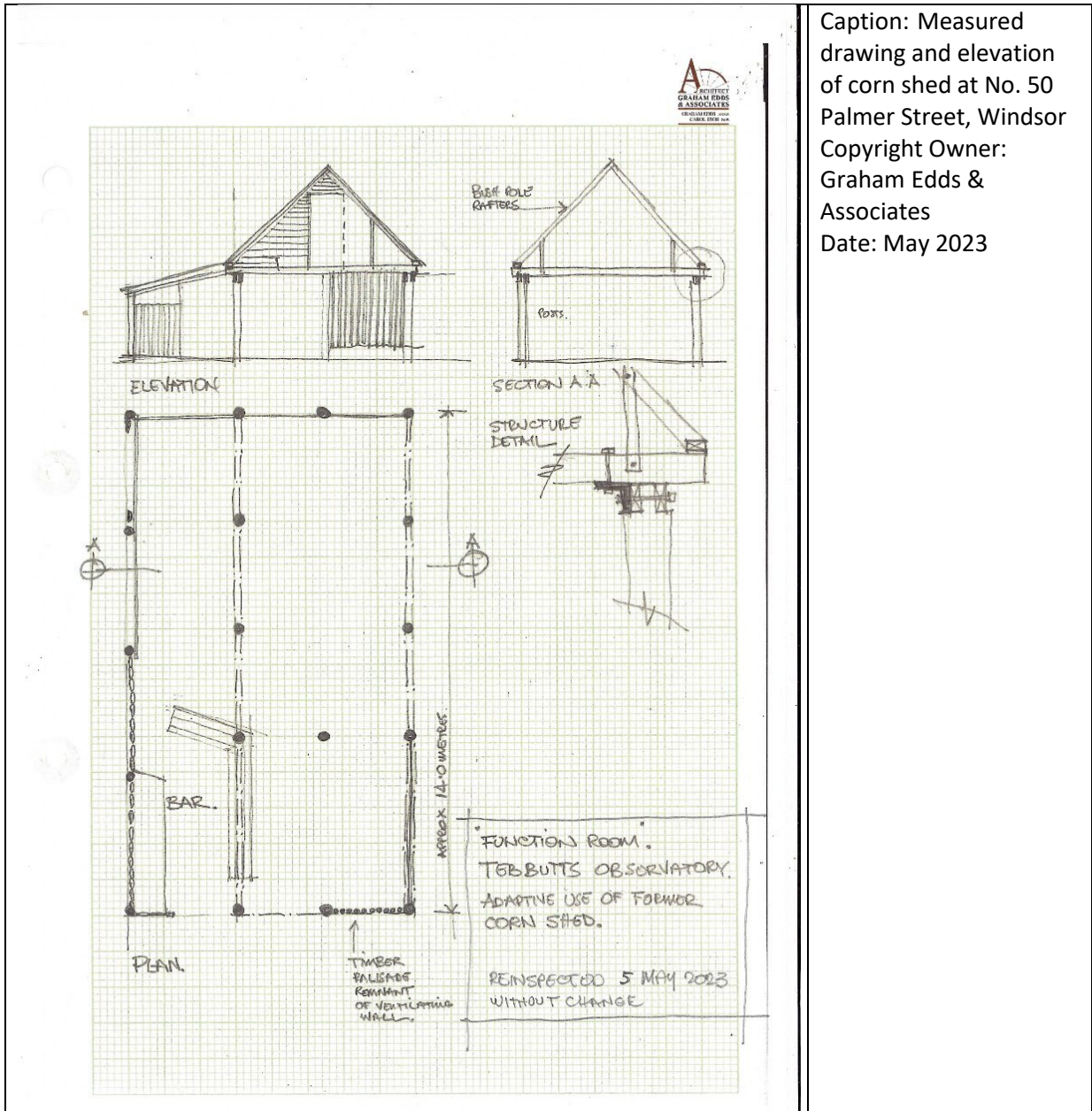




Caption: The corn shed at No. 50 Palmer Street, Windsor (interior detail)  
Photographer: S. Johnson  
Copyright Owner: Lucas Stapleton Johnson & Partners  
Date: May 2023



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



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



ITEM DETAILS	
NAME	Slab Barn with Skillions
OTHER/FORMER NAMES	Tebbutt's Barn
ADDRESS	40 Pitt Street, Windsor
LOCAL GOVT AREA	Hawkesbury
PARISH	St Matthew
LOT/DP	Lot 1 DP 770404
SHI No	1743084
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State heritage listing
	Recommend for Local heritage listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 <sup>th</sup> century
MODIFICATION/DATES	Partially demolished following storm damage post 2020
CURRENT USE	Partially dismantled and unprotected
FORMER USE	Barn
LOCATION ON SITE	Located on The Peninsula overlooking South Creek and accessed via Palmer Street. The barn is historically associated with adjacent Peninsula Farm/Tebbutts Observatory, the home of astronomer John Tebbutt.
DATING EVIDENCE	Physical evidence of shingle battens, steep roof pitch, mortise and tenon joints, projecting gables and horizontal corner bracing all indicate an early 19 <sup>th</sup> century (1800-1840) date of construction. However, there is no documentary evidence to verify this, and it is also possible that the barn was built soon after 1843 when Tebbutt purchased the land. Due to the weight of physical evidence and its early 19 <sup>th</sup> character, and the fact that Tebbutt purchased the property only 3 years after the cut-off date of 1840, a construction period of early 19 <sup>th</sup> century has been assigned to the building.
MAIN BARN STRUCTURE	An elevated barn on gently sloping land. This large barn is sadly now partially dismantled. The main roof structure has been removed and materials stored on the ground. Still standing are the main round posts, longitudinal beams and round cross beams. Corners between longitudinal and end cross beams braced at 45° horizontally. Date: Early 19 <sup>th</sup> century Condition: Poor
NO. OF BAYS	Seven
ROOF STRUCTURE	N/A roof removed. Prior to removal the roof had a steep 45 degree main roof structure using slender round rafters at close spacings for shingle battens and cladding. Pole rafters and shingle battens indicate an early date, as does the projecting gable detail with cantilevered longitudinal beams and the 45 degree horizontal corner bracing at eaves level.

<b>LOFT</b>	N/A
<b>SKILLION 1</b>	Steep skillion along whole south-western side of barn. Pole rafters and shingle battens indicate an early date. Date: Early 19 <sup>th</sup> century Condition: Moderate
<b>ROOF CLADDING:</b>	Corrugated iron
<b>WALL CLADDING</b>	Remains of vertical timber slabs and weatherboard cladding to the eastern end wall supported on an elevated structure and to skillion gables, elsewhere corrugated iron. Date: Early 19 <sup>th</sup> century (slabs and weatherboards) Condition: Poor
<b>FLOORING (GROUND)</b>	Earthen with evidence of a raised floor at southern end.
<b>FLOORING (SKILLION)</b>	Earthen and timber flooring
<b>SKILLION 2</b>	Shallow skillion on north-east side mainly now dismantled.
<b>OTHER (Fixings?)</b>	Mortise & tenon joints between posts and longitudinal beams. Longitudinal and end beam structure braced horizontally at the corners.
<b>HISTORY</b>	
<p>The land on which Tebbutt's Barn, No. 40 Pitt Street, Windsor is located forms part of a 30 acre grant (Portion 30, Parish St Matthew) made to ex-convict John Brindley in 1794. Brindley had been transported to New South Wales in 1788 on the <i>Alexander</i>, as part of the First Fleet.</p> <p>John Palmer, NSW commissary, appointed in 1790 made the acquaintance of convict John Stogdell/Stockdale, who had arrived on the First Fleet on the ship, <i>Alexander</i>. Stogdell had administrative skills, as well as the ability to read and write. Palmer was soon using him in responsible roles managing his business concerns. Stogdell commenced acquiring land on the Peninsula beginning in August 1795, beginning with William Bond's 30 acres. From September 1796, to November 1800, whilst John Palmer was overseas, Stogdell was agent for Palmer and supervised the construction and completion of Palmer's unfinished residence at Woolloomooloo, supervising the tradesmen and overseeing the fitting out of the premises, so that the building was complete by the time Palmer returned.</p> <p>At the Hawkesbury, Stogdell acquired the 30 acre grant of John Brindley, his former shipmate from the <i>Alexander</i> in August 1798, though Jan Barkley-Jack (2009) believes the deal may have been agreed to a year earlier. The purchase of Brindley's farm gave him the higher land in the Peninsula and according to Barkley-Jack (2009) and identified in a court case following Stogdell's drowning in 1801, Stogdell had built a house and barn and operated the property as an inn (the Bush Inn) and may have been located on the high ground on Brindley's grant. It is noted that on the 1842 real estate plan by Laban White for when Stogdell land was subdivided and sold, a barn and house are shown located fronting what was Catherine Street (now south of Arndell Street) on the rise of land leading up to the Windsor courthouse, with no other buildings shown on this plan of The Peninsula Farm.</p> <p>In 1798, Stogdell substantially increased his landholdings with the purchase of a combined 75 acres south of William Bond's 30 acres from soldiers Charles Whalan, Henry Hughes and John Robertson. Soon after the purchase of John Ruffler's 30 acres on 8 February 1800 for £180, Stogdell built what Jan Barkley-Jack has described as 'a fine barn'. John Stogdell drowned in 1801 enroute to his Hawkesbury farm. The subsequent valuation and inventory of his property has been carefully researched by Jan Barkley-Jack (2009) which has provided the early evidence for this property.</p> <p>The amalgamated land grants purchased by Stogdell were known as The Peninsular (vars. Peninsula) Farm or Estate. Following Stogdell's death, the property was owned by George Thomas Palmer, the son of the Commissary John Palmer. Palmer Street is named for George Palmer.</p>	

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

Tebbutt retained the name Peninsular Farm for his property and in c1845 built a two storeyed brick dwelling on a high knoll on the property facing east to South Creek and it is possible that he built the barn as part of the farm complex, although it may have already been in existence when Tebbutt bought the land.

The existence of an early barn on The Peninsula Farm built by Stogdell prior to his death in 1801 raises legitimate questions about where that barn may be located and if the early 19<sup>th</sup> century Tebbutt's Barn may have in fact been constructed by Stogdell. However, no documentary or physical evidence has been uncovered to date to confirm this. Indeed, the 1842 real estate plan, which shows such detail as fences, shows no buildings on the land that Tebbutt subsequently purchased.

John Tebbutt with his brother Thomas opened a shop in George Street. The Tebbutt family were very involved in the development of the township of Windsor. Thomas Tebbutt was trustee for the receipt of deposits in Windsor for the newly established Savings Bank of NSW, churchwarden of St. Matthew's Anglican Church and treasurer for the Hawkesbury branch of the Church of England Lay Association for NSW. John Tebbutt Snr. was on the committee for the Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor.

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

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

In 1957, Robert Tebbutt sold to Peter Mulligan, farmer, 20 acres of the Peninsula Farm (Lot G in Registered Plan 1709). It is this allotment that now contains the barn formerly associated with the Peninsular Farm and the Tebbutt property. The land passed to son Stephen Mulligan and in 1987 the land was sold to Hawkesbury City Council, who have been responsible for the barn for the past 37 years.

**REFERENCES**

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

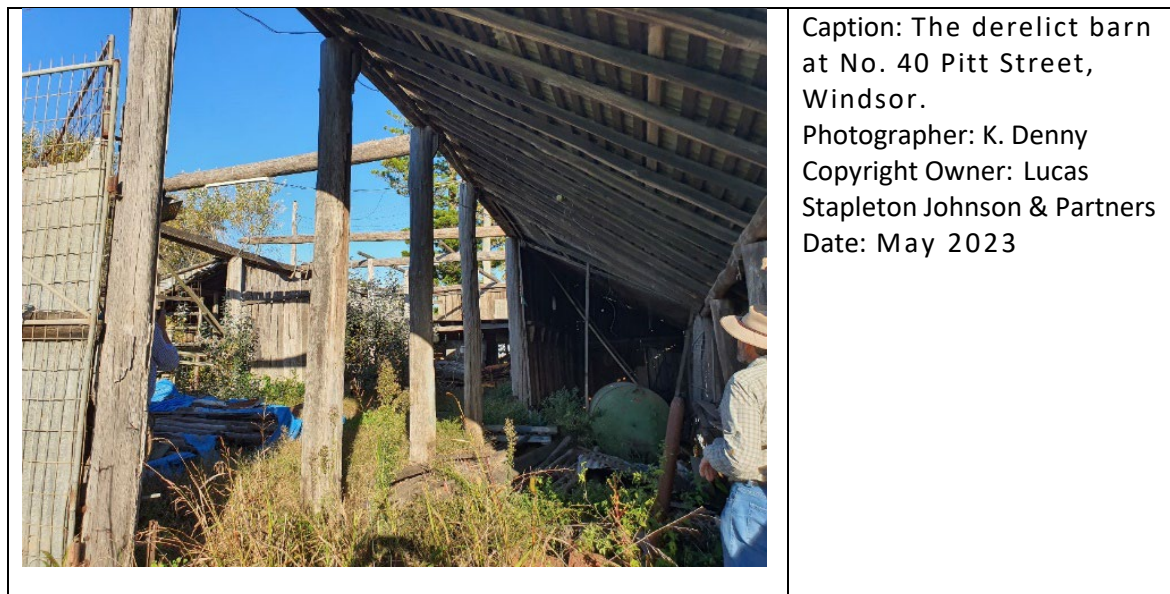
**STATEMENT OF SIGNIFICANCE**

The barn at No. 40 Pitt Street, Windsor is of historical significance as a surviving early 19<sup>th</sup> century slab barn, located on part of the land granted to ex-convict John Brindley in 1794 and in continuous agricultural use from the early 19<sup>th</sup> century until the 21<sup>st</sup> century. The timber framed barn may have associations with John Stogdell, valet and agent to Commissary John Palmer, who

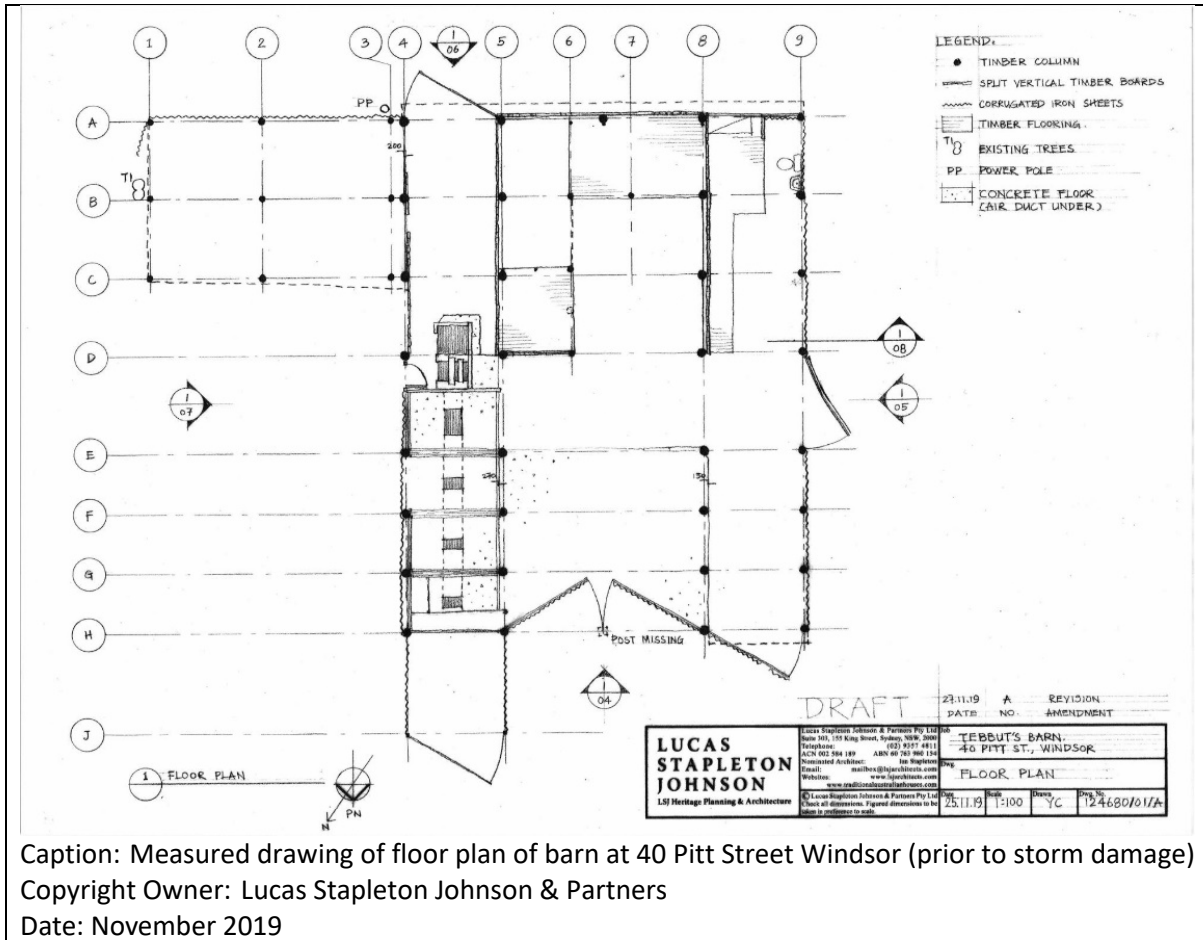
<p>formed The Peninsula Farm incorporating Brindley’s grant, and is known to have built a house and barn on the farmlands in the late 1790s. The barn is also associated with notable Hawkesbury resident John Tebbutt Snr. who purchased a portion of The Peninsula Farm in c.1843, and developed the farm complex,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

	<p>slabs and weatherboard cladding survive to the skillion gables. <i>Meets the criterion on a State level</i></p>
<b>CRITERIA D) SOCIAL/CULTURAL</b>	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level</i></p>
<b>CRITERIA E) RESEARCH POTENTIAL</b>	<p>The remains of the barn and skillion at No. 40 Pitt Street, Windsor, has the potential to provide further information into early 19<sup>th</sup> century farming methods, and continuity of use of historic agricultural buildings into the 20<sup>th</sup> century. <i>Meets the criterion on a Local level</i></p>
<b>CRITERIA F) RARITY</b>	<p>As a surviving early 19<sup>th</sup> century barn, associated with persons important in the development of the colony and the Hawkesbury, the barn at No. 40 Pitt Street, Windsor is considered to be rare within the context of the Hawkesbury City local government area. <i>Meets the criterion on a State level</i></p>
<b>CRITERIA G) REPRESENTATIVE</b>	<p>The barn at No. 40 Pitt Street, Windsor is representative of the long history of agricultural development within the floodplains of the Hawkesbury River and South Creek, which commenced in the early 19<sup>th</sup> century and continued well into the 20<sup>th</sup> century. The basic form of the barn with gabled roof and skillion is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i></p>
<b>INTEGRITY/INTACTNESS</b>	<p>Moderate to little intactness- although removed fabric is stored on site and able to be restored.</p>

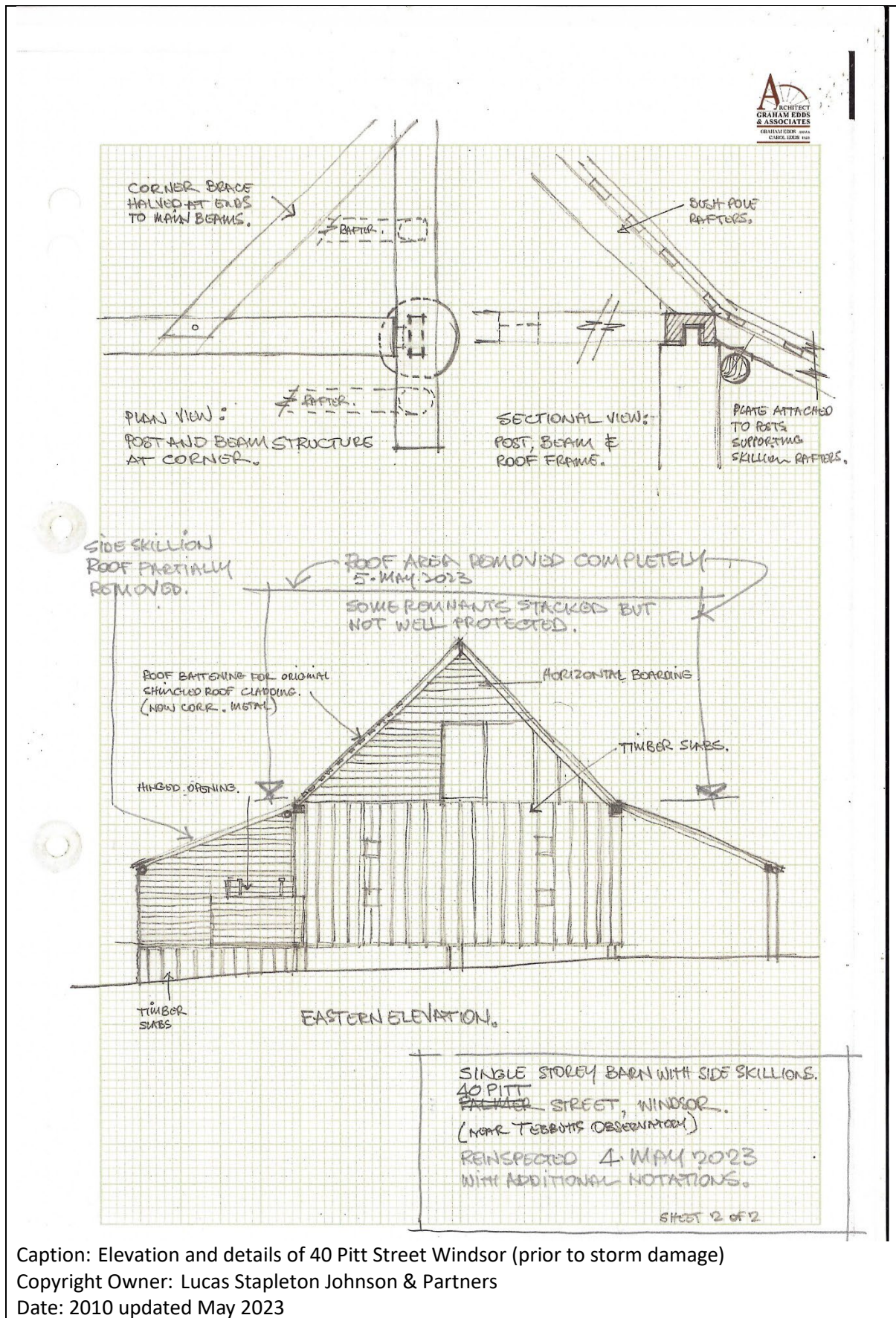
**IMAGES**







Caption: Measured drawing of floor plan of barn at 40 Pitt Street Windsor (prior to storm damage)  
 Copyright Owner: Lucas Stapleton Johnson & Partners  
 Date: November 2019



Caption: Elevation and details of 40 Pitt Street Windsor (prior to storm damage)

Copyright Owner: Lucas Stapleton Johnson & Partners

Date: 2010 updated May 2023

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

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

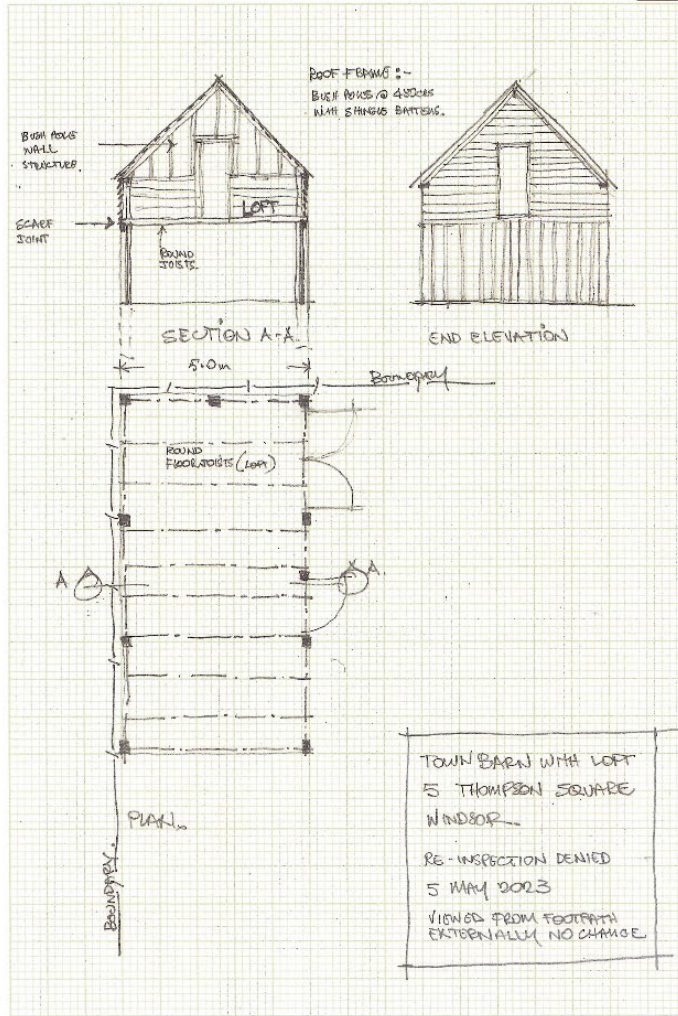


<p><b>CRITERIA D) SOCIAL/CULTURAL</b></p>	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level</i></p>
<p><b>CRITERIA E) RESEARCH POTENTIAL</b></p>	<p>The town barn at 5 Thompson Square, Windsor, has the potential to provide further information into mid 19<sup>th</sup> century construction techniques for agricultural buildings and the role of town barns in the commercial development of the town of Windsor from the mid 19<sup>th</sup> century to date. <i>Meets the criterion on a Local level</i></p>
<p><b>CRITERIA F) RARITY</b></p>	<p>The town barn at 5 Thompson Square, Windsor is considered to be rare within the context of the Hawkesbury City local government area, for being a surviving outbuilding potentially constructed in the 1850s and in continuous use since that time. <i>Meets the criterion on a State level</i></p>
<p><b>CRITERIA G) REPRESENTATIVE</b></p>	<p>The town barn at 5 Thompson Square, with gabled roof and vertical timber slabs is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i></p>
<p><b>INTEGRITY/INTACTNESS</b></p>	<p>Moderate integrity</p>

**IMAGES**

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






ITEM DETAILS	
NAME	Complex of Four Slab Barns
OTHER/FORMER NAMES	House and slab barns / Stillwell Farm (House and Slab Barns) 1795-1820
ADDRESS	375 Freemans Reach Road, Freemans Reach
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 2 DP 77951
SHI No.	1743040
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 <sup>th</sup> to mid 19 <sup>th</sup> century
MODIFICATION/DATES	?
CURRENT USE	N/A- Demolished
FORMER USE	Barn
2023: Barns have been demolished	
STATEMENT OF SIGNIFICANCE	
<p>The <i>Hawkesbury Heritage Study</i> 2007 assessed this complex as:</p> <p>'This group is of high importance as an intact Victorian farm group comprising a substantial two storey house, two slab barns and two slab sheds. Surviving groups of nineteenth century farm buildings such as this that include barns and sheds along with the homestead are becoming rare. The site is associated with colonial Commissary John Palmer who purchased the 14 soldier allotments in 1795 and named the property "Stillwell Farm" after his wife, Susan Stillwell. By 1804 the land was being leased for farming.</p> <p>This group is highly evocative of the settlement which lined the banks of the Hawkesbury at Freemans Reach. The location of the group between the river and the road reflects the importance of the river for transport.'</p> <p>The Cserhalmi report confirmed that the age of the buildings is likely to be 1865, and are of high local significance for their ability to demonstrate early settlement patterns of the Hawkesbury-Nepean Valley. And further conclude that the grouping of buildings is one of a small number of homesteads that date from the 1860s and that remain largely intact and could be considered of state significance.</p> <p>This present study of slab barns and outbuildings concludes that the structural techniques of barn structures utilising mortise and tenon and utilising pegged / spiked joints are historically rare and worthy of state significance and potentially constructed prior to 1820.</p>	
INTEGRITY/INTACTNESS	Demolished

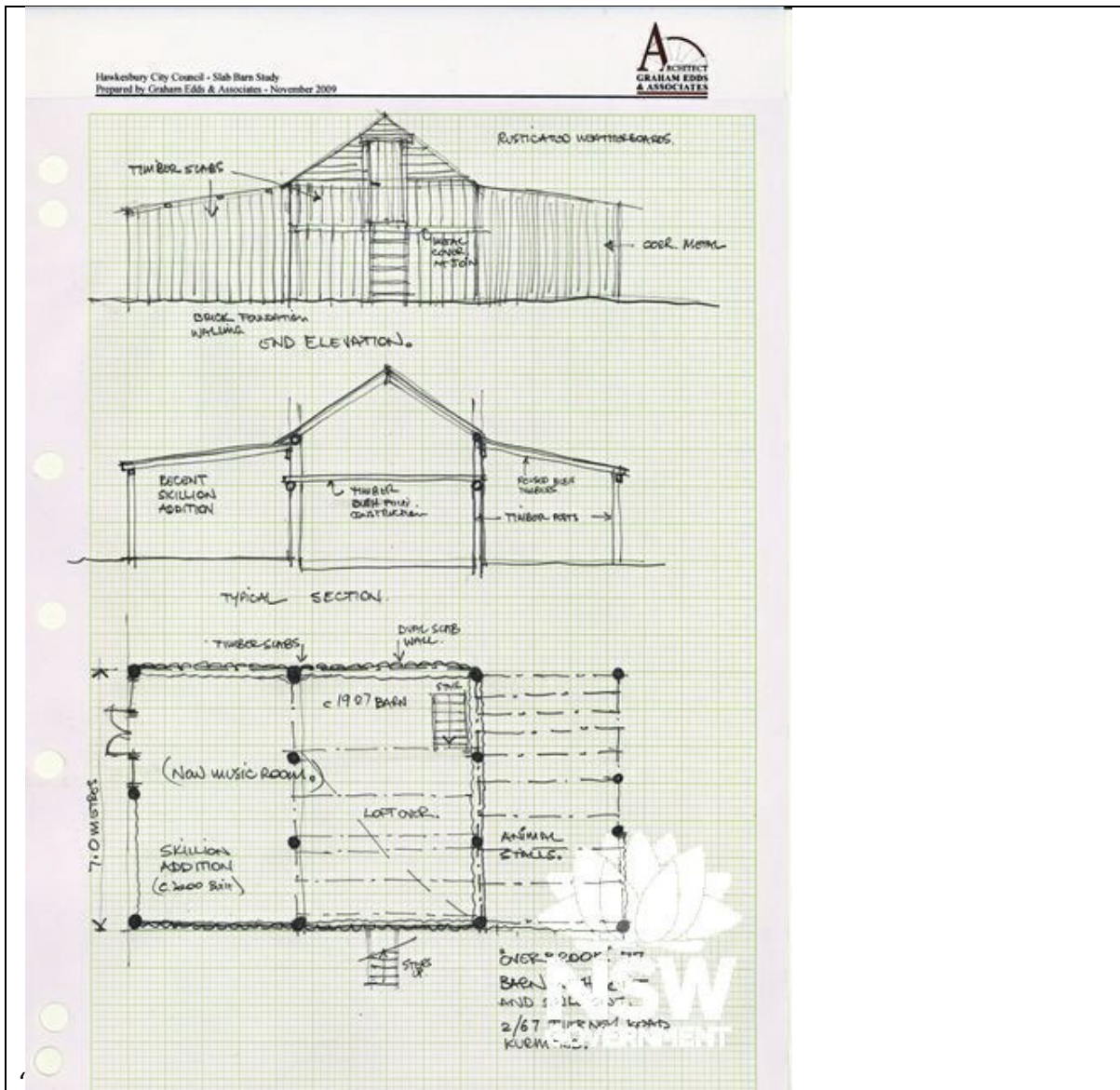
ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillion Addition
OTHER/FORMER NAMES	Overbrook
ADDRESS	2/67 Tierney Road, Kurmond (alternative 77 Tierney Road)
LOCAL GOVT AREA	Hawkesbury
PARISH	Currency
LOT/DP	Lot 2 DP 285752
SHI No.	1743049
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Further research required into condition and integrity. <b>Recommend for Local listing.</b> Whole property including main house potentially worthy of local listing as surviving soldier settlement property.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 20 <sup>th</sup> century
MODIFICATION/DATES	c2000 construction of side skillion
CURRENT USE	Music room
FORMER USE	Barn
<p>2023: Access was not available. This description is from the previous inspection and photographs by G. Edds, undertaken in 2009.</p> <p>A small rural single storey barn with gabled roof over the primary area with loft, and with skillions along each side. The primary barn (c1927) and recently constructed skillion (c2000) are sympathetically adapted and used as a music room. The southern skillion retains its semi rural use. Part of the loft has been removed and stair constructed to provide internal access. The floor is now a brick paved surface with step between the skillion and principal barn area to provide increased head height under the loft. The barn is used in conjunction with a soldier settlement house of contemporary age and is located within the "house paddock" area.</p> <p>The barn with skillions is approximately 7 metres long x13.5 metres wide with the primary section and loft approximately 7 metres long x 5 metres wide.</p> <p>The main roof is moderately pitched with an external door and steps access within the end gable. The barn has been extensively refurbished for the adapted use but retains the slab claddings externally and internally has been lined with corrugated metal. The floors are now brick paved over concrete and these abut the posts. Interestingly the primary barn end walls are clad with 2 differing lengths of slab, one to the floor structure and the upper to the roof pitching plate level.</p> <p>Structure:</p> <p>The main structure is a mix of medium diameter posts (approx 200mm diam) set into the ground and smaller diameter beams and floor joists within the loft floor structure. Beams and floor joists are housed jointed. Apart from the roof /wall beams the remainder of the roof structure has been replaced with rectangular section timbers. The original round rafters may have been reused within the southern skillion roof structure. The c2000 skillion additions has been constructed using conventional wall framing supported on the concrete and brick floor and rectangular sawn timber rafters. The roof areas are all clad with corrugated metal roofing. Old slabs have been reused externally within the new walls.</p>	

<b>HISTORY</b>	
<p>The property at No. 2/67 Tierney Road (also known as 77 Tierney Road), Kurmond is located on part of a 40 acre grant (Portion 98, Parish Currency) made to Patrick Byrne. The land was resumed in c1919 as part of approximately 2000 acres for the Kurrajong Soldier Settlement (Soldier Group Purchase Area No. 53). The 2000 acres were subdivided into 51 separate allotments and were to be sold with 10 acres already planted with orchards. In 1920, Henry Timmins purchased Block 158 (approximately 35 acres). It appears that the weatherboard house and adjacent slab barn were constructed in the early 1920s by Timmins.</p> <p>Timmins was a descendant of James Timmins, who was transported for life to NSW in 1800 and established himself in the Richmond area.</p> <p>By 2001, the land had been subdivided into 8 separate allotments and the subject property has most recently been operating as the Skansen Park Stud.</p>	
<b>REFERENCES</b>	Windsor and Richmond Gazette, Friday 23 <sup>rd</sup> July 1920, p. 1
<b>STATEMENT OF SIGNIFICANCE</b>	
<p>The barn at No. 2/67 Tierney Road, Kurmond is of historical significance and potentially rare as a surviving early 20<sup>th</sup> century timber framed barn, located on the remnants of an original 35 acre property purchased by Henry Timmins as part of the Kurrajong Soldier Settlement scheme of the 1920s.</p> <p>In its overall form and configuration, although extensively modified, is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p>	
<b>ASSESSED SIGNIFICANCE TYPE</b>	Local
<b>CRITERIA A) HISTORICAL</b>	<p>The barn at No. 2/67 Tierney Road, Kurmond is of historical significance as an early 20<sup>th</sup> century slab barn constructed by Henry Timmins who purchased the original 35 acre property as part of the Kurrajong Soldier Settlement in 1920.</p> <p><i>Meets the criterion on a Local level.</i></p>
<b>CRITERIA B) HISTORICAL ASSOCIATION</b>	<p>The barn has historical associations with Henry Timmins, who it is assumed constructed the barn and weatherboard house at the property. The Timmins family were well established in the Richmond locality descending from John Timmins, who was transported for life to NSW in 1800, although they are not well known today.</p> <p><i>Does not meet the criterion.</i></p>
<b>CRITERIA C) AESTHETIC/TECHNICAL</b>	<p>Located as part of a small farm complex together with an early 20<sup>th</sup> century weatherboard cottage, the barn (although altered) is an aesthetically pleasing component of the place and is potentially of technical significance for demonstrating early 20<sup>th</sup> century construction methods for agricultural buildings.</p> <p><i>Meets the criterion on a Local level.</i></p>
<b>CRITERIA D) SOCIAL/CULTURAL</b>	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
<b>CRITERIA E) RESEARCH POTENTIAL</b>	<p>The form of the barn, with loft and skillion (although modified) has the potential to provide further information into early 20<sup>th</sup> century farming methods, as well as further information into the history of the Kurrajong Soldier Settlement of the 1920s.</p> <p><i>Meets the criterion on a Local level.</i></p>

<b>CRITERIA F) RARITY</b>	<p>The barn at No. 2/67 Tierney Road, Kurmond is potentially rare within the context of the Hawkesbury City local government area, as surviving evidence of the Kurrajong Soldier Settlement of the 1920s.</p> <p><i>Meets the criterion on a Local level.</i></p>
<b>CRITERIA G) REPRESENTATIVE</b>	<p>The barn at No. 2/67 Tierney Road, Kurmond is representative of the long history of agricultural development in the Kurrajong district.</p> <p>The basic form of the barn with gabled roof, skillions and loft (although modified) is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
<b>INTEGRITY/INTACTNESS</b>	Moderate to little

**IMAGES**

	<p>Caption: Barn at No. 77 Tierney Road, Kurmond (exterior)          Photographer: S. Johnson          Copyright Owner: Lucas Stapleton Johnson &amp; Partners          Date: June 2023</p>
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Caption: Measured drawing of Barn at 77 Tierney Road, Kurmond cited Heritage Management System SHI 1743049  
Copyright Owner: Graham Eddis & Associates  
Date: December 2009

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



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

<b>STATEMENT OF SIGNIFICANCE</b>	
<p>The town barn at No. 87 King Road, Wilberforce is of historical significance as a surviving mid to late 19<sup>th</sup> century timber framed barn that is potentially associated with the Cobcroft family who held the property in the mid 19<sup>th</sup> century or with William Henry Buttsworth who owned the property in the late 19<sup>th</sup> century. Both the Cobcrofts and Buttsworths are notable historical families who made substantial contributions to the development of the Wilberforce locality and whose descendants continue to reside in the Hawkesbury region.</p> <p>As a town barn, the building would have been used in association with farm lands located outside of the town of Wilberforce, emphasising the continued importance of agriculture in the district well into the 20<sup>th</sup> century. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>The single storey barn is of technical significance for retaining evidence of its mid to late 19<sup>th</sup> century construction date including posts left in the round supporting round beams and roughly squared or faceted cross beams, bush pole rafters and iron spikes at post/beam junctions. The barn continues to have the potential to provide further information into late 19<sup>th</sup> 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 21<sup>st</sup> century.</p>	
<b>ASSESSED SIGNIFICANCE TYPE</b>	<b>Local</b>
<b>CRITERIA A) HISTORICAL</b>	<p>The barn at No. 87 King Road, Wilberforce is of historical significance as a surviving mid to late 19<sup>th</sup> century town barn associated with a mid to late 19<sup>th</sup> century weatherboard and slab cottage, that provides evidence of the long-term agricultural use of the land from the early 19<sup>th</sup> century through to the late 20<sup>th</sup> century.</p> <p>As a town barn, the building would have been used in association with farmlands located outside of the town of Windsor, emphasising the continued importance of agriculture in the district well into the 20<sup>th</sup> century.</p> <p><i>Meets the criterion on a Local level.</i></p>
<b>CRITERIA B) HISTORICAL ASSOCIATION</b>	<p>The town barn at No. 87 King Road, Wilberforce is potentially associated with the Cobcroft family who held the property in the mid 19<sup>th</sup> century or with William Henry Buttsworth who owned the property in the late 19<sup>th</sup> century. Both the Cobcrofts and Buttsworths are notable historical families who made substantial contributions to the development of the Wilberforce locality and whose descendants continue to reside in the Hawkesbury region.</p> <p><i>Meets the criterion on a Local level.</i></p>
<b>CRITERIA C) AESTHETIC/TECHNICAL</b>	<p>Located at the rear of the property the barn is not visible from the street, although the whole of the property together with the mid to late 19<sup>th</sup> century weatherboard cottage and slab cottage, makes a strong contribution to the historical character of King Road,</p> <p>The single storey barn is of technical significance for retaining evidence of its mid to late 19<sup>th</sup> century construction date including posts left in the round supporting round beams and roughly squared or faceted cross beams, bush pole rafters and iron spikes at post/beam junctions.</p> <p><i>Meets the criterion on a Local level.</i></p>

<p><b>CRITERIA D) SOCIAL/CULTURAL</b></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><b>CRITERIA E) RESEARCH POTENTIAL</b></p>	<p>The barn No. 87 King Road, Wilberforce, has the potential to provide further information into mid to late 19<sup>th</sup> century farming methods and the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21<sup>st</sup> century. <i>Meets the criterion on a Local level.</i></p>
<p><b>CRITERIA F) RARITY</b></p>	<p>The barn at No. 87 King Road, Wilberforce is potentially rare within the context of the Hawkesbury City local government area, as a surviving mid to late 19<sup>th</sup> century town barn that remains relatively intact. <i>Meets the criterion on a Local level.</i></p>
<p><b>CRITERIA G) REPRESENTATIVE</b></p>	<p>The barn at No. 87 King Road, Wilberforce is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18<sup>th</sup> century and continues today. The basic form of the barn with gabled roof, skillion and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i></p>
<p><b>INTEGRITY/INTACTNESS</b></p>	<p>Moderate</p>

**IMAGES**



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

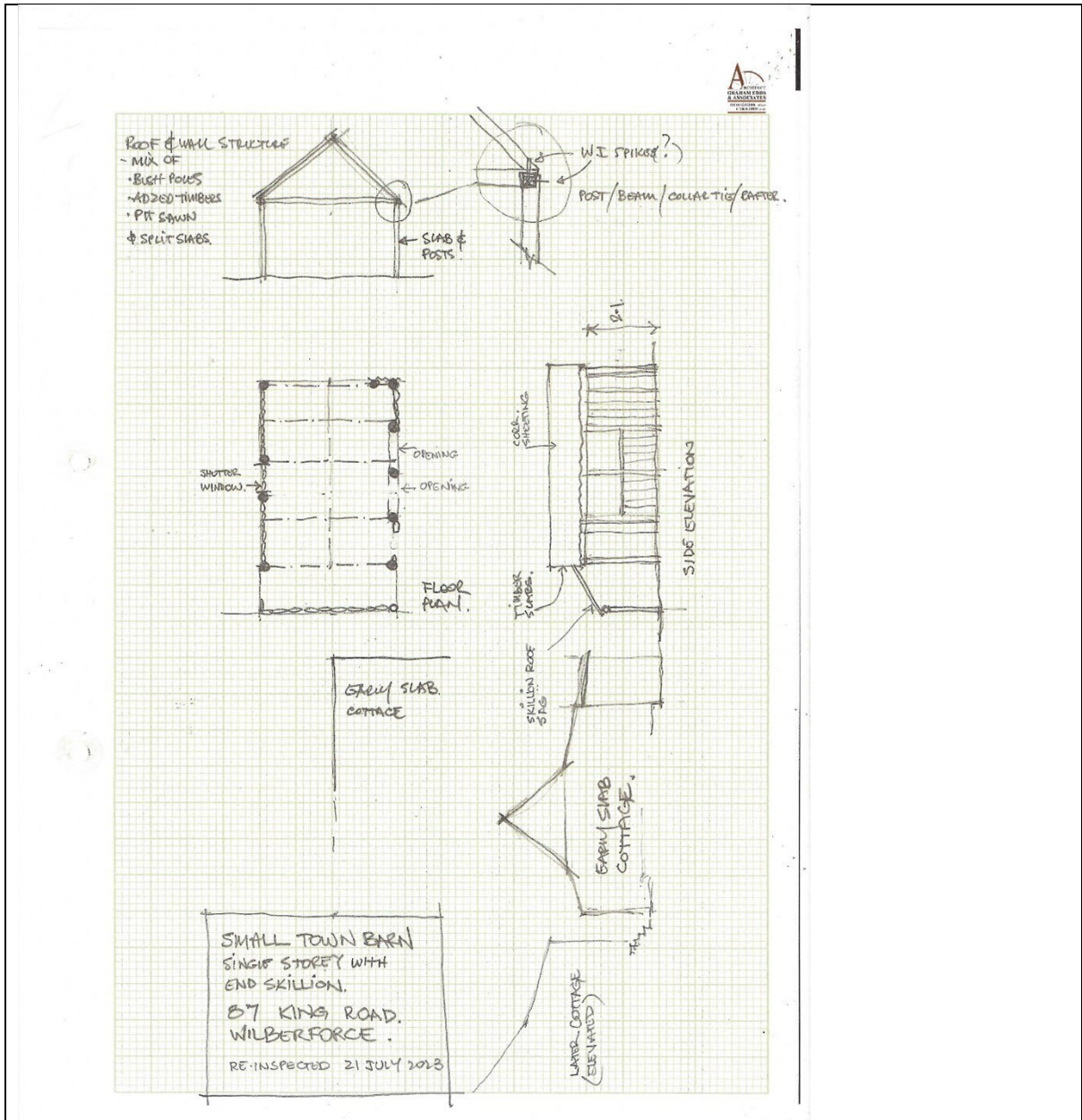


Caption: Barn at No. 87 King Road, Wilberforce (exterior)  
Photographer: S. Johnson  
Copyright Owner: Lucas Stapleton Johnson & Partners  
Date: July 2023



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





Caption: Measured drawing of Barn at 87 King Road, Wilberforce

Copyright Owner: Graham Edds & Associates

Date: July 2023

# Appendix D

## State and Local Heritage Characteristics Analysis

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

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

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

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

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

### LEGEND

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



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

Street Address		143 Threkeld Drive	56 Freemans Reach Road	331 Freemans Reach Road	176B Hibberts Lane	11 Amelia Grove	134 Bathurst Street	26A Buckingham Street	265 Pitt Town Bottoms Road	353 Pitt Town Bottoms Road	135A + 135B Wollombi Road	995 Upper Colo Road	235 Wilberforce Road	40 Pitt Street
Town/Suburb		Cattai	Freemans Reach	Freemans Reach	Freemans Reach	Pitt Town	Pitt Town	Pitt Town	Pitt Town Bottoms	Pitt Town Bottoms	St Albans	Upper Colo	Wilberforce	Windsor
	techniques from early 19 <sup>th</sup> century.													
	Town barn dating from the early to mid 19th century (pre 1870).	N	N	N	N	N	N	Y	N	N	N	N	N	N
	Part of a group of rare/historically significant rural outbuildings located on a single property (farmstead).	Y	N	Y	N	Y	N	N	Y	N	Y	N	N	Y
<b>Criterion (g) Representational Significance</b>	Excellent example of its type.	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N
	Significant variation to a building type.	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N
<b>Score</b>		<b>16</b>	<b>20</b>	<b>18</b>	<b>18</b>	<b>14</b>	<b>16</b>	<b>12</b>	<b>17</b>	<b>14</b>	<b>16</b>	<b>12</b>	<b>14</b>	<b>14</b>
<b>Total</b>		<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>

\*Note: Those scores shaded yellow indicate that the barn/outbuilding still warrant listing as State heritage items, however an internal site inspection would be of benefit to clarify integrity and condition.

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



Street Address		13 Serpentine Lane	331 Cattai Road	307 Tizzana Road	121 Blacktown Road	279 Freemans Reach Road	307 Kurmond Road	77 (2/67) Tierney Road	480 Laws Farm Road	30 Walseley Road	4 Bensons Lane	1834 Settlers Road	239 Upper McDonald Road	33 Griffins Road	753 Upper Colo Road	1764 Upper McDonald Road	8 Burdekin Road	331 Grono Farm Road	86 King Road	87 King Street	55 McKinnons Road	63 Wilberforce Road	191 Wilberforce Road
Town/Suburb		Bowen Mountain	Cattai	Ebenezer	Freemans Reach	Freemans Reach	Freemans Reach	Kurmond	Lower Portland	McGraths Hill	Richmond	St Albans	St Albans	Tennyson	Upper Colo	Upper MacDonald	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce	Wilberforce
<b>Criterion (d) Social Significance</b>	Included in local artworks, historic tours, exhibitions, and the like, relating to the history of the Hawkesbury.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<b>Criterion (e) Research Potential</b>	Surviving original construction techniques-mid 19th to early 20th century.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	?	Y	?	Y	Y	Y	Y
	Retains rare/unusual building techniques or attributes (two storey, raised floor, integrated, palisade cladding).	N	Y	N	N	N	Y	N	N	Y	Y	Y	Y	?	Y	Y	?	Y	?	N	Y	N	Y
<b>Criterion (f) Rarity</b>	Barn constructed mid 19 <sup>th</sup> to early 20 <sup>th</sup> century (post 1870) but displaying building techniques from early 19 <sup>th</sup> century.	N	N	N	N	N	N	N	N	N	N	N	N	?	N	N	?	?	?	N	Y	N	N
	Relatively intact and high to mod integrity	Y	N	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	?	Y	?	Y	?	Y	Y
<b>Criterion (f) Rarity cont.</b>	Town barn of late 19th to 20th century	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	N	N	N
	Barn constructed mid 19th to early 20th century (post 1840s) and retains rare/unusual building techniques or attributes (two storey, raised floor).	N	Y	N	N	N	Y	N	N	Y	Y	Y	Y	?	Y	Y	?	Y	?	N	Y	N	Y
<b>Criterion (g) Representational Significance</b>	Good example of its type- no alterations/ adaptations	N	N	N	Y	N	N	N	Y	N	N	Y	Y	Y	N	Y	N	Y		Y	Y	Y	Y
	Typical form, scale and detailing.	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N
<b>Score</b>		12	15	12	12	11	15	12	12	15	18	15	17	11	15	14	6	20	5	14	13	14	15
<b>Total</b>		24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24

\*Note: Those scores shaded yellow indicate that the barn/outbuilding still warrants listing as a local heritage item, however an on-site and/or internal site inspection is required to clarify integrity and condition.