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## 19-21 Farmer Street



IMG\_1340 19-21 Farmer St.JPG



IMG\_1341 19-21 Farmer St.JPG



IMG\_1342 19-21 Farmer St.JPG



RICHMOND FARMER STREET 19.jpg

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### Location

19-21 FARMER STREET RICHMOND - PROPERTY NUMBER 169915 AND 19-21 FARMER STREET RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO433

### Heritage Listing

Yarra City

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## Statement of Significance

Last updated on -

### What is significant?

The property at 19-21 Farmer Street, Richmond, is a single storey brick former stables complex which dates from 1910. The original components include two rectangular gable roofed stables buildings, the central courtyard entered off Farmer Street, and the brick wall which continues along Cutter Street on the east side of the property (rear of the stables at no. 21 Farmer Street). Later elements, mostly on the north of the site, including a shed-roofed weatherboard component at the rear, and other linking elements to the stables, are not of heritage value.

### How is it significant?

The property at 19-21 Farmer Street, Richmond, is of local historical and architectural significance.

### Why is it significant?

The property at 19-21 Farmer Street, Richmond, is of local historical significance. The property was developed as a stables complex in 1910, on the site of a wood yard, and is assumed to have had a connection with the nearby Richmond Racecourse, which was in operation from the 1890s to the mid-1930s. The 1910 construction date represents an uncommon later stables development, including in the context of other historic (mostly private) stables in Richmond and Yarra. The apparent connection with the former Richmond Racecourse is also significant, and distinguishes the property. Significant characteristics include the form of the stables with no external street openings but internal openings that provide access to and from the central yard; and the arrangement of the entrance off Farmer Street, leading to the central yard which remains intact in plan and form, and the stables opening off the yard. All of these provide evidence of the original function and use of the complex.

## Theme

### 9. Shaping cultural and creative life

Heritage Study/Consultant	Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012;
Hermes Number	174833
Property Number	

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## Intactness

Fair

## Integrity

The property at 19-21 Farmer Street, Richmond, is a single storey former stables complex. The original components are mostly located in the southern two-thirds of the property, and include two rectangular gable roofed stables buildings. These are then connected at the north end by a series of adhoc later structures, albeit the brick wall which continues along Cutter Street (rear of the stables at no. 21 Farmer Street) on the east side of the property may have originally enclosed the rear yard.

The building components form a U-shaped plan around a central but long and narrow courtyard, originally the yard through which horses were led into and out of the stables. The external brick walls to the stables have been overpainted on the west side and the sides fronting Farmer Street (south) and Cutter Street (east); but retain their

original unpainted exposed brick finish on the internal elevations facing the courtyard. The walls to Farmer and Cutter streets also have no openings. The courtyard facing windows near Farmer Street may have been added or altered, including through dropping to ground level; there are also signs of re-pointing all round the windows nearest to Farmer Street. The roofs have been reclad in corrugated galvanised steel, with new guttering and downpipes. The gable fascias are also recent.

The courtyard has herringbone brickwork paving (appears to be of recent origin), and is entered off Farmer Street via a non-original steel palisade gate; the yard gives internal access to the stables. Two air-conditioning units have been put through the east wall of no. 19, and a linked timber-frame door and window have been added under the cambered lintel. Approximately midway along the length of the courtyard is a non-original dividing brick wall fitted with reproduction lanterns to the piers.

Beyond the two stables buildings and the brick wall to Cutter Street, are a series of later elements, including a shed-roofed weatherboard component at the rear, and linking elements to the stables. These are generally later constructions of no heritage value.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*