

Name	Smith Street South	
Address	Smith Street, Fitzroy/Collingwood	
Place Type	Shops (majority with residences above)	
Survey Date	February-March, July - August, October - November, 2013; March, 2014 (external inspection only)	
Date of Construction	c.1870 - c.2010	
Recommendation	<p>Include properties outlined in the table on pages 1-3 in the Smith Street South Precinct.</p> <p>Include properties that are already in the Heritage Overlay on the eastern side, south of Langridge/Gertrude Streets (numbers 8-62) in this new precinct.</p> <p>Paint controls apply to the precinct and internal controls apply to 51, 53, 59, 61, 67 and 69 Smith Street, Fitzroy.</p> <p>New places to the Heritage Overlay shown outlined in black.</p> <p>Places already in the Heritage Overlay moving into this new precinct outlined in red.</p>	

Precinct intactness Good Fair Poor

Street	Number	Suburb	Date	Grading	Property number	Precinct
LITTLE SMITH STREET	34	FITZROY	2007	Not contributory	338780	Smith Street South
LITTLE SMITH STREET	36	FITZROY	2007	Not contributory	338770	Smith Street South
LITTLE SMITH STREET	38	FITZROY	2007	Not contributory	338760	Smith Street South
LITTLE SMITH STREET	40	FITZROY	2007	Not contributory	338750	Smith Street South
LITTLE SMITH STREET	42	FITZROY	2012	Not contributory	377780	Smith Street South

SMITH	STREET	6		COLLINGWOOD	1900 -1910	Contributory	100000	Smith Street South
SMITH	STREET	21		FITZROY	1870 - 1883	Contributory	266825	Smith Street South
SMITH	STREET	25		FITZROY	c. 1960s	Not contributory	266830	Smith Street South
SMITH	STREET	25	Floor 1	FITZROY	c. 1960s	Not contributory	266835	Smith Street South
SMITH	STREET	33		FITZROY	c. 1898 - c1910	Contributory	266840	Smith Street South
SMITH	STREET	35		FITZROY	c. 1898 - c1910	Contributory	266845	Smith Street South
SMITH	STREET	37	-39	FITZROY	c. 1970 - 1980	Not contributory	266850	Smith Street South
SMITH	STREET	41	-47	FITZROY	c. 2000 - 2010	Not contributory	372310	Smith Street South
SMITH	STREET	49	Unit 1	FITZROY	c. 2000 - 2010	Not contributory	372330	Smith Street South
SMITH	STREET	49	Unit 2	FITZROY	c. 2000 - 2010	Not contributory	372340	Smith Street South
SMITH	STREET	49	Unit 3	FITZROY	c. 2000 - 2010	Not contributory	372350	Smith Street South
SMITH	STREET	49	Unit 4	FITZROY	c. 2000 - 2010	Not contributory	372360	Smith Street South
SMITH	STREET	49	Unit 5	FITZROY	c. 2000 - 2010	Not contributory	372370	Smith Street South
SMITH	STREET	49	Unit 6	FITZROY	c. 2000 - 2010	Not contributory	372380	Smith Street South
SMITH	STREET	49	Unit 7	FITZROY	c. 2000 - 2010	Not contributory	372390	Smith Street South
SMITH	STREET	49	Unit 8	FITZROY	c. 2000 - 2010	Not contributory	372400	Smith Street South
SMITH	STREET	49	Unit 9	FITZROY	c. 2000 - 2010	Not contributory	372410	Smith Street South
SMITH	STREET	49	Unit 10	FITZROY	c. 2000 - 2010	Not contributory	372420	Smith Street South
SMITH	STREET	51		FITZROY	c. 1920s	Individually significant	266865	Smith Street South
SMITH	STREET	51	A	FITZROY	c. 1920s	Individually significant	266860	Smith Street South
SMITH	STREET	53		FITZROY	c. 1920s	Individually significant	266870	Smith Street South
SMITH	STREET	55		FITZROY	c.1883/84 - 1914	Contributory	266875	Smith Street South
SMITH	STREET	57		FITZROY	c.1883/84 - 1914	Contributory	338710	Smith Street South
SMITH	STREET	59		FITZROY	c.1883/84 - 1914	Individually significant	364280	Smith Street South
SMITH	STREET	61		FITZROY	c.1883/84 - 1914	Individually significant	364290	Smith Street South
SMITH	STREET	63		FITZROY	c.1883/84 - 1917	Contributory	338740	Smith Street South

SMITH	STREET	65		FITZROY	c.1883/84 - 1917	Contributory	377770	Smith Street South
SMITH	STREET	67		FITZROY	c.1883/84 - 1913	Individually significant	266900	Smith Street South
SMITH	STREET	69		FITZROY	c.1883/84 - 1913	Individually significant	266905	Smith Street South
SMITH	STREET	71		FITZROY	c.1883/84	Individually significant	266910	Smith Street South
SMITH	STREET	73		FITZROY	c.1883/84	Individually significant	266915	Smith Street South
SMITH	STREET	75	-77 Ground floor	FITZROY	c.1903	Contributory	266920	Smith Street South
SMITH	STREET	75	-77 Floor 1	FITZROY	c.1903	Contributory	266925	Smith Street South



No. 21 Smith Street, Fitzroy (incorporating No. 19). Proposed grading: Contributory.



Nos. 33 - 35 Smith Street, Fitzroy (left to right). Proposed grading: Contributory.



Nos. 51 - 53 Smith Street, Fitzroy (left to right). Proposed grading: Individually significant.



No. 51 Smith Street, Fitzroy. Pressed metal ceiling. Proposed grading: Individually significant.



No. 53 Smith Street, Fitzroy. Pressed metal ceiling. Proposed grading: Individually significant.



No. 53 Smith Street, Fitzroy. Pressed metal soffit to the canopy and some details of the intact and unusually ornate shopfront. Proposed grading: Individually significant.



Nos. 51 - 53 Smith Street, Fitzroy. Pressed metal soffit to shop canopies. Proposed grading: Individually significant.

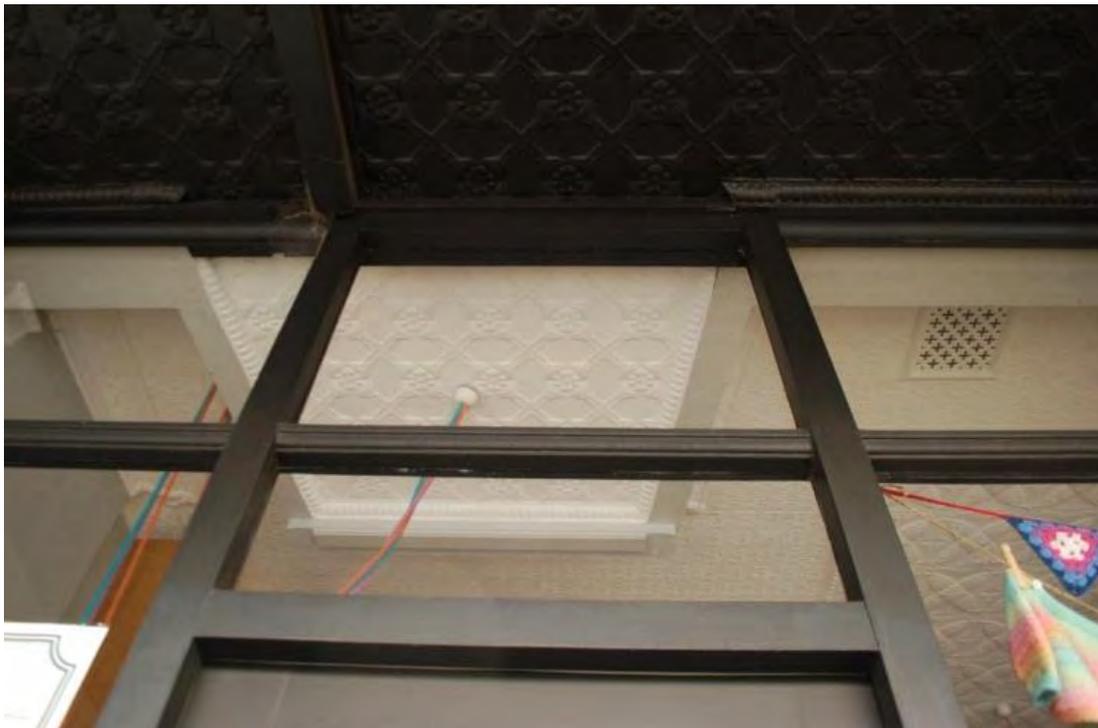


Nos. 55 - 61 Smith Street, Fitzroy (left to right).

Nos. 55 - 57 Smith Street: Proposed grading: Contributory.

Nos. 59-61 Smith Street Proposed grading: Individually significant.

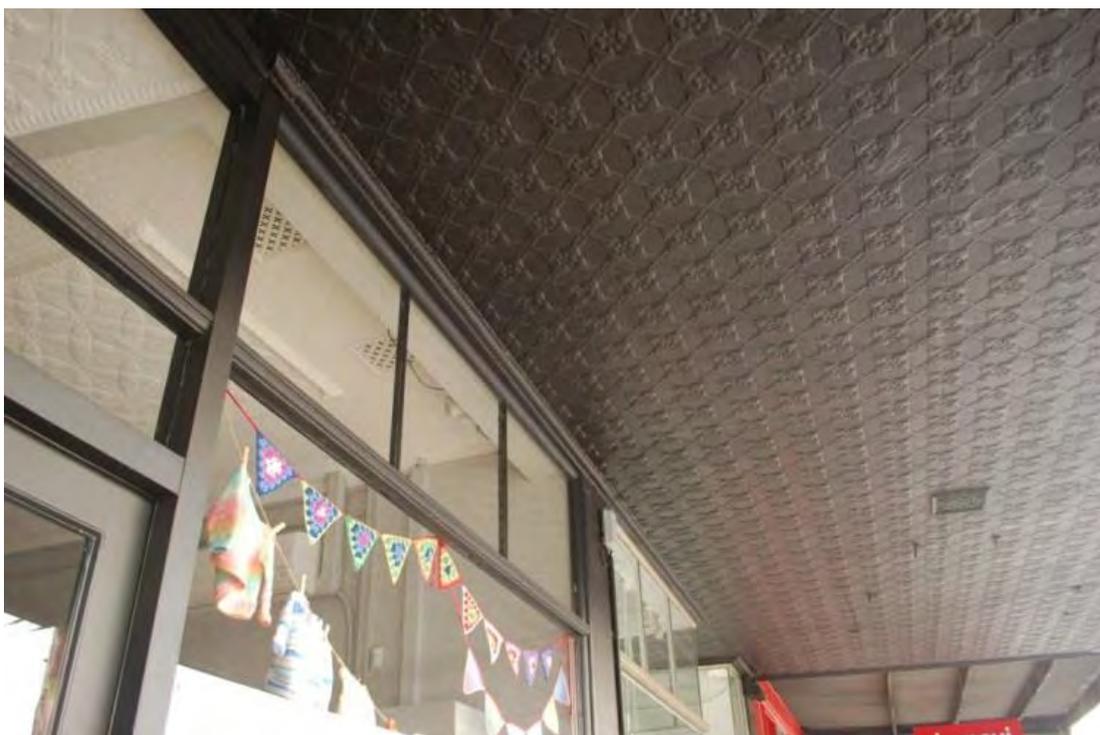
These shops variously have original shopfronts, pressed metal soffit to awning and internal ceiling, original entrance paving, original door.



No. 59 Smith Street, Fitzroy. Pressed metal ceiling and original entrance pressed metal soffit which is now contained within the shop. The canopy also has a pressed metal soffit. Proposed grading: Individually significant.



No. 59 Smith Street, Fitzroy. Pressed metal ceiling. Proposed grading: Individually significant.



Nos. 59 – 61 Smith Street, Fitzroy. Pressed metal soffit to the canopy and some of the remnant elaborate detailing of the shopfront. Proposed grading: Individually significant.



No. 61 Smith Street, Fitzroy. Pressed metal ceiling. Proposed grading: Individually significant.



Nos. 63 - 65 and 67 - 69 Smith Street, Fitzroy (left to right).

Nos. 63 and 65: Proposed grading: Contributory.

Nos. 67 - 69 Smith Street, Fitzroy (left to right). Proposed grading: Individually significant.

No. 65 has an original shopfront, tiled entry and original door.

No. 67 has an original shopfront, tiles, tiled entry and original highlight obscured glazing and a pressed metal ceiling within the shop.

No. 69 has a tiled stallboard, tiled entry and pressed metal ceiling.



The shopfront of No. 67 Smith Street. Proposed grading: Individually significant.



The pressed metal ceiling in No. 67 Smith Street. Proposed grading: Individually significant.



No. 69 Smith Street, Fitzroy. Pressed metal ceiling. Proposed grading: Individually significant.



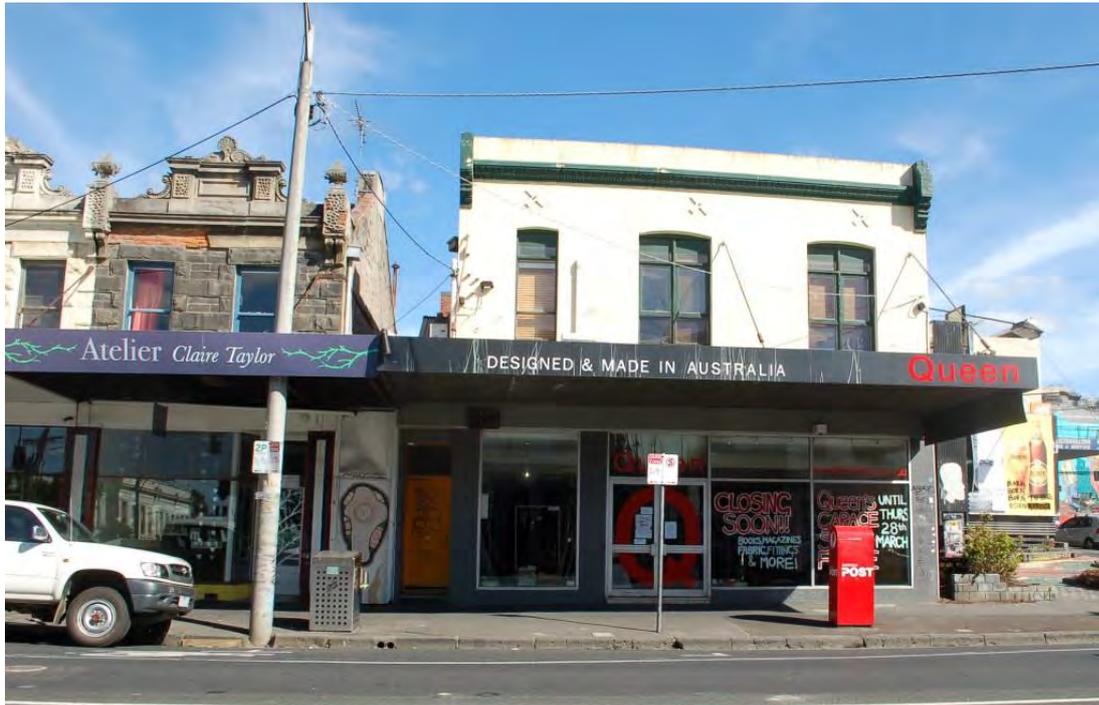
Nos. 71 and 73 are a pair of rare bluestone shops. Proposed grading: Individually significant.



The shopfronts of Nos. 69 (brown tiles) and 71 Smith Street (white tiles). Proposed gradings: Individually significant.



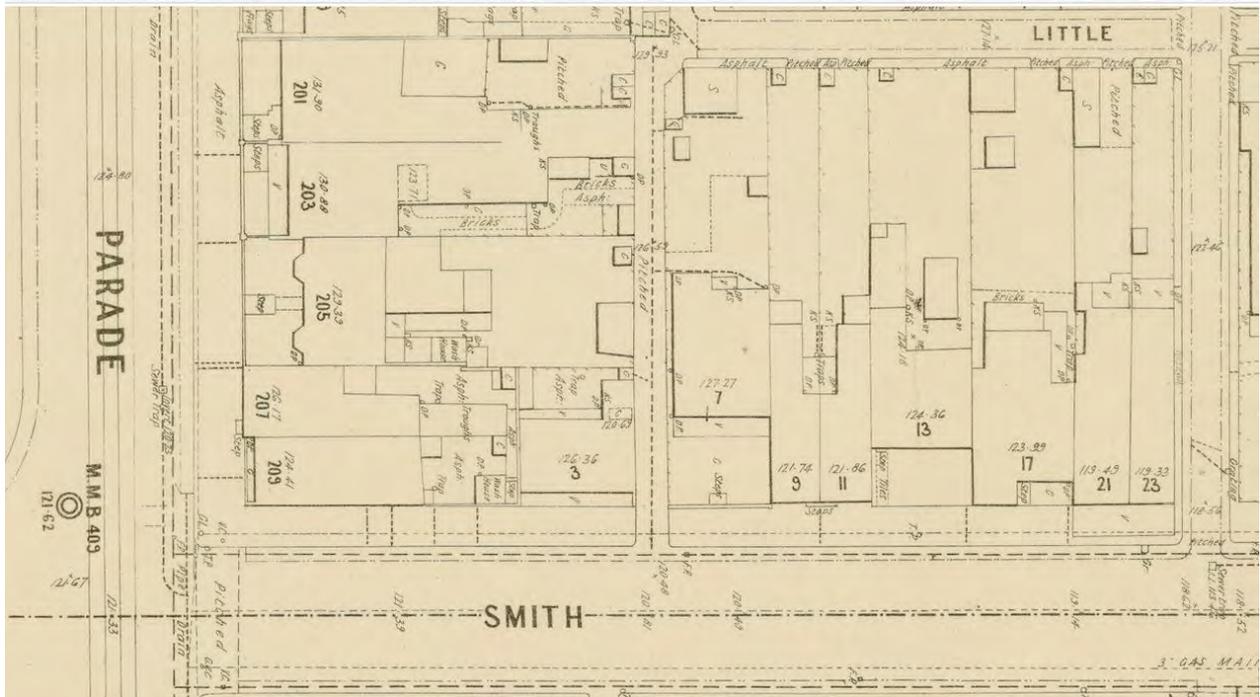
The shopfront of No. 73 Smith Street. Proposed grading: Individually significant.



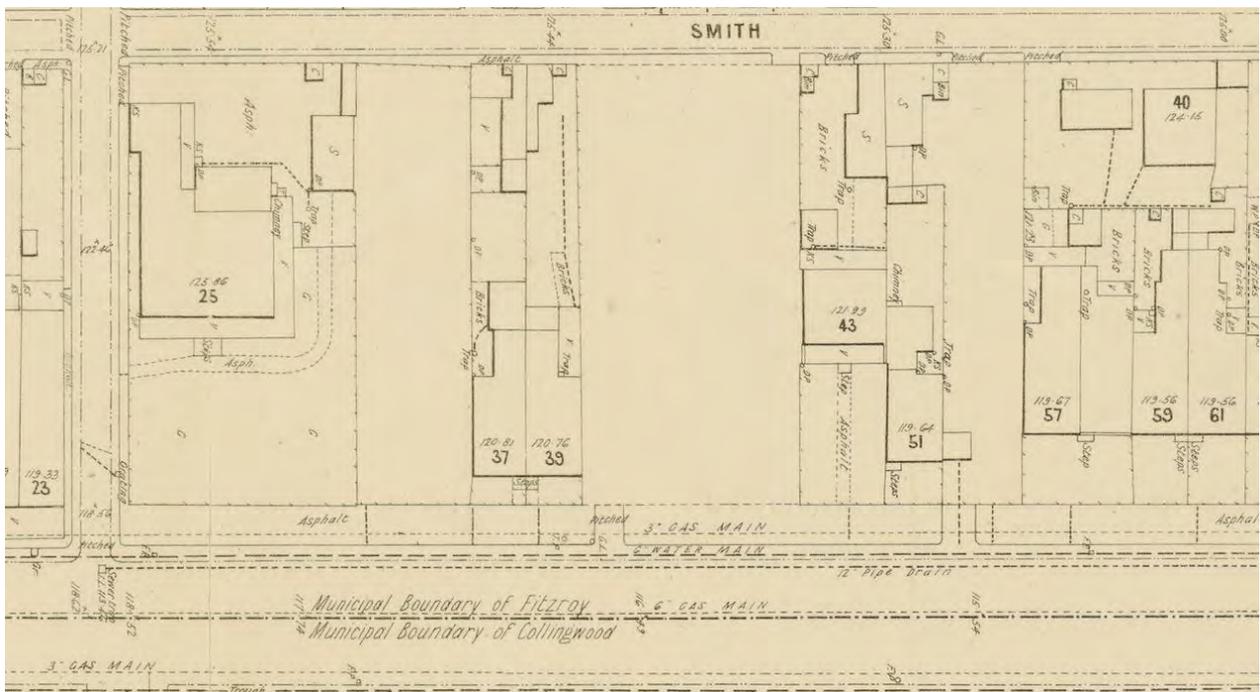
Nos. 75-77 Smith Street, Fitzroy (right). Proposed grading: Contributory.



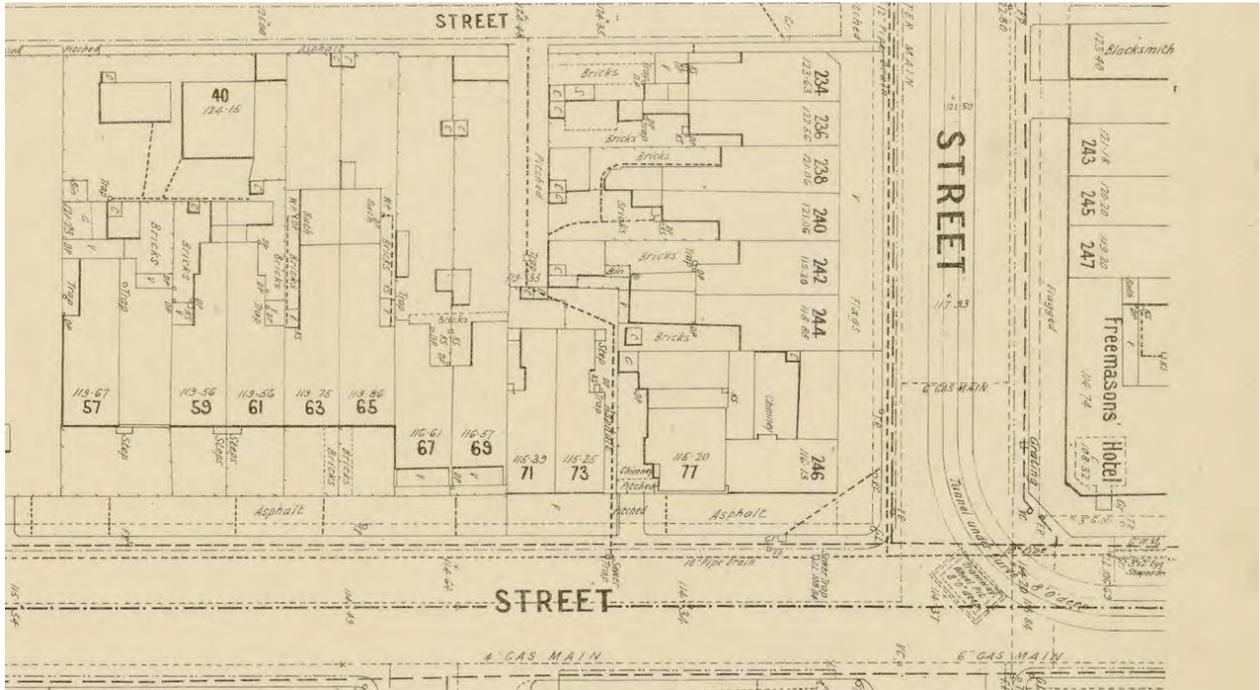
No. 6 Smith Street, Collingwood (right), forms part of a group of three identical shop houses. Proposed grading: Contributory.



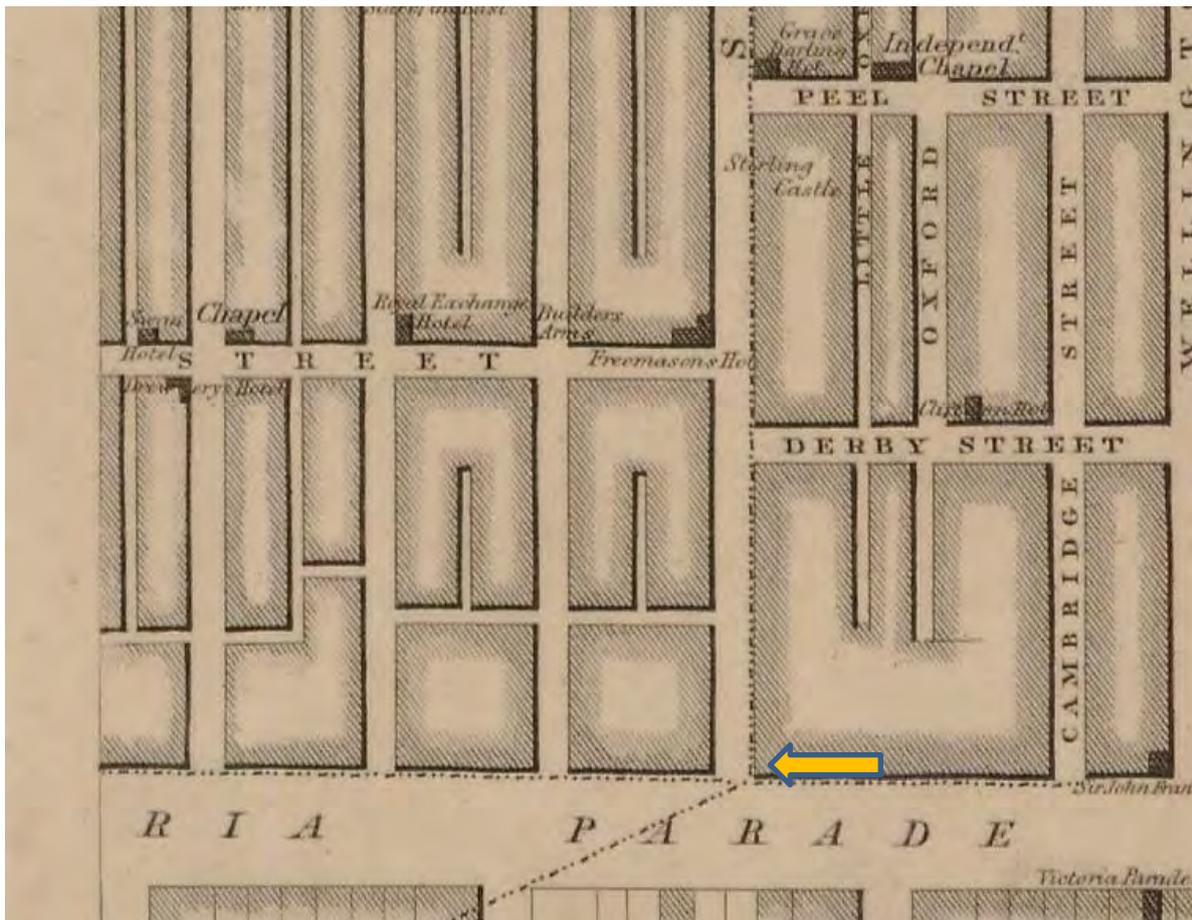
Melbourne and Metropolitan Board of Works detail plan City of Fitzroy. Plan. No 1207 Scale: 40':1".
Surveyed September, 1898, Copyrighted 3 May, 1899.



Melbourne and Metropolitan Board of Works detail plan City of Fitzroy. Plan. No 1207 Scale: 40':1".
Surveyed September, 1898, Copyrighted 3 May, 1899.



Melbourne and Metropolitan Board of Works detail plan City of Fitzroy. Plan. No 1207 Scale: 40':1". Surveyed September, 1898, Copyrighted 3 May, 1899.



Kearney's Map of Melbourne and Its Suburbs (1855). It is of some interest that one of the survey points used by Surveyor General Andrew Clarke, was the "horizontal notch above Broad Arrow on West face of Boundary Post at South end of Smith St."



Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne [cartographic material] / surveyed by H.L. Cox. (1865).

Smith Street History

The following history is summarised as relevant from the *City of Yarra Heritage Review 2007* (Rev. Mar. 2011) prepared by Graeme Butler and Associates. This has been augmented with more specific information on individual properties in that part of Smith Street proposed to be included in the precinct.

Early survey

Before land sales, Smith Street was developed as a route from Melbourne to Heidelberg by early **Heidelberg settlers**. Hoddle's survey formalised this route as Smith Street, being mid-way on the survey grid between Nicholson and Hoddle Streets (each one mile-apart).¹

Name

Smith Street was named after T. J. Smith. He was born in Sydney in 1816 and was formerly employed by John Hodgson, and early landowner and grocer in Fitzroy and Mayor 1853-54. Smith was also a hotelier, theatre-owner and member of the Legislative Assembly, Mayor of Melbourne and an Alderman in Fitzroy. Smith Street was originally called Eastern Road.²

First land sales

When the land was sold, the Smith Street area formed the eastern edges of Crown Allotments 51, 69, 72, 82 and 85, and the western edges of Allotments 52, 68, 73 and 81, as subdivided by the government in 1838.³ The first private subdivision of government lots in the Heritage Overlay Area had commenced by 1842, and affected half of the west side, south from Johnston Street. By December 1849, the east side had begun to be subdivided, and by December 1854, only the two allotments to the south of Alexandra Parade (85 and 86) were yet to be subdivided.

Municipal government

East Collingwood was established as a new municipality in 1855⁴ with Smith Street as the municipal boundary between Fitzroy and East Collingwood. The Borough of Fitzroy, to its west, was created in

1858.⁵ A range of small businesses had located in Brunswick Street and Gertrude Street in South Fitzroy, and to a lesser extent Smith Street, Victoria Parade and the south end of Napier Street, by 1864.

Consolidation

Tanner's directory of 1859 indicates that Smith Street was amongst the substantially developed streets which were urban in character and also extrapolating from known buildings like churches and hotels, it is apparent that the gross bulk of listings are at the south end between Victoria Parade and Gertrude Street.⁶

The 1860s and 1870s were periods of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent along Gertrude, Brunswick and Smith Streets. The 1870s and 1880s saw the replacement of many earlier single fronted shop buildings with rows of shops.

By the turn of the century, Smith Street had been almost fully developed, typically with shops, banks some hotels and **Forester's Hall**- Court Perseverance 2727 (1868) on the corner of Langridge and (Nos. 64 – 66) Smith Streets. Further to the north, Smith Street contained many highly ornate two-storey commercial buildings dating from the between the 1870s and 1890s, some up to three-storey and with the retail emporia being even higher and more exuberant. The street was remembered as being second to only three or four of the central streets in the Melbourne district for the density of its traffic. North of Gertrude and Langridge Streets, were businesses which combined manufacturing and retailing on a large scale, producing some of the largest commercial buildings in the City, including Foy & Gibson, Henry Ackman and Co., Patersons, Hannafords Pianos and Organs (formerly Maples) and G. J. Coles.

The cable tram routes "**reinforced Fitzroy's** municipal boundaries".⁷ The route running along Gertrude and Smith Streets was introduced in 1886-1887. Another route ran along Victoria Parade. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into major commercial strips, the tram routes in Fitzroy were located along streets which were already important commercial precincts such as Smith and Brunswick Streets. Being located between two tram routes, the south part of Smith Street underwent a somewhat different pattern of development compared with the northern part serviced directly by the tram. It developed more slowly and on a comparatively modest scale and retained a mix of residential and commercial development compared with predominantly commercial development north of Gertrude Street.

"From the 1930s, Smith Street was eclipsed as a retail centre by both city and suburban shopping centres".⁸

"World War II saw the fortunes of Smith Street start to subside. By the 1970s Smith Street was pretty much in decline and there was much demolition in Smith Street and the Collingwood and Fitzroy areas. There was the replacement of what **was seen as 'slum housing' with high rise** apartments and then there has been the recent gentrification of the street. The most significant feature of the history of Smith Street is the role that it has played in the history of retailing and also that it has always been at the cross roads of some of the extremes in Melbourne between the haves and have nots and this is one of the most important factors in what makes up the diversity of the district".⁹

"Dispossessed of their land, the aborigines began to congregate in Fitzroy, especially between the wars. They stayed and made many parts of Fitzroy their own. Other European, Middle Eastern and Asian immigrants have lived in Fitzroy as a staging post on their journey to the suburbs. By the early 1990s there were more than seventy ethnic groups represented in Fitzroy. Their rich legacy can still be seen in the major shopping streets of Brunswick, Smith, Gertrude and Johnson Streets. Fitzroy is **now the most heterogeneous of Melbourne's suburbs**".¹⁰

Historical studies and information related to Smith Street have focussed on the street north of Gertrude and Langridge Streets and the area to the south has been neglected.

Smith Street, South of Gertrude and Langridge Streets

While both sides of Smith Street north of Gertrude and Langridge Streets, developed principally during the nineteenth century, particularly the 1870s and 1880s, the south part, insofar as the Fitzroy (west) side is concerned, continued to evolve during the twentieth century, evidenced by the number of early twentieth century buildings and/or façades.

The MMBW plans (No. 1207, Fitzroy and No. 1208, Collingwood) show the pattern of development of Smith Street between Victoria Parade and Gertrude Street and when correlated with the Rate Books, the following pattern emerges.

The numbers referred to in the following two paragraphs are as numbered on the MMBW Plan for ease of identification on the plan. Due to the pattern of subsequent development the numbers no longer correlate exactly with the current numbers.

The west side (Fitzroy) proposed to be included in a Heritage Overlay, contained buildings with deep front setbacks (Nos. 25, 43, 51, 57-65); shallower front setbacks, steps (Nos. 37-39, 51, 67-77) or otherwise undeveloped land (Nos. 33-35, between Nos. 39-43, and between Nos. 51-57) and a pitched area between Nos. 73 and 77. A generally similar pattern in terms of front setbacks also existed south of the area proposed to be included in the Heritage Overlay.

The east side (Collingwood) contained a substantial dwelling at No. 2, three dwellings with verandahs and small front setbacks at Nos. 8 -12 similar dwellings at Nos. 20 – 26, another house at No. 18 abutting the property line, brick shops at Nos. 16, 34, 36, 40, 44 – 60, two hotels (British Crown at No. 14 and Commercial Hotel at No. 62) and another building at No. 42. There was also vacant land between Nos. 2 and 8; and between Nos. 26 and 34 and at No. 38.

The Fitzroy Rate Book¹¹ for 1898 describes the properties shown on the MMBW Plan. The following is a snapshot of those proposed to be included in the Heritage Overlay:

Street No.	Rate Book No.	Occupier	Business	Owner	Building description	NAV £
21	45	David Henry Marshall	Tailor	Mrs Isabella Marshall	Brick house 7 rooms	22
23	46	James Duff	Bootmaker	Mrs Isabella Marshall	Brick house 7 rooms	22
25	47	Rev. Charles Jt Barnes	C of E Clergyman	Trustees of St Saviours	Brick house 9 rooms	60
Land	48	-	-	Saml Coupland	Land 33 x 10	25
37	49	James Stanford	Poulterer	Robert B Cottle	Iron store 5 rooms	20
39	50	Richard Driscoll	Caretaker	Robert B Cottle	Iron store 5 rooms	20
Land	51	Frederick W Curwen William C Davies	Bank inspectors	National Bank Fitzroy	Land 63 x 120	63
43	52	Thomas Lewis	Horsedealer	Ralph Besant	Brick store or brick house, 4 rooms	20
51	53	John Hy Rossack	Tanner	Commercial Bank	Brick store 3 rooms	12

				Collingwood		
Land	54	Peter Maconochie	Slater	Commercial Bank Collingwood	Land 24 x 125, WB room and stable	12
57	55	Vac[ant]		Edward Miller	Brick house 6 rooms	32
59	56	Ellen Smith	Charwoman	Edward Miller	Brick house 4 rooms	16
61	57	Charles Abrahams	Furniture dealer	Edward Miller	Brick house 4 rooms	16
63	58	Edward G Gray	Grocer	Mrs I M Yule	Brick house 4 rooms	20
65	59	John Griffin	Labourer	Mrs I M Yule	Brick house 4 rooms	20
67	60	Alfred Merry	Poulterer	Estate of R D Davis	Brick house 6 rooms	20
69	61	Bridgett Carroll	Widow	Estate of R D Davis	Brick house 5 rooms	20
71	62	Miss Martha Gill	Dressmaker	Francis Belcher	Brick shop 4 rooms	22
73	63	Walter Barling	Bootmaker	Francis Belcher	Brick shop 4 rooms	28
77	64	Frederick Harris	Furniture ? dealer	Estate of S Slaton Trustees Executive Agency Co.	Iron shop 6	26

The Collingwood Rate Book for 1901 reflects the properties shown on the MMBW Plan.

Street No.	Rate Book No.	Occupier	Business	Owner	Building description	NAV £
2	1	Isaac Swan	Gentleman	Isaac Swan	Wood house	30
-	2	Unoccupied		Isaac Swan	Enclosed land	10
8	3	Edward Lane	Gentleman	Isaac Swan	Wood house	20
10	4	Septimus Pluck (?)	Gentleman	Isaac Swan	Wood house	20
12	4	Unoccupied		Isaac Swan	Wood house	20
14	6	Graeme ? Delany	Licensed victualler	Carlton Brewery Co.	British Crown Hotel	100
16	7	Mary Page	Domestic duties	Carlton Brewery Co.	Brick shop	32
18	8	Ida Lucas	Domestic duties	Carlton Brewery Co.	Brick house	26
20	9	Elizabeth Hunter	Domestic duties	Thomas Smith	Brick house	26
22	10	William Johnston	Bootmaker	Thomas Smith	Brick house	16
24	11	Edward Stone	Moulder	Thomas Smith	Brick house	16
26	12	James Hansen ?	Wheelwright	Thomas Smith	Brick house	16
-	13	-	-	Vacant land	-	20
34	14	Mak Sam	Laundryman	Susan McClone?	Brick shop	20
36	15	Eunice Barnstable	Domestic duties	Susan McClone?	Brick shop	20

[38]	16	John Smith	Stonemason	Louis Wusterman ? ¹²	Enclosed land	18?
40	17	Richard Lord	Manufacturer	C S Price	Brick shop	100
42	No details.					
44	18	Mary Roberts	Domestic duties	Frederick Wood	Brick shop	30
46	19	Martha Powell	Confectioner	Frederick Wood	Brick shop	30
48	20	Celia Brown	Domestic duties	Frederick Wood	Brick shop	26
50	21	Frederick Harris	Solicitor	Frederick Wood	Brick shop	26
52	22	Felix Barea? Barca?	Fruiterer	Frederick Wood	Brick shop	30
54	23	Ethelbert Marlton	Draper	Peter Cooper	Brick shop	40
56	24	James H Swannell	Butcher	Peter Cooper	Brick shop	40
58	25	Tehinnah Fish	Ironmonger	Peter Cooper	Brick shop	40
60	26	Thomas Wilkins	Hairdresser	Richard P Kefford	Wood shop	22
62	27	George Allen	Licensed victualler	John Kerr	Commercial Hotel	120

Both sides of Smith Street, south of Gertrude and Langridge Streets, contained some brick shops and dwellings, similar types of trades and some vacant blocks. On the west side there were three iron stores; and three essentially vacant sites owned by, or mortgaged to, banks and that which was owned was most likely intended to be a bank. There was also the large site containing St Saviours Church of England, in sight of the vicarage directly down Mason Street (on the corner of Oxford Street, Collingwood). On the east side there were two hotels.

A snapshot of the occupants on the west side of Smith Street, south of Gertrude and Langridge Streets, over the period 1883 – 1909 reveal a mix of business, shops and residential use and with many catering to the local community. They mirror the nature of the street north of Gertrude and Langridge Streets and include: apparel (tailor, bootmaker, boot finisher, dressmaker, seamstress, costumière, draper, furrier); food (butcher, poulterer, grocer, dairyman, tea merchant, confectioner, fishmonger, green grocer); tobacconist; furniture (piano dealer, furniture dealer, billiard table maker); building industry (building materials, slater, monumental mason, tinsmith, venetian blind maker, plumber, glass beveller, upholsterer, decorator, millwright, painter, polisher, carpenter, joiner, stair builder, engineer, plasterer); small manufacturing (manufacturer, soapmaker, turner, stationer, printer, umbrella maker, maltser, jeweller, watchmaker); transport (horse dealer, bicycle make, saddler, gripman, carrier); professional/office (bank inspectors, money broker, auctioneer, agent, dentist, law clerk, solicitor, clerk, book keeper); general (hawker, laundry, driver, engine driver, cab driver, mail driver, storeman, waiter, commercial traveller, gardener); residential (boarders, lodger, widow, farmer, gentleman, labourer, Anglican clergyman, Salvation Army lieutenant, caretaker, charwoman, seaman, housewife, spinster, nurse. Over time the small industrial, manufacturing and residential use has largely been supplanted by retail use with modern equivalents still present along Smith Street.

Historical Background for buildings proposed to be added to the Heritage Overlay (excluding buildings on the eastern side that are already included in the Heritage Overlay and are moving into the new precinct)

No. 21 Smith Street (MMBW Nos. 21-23 Smith Street) Proposed grading: Contributory.

No. 21 is listed variously as being brick houses or brick shops with or a brick house and shop, all with seven rooms but consistently owned by Isabella Marshall from at least 1883 - 1909. They were constructed before 1883 and are probably the original buildings on this site.

Nos. 25 Smith Street (Original building demolished) Proposed grading: Not contributory.

No. 23, later No. 25, was St. Saviour's vicarage between 1883 and 1909. The site included the vicarage, with a deep front garden, asphalted rear yard and stable, and abutted a site to the north which is the Rev. Charles May Yelland took up the post as vicar about 1874. Of a well-to-do background, he was also a colourful figure, controversial, dabbling in medical practice, but respected and popular.¹³ The vicarage was the site of the violent murder of the Rev. Harold Lacey Cecil on Friday 13 December 1935.¹⁴ The case was reported nationally in the press. The existing double storey commercial building dates from c. 1960s.

Nos. 33 - 35 Smith Street (A vacant site on the MMBW Plan) Proposed grading: Contributory.

Between 1899 and 1909, Nos. 33 and 35 are listed as brick houses of 9 and 10 rooms respectively in the ownership of Samuel (and James) Coupland. The 1898 Rate Book records land (33' x '10').

Nos. 37 - 39 Smith Street (MMBW Nos. 37-39 Smith Street) Proposed grading: Not contributory.

Nos. 37 and 39 are listed between 1883 and 1898 variously as iron houses or stores with five rooms owned by Hugh Copeland until 1885/1886, J Sweetman 1885/1886 – 1888/1889 and then-Robert B Cottle until at least 1909. The existing building dates from c.1960s.

Between Nos. 39 and 51 on the MMBW Plan. Now 41-47 Smith Street. Proposed grading: Not contributory.

Between Nos. 39 and 51, was vacant land (63' x 120') acquired by the National Bank in 1892/93 and which went through to Little Smith Street, and the abutting yard used by Thomas Davis, horsedealer which was in front of No. 43, listed (1898) as a brick house or store with four rooms owned by Ralph Besant. In 1899 the Bank site was a building materials premises occupied by Henry Tarrant and later to that was part of the horse dealer's premises. Ownership passed from the Bank to Alex McKinnie 1903/1904 and became a dairy utilising the yard, stable and house. McKinnie was still there in 1909. The existing building dates from c.1960s - 1970s.

Nos. 51 - 53 Smith Street (MMBW No. 51 and vacant land to the north) Proposed grading: Individually significant.

Nos. 51 and 53 were acquired by the Commercial Bank, Collingwood in 1892/93 – 1903. During this period, No. 51 had a brick house, three rooms, acquiring an additional room in 1899 and remained as such until at least 1908. In 1889 - 1890 both sites were in the ownership of Isabella Maconochie who appears to have taken a mortgage as Peter James Maconochie, slater, is recorded as owner in 1904. No. 51 is listed as a brick house with three or four rooms c. 1887 – 1909. In 1915 it is recorded as having 5 rooms and the NAV increased from £28 to £40 while the NAV for No. 53 increased from £25 to £28. No. 53 appears to have contained a wooden house of three rooms which was listed as brick (erroneously?) 1892/93. From 1893/1894 – 1894/95 it was listed as land (33' x 25') with a wooden shed. In 1896/1897 - 1898 the land is recorded as '24 x 125'. From then on it is recorded as a stable to which a brick house may have been added c.1906. The stable abutted Little Smith Street. In 1913 the entry, it is listed as "Brick 4 rooms & M [?] Yard. The entry is partially illegible. In 1915 it is listed as Brick 4 rooms with a NAV of £28 and in 1916 it is listed as Brick 5 rooms with a NAV of £80. In 1916 No. 51 is recorded as a Brick house 5 rooms with a NAV of £40; 51a Brick shop 1 room, which reflects the existing arrangement, and with a NAV of £30. The same year No. 53 remains as Brick 5 rooms with a NAV of £80. The existing buildings at Nos. 51 – 53, appear to date from c. 1914-1915 and are most likely the first substantial structures on the site.

Nos. 55 - 61 Smith Street (MMBW Nos. 57-61 Smith Street) Proposed grading: Nos. 55-57 Smith Street Contributory; Nos. 59-61 Individually significant.

Nos. 57 to 61 shown on the MMBW plan are now Nos. 55 – 61. On the MMBW Plan No. 57 covers the width of two allotments, with the façade of the northern half appearing to be of a different material,

possibly timber, to that on the south. In 1898 it was listed as a brick house with 6 rooms owned by Edward Miller. Nos. 59 and 61 also owned by Miller were brick houses with four rooms and all had the same listing at least 1883/84 - 1909. There appears to have been a separate property at the rear fronting Little Smith Street (No. 40). All had deep setbacks from Smith Street. The site is now occupied by four double-storey brick shops. A Plan of Drainage (MMBW Plan No. 1207, Drainage Plan No. 33462) for the site has an application date of 1/5/03 [1903], and shows Miller as the owner and Robert Jameson as the agent. The deep front setback and general plan form of the dwellings is the same as the MMBW plan. A second Plan has an application date 2/5/1914 which is consistent with the style of the façades. It appears that the earlier dwellings were incorporated in new work fronting Smith Street as the front setback is not shown and presumably built over and the plan form at the rear is almost identical with the previous plan but with some minor corrections. A third plan dated "30/6/19" also shows the same plan and plus works abutting the rear boundary to Little Smith Street.

Nos. 63 - 65 Smith Street (MMBW Nos. 63-65 Smith Street) Proposed grading: Contributory.

Nos. 63 - 65 were also brick houses with four rooms owned by a Mrs I M Yule 1896 - 1909 and had a similar description at least in 1883/1884. They had a similar deep setback from Smith Street as Nos. 57 - 61 (above) and the sites ran through to Little Smith Street, but have since been subdivided. The site is now occupied by two single-storey brick shops constructed to the property line. A Plan of Drainage (MMBW Plan No. 1207, Drainage Plan No. 35757) for the site has a first date of 18 May 1903 and interestingly lists Frank Stapley as the agent.¹⁵ This plan shows the same front setback as on the MMBW plans but also shows the same building footprint, including side passages at the rear. A second date 7/2/17 is a more likely date at least insofar as the façade is concerned and Stapley may have had a continuing involvement. It appears that the earlier dwellings were incorporated in new work fronting Smith Street as. Aerial views show a typical hipped roof which accords with a plan of four rooms and with a parapet running north-south at the line of the front setback shown on the plans.

Nos. 67 - 69 Smith Street (MMBW Nos. 67-69 Smith Street) Proposed grading: Individually significant.

Nos. 67 - 69 were brick house of six and five rooms respectively owned by Richard Davis (Davies?) at least 1883/1884 - 1909. The site is now occupied by two double-storey brick shops constructed c.1920s which are probably the second structures on the site. A Plan of Drainage (MMBW Plan No. 1207, Drainage Plan No.35419) lists Robert Boyle Davies as the owner and Leonard Bros., Middle Brighton as Agents. The legible dates on the plan range from 19 Jun 1903 to 28/10/13 and the building footprint is consistent with that shown on the MMBW plan. This correlates with the style of the façade and either the existing built form all dates from this era or works occurred at the front incorporating the earlier structure. An additional date of 4/8/20 or 29 appears to relate only to minor plumbing at the rear.

Nos. 71 - 73 Smith Street (MMBW Nos. 71-73 Smith Street) Proposed grading: Individually significant.

Nos. 71 - 73 are listed as two brick shops of four rooms each owned by Francis Belcher between at least 1889/1890 - 1909. They had a similar listing in at least 1883/84 but from 1899 are listed with six rooms. The existing double-storey pair of shops is constructed from brick, brick and stone at the rear, and have a stone façade. They are most probably the same shops dating from prior to 1883/84.

Nos. 75-77 Smith Street (MMBW No. 77 Smith Street) Proposed grading: Contributory.

No. 77 on the MMBW plan is now No. 75-77 and is listed as an Iron shop with six rooms with the owner being S. Slatan, later Estate of, Trustees Executive Agency Co. Slatan had owned the site at least from 1883/84 and the shed was still there in 1899. In 1900 - 1902 the site was vacant and in 1903 a [brick] shop of five rooms is listed and became occupied by a bicycle builder until at least 1909. The existing double-storey brick shop is the first substantial structure on the site.

Main development era

The main development period of the South Smith Street Heritage Overlay Area comprises the Victorian, Edwardian and inter-War eras with buildings from each era which significantly were either the first substantial structures on the site, either being constructed on vacant land or replacing/adding to earlier buildings, generally dwellings, thus changing the street from a mix of residential and commercial buildings to almost exclusively commercial buildings.

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

Street numbers referred to below are the current street numbers in Council's Property Database.

No. 21 Smith Street. Proposed grading: Contributory.

A pair of rendered of Victorian shops, No. 19 being wider than No. 21, divided at the upper level, by a simple pilaster which matches those at either end, and all having a framed, fielded panel at the base and a corbel at the top embellished with acanthus foliage. Each corbel is further embellished by a laurel wreath at the top. The façade is further delineated by a moulded cornice beneath the parapet, another moulding through the base of the corbels and a scotia moulding running between the fielded panels at the base of the pilasters. Beneath the scotia moulding is evidence of where the original verandah was attached. Beneath the pilasters are the wing and party walls of each shop which have evidence of ruled ashlar. At the first floor level each shop has a window opening with chamfered edges and rendered sills and Victorian style timber-framed, double-hung sash window with ogee profile to the horns. At the ground floor level, neither of the shopfronts are original, however the original bluestone step remains at No. 21 and probably also at No. 19 beneath later infill.

The pair retain their rear wings. The hipped roof is clad with corrugated steel and four brick chimneys, which lack their caps, remain above the roof. Above the roof, the dividing party wall parapet is rendered.

There is a brick addition at the rear abutting Little Smith Street. The north elevation to Little Victoria Street appears intact and is rendered in ruled ashlar. Window sills are of bluestone and the windows are timber-framed, double-hung sashes with quarter-round horns. The door opening is infilled and not presently functional.

The shops have a high degree of intactness and integrity.

Nos. 33-35 Smith Street Proposed grading: Contributory.

A double-storey pair of overpainted brick shops with hipped roofs and a pair of arched window openings in each façade containing Victorian style timber-framed, double-hung sash windows. The pair is delineated by brick pilasters to the outer and central party walls and moulded cornices and string courses. Each pilaster has a framed nailhead panel at the top beneath which are paired stucco corbels which are fluted and embellished with acanthus foliage. Beneath the parapet is a deep moulded cornice which runs between each framed nailhead panel. A simple moulded stringcourse runs between the bottom moulding of the corbels and another runs at the springing point of the arched windows and across the pilasters. The window openings have no sills and instead are set above a deep stepped and moulded string course, beneath which is a brick panel above a deep, plain, smooth rendered band. Almost immediately below are the shopfronts which are not original. The arched window heads have smooth rendered architraves above the springing point which are rules to resemble ashlar and which include ruled keystones. Both shops each retain a rendered brick chimney with a deep moulded cap. The top of the parapet has evidence of missing urns.

The shops have a high degree of intactness and integrity.

Nos. 51 – 53 Smith Street Proposed grading: Individually significant.

A double-storey pair of masonry shops with a transverse gabled roof clad in Marseilles-pattern terracotta tiles, above which a shared brick chimney with a simple cap, and end parapet walls extend. There appears to be a corbelled brick chimney at the rear of No. 53. The upper level of the façade contains what appear to have been open balconies, articulated by pilasters at the end and central party walls and also at the south end of No. 51 above a separate entrance at the ground level. Behind later glazing, the façade appears to be rendered and contains two or three timber-framed, double-hung sash windows, with six lights in the upper sashes and one below. An original timber-framed door with a highlight above the transom is visible on No. 53.

No. 51a retains its original metal-framed shopfront by T. S. Gill and recessed splayed entry which also retains its original bluestone step but has been retiled. The timber-framed, half-glazed doors and framing include non-original elements but are in a style which is a replica in the style of the original. The wrought iron entrance screen is not original. The cantilevered canopy, contiguous with No. 53, retains its pressed metal soffit and with a matching egg and dart cornice to the shopfront. Internally the shop retains its pressed metal ceiling in a squared pattern, enlivened with flower buds, with an egg and dart cornice, decorative cover strips and pine floor boards.

No. 53 retains a corniced pressed metal soffit which is contiguous with to the lining of the cantilevered canopy and the bluestone ramped entrance. An egg and dart pressed metal cornice, with acroteria, runs along the top of the shopfront and door. The shopfront appears to be a replica of an original and with original vents in the stallboard. The timber-framed door is not original. The cantilevered canopy, contiguous with No. 51, retains its pressed metal soffit but in a different pattern: a diapered pattern **overlaid by a slight Celtic interlace and with "bosses"**. Internally the shop retains a pressed metal ceiling in a squared pattern, enlivened with flower buds, with an egg and dart cornice, decorative cover strips.

The shops have a high degree of intactness and integrity.

No. 55 - 61 Smith Street**Proposed grading: Nos, 55-57: Contributory; Nos. 59-61: Individually significant.**

A group of four, double-storey, brick shops each divided by half-octagonal pilasters having a faceted base below a simple moulding and rising through the cornice to project above the parapet and terminating in a ball. The cornice beneath the parapet is moulded as is the top of the curved (wavy) parapet. Two windows, at Nos. 55 and 57, are original in size and contain a timber-framed, double-hung sash windows, that at No. 57 also including a highlight. No. 55 has a brick voussoir while No. 57 has a pedimented panel attached to the voussoir. The window openings to Nos. 59 – 61 have been slightly infilled at the top, below retained brick voussoirs, and widened. Beneath the moulded sills are flat curved rendered labels. There is also a pair of terracotta waffle vents in each façade above and beside the window heads.

Roofs are hipped.

The shopfronts at Nos. 55 and 57, other than for stallboards, are not original however the original marble door sills have been retained and re-used. The soffit of the suspended canopy is metal traydeck or standing seam.

Part of **the original metal shopfront by "Duff" remains at No. 59 and with a tiled** (non-original) stallboard below. The shopfront has been slightly cut back to relocate the door to the same plane as the shopfront but the original splayed entrance (floor and soffit) remains within the shop and the original floor tiles may remain beneath the flexible floor covering. Internally, the shop also retains its pressed metal ceiling with a central panel the same as at No. 69 Smith Street, edge border the same as at No. 61 Smith Street, egg and dart border moulding, diapered strapwork cornice and Classical mouldings to the covers trips and decorative vent covers. The soffit of the suspended canopy is in pressed metal.

No. 61 has an original shopfront by "Duff" and with highlight windows above. The timber-framed two-leaf door which has a highlight and is half-glazed and with (bolection) moulded panels below appears original. The shopfront tiles are overpainted but original terracotta vents, presumed glazed, remain in the stallboard. The splayed tessellated entrance tiles are in a pattern of cross-shaped elements in white, brown and terracotta on a buff background and with a diapered border between brown and cream/buff lines. The original white marble edge sill and timber door step are extant. The pressed metalwork soffit of the original entrance, now within the shopfront, also has a deep ribbed cornice with Classical moulded coverstrips to the corners. The pressed metal ceiling of the shop is set out in square panels and with a square nailhead motif in each corner and a textured floriated border set out in squares and an edge moulding and cornice within the shop. The soffit of the suspended canopy is in pressed metal.

The shops have a high degree of intactness and integrity.

Nos. 63 – 65 Smith Street Proposed grading: Contributory.

A pair of single-storey Edwardian/c.1920s shops with overpainted brick pilasters to the wing and central party walls, each terminating in a pedestal with a simple moulded cap similarly to Nos. 67 - 69. **The parapets are formed in a slightly flattened curve and with wide deep "scallops" at either end** before flattening out to join the pedestals. The parapets have simple moulded caps.

Aerial views show a typical hipped roof, which accords with a plan of four rooms, and which is behind a parapet, running north-south, at the line of the front setback shown on the MMBW and Drainage Plans. It appears that the original dwelling remains behind the front portion, added after 1917 and c.1920s. There appear to be small rear wings with hipped roofs extant at the rear of the building.

The shopfront tiles of No. 63 are overpainted while three waffle vents remain in the stallboard. The original recessed shopfront by "Stevens", has been cut back to accommodate a door flush with the window pane. The timber door is not original. There is no soffit lining to the canopy.

No. 65 retains its original shopfront, by "Stevens", and with green glazed butt-jointed tiles and matching rounded tiles at the salient corners. One green glazed waffle vent remains in the stallboard while the others are replacements. The recessed entrance also has hexagonal terracotta and ochre diamond tiles surrounded by a similarly-coloured border and all edged in bluestone. The cantilevered canopy has a ripple iron lined soffit as is in the recessed entrance.

Internally both shop areas are split level with a higher section towards the rear, possibly due to the slope of the land.

The shops have a high degree of intactness and integrity.

Nos. 67 – 69 Smith Street Proposed grading: Individually significant.

A pair of red, face brick, double storey shops, probably dating from c.1920s, each of which has a pair of window openings containing timber-framed, double-hung sash windows in the façade beneath brick voussoirs. Above and beside the windows is a terracotta waffle vent cover at each outer edge. The external and dividing walls of each shop are brick pilasters which project above the curved parapet and which terminate in a simple moulded cap similarly to Nos. 63 - 65. The parapets are curved, generally similarly to Nos. 63 – 65, and with a simple moulded cap. Beneath the parapet, the cornice comprises a double row of moulded (ogee) bricks. The façade is otherwise plain and appears to have been washed in red oxide.

Roofs are hipped and with the party wall parapet rising above the roof.

At the lower level, the end wall of each shop and the central dividing party wall are tiled with brown glazed butt jointed tiles with matching rounded tiles to the salient corners, all of which are original. The vents are also glazed to match the tiles.

No. 67 has an original shopfront with highlight windows above containing 50% original glazing. The stallboard contains terracotta vents glazed in blue. The two-leaf timber door has glazing of the period and may be original while the wrought iron screen is an addition. The splayed entrance contains a diapered chequerboard panel in black and white, surrounded by a double black and white border with running zigzag between plain white tiles and black lines and with the street edge and shop step being in white marble. Internally the shop contains its pressed metal ceiling with square panels edged with a moulded and egg and dart border and with a diapered border to the deep cornice embellished with Art Nouveau style floriation. The original pine boards remain on the floor. The shop area is split level with a higher section towards the rear, possibly due to the slope of the land.

The shopfront to No. 69 is not original however the splayed entrance tiling is original and is the same as No. 67. Internally the shop contains its pressed metal ceiling in an Art Nouveau style interwoven circular pattern enlivened with floriation and with a cornice of repetitive peas and pods, possibly **Sturt's Desert Pea**. The timber (pine) boarded floor also remains. The shop area is split level with a higher section towards the rear, possibly due to the slope of the land.

The contiguous, suspended canopy has no soffit lining to No. 67 Smith Street but has ripple iron to No. 69 Smith Street.

The shops have a high degree of intactness and integrity.

Nos. 71 – 73 Smith Street Proposed grading: Individually significant.

A pair of double-storey bluestone and brick shops, each of which have a pair of timber-framed, double-hung sash windows at the upper level. The window openings are embellished with heavy, quarry-faced stone quoining and where the projecting quoins meet, recessed panels of dressed stonework are formed, including over the central party wall. Above each window is a large single rectangular block of dressed stone with drafted margins. Beneath the stuccoed parapet of No. 73, the brickwork is revealed behind spalled render. Each stuccoed parapet contains a framed and vermiculated pedestal, supported on a pair of moulded consoles and each pedestal is surmounted by an urn. The central pedestal, console and urn is shared by both buildings. In the middle of each of the parapets is a pediment containing a recessed panel, or label, **with a 'bolection' mould** and set between similar vermiculated pedestals as elsewhere. Each of these is bordered by a curved and moulded console bracket. The tops of the pedestals have moulded caps and above, and centred, is an anthemion set between moulded foliage (leaves). Beneath the parapet is a moulded cornice running between the pedestals.

The roofs are transverse gabled running to a hipped form at the rear. A parapet wall is visible above the roof between the pair which also retains a chimney each at the front and one each at the rear. The south chimney (to No. 71) retains its decorative cap which is lacking on No. 73.

Internally the coursed rubble stone construction is exposed in the shop at No. 73 and the shop area is split level with a higher section towards the rear, possibly due to the slope of the land.

Both shopfronts, with "Stevens" in the label, are copper or gunmetal, with large plate glass windows above a stallboard and three smaller highlight windows above and in the splayed entrances. The presumed splayed entrance of No. 71 is now flush with the plane of the shopfront and contains a non-original timber door and frame. The glazing to the highlight in the return of the shopfront (in the entrance of No. 73) appears to be original while it has been replaced elsewhere. The dividing walls between the shops have glazed tiling (red and blue borders with white panels). The tiles are butt-jointed and are original and contain rounded tiles to the salient corners. No. 71 retains the blue and white tiles and vents to the stallboard. The stallboard of No. 73 lacks original tiles and vents but the **entrance contains its original hexagonal tiles with a central "capstan" feature in red, orange, terracotta and blue tiles**. The border is similarly coloured and comprises a running zigzag in blue between red lines. All is edged in white marble. The soffit of the spayed entry retains its pressed metal and the glazed timber door appears original.

The frieze above the shopfront is sheeted over on both shops.

The soffit of the suspended awning is covered in building sheet at No. 71 and has no lining at No. 73.

No. 75-77 Smith Street Proposed grading: Contributory.

A double-storey detached brick shop with two large windows and a single narrower window, all with arched heads at the first floor level. The window joinery is probably not original. Above each window is the end of a tie rod. The moulded cornice is decorated on the forward mouldings with a dogtooth and a type of guilloche moulding. The ends of the cornice terminate in moulded corbels embellished similarly to the cornice. The presumed parapet balustrade and urns are missing but a rear chimney with a simple brick cap remains. The façade brickwork is overpainted as is the visible part of the north elevation.

The shopfront is not original but the original masonry probably remains behind the tiles. The suspended awning has a mini-orb (ripple iron) soffit lining.

At the south side are two doors which opens onto an originally uncovered passage which separates the shop from its neighbour to the south. This passage correlates with that shown on the MMBW plan and aerial views indicate that it is extant.

The advertising signage attached to the north elevation is an independent element which is not affixed to the building. It has no significance.

The shops have a high degree of intactness and integrity.

Kerbing and channelling

The bluestone pitched kerb and much of the channel remains as elsewhere in Smith Street. Some kerbing has been removed to provide two crossovers.

No. 6 Smith Street, Collingwood. Proposed grading: Contributory.

No. 6 Smith Street Collingwood, forms part of a group of three identical shop houses (Nos. 6 – 10 Smith Street, Collingwood) with upper levels fronting Smith Street. Nos. 8 – 10 have been graded Contributory in Appendix 8, *City of Yarra Review of Heritage Overlay Areas 2007. Rev. Mar 2011*. Constructed 1900-1915. No. 6 shares the same history as the other two. In terms of physical attributes it is an identical double storey brick shop with a timber verandah at the upper level. The windows to the verandah, presumed to have originally been infilled with typical Victorian double-hung sash windows, like the other two, now have glazed doors. Otherwise No. 6 is quite intact added to which is has a Victorian timber shopfront, bluestone stall board and splayed entry with stone paving and a corporation style cast iron verandah.

There are no indications in the *Victorian Heritage Database* entries for Nos. 8 – 10 that No. 6 was consciously excluded and it appears that this was an error.

Comparative Analysis

The most apt comparisons between the Fitzroy (west) side of Smith Street south of Gertrude and Langridge Street are with the Collingwood (east) side opposite; with the part of Smith Street, north of Gertrude and Langridge Streets to just north of Johnston Street; and Brunswick Street between Gertrude Street and Alexandra Parade. Smith and Brunswick Streets developed contemporaneously, were served by major tramlines and served similar clientele, and contain Victorian, Edwardian and inter-War buildings of a similar type and scale, leaving aside the Smith Street emporia.

Originally an important transport route, Smith Street became populated as a manufacturing and service strip from 1837 and by 1865 the street contained numerous factories and mills, including a steam sawmill, numerous hotels and a branch of the ESA (English, Scottish and Australian Chartered) Bank, now ANZ. All manner of items were on offer including food, apparel, furniture, household

goods, hardware, hospitality etc. and Smith Street became a major tourist as well as shopping attraction. From the late 1870s to the 1880s Boom many of the wooden, and indeed iron, buildings were replaced with more substantial masonry buildings¹⁶ while some sites were redeveloped later. In addition to the retail Boom, land ownership also facilitated or constrained development depending on individual circumstances, and as a consequence, some sites were redeveloped later than others or not at all in the nineteenth century, with some of the first buildings appearing in the twentieth century. North and south of the Gertrude Street tramline there are buildings from the Victorian, Edwardian and inter-War years and some later developments from the second half of the twentieth century right through to those now under construction, such as the Banco site, or those about to commence.

Smith Street, between Gertrude and Langridge Streets and just north of Johnston Streets became the focus of retail development in Fitzroy and Collingwood, even Melbourne, with large emporia and warehouses intermingled with smaller shops. Foy and Gibson was the centrepiece and certainly the largest operation, with manufacturing occurring down the slope in Collingwood. Encouraged by the popularity and status of the retail strip, shops, emporia, showrooms, banks and the Collingwood Post Office were designed to exude an air of prosperity, further reinforcing the social status of Smith Street and promoting the shopping experience through their architecture, which established a context. It also acted as an advertisement, literally, with premises frequently being embellished with signage. Buildings in the section of Smith Street, south of Gertrude and Langridge Streets, are typically double storey but with some single storey and some buildings with additional storeys. While the elaborate Boom-style architecture provides a strong visual element, there are also numerous plainer Victorian buildings which are also demonstrative of their era, and there are some plain and more distinctive Edwardian and inter-War buildings which also reflect their eras and make a contribution. The reasons for the development/redevelopment of the sites varies and include changes in ownership facilitating development; **owners' ability to afford the works**; replacement of wooden and iron buildings with more substantial masonry buildings in accord with commercial aspirations but also the **Melbourne Building Act**; replacement of fire-damaged buildings and replacement of houses with shophouses and so on. Some of the Edwardian and inter-War buildings are the first buildings erected on those sites and this, *inter alia*, supports their contribution to the significance of Smith Street as the land was filled out.

Smith Street south of Gertrude and Langridge Streets, being outside of the retail focus and not directly on a tramline although in close reach of two, had a more conservative development. While similar types of shops and trades were offered in both parts of Smith Street, the south part still also attracted businesses using horses (horse dealer, dairyman) and others requiring yards (building supplies) or small manufacturing/service premises which had been replaced by retail further north. Accommodation (residential, boarders, vicarage) uses also remained into the early twentieth century.

In terms of existing built fabric, three residential properties remain on the Collingwood (east) side of Smith Street compared with none in the north part and only one in Brunswick Street (west side north of Johnston Street). They provide evidence of the early make-up of the street which is now subsumed by retail development. In the south part there are double and single storey shops on both sides of the street. There are more Victorian style shops on the east side than the west side, whereas there are more Edwardian/c.1920s shops on the west side, some replacing wood and iron buildings as in the northern part of the street but at a later date. Evidence suggests that some of these buildings may contain also the original buildings to which the new fabric is an addition at the front, most likely indicative of financial capacity at the time. All of the buildings have a high degree of integrity to their structure.

In addition, several have retained their original metal-framed and tiled shopfronts; splayed entries with original tiling and stone (bluestone, marble) and timber sills/steps; pressed metal ceilings within the shops; pressed metal soffit linings and cornices to the street canopies. While there are a number of early twentieth century shopfronts and entry tiles in various states of intactness in the north part of Smith Street, it appears that Patersons Emporium is the only one with an original decorative (plaster) ceiling within the shop, a large tiled entry (now within the shop) and a pressed metal soffit to the canopy. The shops in the south part of Smith Street (west side) are an important demonstration of the decorative nature of shop design and fitting of the Edwardian and inter-War era which have mostly disappeared.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1) (c) and 8(2) of the Heritage Act 1995.

Victorian Planning Provisions. Practice Note 01 "Applying the Heritage Overlay". Revised September 2012.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history (historical significance).

The shops at Nos. 6, 21, 33 – 35, 51 – 53, 55 – 61, 63 – 65, 67 – 69, 71 – 73, and 75 -77 Smith Street all date from the Victorian, Edwardian or inter-War periods in terms of construction, either of the building or an addition to a pre-existing building. Nos. 21 - 23, 33 – 35, 71 – 73 are contemporaneous with the development of the retail strip north of Gertrude and Langridge Streets in the 1870s - 80s whereas the other shops demonstrate later periods of development which soon filled in the street. Along the length of the retail part of Smith Street all main eras of development are represented. Collectively these buildings demonstrates the evolved development of Smith Street which catered not only to local residents but also to those from wider Melbourne.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history (rarity).

Nos. 71 – 73 are among the few surviving stone buildings in the City of Yarra and are also rare as stone shops.

The west side of Smith Street, south of Gertrude Street, contains an unusually high number of surviving original shop fronts, pressed metal ceilings and soffits and tiled entries and facades. As a cluster they clearly demonstrate the nature of shop design and fitout in the Edwardian and early inter-War eras. Opposite on the east side are several Victorian shopfronts with bluestone plinths, timber-framing and recessed entries. Collectively they demonstrate the varying nature of shops which typically populated Smith Street. While there are a number of inter-War shopfronts further north in Smith Street, they are in various states of intactness, have or lack the tiled entries and façade tiles and also lack the decorative ceilings and soffits, other than for the former **Paterson's** emporium.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history (research potential)

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects (representativeness).

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The shops at Nos. 6, 21, 33 – 35, 51 – 53, 55 – 61, 63 – 65, 67 – 69, 71 – 73, and 75 - 77 Smith Street all date from the Victorian, Edwardian or inter-War periods in terms of construction, either of the building or an addition to a pre-existing building. Collectively they are an important aesthetic and architectural continuation of the northern part of Smith Street and also the southern part opposite on the east side and as such they complete the architectural evolution of Smith Street. In addition they demonstrate the more modest and/or restrained style of shop architecture constructed post the Boom of the 1880s.

Nos. 71 – 73 are a pair of shops with a handsome stone and stucco façade with Boom style detailing and are amongst the more elaborate shops along the length of Smith Street.

Few of Melbourne's shops retain their original interiors, shopfronts and entries. The surviving original shop fronts, pressed metal ceilings and soffits and tiled entries and facades on the west side of Smith Street, south of Gertrude and Langridge Streets are aesthetically significant as examples of shop design and fitout of the Edwardian/inter-War era. They demonstrate the type and level of finish and decorative detail typically used in shopfitting.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history (associative significance).

N/A

Statement of Significance

What is significant?

The shops at Nos. 6 Smith Street, Collingwood and Nos. 21, 33 – 35, 51 – 53, 55 – 61, 63 – 65, 67 – 69, 71 – 73, and 75 - 77 Smith Street, Fitzroy, dating from the Victorian, Edwardian and inter-War eras, form a group which completes the architectural evolution of Smith Street. Within the group they are identifiable as sub-groups which reflect the style of the eras in which they were constructed and which were generally later than the main Boom-era of development further north in Smith Street by the emporia and smaller double-storey shops.

No. 6 was constructed 1900-1915 and forms part of a group of three identical shops other than for minor alterations. In addition and unlike them it retains its Victorian timber and bluestone shopfront and cast iron verandah.

No. 21 was constructed before 1883 and is probably the original double-storey pair of buildings on this site. Each one of the pair is delineated by architectural detailing and embellishment. Their rear wings have been retained but not their shopfronts.

Nos. 33 – 35 form a pair of double-storey buildings dating from the Victorian/Edwardian era which are delineated by architectural detailing. The shopfronts are not original.

Nos. 51 – 53, appear to date from the 1920s and are probably the first substantial structures on the site which form a pair of double-storey masonry shops with a transverse gabled roof clad in Marseilles-pattern terracotta tiles. No. 51a retains its original metal-framed shopfront and recessed splayed entry which also retains its original bluestone step. No. 53 retains a corniced pressed metal entry and awning soffit and the bluestone ramped entrance. The shopfront appears to be a replica of an original and with original vents in the stallboard. Internally this shop retains a pressed metal ceiling and cornice.

Nos. 55 - 61 appear to have originally been Victorian brick houses to which a new front section was added in 1914. The group of four, double-storey, brick shops are delineated by architectural detailing. The shopfronts at Nos. 55 and 57, other than for stallboards, are not original however the original marble door sills have been retained. Part of the original metal shopfront remains at No. 59 and with a tiled (non-original) stallboard below. The original splayed entrance (floor and soffit) remains within the shop and the original floor tiles may remain also. Internally, the shop retains its pressed metal ceiling. The canopy soffit is also in pressed metal. No. 61 has an original shopfront including façade

tiles, splayed tessellated entrance tiles and original step and marble sill. The pressed metal soffit and cornice to the entrance and canopy remain as does the pressed metal ceiling within the shop.

Nos. 63 – 65 appear to be Victorian brick houses to which a new front section was added in 1917. The shopfront of No. 63 remain in the stallboard. The original recessed shopfront has been cut back to accommodate a door flush with the window pane. No. 65 retains its original shopfront, and façade tiles together with the tiles, edged in bluestone, in the recessed entrance.

Nos. 67 – 69 Smith Street is a pair of double-storey brick shops, most probably incorporating additions, constructed c.1920s and which are probably the second structures on the site. No. 67 has an original shopfront including a two-leaf glazed timber door. The splayed entrance contains original tiling and marble step and sill. Internally the shop contains its pressed metal ceiling. The shopfront to No. 69 is not original however the splayed entrance tiling is original and is the same as No. 67. Internally the shop contains its pressed metal ceiling.

Nos. 71 – 73 Smith Street are a double-storey pair of shops are constructed from brick and stone and are most probably the same shops dating from prior to 1883/84. They are rare as stone buildings and as stone shops and are also distinctively embellished with exuberant stucco ornament.

Both shopfronts are original to the Edwardian/inter-War era and with original façade tiling. The entry of No. 73 also contains original hexagonal tiling. The soffit of the spayed entry retains its pressed metal and the glazed timber door appears original.

Nos. 75 - 77 Smith Street, a double-storey brick shop is the first substantial structure on the site and dates from 1903. The façade is embellished with restrained mouldings.

How is it significant?

The shops at Nos. 6 Smith Street, Collingwood and Nos. 21 - 23, 33 – 35, 51 – 53, 55 – 61, 63 – 65, 67 – 69, 71 – 73, and 75 - 77 Smith Street, Fitzroy are of local historical and aesthetic/architectural significance.

Why is it significant?

The shops at Nos. 6 Smith Street, Collingwood and Nos. 21, 33 – 35, 51 – 53, 55 – 61, 63 – 65, 67 – 69, 71 – 73, and 75 - 77 Smith Street, Fitzroy are of local historical significance. The west side of Smith Street, south of Gertrude and Langridge Streets, shares the same common history as the east (Collingwood) side opposite, and also that of the remainder of Smith Street, further north, added to which is its distinctively different specific history, which emanated from a slower pace of development which culminated in a later phase of development which completed the street. Collectively they span the Victorian, Edwardian and inter-War eras and individual examples from each era are the original, or first substantial, building, including additions, on the site.

Each of the sub-groups of buildings has a high degree of integrity to their eras, demonstrating aesthetic and architectural characteristics of the Victorian, Edwardian and inter-War eras, often in a less exuberant style as befitting their periods. The latter two eras are generally not well-represented in Yarra. The concentration of original architectural elements including shopfronts, entrances, tiling, detailing and pressed metal ceilings and soffits are demonstrative of shop design and shopfitting of the era of which examples are now rare in Smith Street, certainly as compositions, and generally in other contemporary shopping strips.

Nos. 71 -75 Smith Street form an unusual pair of shops of which the stone façade is a distinctive and comparatively rare element added to which are the stucco embellishments which are comparable to Boom style design of shops further north in Smith Street.

External paint colours	Yes
Internal Alterations Controls	Yes: Nos. 51 – 53, 59 – 61, 67 – 69 Smith Street, Fitzroy
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. pp. 7 - 9.
- 2 Fitzroy History Society. *Ibid.*, pp. 334 – 336.
- 3 Fitzroy History Society. *Ibid.*, p 9.
- 4 Fitzroy History Society. *Ibid.*, p 38.
- 5 Fitzroy History Society. *Ibid.*, p 38.
- 6 Jacobs, Lewis, Vines. *South Fitzroy Conservation Study, 1979*. p.17 and Fitzroy History Society. *Ibid.*, pp. 22-23.
- 7 Fitzroy History Society. *Ibid.* pp. 116 – 117.
- 8 Seamus O'Hanlon. "Smith Street" in *Encyclopedia of Melbourne*.
www.melbourne.net.au/biogs/EM01386b.htm
- 9 "Smith Street Fitzroy & Collingwood: Heritage and History".
http://www.smithstreet.org.au/?page_id=5
- 10 Fitzroy History Society. "The History of Fitzroy".
<http://www.fitzroyhistorysociety.org.au/hist.php>
- 11 It should be noted that some handwriting in the Rate Books is somewhat unclear and has been interpreted as reasonably as possible, some of the microfilms are not clear and that on occasions mistakes were made by the rate collectors which were mostly clarified by other entries and over time the street numbers changed.
- 12 Wustermann appears to have also built shops in Bridge Road, Richmond.
- 13 Australian Postal History and Social Philately. Reverend Charles M. Yelland, Vicarage, Fitzroy From Tasmania.
<http://www.auspostalhistory.com/articles/1989.shtml>
- 14 "Murder in Fitzroy Vicarage. Police Find Spanner. Revenge or Robbery? Archbishop Suspects Thief". *The Argus*, Saturday, December 14, 1935, p. 19.
- 15 Frank Stapley (1858-1944), was a notable architect and town planner, president of the Royal Victorian Institute of Architects in 1920-21, foundation chairman of the Metropolitan Town Planning Commission in 1922 and a member of Melbourne City Council from 1901, becoming mayor in 1917-18 and an alderman in 1921-39. He chaired the council's parks and gardens committee, and was also a member of the Melbourne and Metropolitan Board of Works, the Health Commission and the National War Memorial Committee.
David Dunstan. "Stapley, Frank 1858 – 1944" in *Australian Dictionary of Biography*.
<http://adb.anu.edu.au/biography/stapley-frank-8628>
- 16 J L Fitzgerald, S Broad, A Dare. "Regulating the Street Heroin Market in Fitzroy/ Collingwood", The University of Melbourne and Vic Health, 1999. Passim.
http://www.smithstreet.org/files/a_brief_history_of_fitzroy_collingwood.pdf