

---

# FORMER DOMVILLE TERRACE SITE

---

## Location

766 ELIZABETH STREET MELBOURNE, MELBOURNE CITY

## Municipality

MELBOURNE CITY

## Level of significance

Heritage Inventory Site

## Heritage Inventory (HI) Number

H7822-2438

## Heritage Listing

Victorian Heritage Inventory

---

## Statement of Significance

Last updated on - September 10, 2024

### What is significant?

The Haymarket Street North Precinct comprised four terrace houses and several unknown timber structures. The terrace houses were constructed by 1863 and were occupied through to the mid-20th century. There is potential for multiple cesspits, documented by historical MMBW plans, to be preserved across the site, containing archaeological deposits representative of the early residents of Carlton, particularly the Kelly family who continually occupied the site for over 50 years.

The site is relevant to the themes presented in Victoria's Framework of Historical Themes, specifically theme 6: Building towns, cities and the garden state, including 6.2 Creating Melbourne, 6.3 Shaping the suburbs and 6.7 Making homes for Victorians. It is associated with the establishment and growth of a residential block in south-west Carlton, which was home to working Melbournians

### How is it significant?

The Haymarket Street North precinct is of historical significance (Criterion A) and it has the potential to provide new information (Criterion C) both at a local level.

### Why is it significant?

The Haymarket Street North Precinct has local historical significance within the context of the urban residential development of south-west Carlton. The site has scientific significance associated with its potential for archaeological deposits which may contribute new information to the understanding of the gender and socio-economic position of the residents of the site between the mid-19th and mid-20th centuries. Overall, the site is

considered to be of moderate significance.

Interpretation of Site

The Haymarket Street North Precinct comprised 4 terrace houses and two unknown buildings at the rear. The site was residentially occupied from at least 1860 through to the mid-20th century. Whilst occupation of 205-209 Berkeley Street was fairly transient, the Kelly family occupied 211 Berkeley Street from 1860 through to ca. 1915. The unknown structures at the rear of the terrace houses appear to have been demolished between 1945 and 1954/69. 205-209 Berkeley Street were demolished between 1954 and 1969 and 211 Berkeley Street was demolished between 1969 and the mid 1970s for the construction of the double-storey carpark. The double-storey carpark remains extant in 2024. A comparison was undertaken between the surface levels recorded in the 1896 MMBW plan and the modern-day levels of the foundation slab to help inform the assessment of archaeological potential across the site. In order to do this the surface levels in the 1896 MMBW plan were first converted from feet to meters, and then adjusted to account for the difference between the MMBW datum point and the Australian Height Datum (AHD) as per Hil 2022 p.162. The surface of the foundation slab on the eastern (Berkeley Street) side of the building is RL ~33.65 mAHD (Figure 20). The historical MMBW levels (Figure 15) in this location are ~33.947-34.273 mAHD demonstrating a reduction in surface height between 0.623 and 0.297m, before taking into consideration the depth of the modern slab and foundations. The western side of the site has experienced even more extensive excavation with the interior RL on this side of the building ~32.35 mAHD, compared to the historical MMBW levels ~33.07 mAHD, resulting in a reduction of approximately 0.72m before taking into consideration the depth of the modern slab and foundations. It is therefore unlikely that building foundations or sub-floor deposits associated with the terrace houses, or the unknown timber structures remain intact (Figure 21). However, it is also unlikely that during the demolition of the terraces in the late 1960s and early 70s that evidence of the former cesspits and associated deposits were fully cleared from the site. Cesspits may extend 2+m beyond the historical surface level, as such the locations of the former cesspits have been assessed to have high archaeological potential (Figure 21). It is also possible that other cesspits remain within the site which predate the 1896 MMBW plan. Whilst the location of these cesspits is unable to be pinpointed in an archaeological sensitivity plan, were present, these features may have a high archaeological integrity.

Other Names HAYMARKET STREET NORTH,

Hermes Number 212380

Property Number

---

## History

SiteCard data copied on 10/09/2024: Carlton developed in the context of the 1850s gold rush boom in Melbourne. The portion of Carlton to the south of Grattan Street and west of the Carlton Gardens was surveyed in 1852 (Chambers & Mayne 2004). This survey was undertaken by Robert Hoddle in an orderly manner similarly to how he had previously designed the main grid of Melbourne, with the specific aim of avoiding the disorganised sprawl which had already come to characterise Collingwood and Fitzroy (RBA Architects 2013). The rapid growth of Carlton during the gold rush meant that buildings were generally constructed without adherence to Hoddle's 1852 grid system, often resulting in narrower laneways being blocked off by later buildings (Chambers & Mayne 2004). The south-western section of Carlton came to be largely characterised by streets lined with timber cottages and rows of cheaply built terrace houses, with the main landmarks being several large bluestone breweries and flour mills (Nigel Lewis and Associates 1984: 23). An 1888-1901 Melbourne plan (Figure 12) depicts the Haymarket Street North precinct within Section 72B, divided across two separate lots (lots 16 and 17) held by R. Thompson and G. Robinson. Both lots were purchased by 1859. Notably, the years the surrounding lots were purchased range between 1858 and 1863, indicating that this section of land was subdivided slightly later than the rest of south-west Carlton. The 1859 Smith Ward rate book (VPRS 5703/P0000) was reviewed and only one structure

was recorded for all of Berkeley Street; a 2-room woody shanty for which the rates were paid by Alexander Scott. This structure has no known association with the Haymarket Street North Precinct, which appears to have been undeveloped at this time. The 1859, 1860 and 1862 (VPRS 5703/P00000) Smith Ward rate books were also reviewed. Whilst there was significant development on Berkeley Street during these years, none of the properties are recorded with names elsewhere associated with the Haymarket Street North Precinct. The majority of structures recorded on Berkeley Street during this time are wooden, with many noted as unfinished. It is unclear whether any structures were present in the Haymarket Street North precinct at this time. The first confirmed record of a structure in the Haymarket Street North precinct is from the 1863 Smith Ward rate book (VPRS 5703/P00000) in which John Kelly is recorded as occupying a brick house, 4 rooms/ 2 small. The occupants of the Haymarket Street North Precinct, where identified, are summarised in Table 1. The Haymarket North Precinct is depicted in an 1864 map by Henry Laird Cox (Figure 13). In this map the precinct intersects with the northern end of an unknown structure fronting Berkeley Street. Whilst the nature and function of this structure is unclear, it is possible that it depicts an early row of terrace houses. From the 1865 Sands and McDougall's directory onwards the Haymarket Street North precinct is listed as 1-3 Domville Terrace, Berkeley Street, Carlton. By 1896 the MMBW plan depicts four terraces within the precinct numbered 205-211 Berkeley Street (Figure 15). Whilst 3 Domville Terrace and 211 Berkeley Street can be confirmed as the same property by the ongoing occupation of John Kelly (see Table 1), the relationship between 1 and 2 Domville Terrace and 205-209 Berkeley Street is unclear. It is unknown whether a fourth terrace house was constructed in the late 19th century, if perhaps two terraces were captured by the same street address, or if the southernmost terrace, 205 Berkeley Street was present throughout this time but not incorporated into Domville Terrace. In 1874 an advertisement was placed in The Argus for tenders to construct a seven roomed brick house. Plans and specifications were to be seen at 3 Domville-terrace, Berkeley Street, Carlton (The Argus, Advertising, 9 October 1874, p.3). It is unclear if the house being tendered for was also to be constructed at 3 Domville Terrace; however, the 1896 MMBW plan (Figure 15), demonstrates a significantly larger home at 211 Berkeley Street, than the adjacent terraces to the south, which suggests the terrace could have been rebuilt at this time. The 1894 MMBW plan (Figure 14) whilst less detailed than the 1896 plan discussed below, indicates the construction materials of the structures, which have been added to the discussion below. The 1896 MMBW plan depicts the four brick terraces at 205-211 Berkeley Street in some detail (Figure 15). 205-207 Berkeley Street are of a similar size and layout with verandahs at the back of the terraces and cesspits at the western extent of the yards. The outbuildings of the terraces are all brick. A bricked access path is present, aligned north-south to the rear of the cesspits. A kitchen sink is also noted in each yard. 211 Berkeley Street is significantly larger than the three other terraces. The property is L-shaped, with the brick terrace building extending beyond the combined length of the other terraces and their yards, with a bricked yard extending south to the rear of the other terrace yards. 211 Berkeley Street has both a front verandah, facing Berkeley Street and a large rear verandah opening onto the bricked yard. Several timber structures are present along the rear fence. A kitchen sink is marked at the southern extent of the bricked yard, alongside a small unnamed brick structure which likely comprised a cesspit. To the rear of the terraces is a property on Haymarket Street containing two timber structures, one rectangular on the north side of the property and one L-shaped structure in the southwest corner of the property. The timber structures enclose a pitched yard, the function of these structures is unclear. The 1864 Smith Ward rate book lists several structures "off Berkeley Street" to the south of the properties owned by James Kelly. However, it is unclear which of these listings may relate to the structures within the Haymarket Street North Precinct, as opposed to the terrace houses fronting Haymarket Street from the south. The terrace houses appear relatively consistently in the 1945 and 1954 aerial photos (Figures 16 and 17), as depicted in the 1896 MMBW. The 1954 Airspy image provides a convenient view into the rear yards of the terraces. It is possible the unknown L-shaped structures have been removed by 1954, with only one small single storey shed evident in this location, however, this may also be the angle of the photograph. By 1969 aerial imagery (Figure 18) demonstrates substantial changes to the Haymarket Street North precinct. In this image, three of the four townhouses in the eastern half of the site have been demolished, with a ground-level carpark now occupying their location. Likewise, the two buildings in the western half of the site have been replaced by several newer buildings. The only structure from the 1896 MMBW to remain intact is the north-eastern townhouse (211 Berkeley Street), with both the structure and rear yard of this lot appearing to be unchanged from the 1945 capture. The site is next depicted in a 1975 aerial photograph (Figure 19). This capture shows the site as it currently exists, with the building which currently occupies this site (a double-storey carpark) having been constructed.

*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/>*