

# CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

*citation attached*  
NIGEL LEWIS AND ASSOCIATES  
1984  
Nigel Lewis Richard Aitken

BUILDING ADDRESS *LEE ST*

BUILDING TITLE *LEE ST PRIMARY SCHOOL NO 1252*

TYPE *SCHOOL*  
IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☒ B ☐ C ☐ D ☐ E ☐ F ☐

No

STREETSCAPE

1 ☐ 2 ☒ 3 ☐

CONSERVATION AREA

SURVEY DATE

*15/3/84*

NEG FILE

*41/30,31,32*

TITLE

VOL

FOL

STYLE

☒ Early Victorian

*GOthic*

☐ Victorian

☒ Edwardian

*19th CENT SECTION*

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

*HIGH PITCHED, DEL. SLATE ROOF  
TYPICAL OUTCUTS TO BARGE BOARDS, GOTHIC  
WINDOWS + GABLE ENDS.  
UNUSUALLY INTACT FOR SCHOOL.*

verandah  
decoration

☐

cast iron  
fence

☐

unpainted  
cement  
render

☐

unpainted  
decorative  
brickwork

☐

retains evidence  
of early colours  
or finishes

☐

intact  
shop  
front

☐

post  
supported  
shop verandah

☐

elaborate/high standard  
design of cement  
rendered surfaces

☐

verandah roof  
and structure

☐

fenestration  
intact

☐

INTEGRITY

EXCELLENT

☒

GOOD

☐

FAIR

☐

POOR

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

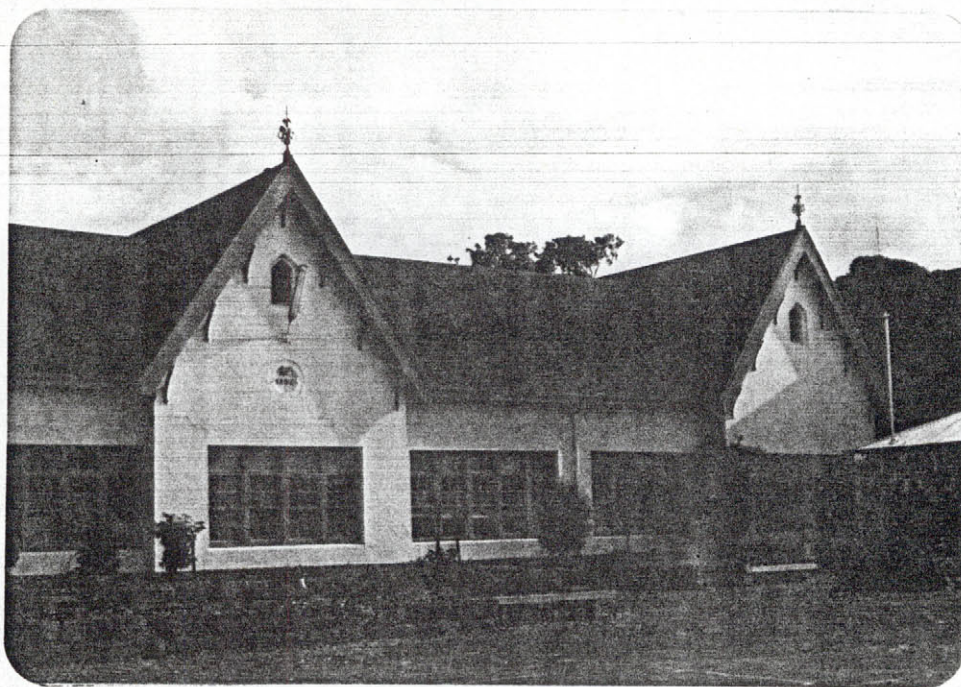
0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS



STATE OF VICTORIA  
 REGISTER OF THE NATIONAL ESTATE  
 DOCUMENTATION OF LISTED HISTORIC BUILDINGS AND STRUCTURES

BUILDING TITLE LEE STREET PRIMARY SCHOOL / /  
 LOCAL GOVERNMENT AREA MELBOURNE



NEGATIVE FILE No. / / DATE OF PHOTO 15/2/84  
 ASPECT \_\_\_\_\_

STATE REGISTER No. \_\_\_\_\_ FILE NO. \_\_\_\_\_  
 NATIONAL TRUST OF AUSTRALIA (VIC.) ☐ ☒ FILE NO. \_\_\_\_\_  
 AUSTRALIAN HERITAGE COMMISSION REGISTER \_\_\_\_\_

BUILDING TYPE \_\_\_\_\_  
 BUILDING NAME \_\_\_\_\_  
 STATE \_\_\_\_\_  
 LOCAL GOVERNMENT AREA \_\_\_\_\_  
 NUMBER AND STREET LEE STREET  
 SUBURB/TOWN/CITY/POSTCODE CARLTON  
 RURAL \_\_\_\_\_  
 NEAREST CENTRE (km) \_\_\_\_\_  
 DIRECTION FROM CENTRE \_\_\_\_\_  
 TITLE INFORMATION \_\_\_\_\_  
 PRESENT USE OF BUILDING \_\_\_\_\_  
 PRESENT OWNER/LESSEE \_\_\_\_\_  
 STREET OR P.O. BOX \_\_\_\_\_  
 CITY OR TOWN \_\_\_\_\_  
 TELEPHONE (STD CODE) \_\_\_\_\_

NUMBER OF LEVELS \_\_\_\_\_ NUMBER OF ROOMS \_\_\_\_\_  
 FABRIC/CONSTRUCTION TECHNIQUE \_\_\_\_\_

ARCHITECTURAL/STRUCTURAL/TECHNOLOGICAL DETAILS \_\_\_\_\_

COLOUR ILLUSTRATION

IDENTIFICATION DATA

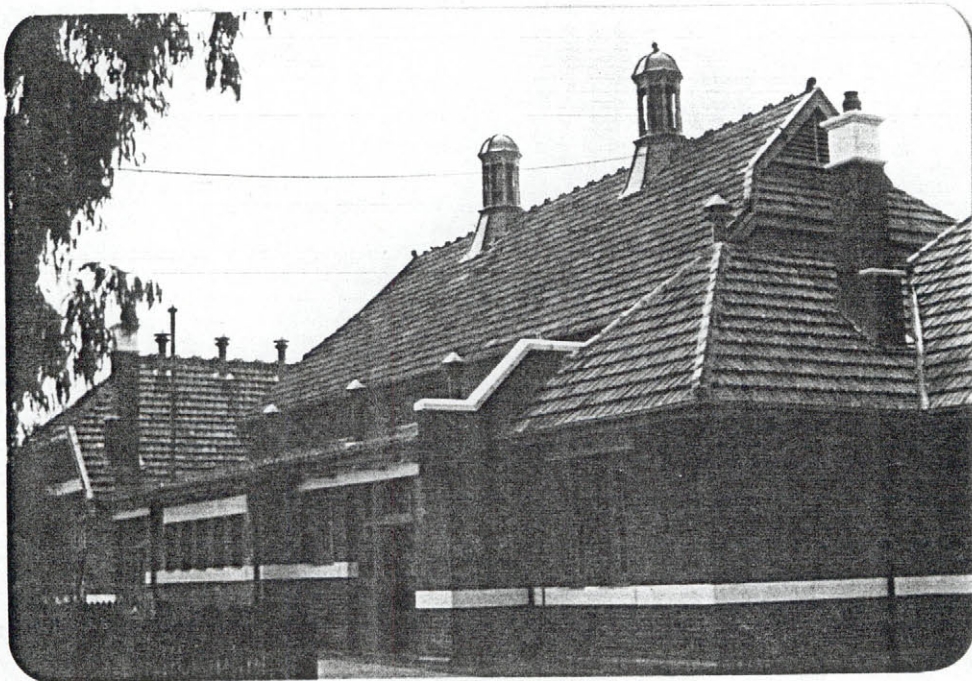
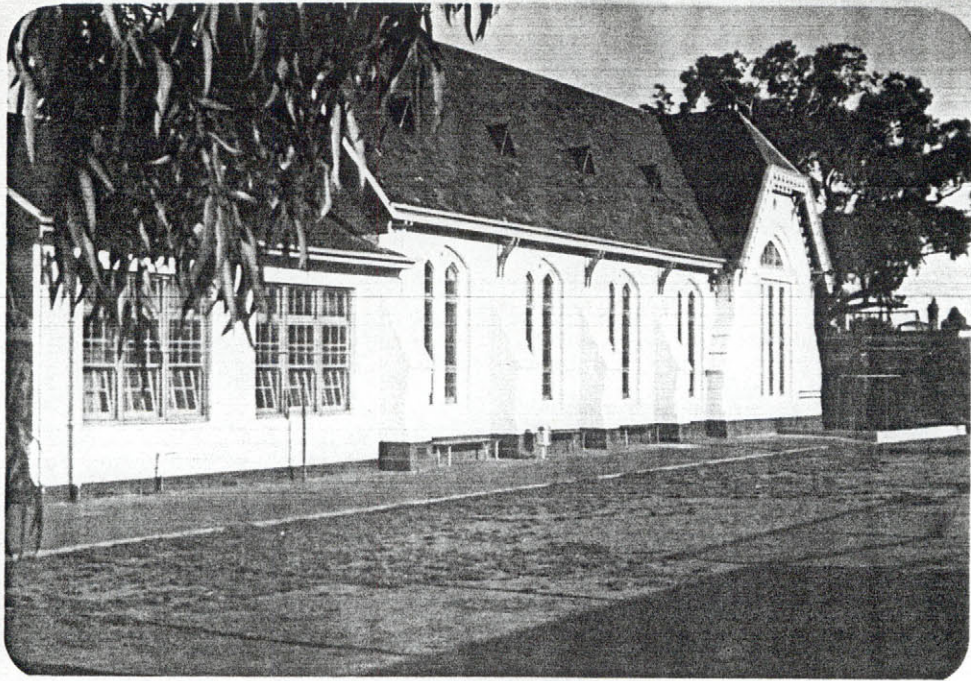
CONSTRUCTION DATA





LEE ST PRIMARY  
SCHOOL





INFANTS SCHOOL



BUILDING TITLE Lee Street Primary School  
 LOCAL GOVERNMENT AREA 1252

## BUILDING CITATION

This school was built on the site of the Carlton stockade, used to house prisoners who worked in nearby bluestone quarries. Later the site was used by the Mental Hygiene Department as a home for harmless inmates. Following this use (and extensive fumigation with sulphur!) the Lee Street State School No. 1252 opened in the old buildings on 28 July 1973. Despite its unsuitability, four years elapsed before it was almost entirely demolished and replaced by the present building. Designed by architect W.H. Elleker (who gained the commission as a result of an earlier competition) the building was erected in 1978.

The design used a vast slate roof with transverse gables and two end wings. Elements such as windows, large bays and buttresses draw on Gothic Revival sources and the relatively short wall height (in comparison with the roof) gave the building a long low feeling; the illusion intensified by the large windowless gable ends.

The former caretaker's residence was removed in 1913 and in this process several underground cells were discovered. The new Infant School was built on this site after the demolition of the residence. Typical of Edwardian school architecture, the design incorporated a complex terracotta tile roof capped with a pair of decorative vents.

The Lee Street Primary School is significant as one of a group of schools designed by leading Melbourne architects as a result of a competition held by the newly formed Education Department in 1873, and erected in the period 1874-81. Elleker's design is a very successful Gothic Revival composition and stands largely intact. The adjoining Infant School is typical of the period in its intact external form. The site has historical significance as the site of the Carlton Stockade, which dates from the 1850s.

## INTEGRITY/PRESENT CONDITION

## RELATED BUILDINGS/STREETSCAPES

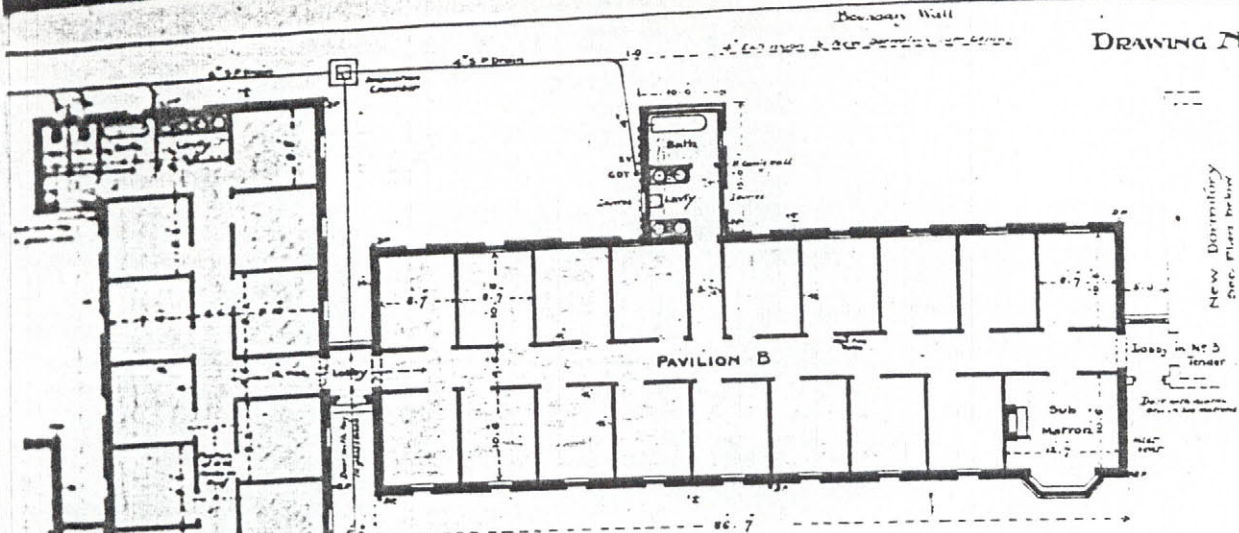
## SIGNIFICANCE

LOCAL ☐ REGIONAL ☐ STATE ☐ NATIONAL ☐ WORLD ☐

## REGISTRATION

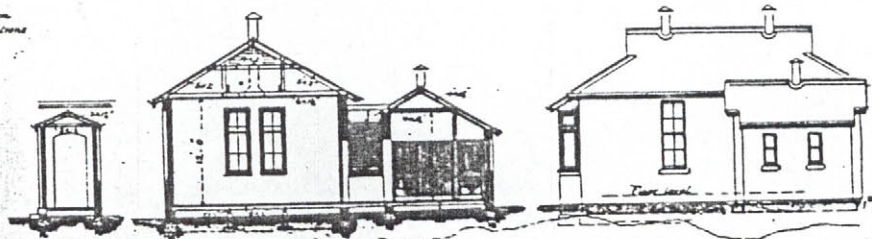
CORRECT ☐ REVIEW ☐ FURTHER INVESTIGATION ☐





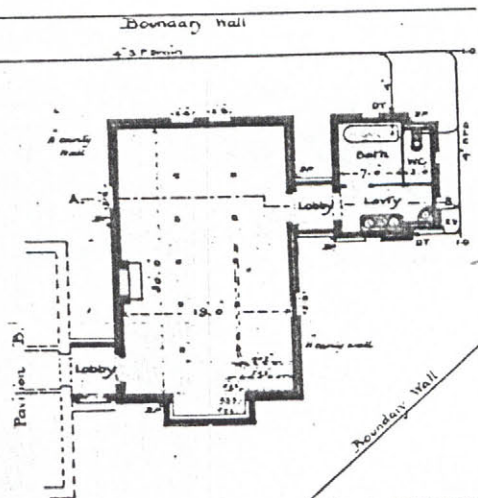
CARLTON REFUGE  
NEW BUILDINGS &c

Scale, 8 feet to 1 inch

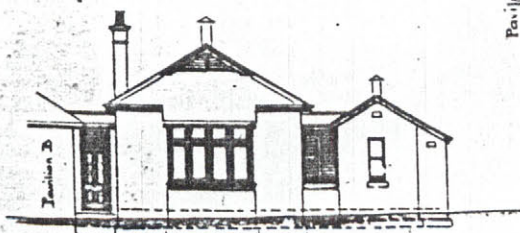


Section A-B and Side Elevation of New Dormitory

PLATE 3.



PLAN OF NEW DORMITORY



Front Elevation New Dormitory

To be returned to  
J. J. & E. J. CLARK  
ARCHITECTS  
335 COLLINS ST. MELB.



the first stage of the work was actually finished in the mid 1863; when the building erected had cost upward to £ 1700.0.0. (+ Ref. 10).

The very first building was a small cottage for the head matron, quite close to Keppel St. (+ Ref.11). At the same time a wooden paling fence was erected around the site. Due to the limited funds available at the time, only buildings with utmost importance were erected.

A main block of buildings were erected in the centre of the site, consisting of a dining room for the inmates of the Home, which at that time was only half the size of the present dining room, a committee room which also served the matron's dining and sitting room, a big kitchen, and a packing room to serve communal laundry. Attached to this main block was the laundry itself, a party wall divided it from an ironing room. To the east and completely isolated from the main block was a big nursery surrounded by a wide verandah. A covered way connected the nursery to the main block. The dormitory, the sleeping quarter for the girls, formed a connection between the matron cottage and the main block. It consisted of fourteen bedrooms. The rooms were very small, cell like, measuring only about 10'x6' with narrow slots for windows, altogether a most prison-like place. (+ Ref. 12). The rooms were actually smaller than that they were, about 8' x 6'. Curiously, the entrance to the block was directly opposite the corridor of the dormitory about the middle of

the land. So we can imagine that every time the door bell rang, a matron had to walk half way across the place in winter's cold or summer's heat.

A few years went by and before long the Committee realized that the dormitory needed to be enlarged due to an increase number of girls who wanted to be admitted to the Home.

A new wing was added, unfortunately with the same long corridor, small rooms and small windows. It had the same number of rooms, in fact it was an exact copy of the old dormitory. Before the year 1878 arrived, they had another addition. This time it was only a small wing attached to the nursery. (+ Ref.13). The rooms were made larger compared to those of the previous wings. These rooms which measured 9'6" x 6'6" were probably built to accomodate mothers who had to look after their babies in the nursery. There was a covered walk connection to the previous wing. These two new addition produced as a more pleasant atmosphere since the nursery was no longer isolated from the rest of the building. The Refuge could now give accomodation to 35 girls.

With most of the needed facilities already met, the Committee of the Refuge could now find more time to give their attention on matters concerning the comfort of the inmates. Instead of the very strict rules imposed to the inmates in the previous years, the Committee found that it was necessary to give more freedom to the girls. The prison-like rules kept the girls unhappy. This was proved by an increase number of girls who left



the Refuge before they completed their term there, or worse still escaped. A good social life within the institution, and a happy relationship between the matrons and the girls was one step.

Thus it was planned to enlarge the inmates' rooms so that inmates could meet together. In addition it was intended to enlarge the dining room, so as to serve as a common room where the girls could get together under matrons' supervision.

An architect was called to prepare plans of necessary alterations and an estimated cost of £ 492.0.0 was put up. Tenders were then called. (+ Ref.14). Money required to cover the expenses came from various sources. Firstly annual subscription from the volunteer members; then contribution from kind hearted citizens ; money obtained from charity works; and municipal grants. But, actually, a bigger slice of the funds were received from a Government Grant.

For the year 1878 alone, the Carlton Refuge received £ 500.0.0. by way of Government Grant and this plus subscription for maintenance of buildings amounted up to £ 923.9.6. (+ Ref. 15). With this sum, the Refuge was in a good position financially. It is interesting to note that the professional service of an architect was regarded very highly, and indeed very expensive. That same year the financial report stated an amount of £ 378.1.1 for a building account which included an architect's fee.



Then came the great depression. Due to this, the Committee had not been able yet to carry out all the renovations intended. But considering a growing need for more comfort for the inmates, the Committee still intended to proceed immediately with a portion of the same plan.

Tenders had accordingly been invited by the architect to carry out part of the plan which was not needed, namely the enlargement of the dining room. The enlargement was a U shaped extension to the south, to the existing dining room. The addition consequently broke up the symmetrical arrangement of the main block.  
(+ Ref. 16.)

The architect tried to cover this defect by putting up windows which were exact copies of those on the old block; and a band of frieze of the old block was allowed to continue to the new addition, (+ Ref. 17.)

In the previous years a devine service was held every Sunday, with the various clergymen in the neighbourhood taking the services in turn. The services usually took place in the dining room. Unexpectedly the response was amazing, the girls took active part in these occasions. The fact that this was important in the way of rehabilitating the inmates of the Refuge, convinced the Committee that more suitable facilities was needed. So in 1881, a small chapel was built to the east of the new-dormitory. -- (+ Ref. 18.) --  
It was connected to the dormitory by a covered way. The plan was rectangular, fitted with rectangular apse on



one side. Among the other buildings on the site, it did not have any particular appearance. It could only be differentiated from the rest by its high windows and semi circular arches. But then the cost still soared upward to £ 494.17.4 , due to the construction and finishing of the interior. (+ Ref. 19.)

Simultaneously with the Chapel, a hospital ward was built at the cost of £ 311.5.0. It was for a sick dormitory; for inmates who needed to be isolated from the main dormitory. The building consisted of a big ward, a nurse room, and a storage room. A toilet was included in the building but with access from the outside. There was a wide verandah to the west where patients could sit in the afternoon.

Since the depression mentioned above, the Government had decreased its grant from £ 500.0.0 to £ 250.0.0. In the year of 1889 it increased the Grant again to £ 400.0.0 per annum. In addition, the Refuge received an amount of £ 300.0.0 from a summer request fund. The money obtained was used to provide another improvement to the Refuge. With the increase of number of inmates it was found that the Carlton Refuge required more sub - matrons to help with supervision work and other everyday chores. Hence a new addition was built; to the west, between the old matron's quarter and the girls' dormitory. It consisted of 4 sub - matrons' bedrooms, 5 bedrooms for the inmates and 2 big rooms for offices which housed the administration of the Refuge.



The only difference was that in the Carlton Refuge this concept was used more freely. In Greenway's building, the total length of the main block plus two flanking dormitory wings was 132'0", with a dormitory width of 27'0". These were slightly varied in the Carlton Refuge, the measurement being 132'0" long and 32'0" wide. The similarity is again obvious in the planning of the main blocks. In the Female Factory, the main block consisted of four rooms with a central hall as a means of communications. In the Refuge, the central hall was substituted by cross corridors. The fact that the Female Factory was executed in a grander scale, prevented further borrowing to be carried on in the Carlton Refuge.

We could only say that the most independent secular buildings on the site was the sick dormitory. It was completed in 1882 at a cost of £ 311.5.0. (+ Ref. 24.) This building had to be isolated to avoid infection and secondly it had to be self contained. The location chosen was near to Keppel St. which at that time had the most accessible road around the block. It consisted of a big ward , measuring 20'6"x 15'0" wide; a nurses' quarter which was a square room measuring 11'6" x 11'6" ; a small storage room and a W.C. A series of W.C.s attached to the north wall of the building were added at a latter date.

The sick dormitory was connected to the main block by a covered way. A bedroom of the dormitory



proper was broken down to provide access. Access to the ward was provided by a door at the end of the connecting covered way. Upon entering a patient was confronted with a lavatory and storage room, so all in all, it was indeed not a very inviting place. Simultaneously with the sick dormitory, a chapel was built near to Cardigan St. Due to its interior, it cost the Refuge £ 494.17.4 to construct.

The Chapel was executed in a very simple manner. Again the axis were aligned to those of the main block. The move was simple rectangular with a door at one end of the longitudinal axis. The chancel was rectangular, a typical one of the colonial era. It was only meant for the clergy since the Refuge had not formed a proper choir yet. The Chapel itself was only expected to accomodate at the maximum of 35 girls.

The addition of 1889 which consisted of five inmates' rooms, four sub-matrons' rooms and offices were actually squeezed in to the site. The interior planning was reasonably well considering the awkward triangular shape of the building. The useless room space near to Keppel St. served as a lobby. The corridors were widen to cope with the people who came to the Refuge, during visiting hours/days. It was unfortunate that the matron and the sub-matrons' rooms could not be more suitably located in a more peaceful area of the Refuge.



REFERENCE.

The reference number coincide with those in text.

- No. 1 : "Australia's Home" , p.30 - Robin Boyd.  
2 : "Reminiscences of the - M.J. Kernot.  
Carlton Refuge." , p. 3  
3 : "Reminiscences of the - M.J. Kernot.  
Carlton Refuge."  
4 : "Archives from the Lands Department."  
5 : "Victorian Government Gazette." - July 31,1863  
- July 28,1863  
6 : "Transfer of Freehold." ,No: Rs. 2483.  
7 : "Financial Report of the Carlton Refuge."  
- March 28,1865  
p. 95.  
9 : "Application for a Deed of Grant."  
- June 5,1863.  
10 : Information by the Honorary Secretary of the  
Carlton Home Refuge to the Surveyor General.  
- June 15,1863.  
11 : Reminiscences of the Carlton Refuge., p.4.  
- M.J. Kernot.  
12 : Reminiscences of the Carlton Refuge., p.4.  
- M.J. Kernot.  
13 : Annual Report of the Carlton Refuge.  
- July 21,1878.  
p. 5.



- No. 14 : Annual Report of the Carlton Refuge.  
- July 21, 1878  
p. 6.
- 15 : Financial Report of the Carlton Refuge.  
- July 28, 1882.
- 16 : See Reconstruction Drawing of the Carlton  
Refuge. - Plate 2.
- 17 : Plan of new building of Carlton Refuge.  
by : Messrs. J.J. & E.J. Clark.  
- Plate 3.
- 18 : The Annual Report of the Carlton Refuge.  
- July 28, 1882.
- 19 : Financial Report of the Carlton Refuge.  
- 28 July, 1882.
- 20 : "Australian Home.", p.9 - Robin Boyd.  
Plan of a Primitive Cottage.
- 21 : Site Plan. - Plate 4.
- 22 : The Annual Report of the Carlton Refuge.  
p.5. - July 21, 1878.
- 23 : The Early Australian Architect and their  
Work. ; p.136. - Morton Herman.
- 24 : Financial Report of the Carlton Refuge.  
- July 28, 1882.
- 25 : The Annual Report of the Carlton Refuge.  
p. 7. - July 29, 1878.
- 25A: Melbourne Scene. - Grant and Searle.  
p. 190.
- 26 : The Government Gazette, - 1895.



BUILDING TITLE  
LOCAL GOVERNMENT AREA

Lee Street, Carlton

ARCHITECTURAL HISTORY

STYLE OR PERIOD

ARCHITECT(S)/DESIGN ORIGIN

BUILDER

PRINCIPAL ARTISANS/ARTISTS/TRADES

TENDER NOTICE

DATE(S) OF CONSTRUCTION

ESTIMATE/CONTRACT VALUE

SUBSEQUENT WORKS/ADDITIONS/ALTERATIONS

ARCHITECTURAL DRAWINGS/ILLUSTRATIONS

ORIGINAL OWNERS/OCCUPANT(S)

SUBSEQUENT SIGNIFICANT OWNERS/OCCUPANTS

SIGNIFICANT EVENTS/ASSOCIATIONS

BIOGRAPHICAL AND OTHER NOTES

(concerning architects, owners, occupants, builders)

ARCHITECTURAL DATA

HISTORICAL DATA

BIOGRAPHICAL DATA



BUILDING TITLE  
LOCAL GOVERNMENT AREA

DOCUMENTATION REFERENCES

BLAKE (ed), VISION AND REALISATION, EDUCATION DEPARTMENT OF  
VICTORIA, 1973, Vol 3, pp 59-60

DUNCHELL, VICTORIAN SCHOOLS, MAP in association with the  
VICTORIAN EDUCATION DEPARTMENT, 1980, p. 95.

BIBLIOGRAPHY: RECORDS AND DATA SOURCES

LIST OF ATTACHMENTS

DOCUMENTATION

ORGANISATION NIGEL COWD AND ASSOCIATES  
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RESEARCH/COORDINATION

SIGNATURE

DATE